

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
December 5, 2024

Case Number 26-2025

A request by John Hooker (owner) for approval of a Conditional Use Permit (CUP) to allow 208 Redwood Road to be used as a short-term rental for a maximum of 4 transient guests and up to 210 nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m) of the Unified Development Code. The 0.15-acre subject site is zoned R-2 (Two-family Dwelling), approximately 270-feet north of the intersection of Redwood Road and W. Ash Street, and is addressed 208 Redwood Road.

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 CUP to allow 208 Redwood Road to be operated as a short-term rental subject to:

1. 210 nights of annual usage
2. Maximum of 4 transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC)

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any members of the Commission have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there questions for staff? Seeing none. Oh, sorry. Commissioner Loe, go ahead.

MS. LOE: Thank you. I had a question about the north boundary. The report discusses the adjacency to the school, but then notes that there's mature vegetation surrounding the north boundary of the property. There's also a trail that appears to connect the school to the north end of Redwood Road. I was just curious. This didn't appear to show up in the report.

MR. HALLIGAN: That is correct. There is a trail as you can see in the aerial that would connect that.

MR. ZENNER: I believe that is part of the Again Park improvements as well. Most likely it would come off the end of Redwood providing access from the West Ash environment.

MS. LOE: Just I -- I see it -- there's a little more connection than how I interpreted the staff report as it was written. Thank you.

MR. HALLIGAN: Yes.

MS. GEUEA JONES: Any other questions for staff? Seeing -- oh, sorry. Commissioner Williams, go ahead.

MR. WILLIAMS: Just a question to staff. Did we approve recently a short-term rental CUP on West Boulevard?

MR. ZENNER: We actually approved two, sir. One just up the street, and if we go back a slide or two. So at the corner of West Ash on the southwest corner of West Ash and Northwest Boulevard, that is 121 Northwest Boulevard. That is what is referred to as the Hobbit House. That was approved at our -- approved two planning commission meetings ago, and actually received final approval this past Monday before City Council. And then about midpoint of West Boulevard Elementary at 316 North West Boulevard was another short-term rental that was approved as well. All -- those two, however, are outside of the 300-foot radius. As Ross has pointed out, there is one unregistered identified short-term rental within 300 feet of the subject site.

MR. WILLIAMS: Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open the floor to a public hearing.

PUBLIC HEARING OPENED.

MS. GEUEA JONES: If anyone from the public would like to come forward and speak on this case, please do so now. State your name and address for the record. Six minutes for the applicants and groups; and three minutes for --

MR. HOOKER: Hi. I'm John Hooker --

MS. GEUEA JONES: -- individuals.

MR. HOOKER: -- I live at 204 South Garth Avenue, and this is my property. I have owned this property for almost six years now, and it's been a rental property since the 1980s.

MS. GEUEA JONES: Could you -- I'm so sorry. Could you speak more closely to the microphone?

MR. HOOKER: Yeah. I've owned this property --

MS. GEUEA JONES: Thank you.

MR. HOOKER: -- for almost six years now. It has been a rental property since the 1980s. We recently converted this one to a short-term rental to allow us greater access to be able to take care and manage it. The only contiguous property to this short-term rental is a property that I own at 206 Red Wood Avenue. And then the other access is -- the access that you see there is the access to Again Street Park, itself, at the end of the road. So it's at the end of the dead-end street there. And if there's any other questions, I'd be happy to answer them.

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

MR. STANTON: Stuff hits the fan, who do I call and how fast is it going to get there?

MR. HOOKER: I live a mile and a half away, and my designated agent lives two miles away.

MR. STANTON: Thank you.

MR. HOOKER: And we're very careful about who we rent to. We have security cameras on the

outside monitoring the front and the back of the house, see how many people come, go. We always ask everybody that we do a short-term rental for why they are in town and what their plans are and how many people are going to be there.

MR. STANTON: Thank you.

MS. GEUEA JONES: Any other questions for this speaker? Seeing -- well, I -- I have one. The property right next door to it --

MR. HOOKER: Uh-huh.

MS. GEUEA JONES: -- that one is also a long-term rental of yours?

MR. HOOKER: That's a long-term rental, yes.

MS. GEUEA JONES: Okay.

MR. HOOKER: And I own that.

MS. GEUEA JONES: Yeah.

MR. HOOKER: Yes.

MS. GEUEA JONES: Wonderful. Thank you. Seeing no other questions. Thank you very much. Are there any other members of the public to come forward and speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: We will close public hearing and go to Commissioner comments. Any Commissioner comments? Commissioner Stanton?

MR. STANTON: Madam Chair, if my colleagues do not have any other questions, I'd entertain a motion. As it relates to Case 26-2025, 208 Redwood SR -- short-term rental conditional use permit, I move to approve the request for the short-term rental CUP subject to the following: 210 nights of rental; maximum of 4 transient guests regardless of allowance -- of allowing permitted by the IPMC; and two driveway spaces be made available at all times while used as a SR -- STR.

MS. GEUEA JONES: Is there a second?

MR. WALTERS: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton and seconded by Commissioner Walters. Is there any discussion on the motion? Commissioner Loe?

MS. LOE: I feel as if this case hits on some points that we've discussed recently in work session, and I'm not sure we've fully resolved those. And given that we've -- there have been other STRs that have come forward in this neighborhood, I have to admit I'm uncomfortable approving another STR in that it is removing long-term residents from an area where we have a school and other community services located. So because of that conflict and because I feel this is unresolved, I actually am not going to support this. Thank you.

MS. GEUEA JONES: Other discussion? I actually agree with you, Commissioner Loe. We are talking about an increasing concentration here of not just STRs, but STRs that are not the primary residence of the owners and license holder. So I -- I think this is the first time that we have had a case where there is an STR known to be within 300 feet, and it is in a small radius where we have two others

that we have already approved. In addition, it is something that we know would otherwise be in long-term rental or could possibly be in long-term rental and has been in the past. So I am not comfortable with this. We talked a lot as we were developing the ordinance about concentration, and, to me, this is an example of overconcentration in an area where we know we have housing need. So I -- I likewise will not be supporting this. Any further discussion? Commissioner Stanton?

MR. STANTON: I definitely respect my colleagues' positions. I think there is enough spacing between the Hobbit House and this. I do think and I'm glad that we're remaining conscious of the concentration. I see it differently. I think, yes, it's close to a school. Yes, it's close to a park. I just see other applications why that short-term rental will be good there. That's just my opinion, and I'm not -- I would probably agree with you more if one more in this area came up. I would be, like, okay. Yeah. But one more outside of what's already there maybe, but we're asking people to come out of the shadows and come to us and go through the process, and listen, and I'll say this to the public, listen -- get up here and get your stuff in and get approved because the more that are approved, the more factors start kicking in. And I don't want to penalize people for not being renegades and being illegally using their property. You know -- you know my big spiel about illegal use. I forgot my famous little phase, but I got to get it back. But these people are playing the game and this is what we wanted. That is why we spent four years trying to figure it out. I think he has -- they have done what we asked. So, you know, the lesson is hurry up and get your stuff in before concentration becomes a factor to your STR. So I plan to support it.

MS. GEUEA JONES: Commissioner Placier?

MS. PLACIER: Yeah. I agree with Commissioner Stanton in that it could be perceived as unfairly on discriminating against this particular applicant, even though otherwise, they comply and have been one of the relative early applicants. In reality, I wanted there to be a harder distance requirement, especially in this area, especially because the demand for affordable housing and long-term rentals. I didn't win that, and therefore, this one complies. And I don't think we are on good footing to deny in this instance. Now once this area becomes more saturated -- well, I don't even know how -- I don't even know how we're going to decide if it's saturated because we made the 300 feet a condition like we could be, you know, flexible and go with 200 or whatever. That bothers me a lot in this particular area, but I don't see a basis for denial in this case.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: Wonderful points my dear colleague.

MS. PLACIER: Thank you.

MR. STANTON: Wonderful points. And I think what the criteria is going to be is the distance, the number in the area, and the key word here is conditional use. And it's coming before us for us to filter it through our eyes and our experience with this. And I feel no way saying no to another -- to another one that may be closer. I think we're getting to that point, and that's why it comes before us. You met the technical requirements, yes. One thing that we've expressed when we were putting this together is saturation in particular areas. And we have to weigh that with getting these people out from underneath

the underground. And if we start zapping them too early, we're only like, what, 12 in. Right? We start zapping them too early, then people are going to go underground, and then we got to pull them out like potatoes. And we don't -- we don't have the resources for that right now. And, you know, I think as long as we continue to be consistent with our decisions, and we're -- we're voicing our opinion now. Hey, this area right here is becoming saturated. Get your stuff in. For everybody else that's still on the underground, get your application in because this is going to start making a difference in who gets a permit and who doesn't.

MS. GEUEA JONES: Commissioner Wilson?

MS. WILSON: I am appreciative of all of the comments. I am especially appreciative of the applicant's note that he has vetted the individuals who lived there and will continue to do so. Thank you for sharing that, and thank you for your due diligence. And because of that, I plan to support.

MS. GEUEA JONES: Commissioner Williams?

MR. WILLIAMS: So I share the concern that Commissioner Loe and Geuea Jones have shared about the proximity to the school, and I also share some of the concerns about just the density, the concentration of -- in this area. At the same time, I think, you know, the 300 foot -- you mentioned, Commissioner Geuea Jones about the 300 -- I mean, another one in 300 feet. I don't -- since that's not a -- when it is registered, I don't feel that that should weigh against this applicant. We don't have anything currently in the CUP criteria that reflects specifically on schools, so I don't see, personally, a basis for restricting the applicant from getting a license on that -- on that basis at this time based on how the ordinances are currently written.

MS. GEUEA JONES: Any further comments? I think I would feel a lot differently if any of the four that are in the area of the map right now were owner-occupied, whether they were owner-occupied with a 210 CUP or whether they were owner-occupied and never had to come before us. But they're not and that gives me pause. Any final comments before we vote? Commissioner Stanton?

MR. STANTON: I think we're doing what we're supposed to do. We're setting the tone on how we're going to judge these from here on out. And what weighs on our hearts are owner-occupied versus, for a lack of a better word, investment property, proximity to schools, a 300-foot radius per STR. These are things that we are looking at and I think we're being pretty consistent throughout our decision so far, and as long as we stay on that path, I think it leaves us room to make the decisions that we're making.

MS. GEUEA JONES: Last call. Seeing none. Commissioner Williams, may we have a roll call?

MR. CRAIG: If I may, do we have a motion on that?

MS. GEUEA JONES: Yes.

MR. CRAIG: I'm sorry. I apologize.

MS. GEUEA JONES: We were in discussion.

MR. CRAIG: Pardon me.

MS. GEUEA JONES: It's okay.

MR. CRAIG: Pardon me.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Williams, Ms. Wilson, Mr. Walters, Ms. Ortiz, Ms. Placier. Voting No: Ms. Geuea Jones, Ms. Loe. Motion carries 6-2.

MR. WILLIAMS: Six to two. The motion carries.

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