

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 24, 2024

Case Number 249-2024

A request by Jessica Yankee (agent), on behalf of James and Betsy Waldman (owners), for approval of a Conditional Use Permit (CUP) to allow 316 N. West Boulevard to be used as a short-term rental for a maximum of four transient guests and up to 210-nights annually pursuant to Section 29-3.3(vv) and Section 29-6.4(m) of the Unified Development Code. The 0.16-acre site is zoned R-2 (Two-family Dwelling), and is located on the east side of N. West Boulevard approximately 180 feet south of Again Street, and is addressed 316 N. West Boulevard.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Pat Zenner of the Planning and development Department. Staff recommends approval of the conditional use permit to allow 316 N. West Boulevard to be operated as a 210-night STR for a maximum of four transient guests.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties outside of the public hearing, please disclose so now. Seeing none. Questions for staff? Commissioner Brodsky?

MR. BRODSKY: Mr. Zenner, is the question -- and I know we're not going to decide this tonight necessarily. Staff will take care of this. But is the three versus four, is that just due to the small size of that second bedroom?

MR. ZENNER: That's correct. That bedroom is it -- stated on the application is a 72-square-foot bedroom, and that, based on the IPM standards of the table cited within the staff report, you have to have a minimum of 50 square feet per occupant in a bedroom when you have multiple occupants. So the one bedroom is over 100 square feet, which means it would meet the two-occupant classification. The smaller bedroom, the 72 square feet, only meets the minimum square footage for a single occupant, which is 70, and it doesn't have the extra 48 square feet to get up to 100 -- to have that 50 square feet. So -- or doesn't have the extra 50. If you had 28 more square feet, you probably -- you would have 100 square feet, you would be able to do four, but right now, I think when -- when this was done, it was probably based upon what the bedroom -- bed configuration was. There's two -- you know, there's a bed big enough to put two people in it, and Ms. Yankee may be able to comment on that, as well. But I don't want to make that as a final determination there. We do have -- there are other provisions, as the Planning Commission is aware, that you do have sleeping spaces, so if it's a combined living-dining room, it may have enough space to have a pull-out sofa in it, and that may count. That's part of what -- that's

part of what our neighborhood services staff needs to do the evaluation on, and they'll come up with what that final concrete transient guest number will be. But it likely -- the home, in and of itself, wouldn't be over probably four. It's a 744 square foot home, so I mean, it's a pretty tight structure.

MR. BRODSKY: Thank you.

MS. GEUEA JONES: Any further questions for staff? I have one. The first few of these that we did, we said subject to final inspections, et cetera, et cetera.

MR. ZENNER: Uh-huh.

MS. GEUEA JONES: We're no longer including that in the motion?

MR. ZENNER: We're not, and the reason I've opted to take that out of the recommendations is it's an understood. You have to go through the licensure process and that's why it is not in the recommendations. It was, in my mind, superfluous.

MS. GEUEA JONES: As long as legal is happy and we don't have to say the number can go down when we -- when we vote on this motion.

MR. CRAIG: I think, for the time being, we've got it in the record, that's fine, but I can -- I can talk with Mr. Zenner about moving forward whether we want that in there.

MS. GEUEA JONES: Yeah. I just -- we're still in the process of setting not really precedent, but I just want to make sure that no one is going to say, well, Commission approved four, you know, if we don't say something in the motion.

MR. ZENNER: And I -- I would encourage you, if you want to provide that level of clarity, you are more than welcome to do so. I mean, I think, based on the assessment that I'm making of the IPMC, three would be the least that would be likely permitted, maximum of four. I mean, if that's what you're -- if you're wanting that.

MS. GEUEA JONES: I am -- I am comfortable with the way the recommendation appears on the screen, as long as legal is.

MR. CRAIG: Yeah. That's fine.

MS. GEUEA JONES: Okay.

MR. CRAIG: I'm -- I'll approve moving forward with it --

MS. GEUEA JONES: Very good.

MR. CRAIG: -- but just as a general matter, I mean, the more clarity, the better, so maybe moving forward we do. But I'll speak to Mr. Zenner about that.

MS. GEUEA JONES: Yeah.

MR. CRAIG: But I think for -- for the time being, we're -- we're squared away.

MS. GEUEA JONES: It's okay.

MR. CRAIG: Yeah.

MS. GEUEA JONES: Thank you. Any further questions for staff? Seeing none. I will open the floor to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If anyone is here to speak, you know the drill, Ms. Yankee.

MS. YANKEE: I'm back. Jesse Yankee, at 17 West Parkway. So especially for our new Commissioners, I wanted to clarify, like, my involvement in this property. There are two retired couples that both have Airbnbs that they come to visit their grandchildren and their friends, and co-host for both of them. We already saw the one at 400 Clinkscales earlier in the year. So after this, you shouldn't see me for probably ever again. This is the last one I will be talking on. This particular property, as mentioned, prior to the application had not been used as a short-term rental. It since has been activated, but this one is primarily long-term nurses. So we've actually only ever had one short-term qualified guest, and because of the size limitations and some of the other proximity to the University and other things, we are marketing to nurses. And so some of this was strategic because it's still listed on Airbnb, so I didn't want to be constantly checked upon about not having a short-term rental license because we're on the platform, even though we're primarily seeking 30-plus day stays. Also, as whenever we were working together on these regulations, it's nice to have some filler stays between those guests. So most often, this will be one to two guests as traveling nurses. In terms of the small bedroom, it is very small. There is a twin bed in there with a trundle bed. So when they do have a fourth person, they can pull out the trundle, and then we do have a sleeper sofa if they want to use that instead. Otherwise, yeah, it's just she comes. It's a -- like I said, a retired couple. They come to visit their grandchildren frequently, and -- and otherwise it's used as the nursing lodging.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing none. Thank you very much. Is there anyone else here to speak on this case? Seeing none.

MR. WILLIAMS: I would like to ask a question.

MS. GEUEA JONES: We will -- oh, for Ms. Yankee?

MR. WILLIAMS: Yes, I do.

MS. GEUEA JONES: Would you mind returning? Go ahead.

MR. WILLIAMS: I am just wondering if the -- if the owners were satisfied with -- with four -- it looks -- transient guests, or if they were contemplating a situation where they would use between the trundle and the --

MS. YANKEE: I am the one -- again, I hate over-packing the places, so no. I said absolutely never would I host more than four there.

MR. WILLIAMS: Okay.

MS. YANKEE: And I do want to point out, I think this has already been communicated to the Commission, but the word transient is very confusing to a lot of our population, including somebody that was hear earlier tonight. He was very upset that we were going to be offering a homeless shelter in this home, so there might be consideration for maybe a future amendment to clarify that to the general public. Just -- it's been -- with the Hobbit House and this one, I've had about 1.7 million phone calls, so I just wanted to just off that up as a piece of consideration. Thanks. Anything -- okay.

MS. GEUEA JONES: Thank you. Any other questions before you run off?

MS. ORTIZ: I actually do.

MS. GEUEA JONES: Oh, sorry. Commissioner Ortiz?

MS. ORTIZ: I just wanted to say thank you for clarifying, kind of introducing us new commissioners to who you are. I appreciate that. Thank you.

MS. YANKEE: Oh, absolutely. There will be -- and you'll see more of those coming. Because of the new regulations, people do need co-hosts if they're not living in town, so I have actively been training up other co-hosts to help people. So if there's ever questions about co-hosting or how that works, I'm happy to answer those.

MS. ORTIZ: Great.

MS. GEUEA JONES: Any other questions? Commissioner Stanton?

MR. STANTON: You brought it up.

MS. YANKEE: Sure.

MR. STANTON: Well, does co-host mean you're responsible for finding the person that we call when the stuff hits the fan? That's my main concern.

MS. YANKEE: We're listed as the registered agent in the application, so you can call us, absolutely. I think it's more about that we're available around the clock essentially to make sure the problems are taken care of. But, yeah, either us or the owner. I don't -- I don't know the right way to answer. I think either one is appropriate.

MR. STANTON: Thank you.

MS. YANKEE: Yeah.

MS. GEUEA JONES: Anyone else? Are we sure?

MS. YANKEE: Shall I back up a couple of steps?

MS. GEUEA JONES: Thank you very much, Ms. Yankee. All right. With that, we will close public hearing and go to Commissioner comments.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any Commissioner comments on this case?

MR. STANTON: Madam Chair?

MS. GEUEA JONES: Yes, Commissioner Stanton?

MR. STANTON: If my fellow Commissioners don't have anything else to say, I would like to entertain a motion.

MS. GEUEA JONES: Anybody else? Seeing none. Please go forth.

MR. STANTON: As it relates to Case 249-2024, 316 North Boulevard STR conditional use permit, I move to approve the requested the 210-night STR CUP for a maximum of four transient guests.

MS. GEUEA JONES: Is there a second?

MS. WILSON: Second.

MS. GEUEA JONES: Commissioner Stanton made the motion, Commissioner Wilson seconded. Is there any discussion on the motion? Seeing no discussion, Commissioner Williams, when you're

ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Wilson, Mr. Walters.

Motion carries 8-0.

MR. WILLIAMS: The motion passes unanimously, 8-0.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.