
P&Z Case 215-2025**Clyde Bentley** <clyde.bentley@gmail.com>

Thu, Jun 5, 2025 at 1:27 PM

To: Patrick.Zenner@como.gov

Cc: Elizabeth Peters <ward6@como.gov>, Mayor Barbara Buffaloe <mayor@como.gov>

Mr. Zenner and Commissioners:

We have several concerns about P&Z Case 215-2025, the modification of the Short Term Rental Ordinance.

Making changes in the ordinance now seems hasty, as enforcement of the current ordinance has just begun. There also has been little publicity or owner education. A list of most current STRs in Columbia is available from the AirB&B and VRBO databases. At the least, a letter of explanation should be sent to the current hosts. Also a better explanation of the consequences of not registering a STR should be included.

The new ordinance collapses the definitions of STRs operated by the resident owner and those operated by a non-resident investor. This eliminates a basic tenet of the original "B&B movement."

A space rented by the resident owner is a means of providing security and showing pride in their property. It can help ensure their continued ownership by partially underwriting the cost of their home. This enhances the notion of "affordable housing."

A space rented by a non-resident owner is merely part of a distributed hotel. It removes the property from the pool of affordable housing, changes the value of the neighborhood to that of commercial property and drives permanent residents out of the neighborhood. It is the antithesis of affordable housing.

Part of this category collapse is the elimination of the special ability of resident owners to offer their STR near another STR. The restrictions on siting STRs is important, as clustering them changes the character of a neighborhood into a commercial district. The exception of allowing those neighbors to rent out their property occasionally – 30 days – is reasonable and arguably enhances the sense of pride in those properties.

The restriction on ownership of multiple STRs must be retained, enhanced and vigorously enforced. We have colloquial evidence that multiple ownership is being accomplished by listing relatives as owners or placing ownership in a special LLC. Every effort should be made to prevent distributed hotels that provide investor incentive to eliminate affordable housing and to unfairly compete with traditional hotels in Columbia by skirting hospitality industry regulations and taxes.

The ordinance should also refrain from describing actions as "rights." An ordinance alone should never define a right. That is the role of constitutions and higher forms of governance.

I urge you to reject this proposed ordinance change and to aggressively enforce and promote the current regulations to give them a fair chance at success.

Clyde & Cecile Bentley

1863 Cliff Drive
Columbia, MO 65201
(573) 999-1580

STR regulation amendment

Richard Burns <chardw62@yahoo.com>

Thu, Jun 5, 2025 at 9:10 AM

To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Hello Mr. Zenner/P&Z staff:

I wanted to comment on City staff's proposed changes to the current STR ordinance that will be discussed at tonight's (June 5th) Planning and Zoning meeting. After reading through the staff report as found on the City website, it appears the primary driver for the change is a workload issue. I am sympathetic to the amount of time City staff, the P&Z Commission, and City Council has to devote to this issue, especially working thru the backlog of applications. I would be supportive of ways to streamline and potentially shorten the process, but not as suggested in this current proposal. Although these regulatory changes may make things easier in terms of workload, they also create more opportunity and convenience for commercial use (i.e. owners not using dwelling as principal residence) of STRs by not requiring a conditional use permit (CUP). I do not see this benefiting neighborhoods or our supply of housing stock for purchase/long-term rental, both of which were primary reasons why we arrived at the current STR ordinance and tier system.

Thanks for your attention,

Richard Burns

Ward 4

Proposed Changes to the Short-Term Rental (STR) Ordinance

Carolyn Coley <ccjmu87@aol.com>

Thu, Jun 5, 2025 at 2:08 PM

To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Hi Patrick,

I hope you are doing well.

I'm emailing about the proposed changes to the Short-Term Rental (STR) ordinance which I am opposed.

Principal residents and owners who are not using the dwelling as a principal residence **should have** separate and distinct approval processes for the STR ordinance.

I have been a resident and home owner in Columbia for over 33 year and value the community (neighborhood) that I live in.

It has been my experience that owners who are not using the dwelling as a principal residence have little or no regard for the neighborhood and, at times, lack transparency because they don't live here.

Thank you.

Carolyn Coley
ccjmu87@aol.com
573-819-0344

short-term-rental regulations

Bernadette Dryden <buonappetito72@gmail.com>
To: Patrick.Zenner@como.gov

Thu, Jun 5, 2025 at 4:27 PM

Mr. Zenner and Commissioners,

I'd like to express my disapproval of the modified short-term rental regs proposed for the public hearing. The city hasn't done enough to let the public know of the existence of regulations or the pending enforcement date in the first place, so why should we be thinking about changes to the rules? We need more time to consider these proposals.

I believe that short-term rentals are damaging to neighborhoods in Columbia and anywhere there is a housing shortage for people of modest means. There has been much research and media coverage on this issue, and to ignore that is to ignore a large problem that we don't need to add to. It doesn't make sense to tie-up housing for short-term-rental use when families could be renting them.

That said, I don't object to owner-occupied rentals, provided they are limited in nature and adhere to certain regulations.

Thank you for considering more time for discussion on this important matter.

Sincerely,

Bernadette Dryden
1840 Cliff Drive

proposed changes to STR regulations

Ann Marie Gortmaker <amgortmaker@gmail.com>
To: patrick.zenner@como.gov

Thu, Jun 5, 2025 at 3:22 PM

Dear Pat,

I am writing to express my opposition to the proposed changes to the current STR ordinance which became effective June 1. As a resident I request that the Planning and Zoning Commission vote down the proposed ordinance changes.

The much-debated and long-awaited STR ordinance has just come into effect and there has been inadequate time to assess the efficacy of the current ordinance. The proposed changes undermine neighborhood protections. Having an owner-occupied STR should not be as restricted as proposed. If the owner is present, there is inherently less risk of "nuisance" behaviors occurring under the same roof.

I am a strong proponent of increased physical accessibility but changing the requirements will not have the effect of increasing the amount of accessible rentals available.

The CUP process for non owner- occupied STRs should not be eliminated.

Sincerely,
Ann Marie Gortmaker

P&Z Case 215-2025

j hammen <jrhammen@gmail.com>

Thu, Jun 5, 2025 at 3:47 PM

To: Patrick Zenner <patrick.zenner@como.gov>

Mr Zenner and Commissions:

Please deny the proposed changes in P&Z Case 215-2025. The proposed changes to the short-term rental ordinance (STR) have not been discussed by the public and would not be of benefit to certain neighborhoods or resident STR owners.

Janet Hammen
1844 Cliff Dr.

Case 215-2025

Kristen Heitkamp <mkheitkamp@gmail.com>
To: patrick.zenner@como.gov

Thu, Jun 5, 2025 at 3:41 PM

Dear Mr. Zenner, and Planning and Zoning Commissioners:

RE:
Proposed STR regulations.

These don't make a lot of sense.
I would like to comment specifically on the following:

1. Off-street parking should be required of all rentals, short- or long-term.
2. Why 1,000 feet from a school? This seems arbitrary, and serves no apparent purpose.
3. The CUP/ no CUP rules are confusing, and obfuscate your intent, whatever that may be.
4. This proposal unfairly eliminates any small, owner-occupied STR.
5. While I can understand the desire to bring these rentals up to code, accessibility is an issue with older homes.

Thank you for your attention to my comments.

Sincerely,
Kristen Heitkamp
600 Paris Court
Benton-Stephens

STR revisions

Kittie Rogers <kounselorkittie@yahoo.com>

Wed, Jun 4, 2025 at 9:17 PM

To: Patrick Zenner <patrick.zenner@como.gov>, Mayor Barbara Buffaloe <mayor@como.gov>, "Ward3@como.gov" <Ward3@como.gov>

Hello all,

Any "revisions" at this point seem awfully premature to me.

So, I am vehemently opposed, for many reasons.

Especially, since I watch the Harbor House folks walk past daily, and I can see 7, yes, 7, Air B and Bs from my front porch.

Thank you, so much.

Kittie Rogers

504 North William St.

Changes proposed to city's Short term rental rules

mary loe <maryhloe@gmail.com>
To: patrick.zenner@como.gov

Thu, Jun 5, 2025 at 1:03 PM

Dear Mr. Zenner:

I am writing with regard to Case 215-2025 Proposed Modifications to the Short-Term Rental Ordinance.

My husband and I own a home in the College Park neighborhood that we occupy 2-3 months during the year; we have discussed operating it as an STR when we're not there.

Under the current STR ordinance we would be considered Tier 2 and be required to obtain an CUP. As part-time residents in the neighborhood, this is the route we prefer since we don't want to introduce a new use into the neighborhood without the permanent neighbors' input and support.

Nor would we want our obtaining an STR license to create barriers for our neighbors who are full-time residents. Given our part-time residency status, we are probably more motivated at this time to look into getting an STR license and under the proposed STR ordinance we would be able to do that as a permitted use. We would still want to ensure our neighbors' support of that use, however, so despite no longer being required by the proposed application process, we believe it would be necessary to reach out to them.

Under the proposed STR changes, however, if we obtain an STR license, then if any of the seven principal residences that are accessed off our cul-de-sac pursue an STR license, they would be required to obtain a CUP. If our full-time neighbors support our obtaining an STR license for our second-home, we feel that is a very poor way to return the favor and it would be a discouragement for us.

We support continuing to require a CUP for non-primary residence STRs – such as ourselves – and do not support changes that would create the possibility of CUPs for our primary residence neighbors.

Best,

Mary and Tom Loe

Comments re proposed STR code changes, June 5 P&Z Case # 215-2025

Cory McCarter <coryleif@gmail.com>

Wed, Jun 4, 2025 at 6:56 PM

To: patrick.zenner@como.gov

Cc: Sharon.geuea.jones@gmail.com, City of Columbia Ward3 <ward3@como.gov>

Mr Zenner,

I hope this email finds you well.

After talking to neighbors in Benton-Stephens about the proposed changes to the short-term rental (STR) code, I have the following comments:

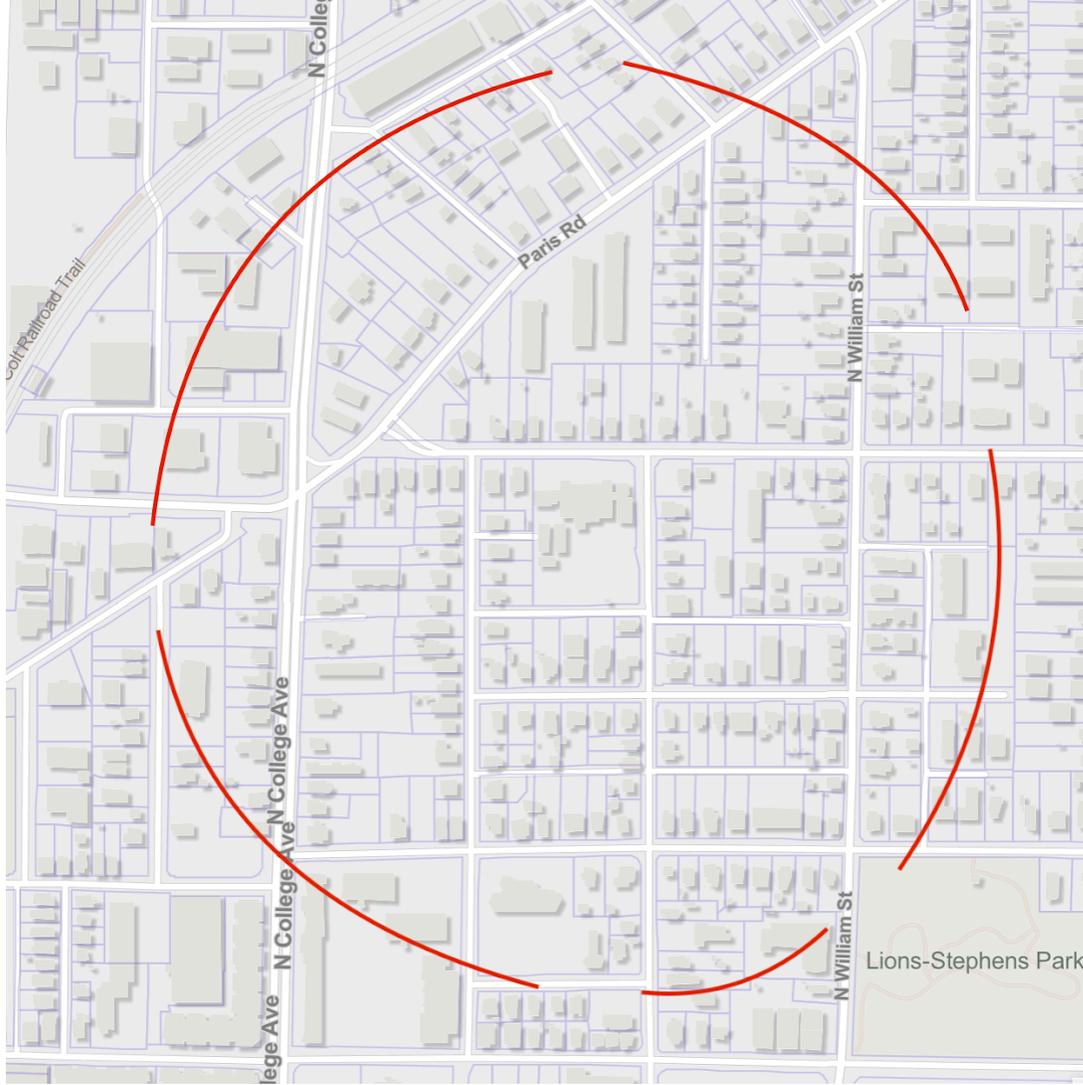
I believe the current STR code was written to benefit the largest variety of Columbia residents. The removal of Tier 1 in the proposed revision would add barriers to residents who are the least engaged in the goings-on of P&Z — the occasional principal-resident host, especially those living in older neighborhoods with limited off-street parking and smaller houses that would be harder to convert to accessible dwellings — those who just want to rent out a room when they go on vacation or for festivals and ball games.

I believe the proposed change just as the ordinance is being enforced is poorly timed and premature. There are neighbors with STRs who are not aware of the current regulations, those who are waiting for the dust to settle, as it were, and those who don't believe that laws are laws unless they are enforced.

I wonder if adequate effort has been expended in notifying STR hosts of the current codes and the proposed changes. We know where most of the STRs are. Has the City sent out postcards?

Professional property managers with STRs absent a principal resident are more likely to be aware of codes coming down the pike, and can usually more afford home alterations and hired representatives.

In the proposed code, dwellings within 1,000 feet of a public school would need to apply for a conditional-use permit (CUP). The map below is roughly what that would look like in Benton-Stephens, with Benton Elementary at the epicenter. This catches the bulk of the non-residence STRs, by my count.



For those STRs outside of the public school zone but within 300 feet of a registered STR, they would still need to obtain a CUP — even if they would have been allowed Permitted Use if their neighbor hadn't registered their STR first. This almost seems like a lottery and exhibits a lack of fairness that one would expect from an ordinance like this.

This penalizes a principal resident who just wants to rent out a room for fewer than 30 days a year (or a bit longer if they have the parking (the current Tier 2)) by requiring that time and money be spent on a CUP — if not more for on-site/off-street parking and accessibility requirements.

This is the proposed accessibility code:

(xiv) Accessibility requirements. Short-term rentals in dwelling units shall comply with federal, state, and local accessibility requirements as applicable.

The current code exempts principal residences from Accessibility requirements. This would be another burden to small-time, principal-resident operators.

In our time of increasing costs on all things housing, for those hoping to make ends meet by renting out a room or their whole house while they're away — which was the original idea of Airbnb: a supplement, an accessory. But this proposed code, like Airbnb in so many communities around the world, has become far less beneficial to neighborhoods where affordability is on the minds of the residents.

And the way it looks from over here in Benton-Stephens, the proposed changes are minimal to professional property managers, and sometimes beneficial. But to casual hosts, the changes are potentially significant, if not downright preventative.

Thank you for your time.

I look forward to any clarifications that I may pass on to the neighborhood.

—cory
BSNA

P&Z Case 215-2025

Peter Norgard <norgardp@gmail.com>
To: Patrick Zenner <patrick.zenner@como.gov>
Cc: rita fleischmann <rita.altria@gmail.com>

Thu, Jun 5, 2025 at 1:38 AM

Mr. Zenner and Commissioners,

Rita and I wanted to express some concerns about the modified short term rental regulations proposed for the public hearing under case 215-2025. Our dislike of short term rental, or STR, is well known as we have previously been involved with the development of the original regulations until we were discouraged by the lack of progress, and we vigorously stood in opposition to expanded STR opportunities. Our original stance was that STR is damaging to neighborhoods and we continue to stand by that view.

In reviewing the proposed changes to the ordinance we are struck by the fact that, other than the efforts required of Planning staff, the impact of the ordinance has not really been felt since it has only been a few days as of the time of writing that the regulations were theoretically enforceable. The City has done very little to advertise the existence of regulations or the pending enforcement date, so it is bewildering that we would already be considering changes to rules.

Rita and I would like to focus primarily on the change away from requiring a conditional use permit for non-resident owner STR operators effectively permitting anyone with a home to participate in the STR market "by right" for up to 210 nights per year with few limitations. The conditional use permit (CUP) process was established not to punish the Planning Department with the onerous task of churning through an endless list of CUP applications but to give citizens an opportunity to voice concerns in a public forum relating to STR applications for operating dwelling units identified as non-principal residences (i.e. "investment homes"). The CUP is, in fact, one of the key neighborhood protections that was built into the process. The CUP is a soft barrier to entry that applies to STRs that have the potential to produce outsized impacts to the residential district they are situated in. Commissioners who were not engaged in the process that began over five years ago will not remember the animosity and the passion that folks from either side of the divide came with, and so it is with great concern that we are seeing the Commission consider the elimination of this protective standard.

On the flip side of the same issue, the CUP process is now being expanded to apply to all applicants who live within 1000 feet of an established public school. If one were to draw a 2000-foot diameter circle around the Benton Elementary School, for instance, it would encircle almost the entire Benton Stephens neighborhood. Include Stephens College and you have eliminated more than 95% of the neighborhood from "by right" participation in the STR market, regardless of their size. Include Hickman High School, Jefferson Junior High, and Columbia College and you have just wiped out North Central Neighborhood. The point is the CUP process IS a barrier to entry because it requires an expense and a one-time process that the applicant will not likely be familiar with. It could be argued that the inclusion of the 1000-foot radius threshold is also discriminatory against individuals who choose to live near the center of town, or who cannot afford to live in the largely affluent outer regions, where schools are spread further apart and residential density is significantly lower. This is also the area where individuals are more likely to have a spare room they want to test the waters with. Assuming the new applicants are undeterred by the new 1000-foot rule, the Planning staff may have more CUP applications to deal with. However, we believe the new CUP requirement will ensure new applicants prematurely immolate their CUP application out of frustration.

In all of this it is ironic that the City bemoans the lack of housing, affordable, attainable, or any type at all, really, yet by lowering certain barriers to entry and expanding participation opportunity in the STR market we are working against ourselves in that regard. A substantial body of research has targeted the economics of STR and the impacts of regulation. We think if you review the available literature with clear eyes through an unbiased lens and focus on data-driven investigations, you will find broad agreement among researchers and market theorists and practitioners that the presence of short term rentals in a housing region will substantially distort the market for housing, and almost always against the stated housing goals of cities and municipalities. Specifically the non-resident owner STR operations definitionally remove access to housing stock for both home owners or renters. In a constrained housing market driven by supply and demand, any loss of housing stock will necessarily increase the cost of the remaining housing, and drive up rents (rents being the economists term for remunerations of any type). We are far less concerned with owner-occupied operations provided they are limited in nature; they do not generally detract from non-STR housing opportunities.

Rita and I will support and cheer-lead any and all efforts to make STR categorically illegal, as it will restore housing stock to the market, it will theoretically lower rents, and reduce property tax inflation related to investment home purchases.

We have other arguments against the proposed changes, as well as the existing regulations, however you have endured quite enough already. We are always open to discussion of these points, and others.

Rita Fleischmann and Peter Norgard
1602 Hinkson Ave