

CITY OF BULL SHOALS

PLANNING AND ZONING COMMITTEE

COMMITTEE CHAIR: BONNIE SUMNER/CAROL DUSS

MINUTES OF MEETING

THE FOLLOWING MINUTES ARE HEREBY SUBMITTED TO THE COUNCIL MEMBERS OF THE CITY OF BULL SHOALS.

DATE: 02/22/23

MEMBERS PRESENT: Bonnie Sumner, Tim Koenig, Dave Higgins, Carol Duss. Pending Committee Members, Bill Stahlman and Mike Castanza were present in the audience. A Quorum was called by the Chair.

OPENING: Call to Order at 5:00 PM by the Chair. There has been no meeting due to inclement weather and Christmas Holidays. Last meeting was in November. Current Issues are being researched by the Committee Chair regarding the following: Short Term Rentals (VRBOs) and possible to set limits on how many will allowed in the City of Bull Shoals. The Public was further challenged to provide comment and recommendations for this issue.

NEW BUSINESS

- **The SHOALS:** Mr. Jeff Housely and Mr. Bill Higgins provided updated drawings and plans for the continued development of the Shoals with additional buildings. Initial planning and permits were issued in 2021. After lengthy review of permits, maps and discussions with the Chairwoman and committee members it was determined the development remains in compliance and it was approved to continue to proceed by the committee members after motion, seconded and an affirmative vote.
- **ZONING MAPS/RELATED INFO:** Carol Duss stated that current zoning maps were in the process of being reviewed for possible updates. Search is underway for related information and other information as the current data dates to 2001 efforts.
- **POLE BARN HOMES and CONEX SHIPPING CONTAINERS:** Committee Chair said she had received several calls lately from younger families asking if pole barn homes could be built in Bull Shoals. A review of current ordinances contains no mention of pole barns, but commented that it might be a possibility to build them in R2 areas. A follow-on effort to update the related ordinances to accommodate this emerging approach to modern day housing costs. Storage using CONEX containers are also needed to be followed up on as current city code fails to address them adequately.
- **PLANNING ISSUES.** Stated that some of the current issues that are confronting the committee have been prolonged due to the understood fact that the committee could not meet for sessions other than those publicly scheduled. These private working sessions have been held to two members at one time due to guidance received in the

past. A comment was made that the policy only applies to elected officials. Clarification will be sought by the current Chair.

- **CHANGE OF CHAIR:** Bonnie Sumner relinquished her role as Chairperson and Carol Duss assumed that role after a motion, seconded and approved. Bonnie will remain on the committee to provide continuity due to her extensive knowledge of the committee and related efforts in Bull Shoals

CALL TO PUBLIC: Speakers were reminded of the 3 minute rule and to provide their name during their time.

- Mr. Ken Navius. Concern was raised that any undertaking of revision to statutes and ordinances should consider the positive impact of attracting more visitors and permanent citizens to Bull Shoals. Younger people are being affected due to the rising costs of housing and cost of living and are probably already dealing with the high costs of educations today. This should be a paramount concern by city planners.
- Mr. Bill Stahlman (sic) introduced an extended discussion concerning long term rentals and whether or not resorts so designated were serving meals. The previously known Anglers Resort (10-50) seemed not to be in compliance with city code as their property was leasing rooms for a short term period but was not providing daily rentals. An issue was also mentioned about the lack of paving at the facility as it was supposed to be a hard surface like a motel.
- An open discussion continued in excess of 3 minutes with exchanges between the committee members and attendees. Linda Farrell provided a recording of a prospective client in discussion with the management of the facility in attempting to rent rooms for visiting fisherman for a short period or 2 to 3 days. The 10-50 advised that they did not provide those types of rooms. This finding was also substantiated by other members of the public in attendance. There appears to be contradiction between the business permit license for the 10-50 and what overnight arrangements are available. There was a 15 minute discussion on this particular situation with the committee adding that the city council has already received guidance from the city attorney regarding this matter. The committee agreed that there remain issues with the license, bed taxation, coding and that enforcement should follow up. Ms. Sumner added that ruling by the city attorney in the fall of 2022 advised that use of an existing structure can be change to a lower ranking Zone but once that is done the building cannot return to previous use.
- Mr. Gary Spencer provided a quick overview of a popular interest, Star Gazing, mentioning the Buffalo National Park area as a recently declared Dark Night area that will attract interest of vacationing hobbyists in astronomy. He recommended that Bull Shoals should consider developing an area like that with a Dark Sky that is not overly affected by artificial light for several reasons. He volunteered his services to assist in the formation of planning and ordinance requirements that would facilitate the development of an area. This has the potential of attracting visitors to the area in addition to those already visiting in support of fishing and other outdoor activities.

- **CONCLUSIONS:**

- The City conduct a thorough review of the business license and operation of the 10-50 facility formerly known as the Angler Resort. The issue remains open due to potential non compliance and refer to the city council.
- Chairperson Carol Duss advised the attendees that there is a lot of work to be done reviewing and updating city ordinances and she asked for patience and solicited continued participation from the public

ADJOURNED AT 5:52 PM

SUBMITTED FOR CONSIDERATION TO THE CITY COUNCIL.

Carol Duss, Chair
Bull Shoals Planning and Zoning

dlh/022323