

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

Case Number 194-2025

A request by Anne Caverte (Owner) to allow 3407 Goldenwood Drive to be used as a short-term rental for a maximum of six 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 0.21-acre subject site is zoned R-1 (One-family dwelling), is located northeast of the intersection of Arbor Pointe Parkway and Goldenwood Drive, and is addressed at 3407 Goldenwood 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 3407 Goldenwood Drive to be operated as a STR subject to:

1. The maximum occupancy permitted within the dwelling shall not exceed 6 transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC); and
2. One garage parking space be made available for the required on-site/off-street parking while the dwelling is being used as an STR; and
3. A maximum of 210 nights of annual usage

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there questions for Staff? Commissioner Walters?

MR. WALTERS: Is this property, isn't it -- it looks like it's about 400 feet from school -- from a school?

MR. HALLIGAN: Yeah, roughly.

MR. WALTERS: Okay. And that's an elementary school?

MR. HALLIGAN: An elementary school, yes.

MR. WALTERS: Okay.

MS. GEUEA JONES: Any further questions? I -- you may not know the answer to this, and for the members of the public that are about to come up, if any of you can answer it, that will be helpful. Some of the public comment mentions -- are there two addresses? What is going on here? 3411 and 3407. I'm just confused.

MR. HALLIGAN: 3411 was a past case that was approved -- the CUP was approved for.

MS. GEUEA JONES: Got it.

MR. HALLIGAN: So that was 3411 Goldenwood Drive. Yeah.

MS. GEUEA JONES: Got it. We've done enough of these that I no longer remember every address. Thank you for that clarification.

MR. HALLIGAN: Yeah.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to speak on this case tonight, please come forward. Stand up now or I will close public hearing. Thank you. State your name and address for the record, and three minutes for an individual, six minutes for the applicant or group.

MS. CAVERTE: Yeah. Hi. My name is Anne Margaret Caverte. I am the owner of 3407 Goldenwood Drive. Can you hear me okay?

MS. GEUEA JONES: Can you pull it down a little closer, yeah.

MS. CAVERTE: Yeah. I felt like I was not speaking very -- (inaudible) -- but anyway, again, my name is Anne Margaret Caverte. I am the owner of 3407 Goldenwood Drive, and I wanted to address a few of the questions that were brought up. The first one that I wanted to address was the HOA complaint. I have been operating as a STR since June 27th of 2024. We had a blanket rental license at the time, and I was very sure that I'm was going to be using it as a short-term rental because that's the easiest for me to operate on and have found a good property manager that will be able to do the screening for me. And so I wrote that in my application. And so the description shows that it says short-term rental. And when I recently changed into -- pivoted to MTR at midterm and have now a 34-day renter, they were asking if they can use the community pool. And because I didn't know if the HOA has the same definitions as the City, I went ahead and asked the HOA. Previously, by the way, HOA knew that I was doing this since January of 2024 because I've been in communication with them and the only stipulation that they have is that if I am going to have a for rent sign, that I'm only allowed one, but that was it. But I went over above and beyond with everything that's necessary and made sure that I required two days of rental so that I get rid of the issues like parties and stuff. But anyway, going back to the HOA, I did ask them in May 2025, because of my renter right now, and they pulled my license from the City and they saw that the description says short-term rental and kind of flagged that. And I think that is the reason for the miscommunication, but it's not that I violated a short-term rental requirement from the City or from the HOA. I forgot what the other two were, but I knew that there were two other issues that were brought up and I wanted to address them if you were --

MS. GEUEA JONES: I think we're good. Maybe we will go to questions --

MS. CAVERTE: Sure.

MS. GEUEA JONES: -- unless you had something else.

MS. CAVERTE: Yeah.

MS. GEUEA JONES: Okay. Questions for the applicant? Commissioner Wilson?

MS. WILSON: Thank you for providing the clarity. I will also provide some clarity. So technically, you are correct. There was no regulation, so you were not in violation of something that didn't exist. However, it was also not a use that it was permitted. So, yeah, which is why you're here today, to straighten it all out. Right? And so we're grateful for that opportunity. But the public record should be that now it is an illegal use because our regulations went into place at the beginning of June. So again, we appreciate you being here and providing an example of what we need to do to make sure that we set things right. Thanks.

MS. GEUEA JONES: Any other questions for the applicant? I did have a question. One of the letters that we got from your neighbors mentioned noise. Have you had any noise complaints? Have any of the neighbors talked to you about issues at all?

MS. CAVERTE: Not at all. I think the problem is that -- because at least based on the Facebook posts that I have seen, that there was some conflation between the properties that are close to me, and so I've straightened that out in the Facebook posts that no -- have not received anything. And my neighbors, I've provided my information, my e-mail and my phone number.

MS. GEUEA JONES: You're listed on short-term rental sites. Are you also listed on, like, Furnished Finder and those where it's, like, a month at a time?

MS. CAVERTE: Yes. That is correct. I started that because we're coming up on June the 1st, and I don't have an actual license to do short-term rentals.

MS. GEUEA JONES: Right.

MS. CAVERTE: And I currently have a 34-day tenant in the house.

MS. GEUEA JONES: Very good. Mr. Stanton, go ahead.

MR. STANTON: I don't have the application. How close is your registering agent, like the person, stuff -- stuff goes bad, how fast are they going to get there and who is it?

MS. CAVERTE: Her name is Kristen Samuels, and she is about ten minutes -- I think they have it as 11 minutes on the slides.

MR. STANTON: Thank you.

MS. GEUEA JONES: Thank you. Any further questions? Seeing none. Thank you for being here.

MS. CAVERTE: All right. Thank you.

MS. GEUEA JONES: Thank you. Any members of the public to speak on this case, please come forward now. Name and address for the record, please. You'll have three minutes.

MR. BENTLEY: Clyde Bentley, 1863 Cliff Drive. Am I correct that there is another registered place within 300 feet? I didn't hear anything that justifies violating the law. The law just says that if they're close, you can't do it. If it was a resident owner, it -- there would be a chance to -- to get an exemption, but the law seems pretty clear here that there's only one per 300 feet, so I don't understand why it is -- it goes forward.

MS. GEUEA JONES: That's actually not correct. The law says that if they're within 300 feet, that's one of the factors that we take into consideration. It's not just a straight ban.

MR. BENTLEY: I didn't read it that way.

MS. GEUEA JONES: Thank you. Any further questions for this speaker? Seeing none. Next?

MS. DOKKEN: Dee Dokken, 804 Again. And I was going to talk -- speak on this, too. That's 300-foot buffer is the only tool we have to control density and the availability of housing. Every non-residential operator, every investor operator of STRs is taking away a home that a family could live in. And the 300-foot limit, if we're just going to skim over it every time, means too many STRs will be in a neighborhood and in the city. Thank you.

MS. GEUEA JONES: Any questions for Ms. Dokken? Seeing none. Thank you. Any other member of the public to speak, 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? Commissioner Darr, and then Commissioner Stanton.

MR. DARR: I didn't see any comment from HOA or representative come and speak, so I -- I don't know what to make of that, I just wanted to say it.

MS. GEUEA JONES: They did send in written.

MR. DARR: Oh, they did?

MS. GEUEA JONES: Yeah.

MR. CRAIG: Which also it is policy of the City not to get involved with private covenants, so if there's any obstacle to the operation of an STR post-issuance, if this Commission chooses to issue that with the HOA, that's something that they deal with. The City does not insert itself into the enforcement of private covenants, so --

MR. DARR: Yeah. I guess I was more making the point that if they were -- if they weren't in favor of it, they would have appeared to say they weren't in favor of it, but it looks like they did. I just didn't see this.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: I want to address the buffering, and, yes, it doesn't disqualify you from obtaining a short-term rental permit, but we -- we look at that. We look at that distance because that -- the reason why that came about, because I've been here a real long time and I helped write the thing. It's so that we can address density, so you're right. It's something to be looked at, just like the distance from a school is something we look that. It is just factors that are important to us and that's why it's addressed in the -- in the report.

MS. GEUEA JONES: Any other Commissioner comment? Would anyone like to make a motion? Commissioner Wilson?

MS. WILSON: In the matter of Case Number 194-2025, located at 3407 Goldenwood Drive,

requesting an STR conditional use permit, I recommend approval of the requested STR CUP subject to the following: Condition that maximum usage shall not exceed 210 nights annually, a maximum of six transient guests regardless of allowance permitted by the IPMC, and one garage parking space be made available while the dwelling is used as an STR.

MS. GEUEA JONES: Is there a second?

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Wilson, seconded by Commissioner Ortiz. Is there any discussion on the motion? Commissioner Ortiz?

MS. ORTIZ: I do not intend on supporting this one, thanks partially to the public comment and the feedback that we got from neighbors. I think it's -- it's too -- it's too close to the other short-term rental that has already been approved, and based on that factor, that's what's contributing to my decision.

MS. GEUEA JONES: Is there any further Commissioner comment or discussion on the motion? Seeing none. Commissioner Brodsky, we're ready for a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Wilson, Ms. Stockton. Voting No: Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Mr. Walters, Dr. Gray. Motion fails 3 to 6.

MR. BRODSKY: The motion fails.

MS. GEUEA JONES: By your vote of three to six, we will send the recommendation of denial to City Council. Moving on to our next case.