

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 4, 2026**

SUMMARY

A request by Tyler and Krystle Lorigan (owners) to allow property addressed as 1804 Juniper Drive to operate a 210-night, maximum six-guest short-term rental pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The unit sought for licensure is the eastern half of a duplex, addressed 1804 Juniper, and there is sufficient parking on-site. The 0.24-acre subject site is located at the southeast corner of Rock Quarry Road and Juniper Drive.

DISCUSSION - APPLICATION EVALUATION

The applicant seeks to obtain a Conditional Use Permit (CUP) to allow 1804 Juniper Drive to be used as a short-term rental (STR) pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. As of June 1, 2025, any dwelling operated as an STR must fully comply with the provisions of the STR regulations, which include the acquisition of an STR Certificate of Compliance, Business License, and submission of accommodation taxes. Approval of this request is a prerequisite to proceeding forward in obtaining the STR Certificate of Compliance and business license.

The owner of the subject site has stated the subject dwelling has previously operated as a short-term rental under different ownership. This property is not the applicant's principal residence. There is an active long-term rental license associated with the property for a two-family dwelling. Operation of the subject dwelling as an STR following final City Council action without acquiring the STR Certificate of Compliance and business license would constitute an illegal use of land and would be subject to revocation, if authorized, as well as other enforcement actions identified in the City code.

The following is a site-specific analysis of the property:

Dwelling Unit Details

Property Address	1804 Juniper Drive
Zoning	R-2 (Two-Family Dwelling), SR-O (Scenic Road Overlay)
STR Request Type	Tier 2, 210 nights
Maximum Guests Requested	6
Bedrooms	3
Parking Spaces	3 parking spaces are provided on-site, 2 spaces in the driveway and 1 in the garage. 3 spaces are required. In addition, there are at least 2 parking spaces still available to the dwelling unit addressed 1802 Juniper
Abutting Properties	R-2 directly to south and east. R-2 across Rock Quarry to the west. R-MF to the north across Juniper Drive.

Owner/Agent

Owner	Tyler and Krystle Lorigan
Designated Agent	Ryan Kruegar
Agent's Distance to Property	3.8 miles, 5 minutes

Listing Information

Listing Links	N/A, to be listed on VRBO, AirBnB, Booking.com
STR previously offered?	Yes, operation was with previous property owner
STRs within 300 feet?	There are no registered or identified STRs within 300'
Primary residence?	No
Previous Violations?	None with current owner

Conditional Use Analysis

Operation of an STR within the subject dwelling requires approval of a Conditional Use Permit (CUP), which has been analyzed for both general and **technical compliance** pursuant to the provisions found in Sec. 29-6.4(m)(2)(i) and (iii) of the UDC. Staff's analysis of these provisions is shown below. The owner's analysis of the criteria is attached to this report.

Sec. 29-6.4(m)(2)(i) General CUP Review Criteria:

(A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;

A short-term rental that is not a long-term resident's primary residence or to be operated for up to 210 nights in a residential district is subject to approval of a CUP. The submitted application demonstrates compliance with the minimum regulatory standards established within Sec. 29-3.3(vv) of the UDC. The site has three parking spaces, which are adequate to support the requested six guests. Additional regulatory review to ensure compliance with the remaining UDC and Rental Unit Conservation Law requirements will occur upon issuance of the CUP and prior to issuance of an STR Certificate of Compliance and Business License.

(B) The proposed conditional use is consistent with the city's adopted comprehensive plan;

The comprehensive plan does not speak directly to the use of residential dwellings for alternative purposes such as an STR; however, it does contain policies, strategies, and actions relating to the topics of livable and sustainable neighborhoods, land use and growth management, and economic development. The adoption of the regulatory provisions governing the use of a residential dwelling for STR purposes is seen as addressing several of these policies, strategies, and actions.

The goal of creating livable and sustainable neighborhoods, approval of the requested CUP would support the mixed-use concepts of Policy # 2, Strategy # 1 (page 144) of the Plan. While this strategy focuses on the concept of creating "nodes" of neighborhood scale commercial and service uses as a high priority, the first "action" within the strategy recommends using planning tools and decision-making to locate small-scale commercial and service businesses adjacent to residential development. STRs have been determined to be a commercial use and offer a "community-wide" service by providing supplemental housing for visitors to Columbia. Staff believes adoption of the STR regulations and their requirement of a CUP are relevant planning and decision-making tools consistent with the intent of this policy and assist fulfilling the idea of supporting mixed-uses within residential neighborhoods.

Land use and growth management, Policy # 3, Strategy # 3 (page 146 of the Plan) would be fulfilled given the regulatory limitations on occupancy and rental nights that are contained within Sec. 29-3.3(vv).

Economic development, Policy # 3, Strategy # 2 (page 149 of the Plan) would be fulfilled by supporting local entrepreneurial ventures. The adopted regulatory provisions governing the use of a residential dwelling for STR purposes were created with options to allow owners and/or renters the ability to participate in the STR market, subject to reasonable regulation. This ability for participation not only supports individual entrepreneurial ventures, but also broader city-wide economic objectives relating to tourism and tourism-related activities.

(C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;

The surrounding R-2 and R-MF zoned properties are developed with two and multiple-family dwellings. If the requested CUP is approved, up to six guests would be permitted, allowing two more occupants than the maximum four unrelated occupants permitted in long-term rental dwellings in the surrounding R-2 and R-MF zoned properties. It is also of note that up to four unrelated individuals may occupy the western unit used for long-term rental purposes. Approval of the requested CUP would result in increased occupancy; however, it is uncertain whether trips generated from the subject site would exceed those of the

surrounding development. Of the surrounding 29 units, zero appear to be owner-occupied. Any potential impacts associated with higher turnover or increased activity may not be noticeable, depending on the current usage patterns of nearby properties.

(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;

The site is accessed from the south side of Juniper Drive, a local residential street. The subject dwelling has two UDC-compliant parking spaces and a 1-car garage, which is sufficient to meet the parking requirement for six guests. There is also at least 3 parking spaces, inclusive of the garage, that would still be available for occupants of 1802 Juniper, the west side of this two-family dwelling. There is no evidence to suggest that a short-term rental operating with a maximum of six guests, supported by current on-site parking, would negatively affect existing or future traffic in the area. Furthermore, sidewalks are installed along Juniper Drive, but not along Rock Quarry Road abutting this property.

(E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and

The site is sufficiently served with public infrastructure to support its use as an STR. There are no known infrastructure capacity issues associated with the site that would be negatively impacted by the approval of the CUP.

(F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.

The subject site is adjacent to two and multiple-family dwellings in all directions, located in the R-2 and R-MF zoning district, which limit long-term rental usage to no more than four unrelated occupants. The requested occupancy of six guests would allow two additional individuals beyond the R-2/R-MF maximum. The property appears to have previously operated as an STR, though with the previous owner. Also, there is an active long-term rental license for a two-family structure.

Any potential negative impacts can be mitigated through the adopted regulatory provisions that provide a means to report and address violations. The regulations permit the imposition of fines and possible revocation of the STR Certificate of Compliance after 2 verified violations within a 12-month period.

Sec. 29-6.4(m)(2)(iii) Supplemental STR CUP Review Criteria:

(A) Whether the proposed STR is used for any part of the year by the registrant as a residence. If so, for how long?

The registrants have answered "none".

(B) Whether or not there are established STRs within three hundred (300) feet of the proposed STR measured in all directions from property lines "as the crow flies."

The registrant has answered that there are none. Staff did not identify additional licensed or registered STR properties within 300 feet of the dwelling.

(C) Whether the proposed registrant has previously operated an STR and if such operation has resulted in a history of complaints, a denied STR certificate of compliance, or revocation of an issued STR certificate of compliance.

The registrant has answered that this is their first STR as a property owner.

(D) Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.

The registrant has answered that it is likely there will be less traffic and noise compared to long-term tenants.

From a staff perspective, operating the dwelling as transient lodging for up to 210 nights with a maximum of six guests could result in increased impacts; however, the extent of those impacts is unknown. If permitted

to operate at a maximum of six guests, the dwelling's occupancy would be two more than that permitted within adjacent R-2/R-MF structures; however, the potential for higher turnover would exist. The level of these impacts will depend on several factors, including unit desirability, pricing, and occupancy rates. Similar impacts could be experienced if the dwelling were occupied by long-term residents.

Dwellings used as short-term rentals are subject to a more robust regulatory framework than applicable to long-term rentals to mitigate potential negative effects of using the dwelling for commercial purposes. The STR regulations include limits on occupancy and rental nights as well as a reporting mechanism for violations that can result in licensure revocation following two verified violations within a 12-month period.

(E) Whether there is support for the establishment of the proposed STR from neighboring property owners.

The registrant has responded the property was previously operated as an STR by the previous owner. No letters of support have been received at the time of writing.

CONCLUSION

Staff's **technical review** of the application and analysis of the above criteria concludes that approval of a CUP for operation of 1804 Juniper Drive as a 210-night short-term rental with a maximum of six guests would meet regulatory compliance. While the increased guest occupancy would allow two more individuals than permitted in other surrounding R-2 and R-MF zoned dwellings, there is no evidence indicating that use of the dwelling as a short-term rental would negatively impact the neighborhood.

Approval of the CUP would authorize the applicant to pursue legal licensure of the dwelling and afford neighbors as well as the city additional regulatory tools to ensure compliance with the adopted standards governing STRs.

RECOMMENDATION

Approve the conditional use permit to allow the dwelling at 1804 Juniper Drive to be operated as a STR subject to:

1. Maximum occupancy of six transient guests;
2. A maximum of 210-nights of annual rental usage

ATTACHMENTS

1. Locator Maps
2. STR Application
3. Supplemental "Conditional Accessory/Conditional Use Questions"

HISTORY

Annexation date	1969
Zoning District	R-2 (Two-Family Dwelling)
Land Use Plan designation	Sensitive Area, Neighborhood
Previous Subdivision/Legal Lot Status	Juniper Ridge Block 2

SITE CHARACTERISTICS

Area (acres)	0.24 acres
Topography	Sloping north to south, generally
Vegetation/Landscaping	Trees and natural ground cover
Watershed/Drainage	Clear Creek
Existing structures	Two-family dwelling

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Juniper Drive

Location	North of subject site
Major Roadway Plan	Local residential
CIP projects	None
Sidewalk	Installed

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park
Trails Plan	Rock Quarry Park Loop Trail
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

Public Notification Responses	None at the time of writing
Notified neighborhood association(s)	Nifong Village, Cambridge Place, Grindstone/Rock Quarry
Correspondence received	None at the time of writing

38 “public hearing” letters were mailed to property owners and tenants within 185-feet of the subject property. One letter was provided to the Council Ward representative. Three letters were sent to neighborhood associations and homeowners associations within 1,000 feet of the subject site. Public hearing postcards were distributed on May 4, 2026. All public hearing letters were distributed on May 18, 2026. The public hearing ad for this matter was placed in the Tribune on May 19, 2026.

Report prepared by: David Kunz

Approved by: Patrick Zenner