

# CITY OF BULL SHOALS

## PLANNING AND ZONING COMMITTEE

COMMITTEE CHAIR: BONNIE SUMNER

### MINUTES OF MEETING

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

DATE: 6/22/22

**MEMBERS PRESENT:** Bonnie Sumner, Tim Koenig, Dave Higgins. With only one member absent and a vacant position a Quorum was called by the Chair. Pending new board member Carol Duss was also in attendance.

**OPENING:** Chair opened the meeting stating that she had several issues she wanted to address. Those are outlined below.

1. Temporary permits. Chair discussed allowing temporary permits for living in an RV while new home is being constructed. There are provisions for this while a new home is being built but she cautioned the board that we should recommend some criteria on how this can be done before the permit would be issued. Chair requested members to review code and to make sure we develop recommended criteria concerning the permit to preclude any future or extended issues in relationship to any temporary permit involving use of an RV. Those would include non-approval of any permanent RV utility services, such as sewer, power, and water.
2. Duplex in R1 area, city code. Chair stated that someone has inquired about the construction of a duplex in a R1 area on Waldan Drive. Members were requested to familiarize themselves with the road in the area and that a code variance is required.
3. Fencing with barbed wire, city code. Permanent fences are to be erected precisely on the property lot line. Agreements among neighbors should be written and signed by participants. City code was quoted and will be adhered to in all cases. Barbed wire can only be used as authorized by the city code.
4. Annexation by city, pending. Chair provided update on the annexation and that the City Lawyer will be here on Tuesday, 28 June to provide further details on the subject. Current state regulations say that annexation may be accomplished by the city, but it is not mandatory. Zoning changes would be required upon annexation in some cases. Some comments from public and members regarding the background on the issue and what was the interest in proceeding with annexation. She further stated that there will

be announcements in the paper and other public information and hearings regarding the annexation plan, but that City Council will make the final decision. Opportunity to provide public input or concerns will be provided through hearing and council meetings. A general discussion followed among committee members concerning annexation.

5. RV parking, city code. Chair requested Member Higgins to research area communities and to determine existing RV parking code to explore potential of adoption in Bull Shoals. This was prompted by the fact that current code restricts parking of RVs (Not Occupied) in residential areas, but this code is not enforced. Complaints by residents in some areas due to fact that some inconsiderate parking does restrict lake view property that have enjoyed those views for many years. The value of those views is in fact an attractive feature for potential new buyers seeking to relocate to our area. Chair Sumner proposed that a revised code may be in order that would satisfy all residences concerned.

**DISCUSSION:** The Chair led an interactive discussion among the committee members soliciting remarks and considerations for the above-mentioned issues. Chair Sumner concluded that further study is required and that any of these issues, specifically Annexation, will be properly coordinated with the public through announcements, posting on the City Web Page and public hearings as required by law. Concluding the board discussion, she called for public input.

**CALL TO THE PUBLIC:** There were 5 Bull Shoals citizens in attendance. Mr. Scott Galliard and Mr. Mike Savu provided comments concerning RV parking and the pending annexation by the city. Mr. Galliard stated that he had been a citizen for about one year and during the time he was considering moving here he drove around the town and concluded that it must be allowed to park an RV on your private property as he saw many on property. His prior residence required him to store his RV when not being used. Committee members stated that was in fact the situation. He further assumed that it was allowed and was not aware of current code. Mr. Savu addressed the annexation issue and specifically inquired about the urgency of the initiative as well as other driving influences that have brought this to the city's attention. This concern was also echoed by committee members present as well as the other public attendees. Chair Sumner re-emphasized that participation at this time in the follow-on public hearings and government meetings was a critical element and closed the Public comment phase of the meeting.

**ADJOURNMENT.** Meeting closed by unanimous vote of members present at 530 PM.

**SUBMITTED FOR CONSIDERATION TO THE CITY COUNCIL**



Bonnie Sumner

dlh/6/24/22