



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, March 16, 2026
5:00 PM

Pre-Council

City Hall
Conference Room
1A/1B
701 E. Broadway
Columbia, MO

I. CALL TO ORDER

Mayor Buffaloe called the meeting to order at approximately 5:00 p.m.

Present: 7 - Buffaloe, Foster, Waterman, Peters, Carroll, Sample, and Elwood

Short Term Rental (STR) Regulation Proposed Amendments

Attachments: [Staff Report to Planning and Zoning Commission - June 2025](#)

[STR Regulation Revisions \(Public Hearing Draft - June 2025\)](#)

[Public Correspondence #1](#)

[Final PZC Correspondence - STR Revisions](#)

[Excerpts from Minutes](#)

Clint Smith, Community Development Director, presented on regulations and recommendations on short term rentals (STRs). Smith provided a history of the regulations for STRs and previous actions taken by staff to adhere to the regulations.

Smith provided the goals of the amendments that are being proposed by City staff. This includes reducing complexity, creating a direct path to licensure, and retaining integrity of established limitations. The amendments proposed are eliminating Tier 1 and expanding STR access for residents who are renting their primary residence. Setting a single night limit for all STRs in Residential Zoned with CUP exceptions. Refining the factors that require a conditional use permit.

Smith explained the differences between the tiers that the city currently uses to regulate STRs and how each tier is permitted. Smith discussed the tier two Conditional Use Permit (CUP) where STR owners must bring their rental properties to the Planning and Zoning Commission (P&Z) for approval. Smith explained the number of applications Community Development receives in a year and how many are approved, rejected, or withdrawn for the previous year.

Council member Carroll asked to specify the differences in the tiers. Carroll asked where staff made the decision to change the regulations. The Council asked about where the STRs were rejected by P&Z and the City Council. Carroll is interested in the differences in how council and staff evaluate properties and how the evaluation process is going to be handled going forward. Sharon Jones, P&Z, said that staff does not reject or deny based on only things like square footage and parking. They do not take into account weighted factors like neighbors or upkeep of the home. Patrick Zenner, Development Services Manager, explained why Community Development would like to add these regulations. Zenner agreed that there will be more work for staff but it will hopefully increase

compliance with STRS throughout the community. The complaint that staff receive the most from STR owners trying to get into compliance is that the process is arduous.

Smith discussed the factors that go into sorting STRs into their respective tiers. Smith explained some exceptions that will be given to STRs who might be grandfathered into the tiered system, based on how the STR had been run previously.

Zenner explained the conditions in which the City might ask for the STR owner to make renovations to their property or to add restrictions to their STR to keep them in compliance with the City's STR regulations.

Carroll asked if the primary residence is being used as an STR if they need to add additional parking. Staff said that was not required.

Smith explained the amended tiers and consolidating the tiers. Smith stated that if STRs are in the correct zoning then they should not be sent to council.

Mayor Buffaloe asked about the checklist that Community Development uses for approving STRS. Zenner explained what factors they use. This includes the proper ownership of the property, size of bedrooms, parking, and distance between other STRS.

Zenner explained the code violations that Community Development might look at when deciding to revoke a license for an STR. Zenner said that previous violations will not be counted against owners who are trying to get in compliance with their applications.

Council member Peters arrived at approximately 5:50.

Council member Waterman asked about violations that owners had previously had with a property. Zenner explained that it depends on whether they have since come into compliance with City Ordinances.

Waterman asked how long the license is good with the city. Zenner said that a license lasts for five years before it needs to be renewed and the process would be identical. Licensure would need to be renewed through transfer of the property or an ownership change.

Carroll wants to differentiate between investment companies using a CUP and a private individual renting out a property they either live in or own as a spare property. Zenner explained some reasoning as to why they would use the 120 nights Tier 1 structure or the Conditional Use Permit that would need to go to either City Council or P&Z

Council member Elwood asked about STRs in proximity to schools. Smith said that the Law Department will need to review the possibility of adding restrictions to STR being near schools.

Carroll asked about providing notification to neighbors to new STRs and administrative approval. Zenner explained how neighbors will be notified and the hotline that neighbors can use to complain about violations. Zenner said one of the goals of the STR Ordinance is to encourage more compliance and encourage neighbors to report violations. Smith clarified that the notification system is still being worked out in city administration and not a part of the ordinance. Zenner said that the goal of licensing is to keep STRs in compliance with the number of occupants as well as increased reporting of neighbors.

Mayor Buffaloe asked staff to provide some data and some other context at another

pre-council meeting or work session. Smith said the next step will be to come back with more information and possibly have the Department of Housing and Neighborhood Services assist with the presentation to council at a future meeting.

Sample asked about staff providing data for a percentage of housing stock that is being used as a STR. Sample also requested a density map showing where the STRs are concentrated in the city of Columbia. Sample would like to know the revenue being generated by the City and how much that costs the City. She was also interested how many use their property as a residence and how many are investor owned.

Staff will provide slides for the City Council.

II. ANY OTHER ITEMS COUNCIL MAY WISH TO DISCUSS

N/A

III. ADJOURNMENT

The meeting adjourned at approximately 6:52 p.m.