

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 5, 2025

Case Number 280-2025

A request by Michaela Hayes (agent), on behalf of Matthew and Michaela Hayes (owners), to allow 103 Parkview Drive 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)(2) of the Unified Development Code. The three-bedroom, one bath portion of a home has an attached one-car garage and sufficient driveway capacity to support one UDC-compliant parking space. This request, if approved, would allow the home's main level to be used as a short-term rental. The 0.40-acre subject site is located at the northwest corner of E. Walnut Street and Parkview Drive.

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

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the Conditional Use Permit to allow 103 Parkview Drive to be operated as an STR subject to:

1. The maximum occupancy shall not exceed four transient guests regardless of potential occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPMC),
2. A maximum of 210 nights of annual usage,
3. The one-car garage shall be made available while the dwelling is in STR use.

MS. GEUEA JONES: Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Seeing none. We will go to public comment. Are there any members of the public who wish to speak on this case tonight?

MS. HALL: Good evening. I'm Terri Hall; I'm at 2509 Brookside Court, which abuts to Parkview. I'm a long-time resident there. I've been there for 30 years. I bought the home because it's a beautiful quiet neighborhood. We have a golf course right behind our house and, as you know, the park is a block or two away from us. It was mostly homeowners at that point. Obviously, in 30 years, it's changed quite a bit. We've seen more long-term rentals come in. We've seen an Airbnb happen. We've seen a house two, three houses down from me that's now owned by a church, and they rotate drug addicts in so that they can give them a chance to rehab, which is very admirable, but there have been many problems associated with that. I've seen these revolving door of people that come in and live in these different places I mentioned have shot fireworks in the middle of the street over the holiday, preventing cars from coming through. We had to sit there and wait while they moved their children and their fireworks out of

the street. We had noise issues and parking issues with Airbnb, and so on and so forth. And we have -- already have indigents that live in Stephens Park. The unhoused people are frequently around. There have been break-ins. I don't know that much about the new owners. They haven't had the place that long, but I'm just not really a fan of a revolving door of people I don't know coming in and it also makes it hard to tell who is a suspicious person in your neighborhood versus who is there renting. Yeah. That's pretty much it.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Oh.

MS. HALL: I'm sorry. I have one comment to add, if I could.

MS. GEUEA JONES: Yeah. Go ahead.

MS. HALL: To something one of the Council members said about the lawn issue. And you are correct. The previous owner did have a big lawn issue of letting it get all overgrown, but I have seen with these new owners, they have also had at least one incident of that, and they did eventually come in and clean it up, but just so you know, it has happened with the present owners, as well. Thank you.

MS. GEUEA JONES: Thank you. Any questions? Commissioner Ortiz?

MS. ORTIZ: You referred to an Airbnb in your neighborhood, so I'm assuming that is not on your street, nor is it on Parkview. What -- what Airbnb are you referring to?

MS. HALL: The Airbnb I referred to was on Parkview, but it's no longer. Those people have moved and it's a single homeowner now, which is lovely.

MS. ORTIZ: Okay. Thank you.

MS. HALL: You're welcome. Is that it?

MS. GEUEA JONES: Any other questions?

MS. HALL: Thank you.

MS. GEUEA JONES: Seeing none. Thank you. Next person to speak on this case, please come forward.

MR. HAYES: Good evening. Matt Hayes, 103 Parkview, the owner. I'll be brief. We did struggle to find somebody to mow the yard this spring. We got that taken care of. I think all that is addressed. We've been very happy with the people we have it now. If there's any issues, we'll get that taken care of. All of this is true. It's what we're going to do. The biggest thing I want to point out is ten nights last year, and our intention is not to be anywhere near 210 nights. That's not the use of the property for us. We bought it for us. We bought it for some folks that used it the same way we intend to use it, which is to come and visit. They just had a long-term renter upstairs. We just thought this was a better use for us, that way we didn't have to worry about bad tenants or whatever. If they're a bad tenant, they're gone after the weekend, and we'll make sure they never come back. So that's our intended use of the property. We'll maintain it the best we can to the standards we would maintain our own home down south. So that's all I have.

MS. GEUEA JONES: Thank you. And thank you for traveling. Any questions for this speaker? Seeing none. Oh, sorry. Commissioner Stanton, go ahead.

MR. STANTON: Make sure you're communicating with your neighbors.

MR. HAYES: Yeah. Will do.

MR. STANTON: You're nothing but a complaint away from losing it all.

MR. HAYES: Oh, yeah. No, that's fair. And we have with the -- with the folks on the street, we didn't go too far backwards, so that's a mistake on our part, but yeah.

MR. STANTON: Okay.

MS. GEUEA JONES: Thank you. Anything else? Seeing none. Thank you very much.

MS. GEUEA JONES: Any other members of the public to speak, please come forward.

MS. ROBERTS: Hello. My name is Christina Roberts; I live at 2508 Brookside Court, Columbia, Missouri 65201, which is a neighborhood that we have to pass through to get into -- we have to pass Parkview to get into Brookside Court because it's at the end of a dead-end that's at the end of a dead-end, that's at the end of a dead-end. I am here to oppose -- first, I actually have a question. This -- the letter that I received said maximum occupancy of four transient guests, and this says eight transient guests. And so I am wondering about that discrepancy. And I can -- I have a photo of the letter as well.

MR. HALLIGAN: It's four. I just made a mistake in the recommendation.

MS. GEUEA JONES: The slide is wrong, it is four.

MR. HALLIGAN: It is four.

MS. ROBERTS: It is four. Okay. I am here to oppose the use of this family home as a short-term rental. I moved into the neighborhood as a teenager in the late '90s, and I moved out, went -- to go to college, and I came back and repurchased the house from my mother's estate when she passed away ten years ago. I have seen the neighborhood grow from being in between two golf courses to being in between a golf course and a -- and a park. I'm sorry. I'm not a very good public speaker.

MS. GEUEA JONES: You're doing great.

MS. ROBERTS: Okay. Thank you. And at the time that Stephens Lake Park was purchased from Stephens College to become the park, there was a discussion of whether or not it should be turned into rental property -- as zoned for a rental property instead of a house -- or instead of a park. And I believe that the City and the community all agreed that it should not be zoned for rentals, it should be -- stay as a park and single-family homes. And I also am strongly -- I strongly believe that the purchase of all these single-family homes by non-residential owners to rent out to -- to rent out is what is driving up the homelessness that we see -- the problem of homelessness and the problem of young families not being able to afford housing because they are busy paying rent at high prices for these same family homes that are not available on the -- on the market for purchase because they are being rented out. And I do agree that -- I also question how non-residential owners will make sure that the house is being kept in order, and how it is -- like, how the renters are being respectful to the neighborhood and not -- and not causing trouble as they may -- they have previously said.

MS. GEUEA JONES: Thank you. Thank you for being here tonight. Are there any questions for this speaker? Seeing none. Thank you.

MS. ROBERTS: Thank you.

MS. GEUEA JONES: Any further members of the public to speak in this case, please come forward. Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case? Seeing none. Would anyone like to make a motion? Oh, Commissioner Walters, go ahead.

MR. WALTERS: Here, I'll -- just to make a comment for the last speaker. In case you're not aware, the reason we're going through this process of registering STRs as opposed to the Wild West we had before was to create some oversight, and to give property owners like you the option or the process to lodge a complaint if there is a legitimate infraction. And if the party -- the owner of the house receives two bona fide complaints, then they can lose their ability to have an Airbnb. So anyway, it's just -- it may be a small solace to you, but at least there is opportunity for you to be a watchdog, as well, and if things don't work out, you have -- you have recourse.

MS. GEUEA JONES: Any other comments or motions?

MR. WALTERS: I'll make a motion.

MS. GEUEA JONES: Go ahead, Commissioner Walters?

MR. WALTERS: In the matter of Case Number 280-2025, I move to approve the requested STR CUP for 103 Parkview Drive subject to maximum occupancy of four transient guests, maximum of 210 nights of annual rental usage, and the one-car garage shall be made available while the dwelling is in STR use.

DR. GRAY: Second.

MS. ORTIZ: Second.

MS. GEUEA JONES: Who wants it? Motion made by Commissioner Walters, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. May we please have a roll call, Commissioner Stanton.

MR. STANTON: Yes, Madam Chair.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Ms. Wilson. Motion carries 8-0.

MR. STANTON: Madam Chair, it is unanimous. .

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