

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 6, 2025

Case Number 93-2025

A request by Annette Humphries (agent), on behalf of KSBF Properties, L.P. (owner) to allow 1510 Marylee Drive to be used as a short-term rental for a maximum of eight transient guests and up to 210 nights annually pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The approximately 0.23-acre, R-1 (One-family Dwelling) zoned, subject site is located at the corner of Mills Drive and Marylee Drive and includes the address of 1510 Marylee Drive.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit allowing 1510 Marylee Drive to be operated as an STR:

- (1) A maximum occupancy of eight transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC); and
- (2) A maximum of 210 nights of annual usage.

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

MS. ORTIZ: I have a question.

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: I saw that you said that we have a letter in support, but I don't see that in our material.

MR. HALLIGAN: That might have been lost in translation. Like, I apologize, or rather an error.

MS. ORTIZ: So there was no letter of support?

MR. HALLIGAN: I felt like I recall the -- a phone call at the very least, but I don't recall -- do not recall a letter off the top of my head?

MS. ORTIZ: Okay. So just the one letter --

MR. HALLIGAN: Was the -- was the letter that was in the correspondence file a written letter?

MS. ORTIZ: Yes.

MR. HALLIGAN: So there should have been provided -- there was in my file, there was another -
- okay. Well, there was a letter of support, yes. I recalled that correctly. I don't know how that didn't get

to you guys, but there, in our file where we record all the correspondence, there is a letter of support. I apologize that didn't make it to the meeting.

MS. GEUEA JONES: Are there any other questions? Seeing none. We'll go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If there any members of the public, please come forward now.

MR. HUMPHRIES: I'm Steve Humphries, 2005 Hatton Court. I'm here to represent grandma's house at 1510 Marylee. The home has been in our family since 1977. In September of 2020, we began hosting with Airbnb. We average 32 weekends a year, approximately 96 days. This past year, we had 97 days of occupancy. Our typical guests come on Friday afternoon. They check out on Sunday morning. They're usually here for some sort of University related event. We routinely get five-star ratings, something that we are very proud of. We do all the maintenance of the property ourselves, and we've invested in new HVAC and appliances. So if anybody has any questions about what we're doing?

MS. GEUEA JONES: Commissioner Loe?

MS. LOE: Thank you for coming, Mr. Humphries. I was curious about -- I read your reviews. They're very nice.]

MR. HUMPHRIES: Thank you.

MS. LOE: I was interested in how many parties over eight. Just how much is the cap going to impact you.

MR. HUMPHRIES: Well, currently, we've been accepting up to 12.

MS. LOE: Uh-huh. I saw that in the --

MR. HUMPHRIES: And we're certainly have no problem with going to eight. Yeah.

MS. LOE: Okay.

MR. HUMPHRIES: Not an issue at all.

MS. LOE: Thank you.

MR. HUMPHRIES: Okay.

MS. GEUEA JONES: Any other questions for this speaker? Thank you very much for being here tonight.

MR. HUMPHRIES: Thank you. Yeah.

MS. GEUEA JONES: We will -- or anyone else from the public here to speak on this case? Seeing none, we will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments? Commissioner Stanton?

MR. STANTON: If my colleagues do not have any other questions relating to this case --

MS. GEUEA JONES: Please

MR. STANTON: -- I would entertain a motion, Madam Chair. As it relates to Case 93-2025, 1510 Marylee Drive, STR conditional use permit, I move to approve the request subject to the following: 210

nights of rental and a maximum of eight transient guests, regardless of the allowance permitted by IPMC.

MS. ORTIZ: I second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Ortiz.

Is there any discussion on the motion? Seeing none. Commissioner Williams.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Wilson, Mr. Walters, Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Loe. Motion carries 9-0.

MR. WILLIAMS: Nine yeses and zero nos.

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