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From: <[noreply@gocolumbiamo.com](mailto:noreply@gocolumbiamo.com)>

Date: Tue, Nov 19, 2024 at 8:53 AM

Subject: [CMO] City of Columbia Contact Form : 11-19-2024 08:53:34 am

To: <[cmo@como.gov](mailto:cmo@como.gov)>

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at [webmaster@como.gov](mailto:webmaster@como.gov)

Below are the results of a Web form submitted on: November 19th, 2024 at 08:53AM (CST).

Name: Katherine Otto

Email Address: [ottoclan@centurytel.net](mailto:ottoclan@centurytel.net)

Comments: Planning Zoning has not properly notified residents of proposed Zoning change of 700 W Greenmeadows road. No signage and most property owners have not received card in mail of Dec 5 P/Z meeting. 618 & 700 W Greenmeadows road have been renting illegally intermittently as STR for years(Google Trumans Place COMO) with much disruption and noise, and very abhorrent behaviors. How would you like to be woken up numerous times every night/wkend?We have witnessed van load of girls delivered to these rentals then in am sitting on curb to be picked up. I sent email to Neighborhood office 10/22, 11/23,& 5/23 and was told by Leigh Kottwitz that Mr Teddy directed her to take no action call police. This is not a police problem. (This does not occur with the 4 OWNER occupied STR all with in one block of my home.They are trouble free & quiet.) I finally sent email to deputy City Manager one year ago and they helped. Is City really going to grant Conditional Use permit to KNOWN frequent offenders?? (Case #28-2025) This seems illegal as Neighborhood office and Planning/Zoning seem to have special relationship with these property owners/Managers. Don't preach affordable housing when you are allowiing this in the name of greed. The long term renters for 35 years never caused any problems in those homes.Landlords priced out all of them. They were good people students families veteran and immigrants,all great neighbors.I emailed you as neighborhood office has blocked me.

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IP:67.237.173.226

Form: City of Columbia Contact Form

Planning and Zoning Committee,

We (Cullen and Lauren Baxter) would like the opportunity to address the complaint filed against our property on 700 W Green Meadows.

As local Airbnb owners, we take immense pride in maintaining our property to the highest standards, ensuring it is a positive reflection of our community. We are committed to being responsible property owners who contribute meaningfully by offering a valuable service to both local residents and travelers. Our utmost priority is fostering harmony among our neighbors, tenants, and guests by addressing their needs promptly and promoting a welcoming, respectful environment.

We have a strict no party policy written and upheld for our listing. We have not and will not ever permit a party on our premises. Our maximum guests in the property is 6. We have never allowed a guest to exceed the maximum allowed number of guests.

To the best of our knowledge, 618 W Green Meadows has been operating as a long term rental since before we purchased 700 W Green Meadows. We have attached a letter from this neighbor which states that we make our best effort to be courteous and accommodating.

Since owning this property, we have only ever been contacted by a neighbor once with a complaint. In June of 2023, the next door neighbor reached out regarding our HVAC running all day and making noise - keeping her newborn baby awake. We immediately contacted an HVAC repair company to work on the condenser unit. When they arrived, they stated that they could try to repair the unit but could not guarantee the fix would be permanent. To ensure our neighbors would not be disturbed, we elected to replace the entire system.

In regards to the dates mentioned in the complaint (10/22, 11/23 and 5/23) - the property was rented to mid-term tenants (first to 2 traveling nurses and shortly after to a family that lost their home in a fire). Documentation/leases can be provided upon request.

Thank you for reading this and allowing us the opportunity to obtain our conditional use permit.

To whom it may concern,

I would like to take the opportunity to be an advocate for my neighbors, Cullen and Lauren Baxter in their pursuit in obtaining a short term rental permit with the city of Columbia.

Lauren and Cullen have well maintained their property at 700 W green meadows. The lawn is always taken care of, and the house always looks great. Recently, they updated the front yard with new flower beds and landscape.

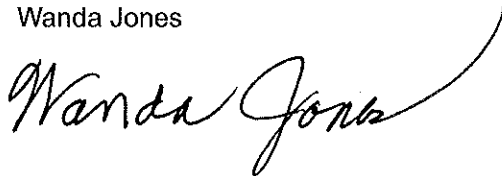
Within the last two years, Cullen and Lauren have replaced the roof, HVAC system, and remodeled the inside of the home.

In the time that I have lived next door, I have not had an issue with any of the guests that stay at the property. They have been respectful and quiet.

Thank you for taking the time to read this letter.

Respectfully,

Wanda Jones

A handwritten signature in black ink that reads "Wanda Jones". The signature is written in a cursive style with a long, sweeping flourish at the end of the name.