

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
April 4, 2024

Case Number 123-2024

A request by the City of Columbia to amend Sections 29-1.11(a) [Definitions - General] and 29-3.3(vv) [Use-specific Standards - Short-term rental] of Chapter 29 of the City Code (Unified Development Code). The amendments propose revisions to add clarity to the definitions of Tier 1 and Tier 3 short-term rentals and to provide clarification that a conditional use permit may be sought by a "long-term resident" of a Tier 2 STR to operate for a maximum of 210 nights in the A, R-1, R-2 and R-MF zoning districts.

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

Staff report was given by Mr. Pat Zenner of the Planning and development Department. Staff recommends approval of the proposed text changes as presented.

MS. GEUEA JONES: Thank you. Are there any questions for staff? Commissioner Loe?

MS. LOE: Thank you, Mr. Zenner. This is very clear and very short. I just had one question. This -- in Tier 2, we had the permitted long-term resident and the conditional use which was not the long-term resident. This is creating basically two sub-tiers for the long-term resident. We're going to have the Tier 2 permitted and the Tier 2 conditional. Is there a plan for how we're going to be distinguishing that?

MR. ZENNER: It will be through the application and administration process. So it is likely, from the testimony that we heard, those that may be operators, long-term resident operators, are operating. In order to effectively operate, they operate more than 120 days, so this is, in essence, going to give them an opportunity to legally operate. So they will, as a part of the application process, be self-selecting. Are you going to want to get principally permitted 120 day or do you want to get the 210?

MS. LOE: Right.

MR. ZENNER: If you're going to check 210, we're going to take them through the condition-use process, and that's how the license will be issued.

MS. LOE: A Tier 2c or something?

MR. ZENNER: Yeah. Tier 2 -- yeah. I don't know what it will look like, but I can tell you it will be either Tier 2 2010, a Tier 2 210 long-term LR or LRT, or we'll do a -- some other designation.

MR. MACMANN: iii.

MS. LOE: Thank you.

MS. GEUEA JONES: Any other questions for staff? Commissioner MacMann?

MR. MACMANN; I just have a quick admin real quick. Thank you, Madam Chair. Second -- first meeting in May or second meeting in May?

MR. ZENNER: It will be the first. We will introduce this amendment the first meeting of May to be approved the second meeting in May.

MR. MACMANN: And this motion will be with minor technical corrections, I'm sure. Right?

MR. ZENNER: No.

MR. MACMANN: Your spelling is good?

MR. ZENNER: Well, if my spelling doesn't look good, I'll -- I'll have the law department correct that for me.

MR. MACMANN: Counselor Craig, are you up to that?

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

MS. LOE: Oh, I was going to say, seeing none, move to approve.

MS. GEUEA JONES: There is a motion --

MR. ZENNER: I'll take corrections. I'll take technical corrections.

MR. STANTON: Second.

MR. ZENNER: Yeah.

MS. GEUEA JONES: Commissioner Loe has moved approval with minor technical corrections, which has been seconded by Commissioner Stanton. Any discussion on the motion? Mr. MacMann?

MR. MACMANN: Madam Chair, I don't need to be that guy, but you never opened us to public comment, and we do have guests.

MS. GEUEA JONES: I am -- I apologize.

MR. MACMANN: I apologize, too, but I felt it necessary to bring up.

MS. GEUEA JONES: We -- thank you. I will open public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Is there anyone here from the public to comment on this? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: If Commissioner MacMann is satisfied?

MR. MACMANN: Thank you, Madam Chair. I am that guy.

MS. GEUEA JONES: We will return to the motion that is pending. Is there any Commissioner discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call?

Roll Call Vote (Voting "yes": is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Loe, Mr. Stanton, Mr. Dunn, Mr. MacMann, Ms. Carroll. Motion carries 8-0.

MS. CARROLL: We have eight votes to approve; the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. And thank you, Commissioner MacMann, for keeping us honest.