City of Columbia, Missouri

Meeting Minutes

City Council

Monday, January 6, 2020 **5:00 PM**	**Work Session**	**Conference Room** **1A/1B** **Columbia City Hall** **701 E. Broadway**

I. CALL TO ORDER

The meeting was called to order at approximately 5:05 p.m. Mr. Trapp arrived at approximately 5:57 p.m.

Present: 7 - Ruffin, Trapp, Thomas, Peters, Treece, Skala, and PItzer

Short-Term Rentals

Attachments: Short-Term Rentals Presentation

Short-Term Rentals Timeline

Short-Term Rentals News 2019

Short-Term Rentals and Housing 2019

Acting City Manager De'Carlon Seewood stated that the discussion tonight will focus on short-term rentals. Director of Community Development Tim Teddy introduced Development Services Manager Pat Zenner, Assistant City Counselor Jose Caldera, and Director of the Convention and Visitors Bureau Amy Schneider, who have all helped worked on this issue and collect data.

Mr. Teddy stated that short-term rentals refer to Airbnb, vrbo, booking.com and other similar lodging platforms. He stated that tonight will include an overview of the proposed ordinance, have a Q & A with Council and discuss any potential amendments. Mr. Teddy reviewed a summary of the timeline of this topic dating back to November 18, 2019 when Chapter 29 Development Code amendments were introduced and included an expected vote by Council at the February 3, 2020 meeting.

Mr. Teddy reviewed the proposed amendments to Chapter 29 including revised definitions of: hotel, bed and breakfast, short-term rental (STR), un-hosted short-term rental, and transient guests. Mr. Teddy stated that STRs are considered a commercial use, as are traditional "long-term" rentals, with a difference in use being intensity. No commercial use is permitted within a residential zone district without additional "use specific standards."

Mr. Teddy reviewed the key provisions in the proposed ordinance noting that "administrative approval" of STRs is an option for hosted STRs meeting maximum transient guest limits. The owner of record must be on site except during daytime/work hours when guests are present. He added that many cities are working toward a regulatory distinction between owner-occupied/hosted and non-owner occupied. The objective is to permit homeowners to be amateur hosts and reduce neighborhood impact of STRs run by investors, long-term renters, lodging companies, etc. Mr. Teddy noted challenges other cites have faced including cities that have tried to ban STRs and cities that have had issues collecting and formatting data on STRs. The proposed ordinance also requires the designation of an "agent" for all hosted STRs. Agents are required to be

available 24/7 in the absence of the property owner to address issues with the rental. The agent must be designated at the time of the application. Mr. Teddy reviewed occupancy limits for hosted STRs noting an R-1 single family district is three transient guests at a time; R-2, R-MF, mixed-use districts is a maximum of four transient guests at a time. The group discussed the maximum guests allowed in rentals. Mr. Teddy added that a conditional use permit is required for STRs that exceed standards for administrative approval. This would include un-hosted STRs, any STR regardless of hosting status that exceeds occupancy limits for the dwelling and zoning classification, and other supplemental conditions that may apply. Mr. Teddy added that noise complaints that violate the noise ordinance would go to the police department. Mayor Treece suggested looking into ways to increase enforcement on the noise ordinance for all rentals and that the Office of Neighborhood Services be included in the enforcement. Mr. Teddy stated that he will look into that. The group continued to discuss conditional use processes and and concerns. Mayor Treece asked of the approximate 350 STRs in Columbia that are currently listed on Airbnb and similar sites, how many of those are in R-1. Ms. Schneider stated that can be provided. Mr. Zenner added that an annual renewal process would be required for STRs ensuring continued compliance. Mr. Teddy continued and explained the “awareness” provision which includes a City notice to adjacent property owners of conditional use applications, registration requirements, rental Certificate of Compliance display provisions, and a required STR platform identification. Mr. Caldera added that there are also proposed changes to Chapters 13, 22 and 26, which are minor changes that would allow STR operations as permissible use.

Mr. Teddy concluded that this public review has drawn out some concern, though there are not frequent complaints about STRs. There are wide ranges of options advertised ranging from $18/night to the $3,000/night for a luxury home. STRs are also providing a lot of data on location, price, duration, occupancy, etc. which is valuable. We may need to look into technology to help track and enforce, but a funding source would need to be identified for that. Councilperson Peters asked what the cost will be for people to become compliant as inspections will be needed, etc. Mr. Teddy stated that the lodging tax may be an option to explore, but we would then be obligated to promote STRs if lodging tax were used. City Counselor Nancy Thompson added that sales tax would also be collected on these and could be used. There would also be an application fee. Neighborhood Services Manager Leigh Kottwitz added that this would be a small addition of inspections to complete compared to the number of inspections already being done for long-term rentals. The group continued to discuss STRs, zoning and conditional uses. Mr. Trapp requested an amendment be prepared that would make this a permitted use, will allow taxation, and would still include inspections. It was noted that the public hearing on this will occur on January 21, 2020 (this will be an Old Business item) and will come to City Council for a vote at the February 3, 2020 meeting.

II. ALL OTHER ITEMS THE COUNCIL MAY WISH TO DISCUSS

No other items were discussed.

III. ADJOURNMENT

The meeting adjourned at approximately 6:51 p.m.