

March 4, 2026

City of Columbia Planning and Zoning Commission and Columbia City Council Members  
701 E. Broadway  
Columbia, MO 65201

**Re: Opposition to Case #93-2026 (Short-Term Rental Proposal)**

Dear Members of the Planning and Zoning Commission and City Council:

We are residents of the Valley View neighborhood, and we are writing to respectfully oppose Case #93-2026, the proposed short-term rental in our neighborhood. We respectfully implore the Commission and Council to deny the short-term rental request at 2002 Valley View Road.

Our neighborhood was designed as a quiet, residential area. We do not have any through streets, and the street network ends in two cul-de-sacs. This layout works well for residents, but it is not built to handle frequent turnover and additional vehicle trips associated with a short-term rental. Increased traffic along with unfamiliar drivers looking for the property would concentrate on two residential streets, creating congestion and safety risks—especially near the cul-de-sacs where children often play.

We are extremely concerned about having unknown short-term renters coming in and out of the neighborhood. Unlike long-term residents, short-term guests have no ongoing connection to our community, and their presence changes the feel and security of our small neighborhood where we all know one another. We have a child living in our home and there are young children in other nearby homes, and a steady rotation of strangers and vehicles raises reasonable concerns about supervision, safety, and general peace of mind for our neighborhood families.

Finally, short-term rentals create avoidable quality-of-life issues. Even with well-intentioned owners, parties, loud music, and late-night activity are impossible to prevent. In a neighborhood with homes close together and limited street access, noise, parking impacts, and safety concerns are felt immediately by surrounding residents.

For these reasons—traffic and safety concerns tied to our no-through-street design and cul-de-sacs, the risks associated with frequent turnover of unknown renters, and the likelihood of noise/party impacts—We respectfully ask the Planning and Zoning Commission to oppose and deny Case #93-2026.

Thank you for your time and for considering the impacts this proposal may have on existing residents. We would appreciate our comments being included in the public record for this case.

Sincerely,

Alan Marshall & Amy Marshall

A handwritten signature in cursive script that reads "Alan Marshall".

810 N Valley View Dr.

Columbia, MO 65201

573-268-6899

[iamalanmarshall@gmail.com](mailto:iamalanmarshall@gmail.com)



Ross Halligan &lt;ross.halligan@como.gov&gt;

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**2002 Valley View short term rental hearing (Case #93-2026)**

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Bill Kalinkos &lt;billkalinkos@gmail.com&gt;

Wed, Mar 4, 2026 at 7:00 PM

To: ross.halligan@como.gov

Mr. Halligan,

My name is Bill Kalinkos. I live at 2004 Valley View Rd with my wife and two young daughters, and I'm an instructor in the Mizzou School of Music. We received your notice in our mail today informing us of the upcoming hearing regarding the use of the house next door to us as a short term rental. I've been talking to my other neighbors to gauge how everyone feels about having a short term rental in our neighborhood and we had a meeting at our house this past Sunday evening. The consensus is that no one living on our block or the street connected to our block (N Valley View Dr) is in favor of this request being approved. We are concerned about the increased traffic in the neighborhood where many young kids are using the cul-de-sac as a place to learn how to ride their bikes. We also have concerns about safety since there will be a constant flow of folks we don't know renting out the house. Your letter says to "submit any information [...] in opposition to the request on or before the public hearing date." Please consider this email my written opposition.

Many of the folks in our neighborhood are planning to be at the hearing to express their opinions on the matter, but please let us know if there are any other concrete steps we can take. Thanks for taking the time to read this email.

At the best,  
Bill Kalinkos



Ross Halligan <ross.halligan@como.gov>

**Neighborhood against Airbnb rezoning, Case #93-2026**

**Miranda Moore** <sixundrgrnd@yahoo.com>  
To: "ross.halligan@como.gov" <ross.halligan@como.gov>

Thu, Mar 12, 2026 at 6:53 PM

Hello,

My name is Miranda and I am writing you today to share my concerns and those of my neighbors that a home purchased in our neighborhood is attempting to acquire rezoning permission to use the home for an Airbnb. The owners, who now have the home under an LLC, live in Iowa and the agent working to help them in this case has bought the home just next door and is remodeling that home in a similar fashion to the Case home in question. The neighbors on the opposite side of this home have reached out to this agent to get a contact number for the owners who would run the Airbnb to appeal to them as they have two small children in their home and they have some concerns about safety with potential strangers being next to their home. The agent has refused to assist them. There is much concern that the Airbnb owners live in Iowa and there is no contact if there are problems with a renting party, the neighbors will have no way to address these concerns. I have attached a petition that states some of our many concerns. You will note that every household on Valley View Rd and N Valley View Dr have signed, outside of the owners of the Case property and the agent who lives next to the home. 16 of the 18 homes in this neighborhood are opposed to this rezoning. We are a connected little community who looks out for each other and we want to keep it that way. Safe for each of our families and neighbors.

Thank you for your time on this matter,  
Miranda



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3246K

Petition to oppose the proposed zoning change of 2002 Valley View Rd

Property Subject to Petition: 2002 Valley View Rd (Case # 93-2026)

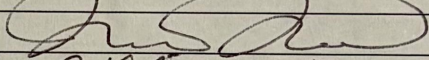
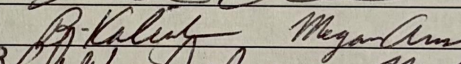
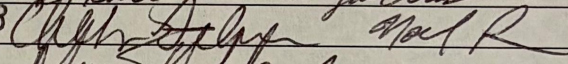
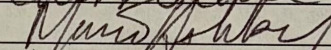
Proposed Zoning Change: Residential to Short Term Rental

We, the undersigned owners of property affected by the requested zoning change described in the above referenced address do hereby object against any change which would rezone the property to any classification other than Residential for Single Family Home utilization. This property directly adjoins residential and protected nature reserve property and we oppose any zoning that will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes and nature reserves. We also feel that any change in zoning of this property for the use of short term rentals would negatively affect the value of our homes, safety of our children and elderly residents, and the wellbeing of the environment and wildlife we currently protect and value in our neighborhood.

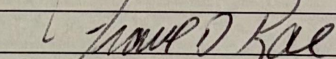
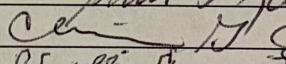
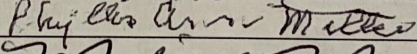
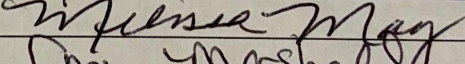
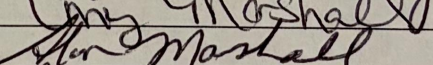
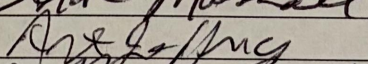
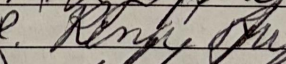
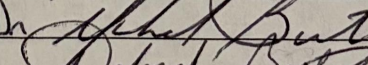
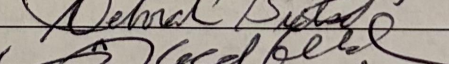
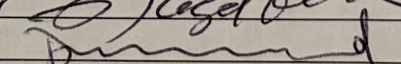
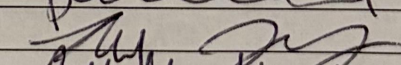
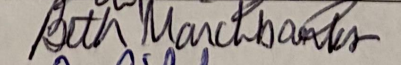
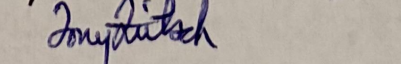
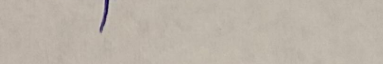
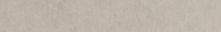
Resident Signatures (homes within 185 feet of proposed rezoning property)

Print

Sign

Miranda Moore (2012)	
Bill Kalinkos + Megan Arns (2004)	
Chelsea Feldman + Noel Feldman 2013	
MARIS ASHBY + STEVEN ASHBY (2003)	

Remaining Signatures of home owners on Valley View Rd and N Valley View Dr

FRANK RAE (8060 N. Valley View)	
Christine Elsie (2020 Valley View Rd)	
Phyllis Ann Miller 2106 Valley	
Melissa May 818 N. Valley View Dr.	
ARMY MARSHALL 810 N. Valley View Dr	
Alan Marshall 810 N. Valley View Dr	
ART JEFFREY 805 N. Valley View	
RENA RUTH 807 N. Valley View Dr.	
MICHAEL BRETSCHE 801 N. Valley View Dr	
Deborah Bretsch 801 N. Valley View Dr	
GREG JAGDFELD 816 N. Valley View Dr	
Danielle Eldred 800 N. Valley View Dr.	
Michael Lisng 800 N. Valley View Dr	
Beth Marchbanks 2109 Valley View Rd.	
Anthony Fritsch 2112 Valley View Rd.	

Noel Feldman, 2013 Valley View Rd.

My concerns about rezoning this property extend beyond the decreased safety, property values, and quality of life it would surely bring to our neighborhood. I also believe it would expose a loophole that the City of Columbia likely doesn't want exposed — one that allows local real estate investors to sidestep the city's short-term rental regulations and thin the supply of affordable housing.

As the regulations are currently written, there *is* a limit to the number of short-term rental properties one can own — but there is no limit to the number of rentals one can “manage.”

In this case, local real estate broker Russell Boyt has partnered with an Iowa-based investor to purchase 2002 Valley View Rd. Russell isn't the owner of the property, but he is “managing” every aspect of it. As far as we know, the owners plan to spend little-to-no time residing in the home. Since Russell refuses to provide us with their contact information, we can safely assume their primary reason for owning this home is passive income.

What is stopping Russell —along with other local investors— from following this blueprint again and again, taking affordable homes away from local families and turning them into investment opportunities for people who don't even live here?

Our neighborhood is overwhelmingly opposed to the rezoning of this property. In addition to considering our quality-of-life concerns, please also consider the precedent you will set if you allow this loophole to be exploited.

Thank you for your time,  
Noel Feldman