

Planning & Zoning Committee Meeting

June 18, 2025

6PM

New Chairman, Rick Anderson opened the meeting at 6.

Attendance: Rick Anderson, Tim Koenig, Keith Hilburn, Merle Fawcett, Scott Scholes, Scott Gallart

Everyone stood for the Pledge of Allegiance

Rick announced that the meeting will be moved from the third Wednesday of every month to the second Wednesday so that we meet before the Workshop every month. We have a new definition of short-term rental. We will add that to our coding. This will apply to resort owners. They will not need to apply for a license because that is under the resorts. Mayor said that it is a 30 day lease. If someone wants to stay longer than that the resorts have to reapply every 30 days. It also helps the resorts with evictions...makes it easier for them. They will have to pay the bed tax. We still have some problems with the C2 resorts. Rick asked if the resorts need to buy an annual license? The Mayor said that the resorts already buy a \$15 annual business license. But this ordinance states they will fall into the Air BnB license which is \$50. They do not need a state license. These resorts need to be inspected by the fire department. The square footage is not a thing anymore. Why many cities are going with the tiny homes. Keith said the state legislature tabled this subject, but the state did say each city can enact their own rules. Rick said that we can be more restrictive than the state, but not less than the state. Rick said that the penalties are zero to \$500, but he thinks that we should raise the lowest amount (zero) to \$100 so that it reads \$100 to \$500. Scott G. made a motion and it was seconded by Keith and it was approved by all. Rick then asked for a motion to approve the ordinance change. Keith made the motion and it was seconded by Scott G. All approved.

Rick sent out the letter about the C-4 resorts. Rick and Keith visited all of the resorts last week. There are 8 total resorts. This does not include the 1050. Of the 8 one is shuttered and closed and up for sale. We know about Bel Arco was just purchased. Another one is in rough shape. 3 are operating and doing well. Another one is in bad shape. Only 3 may not be in compliance with the codes. Rick asked for a motion that we send to the Council a 30-day window to pay the fees. Scott S. made a motion to send it to Council and send out a letter. Merle suggested that we hand the letter to each one. The fines may be waived if they work with us. Law enforcement would issue the ticket and the courts would handle it from there.

Judge Carney would announce the fines. The police department would bring the citation to the court. Keith said that there is one resort that is going to be a nightmare....Sunset Bay Resort. There is no power...trees are down...it is a mess. There are 2 down below and one above. The one above is renting long-term and the other two are in bad shape. Keith asked if the new owners of Bel Arco have been in touch with the city. The Mayor said yes he is working on a number of issues right now such as the laundromat. The Mayor said that all of the renters were supposed to be out by June 30th and that has not happened yet. He is keeping it a resort and he is from Fort Collins, Colorado. He would like to find someone to lease out the restaurant. Mayor has talked to him about working with the Corps of Engineers. He will need to apply for a permit for the resort. It will benefit him to have the 30-day lease. The city will receive the bed tax. The motion was approved.

Rick said the next item was permitted used for C-2. In the section on C-2 the permitted uses are service stations, but not convenience stores. Rick would like a motion to add gas stations/convenience stores. Scott S. made the motion and it was seconded by Keith. All approved. Scott Scholes asked what is going to happen to the old golf course. It is zoned C-2. If we want to attract people to Bull Shoals we should open that golf course back up. The City Council should work to find someone to open it again. The course could be leased to a company. Keith asked if we would have a problem with the Corps of Engineers. The Mayor said the big problem is the sink holes. Scott added that it might be a good area for a tiny home area. The Mayor said the plan would be up to the owners. Whether they might be rented out or turn into Air BnB's.

Bonnie Sumner talked about the tiny home area that she and Dave visited in Rogers. One man manages that area. He said it needs to be managed it or it will fall into disrepair. They should be managed just like an Air BnB is. They should follow the same standards. In Rogers each tiny home is over \$100,000, but they are very nice. In Midway the tiny homes that are being built will be less than that. There was one that was going to go in Flippin, but the owners hit some snags and it is not happening now. Rick mentioned the tiny homes behind Skipper's in Mountain Home and he didn't think they were that expensive. Merle mentioned the tiny homes in Pella, Iowa...same as the window company. That town is nice and they have plenty of these small homes.

Rick asked what else needs to be discussed or changed. He said he went through the codes and he thinks everything is up to date right now. As we go along we might have to change something but we will take it on a case by case basis.

Rick asked Danny Caldwell if he had anything to add. He did not.

Rick asked about the terms of the members...each person has a 5 year term. Rick asked Bonnie if she had anything else on tiny homes. We just need to set a standard for these homes. Scott S. said it would not be that much different than a mobile home park...a miniature village. This would have to be a public discussion as some people might not want that here. The key will be to make them affordable. Bonnie added that after talking to the manager in Rogers, a pool would not be needed. Most people did not want that.

Rick asked for a new Deputy Chair and Keith said that he would like to take that. Scott Scholes made the motion to name Keith the Deputy Chairman. Merle seconded it and all approved.

There is no old business.

Rick asked for public comments. A man said that there he was told there was no minimum square footage minimum. The place has to have certain things like a water heater and furnace and that if that will fit into a house then it will be fine. We should put that into writing. We need to make sure that anything absolutely has to be in a dwelling needs to be in writing. We need to find this out for sure. Keith said that if four or more units are connected then certain standards kick in such as handicapped accessibility. The Mayor said that if a place is going to be an apartment complex then blacktopped parking needs to be available. The Mayor talked about the old Harp's. There is a law that states that the city can go after the owner for lost revenue, but he has put a business in there and the Mayor thinks they do have a business permit for it. There needs to be more research done on this matter. The owner has looked at every loophole. It is going to be a slow process and he will sue us no matter what. The property has not been condemned. It just looks in rough shape. It needs to be cleaned up. We need to go after them for appearances of the property.

Rick asked for anymore Commissioner feedback. There was none. Scott S. made a motion for adjournment and it was seconded by Keith. All approved. Meeting adjourned at 7:02pm.

Respectfully Submitted,

Tim Koenig

Secretary