

**[Planning]: (# CUP-000032-2026).**

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**Jody Goodman** <mrjodygoodman@gmail.com>  
To: planning@como.gov

Sun, Jan 4, 2026 at 9:04 PM

To whom it may concern,

My name is Jody Goodman and I live at 905 W. Worley, next door to the property concerned. I have owned the property at 905 for 26 years. I am writing in support of Matt and Hope Hawley's use of their property as a short term rental. They have always been the best of neighbors. Their short term rental does not adversely affect our neighborhood, but enhances it, as Hope and Matt take excellent care of their property and are around quite often. Thank you for your time. If you have any questions please let me know.

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**[Planning]: CASE # 32-26 Matt and Hope Hawley**

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shane hamilton <papacatastrophe@gmail.com>  
To: planning@como.gov

Wed, Jan 7, 2026 at 1:11 PM

Hello there!

I live at 908 W Worley, directly across the street and know the Hawleys personally. I am emailing today in support of them **keeping** their Air BnB rental under current status.

In all honesty, they did have one instance early on when they first opened their house up as an Air BnB. Some younger folks rented it out and had a big party and if I recall correctly they sorta leaned on the Hawleys (to the east) neighbors fence. The Hawley's fixed anything that needed fixing and SINCE THEN THERE HAVE BEEN NO ISSUES. This must be over two years ago at this point.

I believe this singular incident was the result of the Hawleys just being new to the game and since then it seems they must be vetting the tenants better, only accepting certain ages or something similar because like I said, ZERO issues since.

The Hawleys are incredibly courteous, thoughtful and are deeply involved in making our community a better place.

I think the Hawleys should be allowed to keep things as is and firmly believe they would continue to have respectable and responsible short term tenants. If this were someone else, I might see a reason to say otherwise, but I feel these sort of things ought to be based on a case by case basis. In this case, I see no reason to make changes to how they are currently handling their property.

Sincerely,

Dr. Shane Hamilton PT, DPT, LMT

From: **Rebecca Luyett** <[rluyett19@gmail.com](mailto:rluyett19@gmail.com)>  
Date: Tue, Jan 6, 2026 at 1:56 PM  
Subject: Re: Conditional Use Permit Case #32-2026  
To: Kirtis Orendorff <[kirtis.orendorff@como.gov](mailto:kirtis.orendorff@como.gov)>

Good afternoon Kirtis,

Here is my email opposing 903's request, complete with photographic evidence. Please let me know when you have received it and if there is anything else required of me.

Thank you,  
Rebecca Luyett

Dear Members of the Board,

My name is Rebecca Luyett, and I live at 901 West Worley Street on the corner of Hardin st, directly adjacent to the short term rental at 903 West Worley Street. I am writing to formally oppose Matthew and Hope Hawley's request to allow 903 West Worley Street to continue operating as a short-term rental with up to six guests per night.

I have lived in this neighborhood for 20 years with my husband, our three teenage sons, and our two dogs. I also operate an alterations and tailoring business out of my attic studio, which requires a safe, consistent and predictable environment for both my work and my clients.

After living next to this operational short term rental for several years now, my opposition is based on several specific concerns:

First, the proposed use has already significantly increased noise and disruption. A short-term rental with rotating groups of up to six guests creates a level of activity that is very different from that of a long-term residential household. On multiple occasions we have had to call police and/or Matt for parties of 15+ guests being loud, belligerent and even doing "burnouts" in the street. Late-night arrivals with loud outdoor conversations, music, car doors, and general foot traffic through our property has directly impacted my family's daily life and my ability to work from home. As a business owner who meets clients by appointment, unordinary neighborhood noise and activity are not just inconvenient but professionally damaging.

Second, parking and traffic are a serious concern. Although three off-street parking spaces are proposed, experience in this situation shows that guests often exceed parking limits or park on the neighboring street for convenience. Increased vehicle traffic, unfamiliar drivers, and parking congestion on West Worley and Hardin Street would affect access to my home, my clients' ability to park, and overall neighborhood safety. In the past, our yard has been parked in, front and side. Our driveway has been blocked fully or partially by an overflow of people unable to park in the rental's limited drive, which then encourages their tenants to trespass through our yard, gardens, and fences to finally gain access to the rental property.

Third, I want to share a prior experience that occurred when 903 West Worley Street first became a short term rental property. At that time, my family felt it necessary to install a fence along our property line to protect our privacy and property. Despite this, during one weekend stay, a group of college-aged renters parked in a way that blocked our driveway, continuously running through our yard jumping over our fence, causing significant damage in the process. Following this incident, we planted a row of trees, hung multiple "private property" signs and installed several cameras in an effort to discourage renters from cutting through our yard. Though not 100% effective, these measures were taken at our own expense and would not have been necessary if the property were occupied by long-term residents.

Fourth, there are ongoing concerns related to our dogs and the stress created by short-term renters. Renters have teased our dogs by yelling at them, barking at them, and on some occasions even throwing items into our yard towards them. The constant presence of unfamiliar people coming and going has created ongoing anxiety for our dogs, leading to increased barking, stress, and agitation. This is not only disruptive for our household but also unfair to the animals, who are reacting to a continuous stream of strangers in what should be a stable residential environment.

Fifth, the constant turnover of short-term guests raises safety and privacy concerns. My family includes teenage children, and we value knowing our neighbors and maintaining a sense of stability and trust on our block. A revolving door of short-term occupants makes it difficult to maintain that sense of security and community.

Finally, the character of this neighborhood is residential in nature. Introducing a commercial-style lodging use at 903 West Worley Street has already fundamentally changed the feel of the block and set a precedent that could encourage additional short-term rentals, further eroding the stability of the people who live full time in the neighborhood.

For these reasons, I respectfully request that you deny the request to allow 903 West Worley Street to continue to operate as a short-term rental. I believe this decision would best protect the livability, safety, and residential character of our neighborhood.

Thank you for your time and consideration.

Sincerely,  
Rebecca Luyett  
901 West Worley Street





**BUSINESS LICENSE CERTIFICATE**



**City of Columbia, MO**  
701 E. Broadway  
Columbia, MO 65201  
573-874-7378 or 573-874-7549

The Licensee named herein having paid to the City of Columbia the required fee, license is hereby granted to said Licensee to transact the business herein set forth for the period stated in conformity with the provisions of the Ordinances of this City.

**Business Name:** Snip, Stitch, Sew

**License Number:** BL017869

**Business Location:** 901 W WORLEY ST

**Issued Date:** 09/23/2021

**Owner:** Snip, Stitch, Sew

**Expiration Date:** 06/30/2022

**Mailing Address:**  
Snip, Stitch, Sew  
901 W WORLEY ST  
COLUMBIA, MO 65203

**Classification:** General Business License

License Official

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Columbia, MO 65201  
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**Business Name:** Snip, Stitch, Sew

**License Number:** BL017869

**Business Location:** 901 W WORLEY ST

**Issued Date:** 11/08/2023

**Owner:** Snip, Stitch, Sew

**Expiration Date:** 06/30/2024

**Mailing Address:**  
Snip, Stitch, Sew  
901 W WORLEY ST  
COLUMBIA, MO 65203

**Classification:** General Business License

License Official

Post license in a conspicuous place in room where business described is conducted.

**BUSINESS LICENSE CERTIFICATE**



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Columbia, MO 65201  
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**Business Name:** Snip, Stitch, Sew

**License Number:** BL017869

**Business Location:** 901 W WORLEY ST

**Issued Date:** 06/24/2024

**Owner:** Snip, Stitch, Sew

**Expiration Date:** 06/30/2025

**Mailing Address:**  
Snip, Stitch, Sew  
901 W WORLEY ST  
COLUMBIA, MO 65203

**Classification:** General Business License

License Official

Post license in a conspicuous place in room where business described is conducted.



