

Short term rentals play a crucial role in both the state-wide and local economies, from generating revenue to supporting hundreds of jobs.

- Job security for cleaners/handyman/plumbers/landscapers etc.
- Additional business for restaurants/bars/movie theatres shopping malls etc. (activities visitors participate in while visiting COMO).

The city of Columbia has failed to consider the many positive aspects of STR's.

- STR's allow larger families a budget friendly option to visit Columbia whether that be visiting a student at the local colleges, visiting family at the hospital or attending a local event.
- By having more accommodation options within the community, it supports local businesses. At peak times (particularly when there are events on at the college- football games/graduation/family weekends etc.) many visitors cannot get accommodation within Columbia and have to travel as far as Kansas City or Jefferson City just to get accommodation.
- STR's can be taxed by the city and the money can be spent on needs within the community or paying for more events and entertainment to come to Columbia that would benefit the community as well as generate more local income.
- The STR properties are well looked after and assist with neighbourhoods looking cleaner and houses upkept.

We own a STR in Columbia and we have been praised by neighbours about the updates we have completed. Prior to us purchasing the house it was run down/had terrible tenants who trashed it/ the lawns were overgrown and it did not have a great 'curb appeal'. Since purchasing the house, we have updated it and provided accommodation to hundreds of families for all different reasons:

- nurses coming to work for the local hospital
- families hosting Christmas or Thanksgiving for a kid that goes to college and can't make it home for the holidays
- A family who lost their house due to a storm
- Local contractors coming into town to assist local businesses or community members
- Families coming to visit other family members at the hospital.

We have never had any complaint from the neighbours in regards to noise/parties etc. Our older neighbour who is a retired veteran enjoys meeting new guests and it gives him a sense of connection by meeting other people.

By capping the number of days to 120 max it is only going to harm the hosts who would have to decide between renting it 6 months a year or leaving it vacant. This would limit their revenue and they may not be able to provide continuous upkeep on the property. It would also impact visitors coming to Columbia and potentially lessen the number of visitors. Example: A family of 10 would have to go and get 4-5 hotel rooms for two nights (costing \$1,600 rather than \$600). This might mean they can't come to Columbia or if they can still pay the ridiculous amount of accommodation costs might not have the extra money to enjoy the things Columbia has to offer.

I want to be clear; I am not against regulations of STR's withing COMO. I am just against the 120 max a year because I do not believe there is much benefit in capping the number of days. The more days the property is rented the more income generated to benefit the City of Columbia and it's residents.

Also, the zoning is not something I agree on. Why should a house located within a suburb be zoned and have the same limitations as a house downtown near the college/hospital etc.

Another thing to consider would be like many other cities did and 'grandfather' current STR's in while they still have the same ownership. I believe this is the fairest approach many cities have taken and it has been praised by local residents. Many hosts purchased these houses spent thousands on fixing them up/furnishing the house to host visitors and provide the best possible experience for guests visiting COMO.

I believe the regulations are unconstitutional on two grounds: that it discriminated against interstate commerce and was unfairly applied retroactively. This is why I believe the 'grandfather' method would be the fairest approach for current owners on whichever/however many properties they own and new regulations to commence on STR's going forward.

I am happy to discuss any concerns or questions the City of Columbia may have.

Regards,

Morgan Harrigan  
217-316-1006

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**[Planning]: Str language comments**

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**'Jose Caldera' via Planning** <planning@como.gov>

Wed, Nov 1, 2023 at 8:20 PM

Reply-To: Jose Caldera &lt;Caldera@smithlewis.com&gt;

To: "planning@como.gov" &lt;planning@como.gov&gt;

The draft str language is workable and concise. The only changes that I recommend are eliminating anything but tier 1 from R1 zoning, limiting amount of guests, and clarifying what the enforcement tools will be for citizen complaints. For example, i have a property next door that advertises for groups of 10 or larger, they rent about 100-120 days a year, but despite having a driveway **that** fits many vehicles, the guests always park in the street. It is common for **there** to be 10+ cars on the street in front of that house. That's a lot of traffic and noise for our quiet neighborhood. This house is a hotel that would fit under tier 2 in this draft regulation. My neighbors hate the property because the owner claims to live there but has never been there and does nothing to correct his guests behavior.

Jose Caldera  
[Caldera@smithlewis.com](mailto:Caldera@smithlewis.com)  
573-443-3141  
111 S 9th St, Ste 200  
PO Box 918  
Columbia, MO 65205

Sent from my cell.

## Short Term Rentals

November 7, 2023

I am not able to attend the session on Short Term Rentals (STRs) scheduled for November 7<sup>th</sup>, but I wanted to share my thoughts regarding this topic. I went to several meetings regarding STRs prior to Covid. In 2023 many of the issues remain the same and should be considered as we adopt new ordinances:

- We should all take a higher, 30,000 ft view and talk about the long-term view for our city. In prior meetings we have talked about how we estimate 350 to 450 STR operators. In contrast, we have approximately 23,000 owner occupied housing units in Columbia.
- In prior meetings I have expressed concerns about the impact of STRs on affordable/workforce housing. Data from numerous cities across the country (and even internationally) continues to show that STRs can significantly reduce affordable housing within a community.
- The City of Columbia is now actively investing and working to increase the inventory of affordable housing. It does not make sense to undermine these significant financial investments by adopting liberal STR ordinances.
- I have also stressed the importance of maintaining R-1 as business free zones. An individual or family's largest investment is frequently their home. When many Columbians, including the current STR operators, bought their homes, they knowingly and intentionally bought a home in R-1 zoning, actively seeking the associated benefits and restrictions
- It is important to have caps on STRs within a specific geographic area to maintain the health, security, and character of a neighborhood.
- Although it is ubiquitous, Airbnb has only been in its current form about 13 years. The business model has evolved over the years and now many STR properties are owned by outside investors, not local citizens.
- I have also commented on the growing trend for many cities to revisit their STR ordinances, and because of the negative impact on their affordable

housing inventory, revise their ordinances to make them more restrictive to include limiting approval to only hosted sites.

- We know there will always be disrupters, but the City of Columbia and our community needs to think long term. In this case we need to respond carefully and intentionally, and not just react to the new GIG economy. Disrupter lifecycles can sometimes be very intense with a high peak, but the fall can come quickly.
- Here in Columbia, we have already experienced the Birds Scooter disrupter approach where they “ignore the law and then beg for forgiveness” forcing Columbia and other cities to deal with their impact.
- During the series of STR meetings, we have heard how somewhere between 350 to 450 STR operator have been illegally hosting outside of our existing zoning regulations. Although maybe it might not be intentional, it is an example of “ignore the law and beg for forgiveness.” Why should Columbia be twisted into an expensive experiment to try and accommodate and anticipate the regulatory requirements of 350 to 450 operators vs the 23,000 owner occupied housing units? We are twisting ourselves, and our ordinances, into a pretzel to change our ordinances to meet STR demands.
- P&Z and the City Council have responsibility to all our property owners, not just a relatively few STR operators. We should not allow the 1.5% to drive the long-term residential housing strategy for the whole city.
- I have long believed the existing Bed and Breakfast ordinance, with a few tweaks regarding the “breakfast” part, could/should apply to un-hosted STRs. It is a straightforward solution that has withstood the test of time.
- In Columbia, via REDI and the HUB, we have a wonderful support system to encourage entrepreneurs. But to my knowledge we do not change all our existing business requirements and regulations just because they are startups. And we should hold ourselves to the same standards with STRs.
- Our hotels in Columbia help financially support our airport and this was voted on and approved by the citizens. We should expect all STRs to also pay the same rate in taxes for support of the airport.

- To protect the City, I have also stressed the importance of requiring STR operators to have liability insurance that lists the City as Columbia as an “also insured.”

In summary, we need to consider how the new STR ordinance will certainly create a costly administrative process to manage and meet the needs of a few STR businesses, while potentially ignoring most of your constituents. We need to keep our eye on the long-term health of our City and protect our 23,000 owner occupied housing units. We also need to consider the health of our subdivisions and protect family oriented long-term rentals properties. We need to need to support our City’s long-term strategy of affordable housing for our citizens. Not cater to unpredictable tourist industry.

Sincerely,

Teresa Maledy

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**[Planning]: STR Comments**

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**Kristen Heitkamp** <mkheitkamp@gmail.com>

Thu, Nov 2, 2023 at 2:41 PM

To: planning@como.gov

Staff, members of the Planning and Zoning Commission:

In my opinion, the proposed draft STR Regulations are for the most part fair and complete. (I've been an AirBnB host as well as a neighbor to THREE AirBnBs.)

I have a reservation regarding 29-6.4 - Zoning compliance (the conditional use permitting process), Item 2: *Whether or not there are established STRs within 300 feet of the proposed STR measured in all directions from property lines "as the crow flies."*

This condition seems arbitrary. While it seems to address the proliferation of absentee-owned housing, it fails to anticipate the legal effects of dictating how many STR houses are permitted within a neighborhood. I wonder if this requirement could be used to sue the city for discrimination on the basis of "best use of property" precedent.

I suggest that you review this item with the city's legal department.

Thank you for your long and arduous devotion to this task.

Respectfully,  
Kristen Heitkamp  
600 Paris Court

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**[Planning]: STH rentals**

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**Neeley Current** <mcurrent@citygardencolumbia.org>

Thu, Nov 2, 2023 at 8:18 PM

To: planning@como.gov

I support regulating short-term housing rentals. With the influx of Airbnb it has limited the housing market for those wishing to purchase homes or find reasonable rent.

I am a teacher and long-term community member. Home ownership has been unreachable for me and family.

Neeley Current  
710 Lyon St. Apt B,  
Columbia, Mo 65201



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## COMMENTS // DRAFT REGULATIONS and DEFINITIONS for SHORT-TERM RENTALS

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**Randall Kilgore** <rfkilgore55@hotmail.com>

Tue, Nov 7, 2023 at 2:07 PM

To: "Planning@CoMo.Gov" <Planning@como.gov>

Cc: Randall Kilgore <rfkilgore55@hotmail.com>, "gdsmith53@hotmail.com" <gdsmith53@hotmail.com>, "Patrick.Zenner@CoMo.gov" <Patrick.Zenner@como.gov>, "Bill.Cantin@CoMo.gov" <Bill.Cantin@como.gov>

### Dear Community Development Staff:

In response to a request for comments regarding the DRAFT of proposed regulations and definitions for short-term rentals, a letter is attached. In addition a PDF of "Feedback and Reviews – 2023" from paying Guests who have stayed at The Fairway Suite, L.L.C. this past year.

Our greatest objection voiced to the DRAFT regulations is the number of days (120 and 180) in definitions of short-term rentals for Tier 2 and Tier 3. We do not understand how these numbers were determined and what good they do in restricting a business from generating revenue like any other business.

We agree in full of the need for regulation, and will gladly comply with the idea of having a business license and a short-term rental certificate of compliance. We would gladly agree to periodic inspections to ensure compliance with all health and sanitation rules and regulations as a condition of use in our Principal Residence. Our business model is from our Principal or primary residence, and the only short-term rental we own and operate. When started, we consulted with neighbors throughout our Neighborhood Association, and especially those living next to our property of what our intentions were. We received no pushback, and in fact were valued and appreciated as we have been a back-up residence for neighbors who had out-of-town visitors, family, or guests. We provide off-street parking for at least two cars, and if requested we are able to provide a garage space to the Guest. Parties are not allowed. We are in residence whenever a Guest is lodging and available to them throughout their stay day, evening and night. Smoking is not allowed in the Suite and restricted on the grounds surrounding the landscape of the property.

The Fairway Suite has hosted Guests visiting Columbia from South Korea, Japan, Brazil, China, and from across the continental United States. The Suite has hosted business travelers, parents of college and university students, golfers wanting to play at Columbia Country Club, wedding Guests attending a wedding event at Columbia Country Club, and the occasional Guest who is relocating from one side of the country to the other and Columbia is a good mid-way point to stop and lodge overnight. Our feedback and ratings by paying Guests is one of the hallmarks of working with the Airbnb platform, and consistently throughout the year we are in the top-tier of short-term rentals with 5-Star reviews. We are not a business limited to just weekend Guests, and fill a niche for the savvy business traveler who prefers the comforts and amenities a private residence affords them over the customary hotel space.

If you were to see the operations of our business you would readily sense the atmosphere afforded each and every Guest. We are always glad to show our hospitality and generous welcome to the City of Columbia and all that it has to offer. We are not just a “weekend getaway” or “football game weekend” short-term rental. We serve our Guests throughout the year!

We remain open to answer questions that may arise, and welcome in the most transparent way oversight and regulation...just not the restriction of how many days a calendar year we can do what we do best.

**Smith & Kilgore**

**The Fairway Suite, L.L.C.**

**Owners/Hosts**

804 Fairway Drive

Columbia, Missouri 65201

[rfkilgore55@hotmail.com](mailto:rfkilgore55@hotmail.com)

[gdsmith53@hotmail.com](mailto:gdsmith53@hotmail.com)

**(573) 808-5254**

**(573) 999-6749**

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**2 attachments**



**Letter to Community Development Short-term Rental Regulations.pdf**  
785K



**REVIEWS and FEEDBACK 2023.pdf**  
3191K



Monday, November 7, 2023

**The Fairway Suite, L.L.C. – An Airbnb Short-Term Rental**

804 Fairway Drive, Columbia, Missouri 65201

City of Columbia  
C/O Community Development  
701 E. Broadway  
Columbia, MO 65201

**RE: Public Hearing DRAFT Regulations – Short-Term Rental**

Dear Community Development Staff:

I am writing to voice protest for the Short-Term Rental (Tier 2) condition of **“not more than a total of one-hundred twenty (120) days in a calendar year.”**

Currently my Short-Term Rental meets the criteria for Tier 2, but I strongly object to the **limitation of days** in a calendar year that I may offer the amenities and hospitality my business model affords its Guests. The same protest and objection to Tier 3 would be expressed if my zoning requirement fell within that short-term rental tier. The average occupancy of my short-term rental is greater than 51% annually and would exceed the 120 days in a calendar year. This restriction seems unfairly imposed with no explanation of how “120 days” was derived. If it were derived based on just weekend lodgings it might be conceivable. But my business model provides for Guests during the week as well as weekends. Our Short-Term Rental is more than just a “football weekend” but rather a lodging rental available to business persons traveling to Columbia during the week, or the traveler driving east or west on I-70 and Columbia happens to be a good midway point to stop and continue their journey the next day.

The restriction of 120-days whether implied or not suggests a measure of what the legal profession might call “restraint of trade.” We find it objectionable that we could be restricted to 120-days thus denying our ability to make income beyond those days.

**Attachment: Feedback & Ratings 2023**

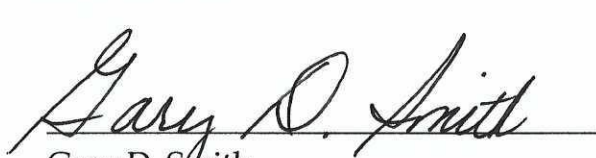
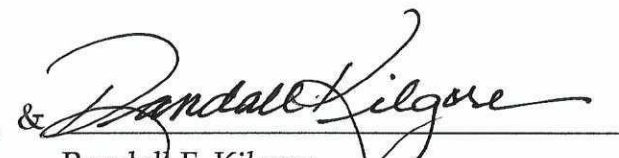


Our Short-Term Rental has been supportive of the idea that a business license be required, and that we would not be opposed to the processes of inspection, conditional use permits, or any other such routine and customary reasonable reviews required by ordinance or rules and regulations promulgated by the City and within the boundaries of established law.

The Airbnb platform is the one we selected in 2015 to operate our brand for Short-Term Rental. We have a proven success record as represented in the feedback reviews and star-rating system employed by Airbnb. (See attached; feedback reviews from 2023) Our business model is based on affordable short-term rental rates, offering Guests the consistency of amenities, hospitality, customer service, and ease of check-in and check-out with little to no intervention by the Owner/Host. The name of our business is The Fairway Suite, L.L.C., and situated within an old, established Columbia neighborhood near the Columbia Country Club and Interstate 70. Guests often remark that the ease with which they can come and go from the location is notable and highly desirable. We provide parking on the property without interruption or disturbance to neighbors on either side of the property. We reside on the property and are available as much as a Guest may require or desire. It is our belief that we would easily qualify for the short-term rental certificate of compliance from the City of Columbia if such were included in the Unified Development Code (UDC) and would welcome such a requirement.

While we have participated in "townhall gatherings" hosted by the Convention and Visitors Bureau since the inception of regulations to the short-term rental business model, we are eager to move this matter forward. We have been actively engaged through social media (Facebook) with other like-minded owners/hosts and have advised others seeking to operate such a business from their principal residence just as we have. Limiting the number of days in a calendar year is too restrictive and is an overreach of authority by the Planning and Zoning Commission in our opinion. We seek to cooperate with whatever the final definitions, rules, regulations and/or ordinances may be.

Sincerely yours,

	&	
Gary D. Smith		Randall F. Kilgore
Owner/Co-host		Owner / Host

**Attachment: Feedback & Ratings 2023**



**Jeffrey**

**Oct 20 – 22, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

This was our second stay at this Airbnb. It still remains the best Airbnb that we have ever stayed at. The hosts are incredible! Super friendly and made us feel at home. We have many more trips planned to Columbia. We will definitely be going back. Highly, highly recommend!



**Heidi**

**Oct 16 – 18, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Always a wonderful stay with Darby as a bonus. Highly recommend!



**Mike**

**Oct 6 – 8, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Great place with superb hosts! Minutes from campus, super clean, country club neighborhood, with great outdoor space. Have stayed a couple of times. Gary and Randy make sure everything is excellent for your stay. Highly recommended!



**Joo Hyun**

**Sep 23 – 26, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Very friendly hosts with beautiful surroundings. It was very peaceful place and I really liked how they took care of the room with love. Will come back soon!



**Daniel**

**Sep 11 – 12, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Randall and Gary are total pros at hosting. Beautiful place and garden!



**Jeffrey**

**Sep 8 – 10, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

We have stayed at many Airbnb locations over the years. This is by far the best Airbnb that we have ever booked. The location is just minutes from the Mizzou campus. The Airbnb is modern, super clean, and located in a country club neighborhood. The best thing about the Airbnb are the hosts. They made us feel very welcome and made sure that we had a very enjoyable stay. We also loved the Host Dog! We are staying there at Homecoming in October and plan to return whenever we are in Columbia.



**Amy**

**Aug 31 – Sep 1, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Our favorite Airbnb so far. Only wish we could have stayed longer.



**Heidi**

**Aug 14 – 18, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Super hosts with the cutest Corgi ❤️



**Hassan**

**Aug 9 – 14, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

You will experience the exact meaning of Guest and Host in this beautiful and relaxing suite. They are Sooooooooooooo considerate and thoughtful. Looks like they are not thinking about anything but your comfort. I think sometimes they give up their comfort to make you more comfortable. If you have an important work on your trip and need complete rest, do not hesitate to book this place. I will have my apartment ready soon, but I will book this suite for a day or two to escape from work and relax. Thank you, Gary and Randall.

**Amanda**

**Aug 2 – 4, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Clean, comfy and completely awesome host! Glad I was able to return for a second visit!!

**Heidi**

**Jul 31 – Aug 2, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Beautiful garden and gracious host with Darby the Corgi as a bonus makes the space a top notch choice.

**Mariah**

**Jul 28 – 30, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

I don't know how else to put it aside from AMAZING! I love Randy & Gary so much!!! I booked with them one time before and was blown away by everything. I booked with them again for my moms birthday weekend. My mom had a blast! She loved everything about it and my stepdad loved it as well. The heated floors are wonderful for anyone who detests cold bathroom floors. The hosts Randy and Gary are amazing and so inviting and accommodating. They really know how to make u feel welcomed and they love hosting and you can feel it. They have everything you can think of and more. Plus my mom got to meet their newest family member Darbie a 7

month old corgi who melts ur heart ❤️ with love. That was my mom's morning highlight, drinking coffee outside in their backyard oasis and seeing Miss Darbie. And if you are ever going to be in the CoMo are if you see available for Randy's place BOOK IT!!! You will not be disappointed.

**Gail**

**Jul 27 – 28, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

A very comfortable stay and Gary was an attentive host. Take a few minutes to enjoy the garden while there!

**So Hyun**

**Jul 25 – 27, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Barby and I really enjoyed staying there. Randall and Gary gave me a lot of information needed for me and I would definitely recommend this place to my family when they come to Columbia. They have really nice garden where Barby spent a lot of time. Also, the room is spacious and well-decorated. I would miss cute Darby and you two.

**Heidi**

**Jul 24 – 25, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

This is a wonderful Airbnb with hosts who are truly super. Plus Darby the Corgi ❤️

**Deb**

**Jul 21 – 23, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

The best place in CoMo! From the moment you drive into this beautiful community...it feels like home. The property is situated next to a beautiful golf course. There is a private entrance for guests. Which leads to the most beautiful garden that could be featured on a magazine cover!



You step into a beautifully decorated bedroom with an en suite bathroom. They have thought of everything you might need. Randall and his partner are the most welcoming people you will ever meet! I instantly felt like I had known them forever. After a long day it was wonderful to sink into the comfy bed. You will not be disappointed. And the best part is their beloved puppy, Darby, who gave me lots of love while visiting. Their home is in a central location to everything. 10/10. Will be booking again!

**Tiffany**

**Jul 19 – 20, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

This place is a true hidden gem!!! Amazing stay !! Bed is super comfortable !!!! Nice quiet relaxing place ! I would def stay again !!!!

**Christina**

**Jun 23 – 24, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Gary and Randall painstakingly created one of the best, if not the best, Airbnb experiences. These gentlemen are kind, generous and warm hosts who go out of their way to make you feel as though you are staying with family. Darby is a real sweetheart and great with other dogs...an added bonus. Space is unbelievably well-appointed and clean...and they thought of EVERYTHING. We truly felt at home...if our home was only so nice! Garden is beautiful. We'll look forward to staying with G&R again.

**Michelle**

**Jun 22 – 23, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Absolutely fabulous. It was so very clean and made me feel at home. The entire atmosphere was pleasant and so comfortable. The outdoor area was beautiful and fenced so that my pup could run a bit after being in a car for 12 hours. The sounds of the birds as well as the water feature was so relaxing. This is a must for anyone looking for a short or long term stay. It is a very short distance off of I 70 which made it stress free and easy to find. Thank you to Gary and Randy.

**Lisa**

**Jun 15 – 16, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Oh my goodness...what an amazing place to lay your head after a long drive! Easy to find, Randall and Gary are the perfect hosts. I didn't have an exact timetable and they were very accommodating and helpful. I enjoyed being greeted by Gary as well as Darby, the resident security pooch 🐶. The accommodations were perfect—I enjoyed exploring the garden, reading on the private patio and conversation in the morning. I would definitely seek this out again—I would even go out of my way by an hour or so. I love the idea of finding those places you want to repeat a visit to!

**Heidi**

**Jun 5 – 7, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Gracious hosts, live piano music, and a Corgi puppy all make for a wonderful stay ❤️

**William**

**May 15 – 16, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Honestly a perfect place everything was amazing host were very welcoming and I would definitely come back 10/10 thank you!

**Dawn**

**May 12 – 14, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Beautiful place! Enjoyed our stay very much. Randall and Gary were very friendly. Will definitely stay again. Next time, we will take some quiet time for ourselves and enjoy their beautiful yard. Fantastic Airbnb!

**Amanda****May 10 – 12, 2023** • Fairway Suite Central to Columbia**Overall quality**

Rating 5 - ★★★★★

Not only was Randall very kind and such a cute puppy but the place was so comfortable and clean I actually walked around barefoot in there without concern. The carpet was fresh and clean, the bed was fresh and clean, everything was pristine. I slept so well it was like home away from home. 10/10 would recommend.

**Mike****Apr 28 – 30, 2023** • Fairway Suite Central to Columbia**Overall quality**

Rating 5 - ★★★★★

I was in Columbia for our son's mom's weekend. This is very close to campus, and I tremendously enjoyed my stay with Gary and Randy. I felt at home instantly and found them to be kindred spirits immediately. They are so welcoming, friendly, and fun. And considerate! Each night when I got home after dark, there were a couple of lamps lit on the suite, so I was not coming home to darkness. So thoughtful! Soooo much nicer than a hotel! I was sad to leave! I may go back with my husband for Dad's weekend in October just to hang out with them!

**Heidi****Apr 24 – 26, 2023** • Fairway Suite Central to Columbia**Overall quality**

Rating 5 - ★★★★★

The most gracious hosts and their hospitality is so welcoming. Darby is such a cutie 🐶

**Lauren****Apr 22 – 23, 2023** • Fairway Suite Central to Columbia**Overall quality**

Rating 5 - ★★★★★

The Fairway Suite was very clean, well-stocked, and well decorated. The heated tile in the bathroom was a bonus. Check in was very simple thanks to the detailed instructions left by Randall. The price was very reasonable. 10/10 would stay again.



**Robyn**

**Apr 21 – 22, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Randall and Gary are very good hosts. We didn't have a chance to meet Gary, but Randall was kind enough to introduce himself and his cute little dog Darby. Oh my gosh, did I just want to take her home. The place IS pristine. Every inch of it was sparkly clean, and there were a couple of huge Lilly blooms in the bathroom along with some other assorted plants, making for a peaceful bath time. Not to mention the jetted spa tub that is so high-tech that it dries out the lines in between each use! The bathroom includes a 2 person stand up shower and heated tiles. It's truly my dream bathroom. To top it all off, they have a beautiful garden in the back with a couple of rocking chairs and a water feature. You'd almost forget you're so close to downtown. The property is nearly on a golf course. We enjoyed a quiet night and were very happy with our stay.

**Heidi**

**Apr 19 – 21, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Wonderful place with gracious hosts and the cutest Corgi puppy ❤️

**Alex**

**Apr 16 – 17, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Stayed for one night but wished it could have been longer! Very responsive and accommodating, so glad we stayed here.

**Sherri**

**Apr 15 – 16, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Wonderful place and location. Exceptional in every way! One of the best I've stayed in. Highly recommend.

**Robert**

**Apr 13 – 15, 2023** • Fairway Suite Central to Columbia

### Overall quality

Rating 5 - ★★★★★

the garden in back is stunning complet with water features. my daughter and I sat out there and enjoyed some backgammon in wonderful weather and peaceful surroundings. the air tub is wonderful and the bed perfect!

**Jacqueline**

**Mar 31 – Apr 10, 2023** • Fairway Suite Central to Columbia

### Overall quality

Rating 5 - ★★★★★

A beautiful location right off a golf course in a quiet neighborhood. Rooms were neat and clean, with little touches to remind us of the hosts' care for their guests. There is a place to sit and listen to the sounds of the serenity garden after long days with family. A treasure you wouldn't want to miss.

**Amanda**

**Mar 28 – 29, 2023** • Fairway Suite Central to Columbia

### Overall quality

Rating 5 - ★★★★★

Book it!! My husband and I have been using Airbnb since 2016, and this was hands down the best Airbnb experience we have ever had. Hosts: Randy & Gary are the absolute kindest hosts and have an adorable corgi puppy, Darby. They greeted us on arrival, offered us complimentary drinks, and made us feel right at home throughout our stay. We really enjoyed our conversations with them and they even baked us cookies for our drive back to Colorado. They were excellent communicators and extremely hospitable hosts. Listing: Their home is very easy to find and even better in person than the photos. The room has a heated bathroom floor, a beautiful full length mirror, a relaxing jetted tub, lots of natural light, and plenty of space. Everything was spotless, they even have charming seasonal decorations—AND their backyard is truly a peaceful oasis. We genuinely enjoyed our stay and look forward to returning soon!

**Ginger****Mar 16 – 19, 2023** • Fairway Suite Central to Columbia

### Overall quality

Rating 5 - ★★★★★

Super comfortable and beautiful room/bathroom. Better than any hotel we would've picked. Comfortable bed, large bathtub, separate shower, and walk-in closet. Great location close to everything you need. Gary and Randall were so kind and welcoming. Wish we had more time to visit with them.

**Heidi****Mar 12 – 15, 2023** • Fairway Suite Central to Columbia

### Overall quality

Rating 5- ★★★★★

This is an amazing space with wonderful hosts. The Corgi puppy Darby is a bonus feature. I can't wait to see her grow!

**Heidi****Mar 7 – 10, 2023** • Fairway Suite Central to Columbia

### Overall quality

Rating 5 - ★★★★★

This an amazing space with the most gracious hosts. I already have my next visit booked!

**Amy****Mar 5 – 7, 2023** • Fairway Suite Central to Columbia

### Overall quality

Rating 5 - ★★★★★

Randy and Gary are wonderful and make you feel right at home! You won't regret staying there and becoming fast friends with them!

**Christy****Mar 3 – 5, 2023** • Fairway Suite Central to Columbia

### Overall quality





Perfect. No better place to stay if you are visiting the Columbia, MO area.



**Robert**

**Feb 23 – 25, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5- ★★★★★

Fantastic place. Very much like the pictures. The bed is tall and firm. The butler station was well stocked with drinks, coffee options and some breakfast biscuits to snack on. The TV had good options. Thermostat was easily accessible (I prefer my rooms colder than most). But the star was the huge bathroom. Nice size air jet tub, a shower for two, heated tiles! I look forward to coming back in the summer and enjoying the private garden.



**Gail**

**Feb 19 – 20, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Dog-friendly, beautiful, quiet, and restful. Great bed! So many thoughtful details. Great wi-fi connectivity. I was able to work for several hours. We felt welcomed and attended to. Would definitely recommend and would definitely stay again.



**James**

**Feb 17 – 18, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Wonderful hosts—the place was beautiful and very relaxing. Randall's recommendation for dinner was spot on! And his cookies were delicious! Thank you for a relaxing stay! Jim and Nancy



**James**

**Feb 2 – 4, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

Clean, comfortable, and as advertised. Homemade cookies -a nice added touch.



**Melissa**

**Jan 14 – 16, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

This place is beautiful! It IS part of the hosts home. Very clean with plush linens. Super nice hosts! Definitely plan to rebook here on my next visit.



**Pat**

**Jan 5 – 8, 2023** • Fairway Suite Central to Columbia

**Overall quality**

Rating 5 - ★★★★★

My husband and I were fortunate enough to get to stay at the Fairway Suite earlier this month. We were in Columbia to visit family and this was the perfect place to stay! The space is extremely clean and so comfortable!! And the hosts are amazing and so accommodating! I would highly recommend this suite to anyone visiting Columbia.



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## [Planning]: Comments on Proposed Short-Term Rental Regulations

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Ed Brent <ed.brent@gmail.com>

Thu, Nov 16, 2023 at 8:00 AM

To: "mayor@como.gov" <mayor@como.gov>, planning@como.gov

November 16, 2023

City Council Members & Mayor  
701 E Broadway, P.O. Box 6015  
Columbia, Missouri, 65205

Dear Council Members and Mayor Buffalo:

We are long-term residents of Columbia's Fourth Ward and have our principal residence and secondary residence on adjacent lots in nearly four acres of land where we live and operate two short-term rentals. The first home is the historic Troxell Home (a grand red brick home with white columns, part of which was built before 1830, and recognized by the City of Columbia as a Notable Historic Property in 2021). Dr. Brent purchased it in 1981 and Brent & Rai renovated it in 2019. The second home (our principal residence) is a contemporary Net-Zero home designed by Nick Peckham Architects

### Concerns with proposed regulations

We recognize STRs pose a complex issue with many stakeholders. We appreciate the effort the Planning and Zoning Commission, Council, and City staff are putting into this effort. However, we strongly **oppose the proposed maximum of one (1) short-term rental certification of compliance per owner or authorized tenant**. This discriminates against married couples and families, who tend to be more stable and to own their homes, in favor of singles - even renters who may have no intent to become long-term residents in Columbia. It is also logically inconsistent with providing income opportunities to families living in their own home (whether a primary or secondary residence) and is inconsistent with how married couples have traditionally been handled in tax codes and other regulations.

**We urge Council to make a simple change recognizing that a married couple has the same rights as two unrelated persons and can be issued up to two short-term rental certifications of compliance.** This would be more consistent with the stated intentions of these regulations. It would no longer penalize marriage putting a married couple on a par with two single people. It would provide additional funds to families seeking to stay in their own home. It is similar to the marriage benefits often found in tax codes and other regulations. This would also have minimal impact on existing host families while dramatically reducing large multi-listings. [According to data in the Short-Term Rental Regulations Updates slides from the 12-19 pre-council meeting, there were roughly 19 hosts with 2 listings and 26 with 3 or more listings.]

**We also have a concern with the proposed criterion of 300 feet or more between STRs.** Earlier draft regulations strongly encouraged having two STRs on neighboring lots to strengthen supervision. So – at considerable expense – we built a second home next door. Would it be reasonable to make an exception to the 300 feet restriction where there are only two STRs involved, both owned by the same married couple? The improved monitoring is likely even more important than density in neighborhood impact. We have found it helpful to be next door much of the time when we had guests to help us make sure other neighbors are not bothered. Also, our large setbacks, screening from neighbors, off-street parking, and over 2 acres of forest make our impact on the neighborhood less than homes on normal lot sizes.

### The costs of regulatory uncertainty

Just as the city is struggling to address concerns with short-term rentals, we – and many others – have struggled to provide STRs in a responsible manner without clear guidance as to what will be permitted. We have developed our two STRs at considerable expense, but we couldn't wait years for city regulations to be finalized, so we did our best to act in good faith, consistent with proposed STR policies of the city at that time. We have always been in compliance with every existing ordinance and housing regulation. We have registered both of our houses as rental houses, passed all inspections, and we pay all property taxes, income taxes, and sales taxes on rental income. We are also ready to comply with new regulations and taxes as they are developed. We have worked hard to comply with evolving city ordinances and to manage our property responsibly to mitigate concerns while providing value to the community and our neighborhood. We ask that Council take that good-faith effort into consideration to provide us, and others like us, a way forward.

### **STRs are diverse and meet diverse needs of the neighborhood and community.**

We share the desire to not let STRs compete with affordable housing. But STRs in Columbia are diverse, ranging from single bedrooms to large well-appointed homes suitable for larger gatherings of guests, and serving more affluent visitors. Our two homes are high quality larger four-bedroom homes nestled among acres of mature trees on West Broadway just south of Shelter Office Plaza. They do not compete with affordable housing, and they provide value to the community in other ways. They meet Columbia's need for short-term housing for visiting families and dignitaries at events such as True-False or Roots & Blues, heavily recruited potential hires for businesses or universities, families of visiting football coaches (both Alabama and Georgia), MU alums returning for induction into the Mizzou Sports Hall of Fame (Tyron Woodley, 2019), and recent Grammy-winner Jon Batiste (last year's opening act at Roots & Blues). STRs like ours provide a welcoming experience worthy of the accomplishments of these distinguished visitors, encouraging them to return to Columbia bringing their friends and their business.

They provide value to our neighborhood as well. Our renovation of the Troxell Home and construction of the architecturally innovative ultra-modern Net-Zero Home, along with clearing overgrown brush and dead trees, have improved property values in the neighborhood. They also support historical preservation and environmental responsibility. Offering these two homes as STRs provides guests the opportunity to experience these unique homes. We personally give every guest a tour, pointing out architectural features and history for the historic home; and explaining the solar panels, triple-glazed windows, SIPs modular construction, insulation, multi-split HVAC units, and infiltration testing for the Net-Zero home.

### **3. Invitation to visit Briarwood Estate.**

We Invite any council member, P&Z Commission member, or staff to visit our property so that we can show you a concrete example of how STRs can provide value to both the community and neighborhood. We are happy to answer any questions you may have. See also online listings below.

Thank you for your consideration.

Edward Brent	(573) 864-9799	<a href="mailto:Ed.brent@gmail.com">Ed.brent@gmail.com</a>
Sahadev Rai	(573) 514-5932	<a href="mailto:rai.sahadev@gmail.com">rai.sahadev@gmail.com</a>

### **Online Listings, Newspaper and Magazine Articles**

#### **Historic Briarwood Estate**

Airbnb listing

[https://www.airbnb.com/rooms/36515107?source\\_impression\\_id=p3\\_1630075571\\_KOtN%2Bd1aK8g5rJNX](https://www.airbnb.com/rooms/36515107?source_impression_id=p3_1630075571_KOtN%2Bd1aK8g5rJNX)

Most Notable Historic Properties, Columbia, 2021

<https://themosy.org/holiday-home-tour/> Search for "Briarwood" in the listings

Columbia Symphony Society Tour of Homes, 2021

<https://themosy.org/holiday-home-tour/>

Missouri Symphony Society Designers Showhouse (Columbia Missourian, 1981-05-10)

<https://mdh.contentdm.oclc.org/digital/collection/colmo8/id/167353>

This was the very first time MOSY raised funds with the Historic Briarwood Estate

## **Contemporary Briarwood Estate**

Airbnb listing

[https://www.airbnb.com/rooms/52297655?source\\_impression\\_id=p3\\_1671629815\\_Qq6TnRDewwxdyDk6](https://www.airbnb.com/rooms/52297655?source_impression_id=p3_1671629815_Qq6TnRDewwxdyDk6)

COMO Magazine 2022

Issue Cover Page: <https://comomag.com/issues/may-2022/>

Article: <https://comomag.com/2022/05/10/contemporary-luxury/>

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**[Planning]: Short Term Rentals**

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**'Deborah Popp' via Planning** <planning@como.gov>  
Reply-To: Deborah Popp <catbert\_98@yahoo.com>  
To: Planning@como.gov  
Cc: Tom Popp <tapopp@netscape.net>

Sat, Nov 18, 2023 at 2:03 PM


The draft for Short Term Rentals does not speak to R1 dwellings governed by HOA. The Vineyards recently promulgated attached document and forbids short term rentals. Please spell out in UDC that licenses for STRs will be out of compliance/ not valid if HOA outlaws use of dwelling as STRs (including but not limited to VRBO or AirB&B).

Our neighborhood is still dealing with an issue of local realtor buying up homes here and marketing them as AirB&B.

Sincerely,  
Deb Popp  
[2026 Random Ridge](#)  
[Columbia, MO 65201](#)

Sent from my iPhone

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 **2023 08-06 - Vineyards resolution re short-term rentals.pdf**  
1382K

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## Requested Revisions to the STR Draft Regulations

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jgalen001@gmail.com <jgalen001@gmail.com>  
To: planning@como.gov, patrick.zenner@como.gov  
Cc: Jeff Galen <jgalen001@gmail.com>

Fri, Nov 24, 2023 at 11:01 AM

Greetings Mr. Zenner and Planning and Zoning Commissioners,

I am the current President of the Columbia Apartment Association (CAA) and I am submitting a letter on behalf of the CAA requesting changes to the currently proposed Short Term Rental (STR) draft regulations in addition to a 'red-lined' version of the current draft, with suggested changes to the ordinance.

The attached revisions were developed by and are supported by the Columbia Board of Realtors, the Columbia Missouri Real Estate Investors Association (COMOREIA), and the Columbia MO Short Term Rental Owners Facebook Group, and the Columbia Apartment Association (CAA).

We appreciate all of the hard work the city staff and P&Z commissioners have put into this undertaking, and we ask that the requested changes are considered. The Columbia Apartment Association would like to reiterate its position that we support an ordinance that:

1. Defines and establishes STR's as a legal use in the UDC
2. Allows lodging tax to be collected on STR's
3. Creates parity with current rental regulations
4. Does not restrict property rights

Sincerely,

**Jeff Galen**

President, Columbia Apartment Association

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### 2 attachments

 **231121 CAA Letter - STR Requested Revisions.pdf**  
190K

 **231121 STR Rev+Comm CBOR-CAA.pdf**  
534K

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## [Planning]: Short Term Rentals

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'Elinor Arendt' via Planning <planning@como.gov>  
Reply-To: Elinor Arendt <elinor2u@aol.com>  
To: "planning@como.gov" <planning@como.gov>

Sun, Nov 26, 2023 at 11:12 AM

Hello,

I do NOT support the proposed amendment for short term rentals. Elinor Arendt

Elinor Arendt  
573-864-3881  
[Elinor2u@aol.com](mailto:elinor2u@aol.com)  
Action Realty - Broker  
4008 Fall Ridge Dr  
Columbia, Mo. 65203



Friday, November 24, 2023

**The Fairway Suite, L.L.C. – A Short-Term Rental**

804 Fairway Drive | Columbia, Missouri 65201

City of Columbia  
C/O Community Development  
ATTN: Mr. Patrick Zenner  
701 E. Broadway  
Columbia, MO 65201

**RE: Public Hearing DRAFT Regulations – Short-Term Rental**

Dear Mr. Zenner & Community Development Staff:

The **Columbia Board of Realtors (CBoR)** and **Columbia Apartment Association (CAA)** has provided an **excellent** alternative plan to what has been presented by the Staff to the Community Development Department and the Planning and Zoning Commission and known as **“Proposed STR Ordinance Revisions to the STR Regulations – Final Draft.”**

The restrictive nature of the DRAFT is a strong deterrent to us as Owners/Hosts, and while we support changes to the Uniform Code, it should be done in a fair and equitable manner and presented in less structured or "tiered" language. The **“COMMENTARY”** provided by CBoR and CAA is most excellent and provides a better way of looking at the proposed regulations.

Our business model seeks to provide a safe, secure, private environment (space) that is attached but separate from our primary residence or home. We strongly believe in the availability of owner/host to paying Guests, and therefore make ourselves available to them 24-hours/day throughout their reservation.

We endeavor to be open to Guests who are coming to Columbia to attend a variety of event venues, *as well as* the business traveler coming to town for a meeting, a conference, or some business matter. Their stay in our STR provides them with a



Community Development  
ATTN: Mr. Patrick Zenner  
Page - two

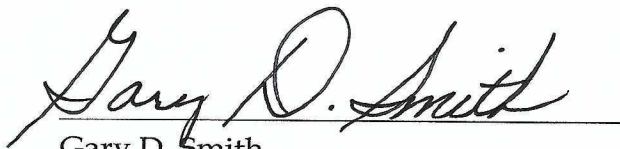
different level of experience than they might get in a hotel. We have hosted people from all over the world and shown hospitality to these people who might otherwise have never experienced the privacy and comfort of someone's primary residence in such a short-term rental. STR's are popular among "traveling professionals" such as intensive care nursing professionals, laboratory technicians, physical therapists, and locum tenens medical providers.

For the STR Guest relocating from one part of the country to another, Columbia is an ideal "half-way" point to stop, stay overnight, and continue their journey to the next destination because of its proximity to the Interstate-70 highway system. We hosted many Guests relocating to Florida or somewhere along the east coast and vice versa.

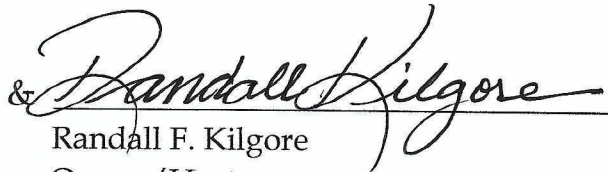
For families in our neighborhood who have had visiting relatives, our short-term rental has provided the convenience of extra accommodation without having them stay elsewhere and afar from their loved ones. Our central location provides excellent access to the many different venues in Columbia, and easy access to and from major roads in and around the city.

We favor and support the alternative plan submitted by the **Columbia Board of Realtors** and **Columbia Apartment Association**. We find it to be a better if not best option. It is manageable, and fair within a framework amenable to Owners/Hosts regardless of the platform used to manage the short-term rental. We support manageable regulation and will cooperate with City governance to continue our business in the least restrictive manner.

Sincerely yours,



Gary D. Smith  
Owner/Host  
The Fairway Suite, L.L.C.



Randall F. Kilgore  
Owner/Host  
The Fairway Suite, L.L.C.

Cc: Mayor Barbara Buffaloe  
The City Council of Columbia



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## STR Ordinance

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Vince Winn <walt8688@yahoo.com> Mon, Nov 27, 2023 at 7:57 AM  
To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

I wanted to write to you in support of the CBOR-CAA amendments to the proposed STR ordinance. As a long-time real estate investor bot in the city and in the county I am asking that you support the inclusion of these amendments.

Thank you.

Walter V. Winn

# COLUMBIA BOARD OF REALTORS®

November 21, 2023

Community Development Department  
City of Columbia Missouri  
701 E. Broadway  
Columbia, MO 65201

VIA: EMAIL

Re: Short Term Rental Code Amendments to the UDC  
Proposed Amendments

Planning & Zoning Commission Members:

We are pleased to have this opportunity to provide comments on the Proposed Amendments to the UDC regarding Short Term Rentals. The CBOR has prepared a 'red-line' and commentary (*attached*) of the proposed draft ordinance highlighting changes that will make the ordinance less confusing and easier for property owners to comply with.

The Columbia Board of REALTORS® would like to reiterate its position that the ordinance:

- 1) Defines and establishes STR's as a legal use in the UDC
- 2) Allows lodging tax to be collected on STR's
- 3) Creates parity with current rental regulations
- 4) Does not restrict property rights

The Columbia Board of REALTORS continues to be concerned that the STR ordinance, as written, will have a stifling effect on a property owner's rights. Those rights include the right of disposition, which translates to the title holder being able to sell, rent, or transfer ownership or use of their real property at will. This would include short-term rentals as a residential use, no matter the length of tenancy. The proposed approval process to obtain a certificate of compliance has the potential to become a political decision, as opposed to a ministerial act, by either the Planning and Zoning Commission and/or City Council.

We appreciate the work that the Planning and Zoning Commission and Staff have put into the draft ordinance. Thank you for hearing our concerns.

Sincerely,



Jamie Thornsberry  
2023 President  
Columbia Board of REALTORS®

Enclosures

The following are **Proposed STR Ordinance Revisions** to the **STR Regulations – Final Draft (approved 8/24/23 – clean)**, as prepared by the **Planning/Zoning Commission**. These proposed revisions have been prepared by the **Columbia Board of Realtors and the Columbia Apartment Association**. A **Commentary** is attached providing additional information to support the **Proposed Revisions**.

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**The following definitions are to be added to the Unified Development Code (UDC) as a reconstituted Section 29-1.11(g) [Definitions] with existing Section 29-1.11(g) being renumber to Section 29-1.11 (h). All text is new.**

(g) *Short-term Rentals*. For the purpose of chapter 29, article 3, section 29-3.3(uu) the following words and terms as used are defined to mean the following:

**Designated Agent.** An individual or management company ~~located within the City of Columbia~~ that is available 24-hours per day who accepts full responsibility for addressing matters arising with the operation or use of a dwelling unit licensed as a short-term rental in the absence of the owner/authorized tenant of the property upon which such dwelling is located. The individual or management company is not required to be on-site in the absence of the owner/authorized tenant of the property but shall be able to provide a minimum of one (1) hour on-site response time if required.

C1

**Long-Term Resident.** The owner, or a tenant under a signed lease greater than 30 days, that's authorized by the owner to conduct a short-term rental within the dwelling unit ("authorized tenant"), that maintains their principal residence on the parcel where the dwelling unit that is the subject of the short-term rental registration is located.

**Owner.** Any person, corporation, limited liability company, partnership, limited partnership, trust, real estate investment trust or any other legal entity who has legal interest in a property as shown within the records of the Boone County Assessor's Office.

**Principal Residence.** The one dwelling unit in which a long-term resident resides that, whenever absent, is the dwelling to which they return until a new principal residence is established. A person can have only one principal residence. A principal residence shall be documented by providing at least one of the following documents demonstrating the dwelling unit is the long-term resident's principal residence: valid motor vehicle or voter registration; federal or state tax returns or other financial documentation; a utility bill; a valid driver's license; or other legal documentation deemed sufficient by the Director of Community Development.

**Registrant.** The natural person who has:

1. Identified themselves as the registrant in the registration information and documentation submitted pursuant to the provisions of chapter 22 (Rental Conversation Law) of the City Code;
2. Either owns the dwelling unit, or is a long-term resident who has a documented right to possess and conduct a short-term rental within the dwelling unit; and
3. Has complied with all registration requirements for such dwelling unit in the City Code.

**Short-term Rental.** A residential dwelling unit, portion of a dwelling unit or room within a residential dwelling unit rented by a transient guest.

~~**Short-term Rental (Tier 1).** An accessory use of a long-term resident's principal residence that is rented, on occasion, in whole or in part, for not more than a total of thirty (30) days in a calendar year as a short-term rental.~~

C2

~~**Short-term Rental (Tier 2).** An accessory use of a residential dwelling unit that is rented offered, on occasion, in whole or in part, for not more than a total of one hundred twenty (120) days in a calendar year as a short-term rental.~~

~~**Short-term Rental (Tier 3).** A residential dwelling unit that is rented, in whole or in part, as a short-term rental for greater than one hundred twenty (120) days in a calendar year.~~

**Short-term rental intermediary.** A marketplace or network that facilitates the listing, marketing, or rental of a short-term rental on a site, also referred to as a platform.

**Transient Guest.** A person who occupies a room in a hotel, motel or tourist court as well as a bed and breakfast or short-term rental for less than thirty-one (31) consecutive days.

**The following existing definitions within Section 29-1.11(a) [Definitions] of the Unified Development Code shall be amended as follows. Strikethrough text to be deleted and underlined text to be added.**

**Hotel.** A building occupied or used as a temporary abiding place of individuals or groups of individuals, with or without meals, in which the typical stay is between one and thirty (30) days. Accessory uses may include restaurants, cafes, swimming pools, meeting rooms, or sports/health facilities. The definition of *hotel* shall exclude bed and breakfast establishments and short-term rentals.

*Bed and breakfast.* A residential building containing not more than five (5) guest rooms that provides sleeping units and meals for transient guests, and that is managed and occupied by the owner of the property. The definition of bed and breakfast shall exclude hotels and short-term rentals.

**The following subsection (uu) is to be added to the section 29-3.3 of the Unified Development Code (UDC) as new “use-specific standards” relating to short-term rentals. All text is new.**

### **Sec. 29-3.3. Use-specific standards.**

All uses for which the permitted use table in section 29-3.2 shows use-specific standard(s) shall comply with the applicable standard(s) in this section. In addition, all development shall comply with all other applicable provisions of this chapter.

...

(uu) *Accessory and temporary uses of land and buildings: Short-term Rental.*

A. *Short-term Rental: Short-term rental shall be an allowed use in zoning districts A, R-1, R-2, R-MF, M-OF, M-N, M-C, and M-DT provided the following criteria are met:*

1. *The dwelling unit or portion of the dwelling unit is rented by transient guests for no greater than two-hundred ten (210) days in a calendar year; and*
2. *Except as set forth in section 29-3.3(uu)B.6. below, one (1) off-street parking space for every two (2) registered adult occupants of the dwelling unit shall be provided. Such parking shall be provided off-street on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking.*
3. *A conditional use permit shall be required to rent a short-term rental unit for greater than two-hundred ten (210) days in a calendar year, increased occupancy, or reduced parking.*

~~A. *Short-term rental types. Short-term rentals shall be classified as either a Tier 1, Tier 2, or Tier 3 dwelling unit subject to the following provisions:*~~

C3

~~1. “Tier 1” short-term rental. Shall be an accessory use in zoning districts A, R-1, R-2, R-MF, M-OF, M-N, M-C, and M-DT provided the following criteria are met:~~

- ~~i. The dwelling unit is a long-term resident’s principal residence; and~~
- ~~ii. The dwelling unit or portion of the dwelling unit is rented by transient guests no greater than a total of thirty (30) days in a calendar year.~~

~~2. “Tier 2” short-term rental.~~

~~i. If the dwelling unit is a long-term resident’s principal residence, a Tier 2 short-term rental shall be an accessory use in zoning districts A, R-1, R-2, R-MF, M-OF, and M-N, M-C, and M-DT provided the following criteria are met:~~

- ~~1. The dwelling unit or portion of the dwelling unit is rented by transient guests for no greater than one hundred twenty (120) days in a calendar year; and~~
- ~~2. Except as set forth in section 29-3.3(uu)B.7 below, one (1) off-street parking space for every 2 occupants of the dwelling unit shall be provided. Such parking shall be provided offstreet on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking.~~

~~ii. If the dwelling unit is not a long-term resident’s principal residence, a Tier 2 short-term rental shall be an accessory use in zoning districts M-OF, M-N, M-C, and M-DT and shall be a conditional accessory use in zoning districts A, R-1, R-2, and R-MF provided the following criteria are met:~~

- ~~1. The dwelling unit or portion of the dwelling unit is rented by transient guests for no greater than one hundred twenty (120) days in a calendar year; and~~
- ~~2. Except as set forth in section 29-3.3(uu)B.7 below, one (1) off-street parking space for every 2 occupants of the dwelling unit shall be provided. Such parking shall be provided off street on the site of the short-term rental on a parking surface compliant with~~

~~the provisions of this Code and shall not result in the displacement of required parking, and~~

- ~~3. A conditional use permit, where required, is approved by the City Council in accordance with section 29-6.4 (conditional use permit).~~

~~3. "Tier 3" short-term rental. Shall be a permitted use in zoning districts M-N, M-C, and MDT and shall be a conditional use in zoning district M-OF provided the following criteria are met:~~

- ~~i. The dwelling unit is rented by transient guests for a period greater than one hundred twenty (120) days in a calendar year; and~~
- ~~ii. A conditional use permit, where required, is approved by the City Council in accordance with section 29-6.4 (conditional use permit); and~~
- ~~iii. Except as set forth in section 29-3.3(uu)B.7. below, one (1) off-street parking space for every 2 occupants of the dwelling unit shall be provided. Such parking shall be provided off-street on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking; and~~

B. Supplemental use-specific standards. The following standards shall be applicable to all short-term rentals regardless of their "tier" of designation.

1. Compliance. It shall be unlawful to operate within the City any short-term rental without complying with the provision of this subsection (uu) and having obtained ~~a business license and~~ a short-term rental certificate of compliance pursuant to the provisions of ~~chapter 13 (Business License) and~~ chapter 22, article V (Rental Conservation Law) of this Code within 365 days of the effective date of this ordinance on forms provided by the City.
2. Limits on Licensure. A maximum of ~~one (1)~~ eight (8) short-term rental certificate(s) of compliance may be issued per owner or authorized tenant.
3. Registration. Registration for a short-term rental certificate of compliance shall follow the provisions of chapter 22 (Rental Conversation Law) of the City Code. Concurrent with submission of registration forms provided by the City, the registrant shall submit:

C11

C4



- i. Registrant. Identification of the registrant by full name, Social Security Number or Federal Tax Identification Number, telephone number, mailing address, email address and date of birth.
  - ii. Owner. If registrant is not the owner of the dwelling unit, identification of each owner of the unit by full name, telephone number, Social Security Number, Federal Tax identification Number, mailing address, email address and date of birth. If the dwelling unit is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name and address of the following shall be provided: for a corporation, a corporate officer and chief operating officer; for a partnership, the managing partner; for a limited liability company, the managing or administrative member; for a limited partnership, a general partner; for a trust, a trustee; or for a real estate investment trust, a general partner or officer.
  - iii. Registrant's proof of possession. Proof of possession of the short-term rental, either by valid warranty deed, valid lease, or other verification of the tenant's right to possession of the dwelling unit. If the proposed registrant does not own the dwelling unit, they must also provide a notarized affidavit from the property owner allowing the proposed registrant to conduct a short-term rental within the dwelling unit.
  - iv. Maximum day. The maximum number of days annually that the dwelling is to be rented as a short-term rental, and
  - v. Designated Agent. The name, address, and contact number of a designated agent ~~within the City of Columbia and that is~~ accessible 24 hours per day, seven (7) days a week who shall accept full responsibility for addressing matters arising with the operation or use of the dwelling unit in the absence of the registrant.
4. Conditional use permit. When applicable, a short-term rental certificate of compliance shall be granted only after the issuance of a conditional use permit in accordance with the provisions of section 29-6.4 (conditional use permit).
5. Maximum occupancy. The maximum number of occupants permitted in a dwelling unit offered and operated as a short-term rental shall be subject to the "occupancy limitations" of the most recently adopted edition of the

C1

C5



International Property Maintenance Code (IPMC). ~~In no instance, regardless of short-term rental tier designation, shall a dwelling unit be occupied by more than a total of eight (8) occupants.~~

6. Parking. In such instances where the parking requirements of an overlay zoning district or the mixed use – downtown (M-DT) district conflict with the parking requirements set forth in section 29-3.3(uu)(A) above, the parking requirements of the overlay zoning district or M-DT district shall control.

C6

7. Reservations. Only one rental reservation at a time shall be permissible for each short-term rental. ~~If rented “in part” and additional occupancy is permitted, it shall be unlawful to have a second reservation for the same dwelling.~~

C7

8. Dwelling unit usage. Dwellings licensed for short-term rental usage shall ~~not only~~ be used for special events such as weddings, corporate events, commercial functions, large parties ~~(greater than 8 persons)~~, and other similar events or activities otherwise prohibited by this code with issuance of conditional use permit allowing such events.

C8

9. Certificate of Compliance Posting. The short-term rental certificate of compliance issued by the City shall be conspicuously posted at the entry of the dwelling unit or in a readily available location onsite for review upon the request of a police officer or city inspector investigating a violation of this subsection (uu), chapter 16, article IV (Nuisances), or chapter 22, article V (Rental Conservation Law) of this Code.

10. Safety requirements. Certification shall be required by the proposed registrant, and, if the proposed registrant is not the owner of the dwelling unit, by the owner, to each of the following requirements:

- i. The dwelling unit complies with all applicable federal, state, and local laws, including but not limited to collection and certification of payment of taxes and procurement of any required licenses and permits, and all property maintenance, building, electrical, mechanical, and plumbing codes.
- ii. Posted within each dwelling unit rented as a short-term rental is
  - i. The contact information for the registrant, owner, and that of the designated agent representing the dwelling unit in the absence of the registrant.

- ii. The contact information for emergency services (police, fire, and ambulance), and the City of Columbia Community Development Department.
  - iii. The occupancy limitations as provided within the short-term rental certificate of compliance;
  - iv. An emergency evacuation route map.
- iii. Installed and maintained within the dwelling unit are smoke and carbon monoxide detectors in locations as specified for dwelling units by the building code.
- iv. Proposed registrant and owner will allow inspection of the short-term rental dwelling unit by the City for fire, police, public safety, health/sanitation and other City Code compliance purposes upon reasonable prior notice (which may be oral or electronic) at times that such unit is not occupied by a short term-rental guest.
11. Rental Platform Identification. It shall be unlawful to list a short-term rental on any website or other media without first obtaining a short-term rental certificate of compliance from the City. Any website or media listing of the dwelling unit shall include the short-term rental certificate of compliance licensing number. Concurrent with the application to register a dwelling unit as a short-term rental and annually thereafter, the registrant shall provide the City with a list of all specific website or other media where the dwelling unit will be advertised for rental purposes.
12. Accessory Dwelling Unit (ADU) usage. An ADU may be permitted to be utilized as a short-term rental subject to compliance with the provisions of this subsection (uu) and all other applicable provisions of this code, ~~provided not more than one dwelling unit upon the property is registered for use as a short-term rental.~~
13. Signage. One (1) non-illuminated building-mounted sign no greater than one (1) square foot in area shall be permitted to identify the dwelling unit as a short-term rental. One (1) non-illuminated onsite directional sign no greater than one-half (1/2) square foot in area shall be permitted for guest way-finding purposes.
14. Accessibility Requirements. Short-term rentals in dwelling units not identified as a principal residence shall comply with Federal, State, and local accessibility requirements as applicable.
- ~~15. Short-term rental certificate of compliance non-transferable. An active short-term rental certificate of compliance authorizing the use of a dwelling unit as~~

C9

C10

~~a short term rental and, if applicable, any conditional use permit granted under the provisions of section 29-6.4 (conditional use permit), shall be void upon the sale of the property. Application to re-establish the dwelling unit as a short term rental shall be subject to all requirements of this Code and shall be submitted in compliance with the provisions of chapter 13 (Business License) and chapter 22, article V (Rental Conservation Law).~~

C11

~~16.15. Revocation of a short-term rental certificate of compliance. Operation of a short-term rental, regardless of classification, in violation of any of the provisions of this subsection (uu) shall constitute a violation of this chapter and the violations and penalties provisions of section 29-6.6 of this Code shall apply. Any registrant who has had their short term rental certificate of compliance revoked shall be required to seek a conditional use permit to re-establish the short term rental.~~

C12

**The following subsection (iv) is to be added to the Section 29-6.4(m)(2) of the Unified Development Code (UDC) as new conditional use permit (CUP) review criteria relating to short-term rentals. Strikethrough text to be deleted and underlined text to be added.**

### **Section 29-6.4 Specific Regulatory Procedures**

#### **29-6.4(a) - Zoning compliance.**

Each application under this chapter that does not require one or more of the specific regulatory procedures in subsections (b) through (q) below shall be reviewed for zoning compliance. Zoning compliance checks shall be conducted by the department, and applications shall be approved if they comply with this chapter. The department's decision may be appealed to the board pursuant to section 29-6.3(f).

..  
.

29-6.4(m) - Conditional use permit.

(1) *Procedure.*

- (i) Except as otherwise specifically provided elsewhere in this chapter, the department shall review the application and shall forward a recommendation to the commission based on the criteria listed in subsection (2) below.

....

- (2) *Criteria for approval.* After giving due consideration to the following criteria, the commission may recommend and the council may grant a conditional use permit which may include any conditions deemed necessary to carry out the provisions and intent of this chapter.

(i) *General criteria.*

....

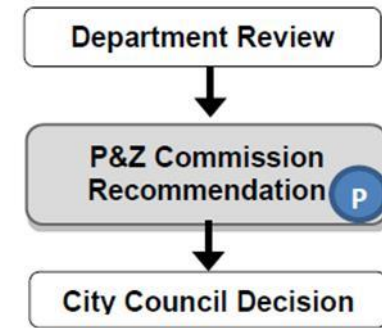
- (ii) *Criteria for communication antennas and towers.* When considering a conditional use permit application for a communications antenna or tower, the application shall be submitted to the board and the board shall consider the following criteria in addition to those listed in subsection (i) above, and its decision shall be based on substantial evidence in the written record:

....

- (iv) Criteria for short-term rentals. When considering a conditional use permit application for a short-term rental (STR), the Commission and Council shall consider the following criteria in addition to those listed in subsection (i) above:

1. Whether the proposed STR is used for any part of the year by the registrant as a residence. If so, for how long?
2. Whether or not there are established STRs within 300 feet of the proposed STR measured in all directions from property lines "as the crow flies".
3. Whether the proposed registrant has previously operated an STR and if such operation has resulted in a history of complaints, a denied STR certificate of compliance, or revocation of an issued STR certificate of compliance.
4. Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.
5. Whether there is support for the establishment of the proposed STR from neighboring property owners.

## Conditional Use Permit



**P** = Public Hearing

C13

## **COMMENTARY – STR Ordinance Revisions**

This commentary provides information to support the **Proposed STR Ordinance Revisions** to the **STR Regulations – Final Draft (approved 8/24/23 – clean)**. The proposed revisions and commentary have been prepared by the Columbia Board of Realtors and the Columbia Apartment Association.

Other references are made to the Short-Term Rental Regulations Summary & Staff Observations (*staff report to City Council, October 16, 2023*) – referenced herein as Staff Report.

- C1 This change allows for individuals or management companies that may have offices outside the corporate city limits provided that they can provide a one (1) hour on-site response time as may be required. This is similar to medical practitioners and other on call professionals that typically have a similar response time.
- C2 We propose to remove the Tier system to simplify the ordinance and treat all short-term rentals the same. See C3 below for commentary on proposed language.

We recognize that the elimination of Tier 1 (<30 days) may put an additional burden on a small percentage of STR hosts that operate in this lowest level. We concur with the Staff Report that STR's wishing to operate less than 30 days can be handled through an administrative process.

- C3 Addressing # days / parking / conditional use / licenses as referenced in this section.

1. # of Days: propose that short-term rentals be allowed 'by right' to rent up to 210 days in a calendar year.

Short-term rentals in Columbia serve guests beyond just football weekends with most local hosts **reporting 150-250 nights per year**. A sampling of events that bring short term rental guests to Columbia:

- MU Events – Football, Graduation, Student/Parent Welcome, Conferences, etc.
- Stephens College / Columbia College – similar events
- Fraternity / Sorority events
- CVB / City sponsored events
- MSHHA events
- Show-Me Games
- Corporate events



- Unbound Book Festival, True/False – similar festivals
- Etc.

Statistics from IProperty Management (August 3, 2022) identify that the average AirBNB is booked 21 nights / month (252 nights/year). HOSTHUB (2018) identified that the average rental on booking.com was 170 nights/year average for all sites. These statistics mirror the reporting of our local Columbia/Boone County hosts.

2. Parking: Revised ordinance language to require one (1) space for every two (2) registered adult occupants, noting that children do not require additional parking.

STR hosts generally outline any parking restrictions for their properties in the listings. *(NOTE: STR hosts/operators want to ‘head off’ any problems ahead of time – the success of their rentals is heavily reliant on good customer service and 5 Star reviews).*

The UDC already provides minimum off-street parking requirements for single, two-family, and multi-dwelling units. It should be noted that this ordinance deviates from standard practice and places occupancy-based parking requirements for STR’s that is not applied to other similar residential uses under the UDC.

3. Conditional Use Permit: We propose that the conditional use permit process only be utilized for residences that are: 1) planned to be booked for more 210 days, 2) request relief from parking requirements, (3) exceed maximum occupancy requirements, or (4) special events.

This provision should minimize the number of conditional use permits that the P/Z Commission and City Council need to address.

- C4 Licenses: We propose that the maximum number of licenses for an owner or authorized tenant be eight (8). This limit will provide control, and a disincentive, for corporate investors to enter into the local STR market. We estimate that restricting owners to one (1) license will impact approximately 38% of the current STR’s in the Columbia market.

An AirDNA Report, “Impact of COVID-19 on US Short-Term Rentals, Finding from the April 2020 Survey of US Short-Term Rental Owners, Hosts, and Managers”, May 18, 2020, indicated that 89% own 5 or less STR’s.

- C5      Maximum Occupancy: We recommend that the maximum occupancy be as dictated by the IPMC (International Property Maintenance Code) as stated without any additional limitation. This is a national standard that provides for health/safety and welfare of occupants and has already been adopted by the City. It does not seem necessary or appropriate to place additional limitations on STR's over that required for other residential occupancies, including long term rentals.

The P/Z Commission Update Report (Dec 9, 2022) indicated that setting the occupancy *"... cap at 8 is an attempt to prevent issues with parking and noise violations ... It also prohibits large gatherings or parties within the STR for the same reasons"*. The City already has Nuisance Ordinances that can be enforced to address nuisance parties that may result in noise and/or parking violations. The staff has indicated that it is difficult to address these nuisance complaints as they generally occur on weekends or after hours when normal staff is off-duty.

Anecdotally, several STR hosts have indicated they have received complaints from their guests regarding noise from adjacent permanent residences and long-term rentals.

**The Board is very supportive of the City staffing a 24/7 on call position that is available to address violations of the currently adopted nuisance ordinances and suggest that this might be coordinated with the current 311 system. This coupled with the designated agents should address these issues.**

- C6      Parking: We concur that the parking should be consistent with the underlying zoning district or overlay zoning district.
- C7      Reservations: We propose that the second reservation part of this provision be deleted. Our local hosts have noted that most online platforms do not allow for double booking an individual short-term rental.

A number of dwellings are configured with 'mother-in-law' apartments with separate entrances. We believe that it is appropriate for the primary area of the residence and the 'mother-in-law' apartment to be able to be rented concurrently, subject to licensing requirements.

STR operators generally provide full disclosure on the configuration and occupancy of the rental. *(NOTE: STR hosts/operators want to 'head off' any problems ahead of time with full disclosure being critical – the success of their rentals is heavily reliant on good customer service and 5 Star reviews).*

We believe that this provision is trying to address renting of individual rooms within a confined dwelling using common spaces. If that is the case, recommend that additional consideration be made to the language of the ordinance.

- C8 Dwelling Units Usage – Special Events, etc: We do not feel that it is appropriate to impose a blanket ban on a use that may be appropriate for certain residential properties in our community. We recommend that a conditional use permit process be utilized to address these more unique situations.
- C9 ADU Usage: We propose that the principal residence and the ADU can be used as a short term rental, subject to licensing requirements.
- C10 Transferability: We propose that this provision be stricken. Transferability should be considered similar to a long-term rental. Any purchaser will be subject to the same conditions under which the short-term rental certificate, and if applicable, any conditional use permit was granted. Transfer of a Short-Term Rental Certificate should be an administrative procedure.

Note – there may be some limitation if the purchaser has already maximized the number of allowable licenses.

- C11 Business License: We are not sure why a Business License is specifically required for STR's. It is not a requirement in the Rental Conservation Law. The City Finance Director has indicated informally that a City Business License is not required for collection of the Lodging Tax.
- C12 Revocation of Certificate of Compliance: Propose to strike the last sentence of this provision as unnecessarily punitive and unfair. It is inconsistent and provides differential treatment with regard to other revocations / reinstatements in the UDC and Rental Unit Conservation Law. This provision effectively converts an otherwise permitted use into a conditional use, which then renders it a discretionary permit. This provision provides unequal treatment in that it would require a conditional use permit of an applicant that has had a revoked license and allow others as an accessory use in the same district.
- C13 Conditional Use Permit Criteria for STR: The criteria listed are highly subjective and gives the P/Z Commission and City Council overly broad discretion to deny STR permit applications. We recommend that more objective standards be developed for evaluating conditional use permits.

Other Considerations (*these may be more administrative in nature, but worthy of noting*):

Inspections: Many of these properties may have Long Term Rental Certificates and Short-Term Rental Certificates at the same time. We would like to propose some administrative coordination so that the required annual inspection for an STR will apply to the long term rental certificate as well and that long term rental inspections that are less than 12 months old be applied to properties being registered as a STR.

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## Short term rental proposed ordinance

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**Shawna Neuner** <shawna@comohome.net>

Mon, Nov 27, 2023 at 11:45 AM

To: Planning@como.gov, Patrick Zenner <Patrick.Zenner@como.gov>

Cc: Brian Toohey <Brian@cbormls.com>, Jeff Galen <jgalen001@gmail.com>

The draft ordinance as presented by the Planning and Zoning Commission is over complicated and confusing to understand; while creating an undue burden on city staff as well as increased workload for the P&Z Commission and City Council. Much simpler solutions have been proposed by the Columbia Board of Realtors with the full support of several additional interested parties including; the CoMO REI investors group, The Columbia Apartment Association and Columbia Mo Short Term Rental Owners Facebook Group.

Short term rentals can be good neighbors and can be good for neighborhoods. We should not be discouraging this option for visitors to our community and the economic benefits they provide are welcome.

A minimal number of residents have expressed concerns over issues such as noise, trash, parking, etc. These are concerns that are not limited to short term rental, they exist in traditional rental properties and owner occupied dwellings as well, and they are already regulated in city codes. I would encourage the city to consider solutions that would provide for a non-police position to address such concerns during the evening and weekend hours when the majority of nuisance instances occur. This would allow for ways to enforce the nuisance ordinances already in place in a more efficient and effective manner than current staffing options can provide.

A handwritten signature in black ink that reads "Shawna Neuner". The signature is fluid and cursive, with the first name being more prominent.

Shawna Neuner  
Ward 2 Resident  
573-864-0437  
Shawna@CoMoHome.net



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## Support CBOR-CAA updates to ordinance STR

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**Stonehaven Management** <office@stonehavenpm.com>  
To: Patrick.Zenner@como.gov

Mon, Nov 27, 2023 at 12:01 PM

This message is intended to show support for the updates proposed by the Columbia Board of Realtors and Columbia Apartment Association for the ordinance on Short Term Rentals!

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## STR draft ordinance

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**Melody Galen** <melodyrae26@gmail.com>

Mon, Nov 27, 2023 at 9:37 AM

To: "Planning@CoMo.gov" <Planning@como.gov>, "Patrick.Zenner@CoMo.gov" <Patrick.Zenner@como.gov>

I believe anyone in Columbia who has been paying attention for the last few years is eager to get this short-term rental issue resolved.

I support the updates/edits to the draft ordinance that were provided by CBOR/CAA. A workable solution would be much preferred.

Thank you!

Melody

**Melody Galen**

573-808-1712

[MelodyRae26@gmail.com](mailto:MelodyRae26@gmail.com)

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

The proposed regulations would essentially eliminate short term rentals in our area. I believe that this would be bad for our community as a whole. When my family and friends come to town they prefer to stay in short term rentals as they are more cost effective for families and friends traveling together. Short term rentals allow us to spend more quality time with our visitors than if they were staying in a typical hotel setting.

Short term rentals are good for our community. They allow more people to visit, and spend money in our town. On weekends/days when our town hosts special events there is not enough traditional hotel style lodging to accommodate all of the visitors. It is often difficult to find a reasonable hotel for these days / weekends and families traveling together oftentimes need to book multiple rooms. Short Term rentals provide much needed overflow capacity for visitors. Allowing more people to visit our town is good for our local economy as these visitors are not only supporting local families that invested in Short Term Rentals but they are also spending money at many of our local businesses, restaurants, and bars.

Furthermore, if specific neighborhoods or communities in Columbia wish to not allow Short Term Rentals they are already able to regulate this through their own Home Owners Associations.

The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,

Carli Hansen

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## Short Term Rental proposed ordinance

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**Rick Neuner** <rick.neuner@gmail.com>

Mon, Nov 27, 2023 at 12:22 PM

To: planning@como.gov, "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Short Term Rentals make good neighbors! They are good for the City, especially when we are trying to schedule events that draw crowds larger than our hotel capacity, along with providing housing for families with several small children or providing a more homely atmosphere for those getting long term outpatient care or traveling nurses and so on.

I am opposed to the draft ordinance presented by P&Z Commission. It is complicated , confusing and burdensome on the City, P&Z and limits the practical usage of STR.

I'd much prefer the solution presented by the Columbia Board of Realtors. That proposal was approved by the CoMO REI Investment group and the Columbia Apartment Association and I believe would be a better solution going forward.

Thanks,

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**Rick Neuner**  
**Columbia Home Rental, LLC**  
**573.808.5197**

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**[Planning]: Short Term Rental Vote**

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'Kimberly Moravec' via Planning <planning@como.gov>  
Reply-To: Kimberly Moravec <Kimberly.Moravec@veteransunited.com>  
To: "Planning@CoMo.Gov" <Planning@como.gov>

Mon, Nov 27, 2023 at 12:33 PM

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

The proposed regulations would essentially eliminate short term rentals in our area. I believe that this would be bad for our community as a whole. When my family and friends come to town they prefer to stay in short term rentals as they are more cost effective for groups traveling together. Short term rentals allow us to spend more quality time with our visitors than if they were staying in a typical hotel setting.

Short term rentals are good for our community. They allow more people to visit, and spend money in our town. On weekends/days when our town hosts special events there is not enough traditional hotel style lodging to accommodate all of the visitors. ESPECIALLY around holidays and big sporting events. It is often difficult to find a reasonable hotel for these days / weekends and families traveling together oftentimes need to book multiple rooms. Short Term rentals provide much needed overflow capacity for visitors. Allowing more people to visit our town is good for our local economy as these visitors are not only supporting local families that invested in Short Term Rentals but they are also spending money at many of our local businesses, restaurants, and bars which continue to grow.

Furthermore, if specific neighborhoods or communities in Columbia wish to not allow Short Term Rentals they are already able to regulate this through their own Home Owners Associations.

The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,

Kimberly Moravec

**KIMBERLY MORAVEC***Senior Home Buying Concierge*

573-876-2600 ext 6183

Veterans United Home Loans

Connect with us

Kimberly.Moravec@vu.com

550 Veterans United Drive  
Columbia, MO 65201





573-607-4761 (fax)

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Now for the ~~fine~~ *fun* print. You don't need a ladder to see why homebuyers like Air Force Veteran Oden R. are *Through the Roof* about their [Veterans United](#) experience: "We're home! Working with Veterans United was easy from beginning to end. We handled our part, and our loan squad took care of everything else. Buying our home turned out cooler than a polar bear's toenails!" For more cool words like Oden's, [check out our 325,000+ unedited, unfiltered homeowner reviews](#). And they're not the only ones through the roof about Veterans United! We're proud to be named 2022's Top VA Lender by LendingTree, Bankrate, and Military.com.

NOTICE: Email is not a secure medium. If you have important documents for your loan team, you can securely upload them to [MyVeteransUnited](#) or provide this information by fax, mail, or phone. Please don't send sensitive personal information regarding your loan or personal identity in your emails or as an attachment.

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Columbia City Council & Other Interested Parties,

I am writing to inform you that as a local Real Estate Professional I do not support the current proposed draft on Short Term Rental Regulations for the City of Columbia. I feel that the proposed draft only hinders our local investors who live and work in our community.

The vast majority of short term rentals in Columbia are owned by local residents of our community. These local investors care about our community, care about our local property values, and take great care of the properties that they own and operate.

Allowing the proposed regulations to pass would only be damaging our local community and local investors. Most of these local investors are simply looking for a real estate investment to help supplement their income and Short Term Rentals have been a great avenue for many families in Columbia to achieve those goals. Short Term Rentals also create more opportunities for employment for our local residents especially in the areas of housekeeping, handyman services, and lawn / exterior care.

If the proposed regulation passes the vast majority of short term rentals in Columbia would be eliminated. This would not only eliminate that additional income stream for many families in our community but would also directly result in more money being sent outside of our community to large scale, wall street investors that own and operate the vast majority if not all of the hotels and lodging options in our area.

The Columbia Board of Realtors has proposed an alternative plan for regulation that I do support. I feel the CBOR proposed plan addresses many of the concerns from community members and also allows for our local investors to continue with their investment Journey. Please see below for a link to the referenced CBOR Draft.

[https://drive.google.com/file/d/1QNHBW1gSEMCONDSD\\_kIXSJ-UDDwt337/view?usp=sharing](https://drive.google.com/file/d/1QNHBW1gSEMCONDSD_kIXSJ-UDDwt337/view?usp=sharing)

Sincerely,

Joan M Wilkerson

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

The proposed regulations would essentially eliminate short term rentals in our area. I believe that this would be bad for our community as a whole. When my family and friends come to town they prefer to stay in short term rentals as they are more cost effective for families and friends traveling together. Short term rentals allow us to spend more quality time with our visitors than if they were staying in a typical hotel setting.

Short term rentals are good for our community. They allow more people to visit, and spend money in our town. On weekends/days when our town hosts special events there is not enough traditional hotel style lodging to accommodate all of the visitors. It is often difficult to find a reasonable hotel for these days / weekends and families traveling together oftentimes need to book multiple rooms. Short Term rentals provide much needed overflow capacity for visitors. Allowing more people to visit our town is good for our local economy as these visitors are not only supporting local families that invested in Short Term Rentals but they are also spending money at many of our local businesses, restaurants, and bars.

Furthermore, if specific neighborhoods or communities in Columbia wish to not allow Short Term Rentals they are already able to regulate this through their own Home Owners Associations.

The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,

Inga Kokic

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

I came to America 24 years ago with \$300 in my pocket, did not speak any English, and had my newborn baby with me. My country was going through war and I had to leave to give my family and I a better life. The short term rentals have given me a job and an income stream to help support my family. I am able to provide for them. I still struggle to this day learning English, it is a very difficult language to learn. Many cleaners like myself see this as a huge opportunity in our lives to help our families. I wanted my children to get an American education and I worked 2-3 jobs to provide my family with things that we never had back in Bosnia. I provide a great cleaning service to these short term rentals because I need to support my family back at home as well.

The proposed regulations would eliminate my ability to provide for my family. I am asking please that you will not pass the proposed regulations.

Sincerely,

Dragana Kokic

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**[Planning]: Short term rentals**

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**colton girard** <coltongirard@gmail.com>  
To: planning@como.gov

Mon, Nov 27, 2023 at 2:00 PM

Columbia City Council,

I frequently visit the Columbia, Missouri area and I recently learned of the proposed Short Term Rental Regulations. I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

My family and I travel to Columbia often to visit our friends and family and often attend many of the local sporting events, concerts and other fun activities that Colombia has to offer.

When I visit the Columbia area it has been my preference to stay in local short term rental properties. Short term rentals allow me to travel to your town easier with my family and friends. Short term rentals are typically less expensive than typical hotel stays and this allows me and my family to visit the area more often.

Sincerely,  
colton

Sent from my iPhone



Janet E. Wheeler, Esq.  
4105 Meadow View Drive  
Columbia, MO 65201  
[janet@janetwheeler.com](mailto:janet@janetwheeler.com)  
573-356-4777

November 25, 2023

City of Columbia Missouri  
701 Broadway  
Columbia, MO 65205

Attn: Columbia City Council  
Attn: Sixth Ward Councilwoman Betsy Peters [Ward6@CoMo.gov](mailto:Ward6@CoMo.gov)  
Attn: Patrick Zenner, Development Service Manager [Patrick.Zenner@CoMo.gov](mailto:Patrick.Zenner@CoMo.gov)

To Whom it May Concern:

Thank you for the opportunity to again provide comment on the Short Term Rental Ordinance proposal. I have previously submitted in-depth and well-reasoned comments with regard to this matter; those comments are unchanged.

The recent revisions appear to address business concerns, short term rental (“STR”) owners and managers interests, as well as the City’s appetite to build a complex, expensive administrative system to manage all aspects of STRs. What appears to be missing is any constructive consideration for the impacts STR’s will have on the residents of Columbia, and in particular on R-1 zoned neighborhoods. The revised draft also fails on giving any meaningful weight to managing STR density when combined with the number of allocated “nights” and the neighborhoods where the STRs are located. The draft continues to transmute R-1 zoned property into mere “dwelling units” for transient use, and flies squarely in the face of what residential zoning was intended to achieve. The STR ordinance proposal rips to shreds R-1 zoning expectations by advocating for increased traffic, the potential for hundreds if not thousands of transient guests in neighborhoods, and no corresponding benefits to offset the diminution in the value to R-1 property owners.

I do believe there is a harmony that can be achieved with STR’s in Columbia, but this draft proposal provides no harmony in particular for residents of R-1 zoning, and fails to put Columbia’s residents and property owners interests front and center by crafting timely notification provisions when a property seeks STR licensure, as well as being given equal standing in conditional use permit criteria (the draft proposal only considers “supporters” of an STR and not “opposition”).

Specifically, the proposal does not address head on the issue of STR clusters or density. I went to great lengths in my prior STR comments to address the impact density can and will have on neighborhoods. Ten, Tier 1 R-1, STRs in a neighborhood could by the terms of the draft ordinance result in as many as 2,400 strangers infiltrating your neighborhood annually. Add in Tier 2 R-1 (120 nights) STRs and the numbers explode.

The need for community and strong neighborhoods is critical to maintaining a strong Columbia, which is why the draft proposal defies that proposition - - strong community policing

relies on an integrated community that is a neighborhood; one promoting the mantra “know your neighbor.” Opening a door to transient guests, who are in actuality neighborhood strangers, cuts against the proposition of what a neighborhood is, and threatens the very fabric of strong community policing. **Columbia will be home to strangerhoods, rather than neighborhoods.**

I think the proposed ordinance suffers from “too much” regulation while absolutely creating a wildly complicated structure that completely overlooks the impacts on residents near an STR. There can be a fair balance to accommodate R-1 zoning and STR’s and that is simply to craft an ordinance that (1) limits the number of nights for transient guests AND (2) limits the number of STR’s within an R-1 zoned community. These two concepts must be considered in tandem. Beyond these elements I would encourage the City Council to **reject this convoluted draft proposal, and instead direct a new simplified proposal that can serve as a platform for future regulation** as STRs grow in the community.

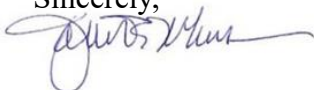
The City should support a new simplified proposal that (1) defines short term rentals, (2) provides for registration requirements, (3) tags short term rentals into the existing rental ordinances to capture inspection and safety matters, and (4) in lieu of a complicated tax and track system, utilize the limited City resources for vigorous enforcement of existing ordinances for nuisance, noise, parking violations, and other health and safety provisions and (5) creates harsh penalty provisions for violations, (6) limits number of nights for transient guests and (7) limits the number of STRs with an R-1 zoned community.

In my view, these elements provide the start of a solid short term rental ordinance, and will allow the City to review and manage short term rentals going forward. The current complex ordinance before the City is unnecessary – this fact is proven by the fact that the world has not come to an end without it up until this point. The City has managed to this date, by using the ordinances that are already in place and using existing tools to regulate STRs.

I stand firm that the proposal is over reaching, unnecessarily complicated and flat out strips away the value R-1 zoning has offered property owners in this City for many years. I understand there are R-1 property owners that would like to operate a short term rental, but the remaining R-1 property owners should not have to have the value of their property gutted, while increasing safety and security risks are added, without an iota of benefit in return.

After thoughtful review my opinion is that the this attempt to revise and improve the proposed ordinance falls short and therefore I oppose the revised proposed ordinance and urge the City Council to direct the Staff to scrap this proposal and produce a draft that is simple, addresses citizen impacts of STRs, and provides an ordinance that creates a foundation for moving forward.

Sincerely,



Janet E. Wheeler

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

The proposed regulations would essentially eliminate short term rentals in our area. I believe that this would be bad for our community as a whole. When my family and friends come to town they prefer to stay in short term rentals as they are more cost effective for families and friends traveling together. Short term rentals allow us to spend more quality time with our visitors than if they were staying in a typical hotel setting.

Short term rentals are good for our community. They allow more people to visit, and spend money in our town. On weekends/days when our town hosts special events there is not enough traditional hotel style lodging to accommodate all of the visitors. It is often difficult to find a reasonable hotel for these days / weekends and families traveling together oftentimes need to book multiple rooms. Short Term rentals provide much needed overflow capacity for visitors. Allowing more people to visit our town is good for our local economy as these visitors are not only supporting local families that invested in Short Term Rentals but they are also spending money at many of our local businesses, restaurants, and bars.

Furthermore, if specific neighborhoods or communities in Columbia wish to not allow Short Term Rentals they are already able to regulate this through their own Home Owners Associations.

The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,



Amanda Millikan  
7701 Chimney Ridge Rd.  
Columbia, MO 65203

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

The proposed regulations would essentially eliminate short term rentals in our area. I believe that this would be bad for our community as a whole. When my family and friends come to town they prefer to stay in short term rentals as they are more cost effective for families and friends traveling together. Short term rentals allow us to spend more quality time with our visitors than if they were staying in a typical hotel setting.

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The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,

Parker Girard

Columbia City Council & P&Z,

I do NOT support the current draft of proposed regulations for Short Term Rentals in Columbia. As the owner of 3 small businesses, and two short term rental properties, in the City of Columbia I feel that these regulations will only hurt our local community, local businesses, and local investors.

The results of the survey conducted by Planning and Zoning earlier this year did not support the current draft of regulations. "It shows that most community members are not in favor of adding limitations, with 63% of survey responders saying they are against adding limitations to the location of STRs, and 71% against limitations on the number of days a STR can be rented out." ([KOMU 8 Article - May 4th, 2023](#)) The proposed regulations remained basically the same after this survey was conducted.

The vast majority of short term rentals in Columbia are owned by local residents of our community. These local investors care about our community, care about our local property values, and take great care of the properties that they own and operate.

Allowing the proposed regulations to pass would only be damaging our local community and local investors. Most of these local investors are simply looking for a real estate investment to help supplement their income and Short Term Rentals have been a great avenue for many families in Columbia to achieve those goals. Short Term Rentals also create more opportunities for employment for our local residents especially in the areas of housekeeping, handyman services, and lawn / exterior care.

If the proposed regulation passes the vast majority of short term rentals in Columbia would be eliminated. This would not only eliminate that additional income stream for many families in our community but would also directly result in more money being sent outside of our community to large scale, wall street investors that own and operate the vast majority if not all of the hotels and lodging options in our area. See below for some basic research that I did on who owns / operates some of the hotels in our area. This clearly sends money outside of our community that could be kept within our community.

The Columbia Board of Realtors has proposed an alternative plan for regulation that I do support. I feel the CBOR proposed plan addresses many of the concerns from community members and also allows for our local investors to continue with their investment Journey. Please see below for a link to the referenced CBOR Draft.

[https://drive.google.com/file/d/1QNHBWw1gSEMCONDSD\\_kIXSJ-UDDwt337/view?usp=sharing](https://drive.google.com/file/d/1QNHBWw1gSEMCONDSD_kIXSJ-UDDwt337/view?usp=sharing)

Sincerely,  
Zack Girard

## Hotel Ownership / Operations Columbia MO -

- Tiger Hotel - Now operated by VoCo - Voco Is owned by InterContinental Hotel Group - A British owned and based hospitality company headquartered in England
- Broadway Hotel - Land Owned by an LLC based in Chesterfield MO - Operated by Hilton an national hotel chain headquartered in Virginia
- Hampton Inn - 1225 Fellows Pl. - Also operated by Hilton - Land owned by an LLC based in Chesterfield MO
- All Holiday Inns - Also owned and operated by InterContinental Hotel Group - A British owned and based hospitality company headquartered in England
- Stoney Creek Inn - Owned and operated by an LLC based in Mason City, IA
- Drury Inn - Owned and Operated by a st. louis based company
- Quality Inns - Owned by a national company based in Rockville, Maryland

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

The proposed regulations would essentially eliminate short term rentals in our area. I believe that this would be bad for our community as a whole. When my family and friends come to town they prefer to stay in short term rentals as they are more cost effective for families and friends traveling together. Short term rentals allow us to spend more quality time with our visitors than if they were staying in a typical hotel setting.

Short term rentals are good for our community. They allow more people to visit, and spend money in our town. On weekends/days when our town hosts special events there is not enough traditional hotel style lodging to accommodate all of the visitors. It is often difficult to find a reasonable hotel for these days / weekends and families traveling together oftentimes need to book multiple rooms. Short Term rentals provide much needed overflow capacity for visitors. Allowing more people to visit our town is good for our local economy as these visitors are not only supporting local families that invested in Short Term Rentals but they are also spending money at many of our local businesses, restaurants, and bars.

Furthermore, if specific neighborhoods or communities in Columbia wish to not allow Short Term Rentals they are already able to regulate this through their own Home Owners Associations.

The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,  
Brock West



Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

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Furthermore, if specific neighborhoods or communities in Columbia wish to not allow Short Term Rentals they are already able to regulate this through their own Home Owners Associations.

The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,

Peyton Cope

Columbia City Council & Columbia Planning & Zoning,

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Sincerely,

Lindsey Hendren

Columbia City Council,

I frequently visit the Columbia, Missouri area and I recently learned of the proposed Short Term Rental Regulations. I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

My family and I travel to Columbia often to visit our friends and family and often attend many of the local sporting events, concerts and other fun activities that Colombia has to offer.

When I visit the Columbia area it has been my preference to stay in local short term rental properties. Short term rentals allow me to travel to your town easier with my family and friends. Short term rentals are typically less expensive than typical hotel stays and this allows me and my family to visit the area more often.

Sincerely,  
Sadie Girard

Columbia City Council,

I frequently visit the Columbia, Missouri area and I recently learned of the proposed Short Term Rental Regulations. I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

My family and I travel to Columbia often to visit our friends and family and often attend many of the local sporting events, concerts and other fun activities that Colombia has to offer.

When I visit the Columbia area it has been my preference to stay in local short term rental properties. Short term rentals allow me to travel to your town easier with my family and friends. Short term rentals are typically less expensive than typical hotel stays and this allows me and my family to visit the area more often.

I truly enjoy staying in local short term rental properties especially in the Columbia area. I don't think I would come back to Columbia if the regulations changed.

Sincerely,  
Mitchell Irwin

Columbia City Council & Columbia Planning & Zoning,

As a resident of the Columbia, Missouri area I am NOT in support of the proposed regulations to amend the City's Unified Development Code to regulate Short Term Rentals.

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Furthermore, if specific neighborhoods or communities in Columbia wish to not allow Short Term Rentals they are already able to regulate this through their own Home Owners Associations.

The Columbia Board of Realtors has drafted a revised proposal that is much more in-line with the needs of our community. I am in support of the Columbia Board of Realtors Proposed Regulations for Short Term Rentals.

Sincerely,

Patty Grathwohl

Columbia City Council,

I am writing to express my strong opposition to the proposed regulations for Short Term Rentals in Columbia. As a long term Columbia resident and owner of a short term rental, I can't help but see how detrimental this will be to our community.

Short term rentals, like those provided through Airbnb and VRBO, offer numerous benefits to both property owners and the local community. These platforms contribute to the local economy by attracting tourists and providing additional income for homeowners.

The vast majority of short term rentals are owned by those of the community. They are owned by individuals that love and support the community, and want to see it not only survive, but thrive. I urge you to consider the tremendous positive impact they have on the community.

Instead of tourists circulating money through local owners that employ other local residents for maintenance, cleaning, management, etc., and spend money locally, this will push money to other lodging entities in town.

Other means of lodging include hotels owned by major corporations, one in St. Louis, one in Maryland, and several in Europe. This takes money out of the local economy, out of the hands of local residents, and hands it away.

Planning and Zoning conducted a survey this year on the future of short term rentals in the community. 63% of survey respondents said they are against adding location restrictions on STRs, and 71% said they were against limiting the number of days a STR can be rented out.

I encourage the City Council to consider regulations proposed by the Columbia Board of Realtors. I feel this adequately addresses the concerns of the community, but still allows room for the individual investor.

CBOR Proposition Link:

[https://drive.google.com/file/d/1QNHBWa1gSEMCONDSD\\_kIXSJ-UDDwt337/view](https://drive.google.com/file/d/1QNHBWa1gSEMCONDSD_kIXSJ-UDDwt337/view)

Sincerely,  
Nathan Tucker

November 27, 2023

Scott and Angela Claybrook  
602 Florence Ave  
Columbia, MO 65203

Community Development Department  
City of Columbia, Missouri  
701 E. Broadway  
Columbia, MO 65201

Re: Short Term Rental Code Amendments to the UDC  
General Observations & Proposed Amendments

Planning & Zoning Commission Members and City Council:

Thank you for the time and effort each of you put into serving our City. It's challenging, I can imagine, being at the heart of such passionate and controversial issues. Truly, I am appreciative of the women and men who are willing to delve into the messiness to serve in the process.

The drafting of the STR regulations is no different.

We need to accomplish regulations in this area of our City. We need to empower those underserved in critical areas such as affordable housing. We must find ways to encourage micro-enterprise, local relationship building across demographics, and economic growth in traditionally hard-to-serve populations.

As a neighbor and citizen, that is why this issue presents such a challenge and an opportunity.

For context, in 2012, I earned a B.A. in Sociology at Columbia College acquiring tools to aid in a life-long pursuit of community transformation. Since this time, I've worked bi-vocationally in community service in 2 formats. As a local church pastor at LegacyPoint Church, I've had the privilege of building bridges for underserved and under-resourced neighbors in our central City First Ward neighborhoods where my family has lived for almost 10 years. As a small business owner with a local brand agency, I've invested in the lives of growing businesses and neighbors while earning an income for my family.

In 2021, our family was greatly affected by the pandemic and had to radically change our income avenues. I ran InstaCart groceries. We buckled down (like many). And my wife and I began to dream about different ways to earn an income in our local neighborhood.

Additionally, I was struck by how many of our neighbors were being crippled by housing insecurity. Through our community and small business work, we've watched the growing issue of



affordability in housing options grow to overwhelming levels. The pandemic uncovered an already burgeoning issue that's been referenced in our City planning documents for 2+ decades. Affordable homes for purchase and for rent do not regularly occur in normal market dynamics. Those affected are our most vulnerable neighbors.

It was at this breaking point that we launched Arise Dwellings LLC (more here: [arisedwellings.com](http://arisedwellings.com)). Inspired by Acts 2:42-47 and the servanthood of Christ Jesus, we had a simple concept of benevolence as a business bottom-line. We embarked to develop a pipeline to ownership that would address intersecting complexities for our most vulnerable neighbors.

We decided to invest our life savings and the equity in our home to help. We began to leverage our relationships in the non-profit and social sectors together with the business community to come alongside our existing relationships with neighbors. What we are finding is our communities are skilled and equipped. They have the ability to rise when provided access to resources and partnership.

The goal was to deploy multiple housing options to fund, employ, and create a hyper-local ecosystem around affordable housing creation. Traditional long-term rentals, Section 8 options, and STRs that help make the funding model possible.

Of these housing options, some of our units have operated as STRs. We've learned a few things:

- **Employment:** STRs create an opportunity for hyper-local employment including an entire ecosystem for local businesses to grow. Our cleaner(s) have launched full-time cleaning businesses within this space, a previously inaccessible goal. Lawncare, landscaping, and snow removal provides year-round support for local grounds keepers. Renovation and maintenance provides for jobs across the Trades.

We've hired all our workers from immediate neighbors or small business owners in our area.

- **Micro-Enterprise:** Overall, our neighbors have been very favorable to our relationship with our properties and STRs. We have been able to create a low-impact resource that is funding and employing local reinvestment with entry-level business expense.
- **Affordable Housing Stock:** As they exist today, STRs create a problem with the affordable housing stock availability in our City. This is a problem that needs addressing. In fact, it is a problem that has existed before STRs but has been made worse. Should we limit and regulate the STR presence, we could see a taxable avenue to create dedicated affordable housing funding in our City through targeted tax funds for on all STR income.
- **Diverse Guests:** The majority of our guests have been direct contributors to our community, not partiers or trouble-makers. 5% of our guests have caused problems (that's less than 4 stays with direct issues in 2 years of hosting). To illustrate this in the last month, here are the *actual* guests who have stayed in order and in expressed purpose:

- »» Traveling Nurse working at Boone Hospital
- »» Couple visiting family
- »» Concert goer
- »» Local Columbia neighbor renovating their own house and needing a temp stay
- »» Visiting business man for local conference
- »» Visiting parent of MU student
- »» Football goer
- »» Traveling professional at MU Health
- »» MU Alumni visiting friends
- »» Visiting to shop local & see friends
- »» Football goer
- »» Professional working on I-70 Bridge
- »» Our own family for thanksgiving
- »» Another person visiting family for Thanksgiving
- »» Visiting for a personal medical procedure & needed space to recover
- »» Traveling Nurse working nights at MU Hospital

- **Viable Regulation Is Needed:** Without clean and clear regulation, we do have too many STRs in the City and too few protections for neighborhoods.

Overall, I've written this brief narrative to illustrate some of our experiences that may be helpful. If I were to synthesize down practical policy suggestions, my perspective is somewhere between the current draft and the suggested revisions by the Columbia Board of Realtors (CBOR). Such as:

- Limit the number of STRs per owner to 3. This provides an actual economic viability while removing corporate growth and overreaching ownership into neighborhoods.
- Grant a pathway for grandfathering for existing owners. The impact here will be devastating for most owners & cleaners who are small business owners.
- Tax STRs, please. But be strategic, pretty please. The creation of a dedicated affordable housing fund would make STRs a vehicle for change in a underfunded area of our City.
- If you limit days in STRs, 210 rentable days across zoning makes units economically viable. Acknowledging other zoning like M-N, M-DT, and M-C at 365 days also makes sense.
- Allow ADUs as an avenue to empower neighbors and low-impact micro-enterprise.

Again, I underscore my appreciation for the complexities you're navigating. I'm prayerful for each of you and very thankful for your time.

**Scott Claybrook**

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**[Planning]: proposed draft**

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**Rachel Buccieri** <rachel.buccieri@gmail.com>  
To: Planning@como.gov

Tue, Nov 28, 2023 at 8:53 PM

Hello!

I hope you are well. I am writing in about the proposed draft to regulate short term rentals in city of Columbia. Respectfully, I do not support the proposed draft of regulations. I live near a short term rental in your community and have never had any issues with it. I also enjoy having a short term rental near by that my family can use when they are in town visiting me. It has been so convenient for family events! They were even able to stay there while I was in the hospital having my child. Just wanted to share that I do not support the draft, and Columbia has been a wonderful place to live the last five years!

Thank you!  
Rachel B.

## STR Ordinance feedback to City Council

Dear Council member, Please consider the following concerns and feedback on the proposed Short Term Rental (STR) Ordinance. I regret that it is somewhat lengthy, but I hope you will use this information as you consider adoption of this ordinance as it will have a serious impact on many Columbia citizens. I have attempted to provide my comment in the order that their subjects appear in the proposal. Some additional comments will follow these point-by-point discussions.

### STR Tier structure

If Council persists in its effort to limit STR occupancy there are three important points that should be considered:

1," rented, on occasion, in whole or in part, for not more than a total of thirty (30) days in a calendar year" This language is unduly restrictive and confusing regardless of the number of days to which it applies. A typical STR stay occurs over a weekend, for example guests attending a football game. Check-in is typically after noon on Friday and check-out before noon on Sunday. This amounts to 48 hours, or two days, but when calculated "in whole or in part" amounts to three days. Whatever the rationale for these duration limits, as stated they reduce the income potential of the STR by 50% since it is impossible to prepare the dwelling for new guests within 24 hours. I propose that the limit be stated in terms of NIGHTS. This method of calculation (as used universally by conventional hotels) would result in a more accurate measure of the duration of actual occupancy. It would also facilitate simpler calculation.

2. In earlier discussions at P&Z and Council, Tier 1 (whether a spare room or "mother-in-law apartment"), was frequently discussed as the original, quintessential and least problematic STR. It is therefore perplexing that it would be subjected to an occupancy limit one quarter that of any other Tier. In addition, any such occupancy duration limits appear to have no other purpose than to make STR an economically impossible use of one's property. Furthermore they require that STR property be vacant for two thirds of the year. Surely mandating vacancy is neither the intent of the Council, nor in the best interest of neighborhoods nor the city as a whole.

3. Extended stays; Occasionally guests will use an STR for weeks or months, for example in order to provide lodging while searching for a permanent residence, or while temporarily employed in Columbia. Under these circumstances the daily STR rental is substantially reduced. To count these extended stays against an annual total greatly reduces the owner's income and is manifestly unfair. Extended stays of more than a week's duration should not be so counted as they more resemble a conventional rental than an STR.

#### Parking requirements

"one (1) off-street parking space for every 2 occupants of the dwelling unit shall be provided." A typical family in a R1, or R2 district might well have two or even three vehicles, but it would not be subject to such draconian parking requirements. Yet a group renting an STR while attending a football game from different communities would have the same number of vehicles, or possibly even more. It is therefore illogical to deprive them of on-street parking. Furthermore, their use of such parking would not persist beyond a few days while the family's parking requirement would continue throughout their conventional tenancy. Once again it appears that this parking requirement is unworkable, irrational and simply intended to punish STR operators.

#### Business license

Such licensure is not required for conventional rental operations and should not be required for STR as they are simply another use of one's property. Imposition of the lodging tax is less objectionable as it can be justified by STR being competition for conventional transient lodgings such as hotels and B&Bs.

#### Maximum occupancy

"In no instance, regardless of short-term rental tier designation, shall a dwelling unit be occupied by more than a total of eight (8) occupants". Similar arbitrary limits do not apply to conventional rentals regardless of the size of the unit. In previous discussions of STR consideration was given to children. Families in an STR might well exceed the 8 person maximum if children are included. This is clearly unfairly prejudicial to families who might choose lodging in an STR. Likewise a team of young athletes competing in a

tournament might exceed this limit if only accompanied by their coach, yet no allowance is made for such circumstances despite the impossibly high cost of hotel lodging for such a group. Previous proposals to limit occupancy to no more than two persons per sleeping space made a lot more sense, especially in a large dwelling unit.

#### Conditional use permit

This requirement appears in multiple places in the proposal, yet it is not required for any existing conventional rental except for Auxiliary Dwelling Units. This complex, expensive, and bureaucratic requirement is unduly prejudicial to STR and serves only as an obstacle to their existence. At a minimum it should only apply to new STR, not to existing ones.

#### Density limitations

"Whether or not there are established STRs within 300 feet of the proposed STR measured in all directions from property lines 'as the crow flies'" Limiting the overall density of STR in a neighborhood is not controversial, but the 300 foot limit is quite arbitrary. It would be more suitable if the limit were calculated based on the number of intervening dwelling units as this would address variable lot sizes. A limit of the number of STR per block might be even more workable. In any case, this limit should only apply to new STR and EXEMPT EXISTING STR.

#### Neighborhood approval

"Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property". "Whether there is support for the establishment of the proposed STR from neighboring property owners." While this is reasonable on its face, objections to an STR must be carefully and rationally considered and based on factual concerns, not speculation nor antipathy to any STR and often to any rental whatever in a neighborhood.

#### Additional comments

Low cost housing; The number of STR is miniscule compared to the entire rental housing inventory in Columbia. As such, reducing the number of STR, or preventing its

expansion will have an insignificant impact on available low cost housing. The market for STR appears to have plateaued nationwide, so it is unlikely that the number of STR in Columbia will increase significantly. Furthermore, the typical STR guest is seeking a higher level of comfort,,décor, and amenities than available in a typical low cost housing unit. Once again, the presumed negative impact of STR on low cost housing is hypothetical at best, and probably non-existent .

Service to families visiting Columbia; STR often host families visiting Columbia for special events such as college and university athletic tournaments. Conventional hotel accommodation for such families is often unaffordable. STR provides an affordable alternative to family visitors who help support the city's economy. Furthermore STR provides far more opportunity for family interaction, meals, and a homelike atmosphere than is available in a hotel.

Property maintenance; STR hosts inspect, clean and maintain their property far more frequently than conventional landlords. As such they provide a service to neighborhoods by maintaining housing stock in good condition.

Neighborhood disruption; While some STR opponents have reported incidents of STR "party houses", the number is vanishingly small. In six years of operating an STR my neighbors have never reported any problem with short term renters. Typically they are described as quiet,,friendly, and cooperative. STR platforms take a dim view of clients that create disruption and operators who tolerate it. Both may be banned from the platform if such incidents occur.

Thank you for your consideration,

Peter Yronwode

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**[Planning]: Short Term Rental comments**

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**Dee Dokken** <deedokken@gmail.com>

Fri, Dec 1, 2023 at 2:03 PM

To: P&amp;Z Commission Comments &lt;planning@como.gov&gt;

I support the careful work of the Planning and Zoning Commission and their draft SRT regulations. Planning staff have presented lots of information in an organized manner with a clear flowchart.

STR regulation is long overdue to ensure safety and fairness, as well as neighborhood protection and affordable housing. This proposal is a good start.

Limiting investment STR's to one per entity and requiring Conditional Use Permits in residential areas is prudent. Low barriers for resident homeowners to use their homes occasionally for extra cash is also a good thing.

Sincerely,  
Dee Dokken  
804 Again St.  
Ward 1