

Planning & Zoning Commission

June 17, 2026

6:00 P.M.

Bull Shoals City Hall

Meeting was opened by Chairman Rick Anderson at 6:00 p.m. Pledge of Allegiance was recited by all.

Commissioners in Attendance. Scott Scholes, Rick Anderson, Keith Hilburn, Merle Fawcett and Scott Gallart. Commissioner John Stauffer was not in attendance.

Approval of Minutes. Minutes from the May meeting were reviewed. Keith made a motion to approve the minutes, Scott S. seconded the motion. Motion was unanimously passed to approve the May minutes.

New Business: Food Trucks in C1 Zone. Food trucks are currently included in C2. Should they be allowed in C1 as well? Under C1, on page 21 we have restaurants as a permitted use. This commission is allowed to stretch the envelope and add something. Rick would like to see language added in C1, under section 17: “restaurants “and food trucks”. This would apply to any of the businesses. Rick called for a motion to allow food trucks in C1. Keith made the motion, seconded by Scott G. The topic was opened for discussion.

A motion was made to add the food truck language to C1 zone. The motion was passed unanimously.

New Language in C4 Zone. In the general description of C4 on page 29, we need to add a rezone clause. An application must be submitted by the property owner promptly upon the resort use stopping. Currently in C4 we talk about it but we really don't say they are required to do it. Commissioners agreed the current language leaves too much open for interpretation and needs to be more specific. A property owner recently thought that Planning and Zoning initiates zoning but we can't. That responsibility is for the property owner so.

Scott S. points out there is a reference in the Comprehensive Plan that any C4 business will automatically revert to R1 if it ceases to be a resort. The Plan gives us direction. Rick corrected Scott, it reverts to an “R” zone. Merle notes it also has to go through a public hearing process. Rick says a C4 could revert to R1, R2 or R3. Merle agrees the direction is

vague as currently written. Rick would like to add one more sentence to C4 under final description that says: "A rezone application must be submitted by the property owner promptly upon the resort use stopping or ceasing". Scott S. thinks if an owner is going out of business, they must come in and submit an application for rezoning if they're going to revert back to residential. Merle clarifies if the owner is going out of business and they're selling a resort it's fine. Otherwise, they must rezone it before selling it as a different zone.

Scott S. questioned if the owner intends to sell the C4 as a different zoned property, can the city actually ask for the rezoning? Rick believes the application comes through Planning and Zoning and then the city takes it over. Scott S. asks what happens if someone says they're going out of business, just goes away and doesn't try to sell it, which happens often enough, are citations still being issued? Merle points out that according to the ordinance, they don't have to rezone. Whoever buys the business and wants to rezone, it would be the new owner's responsibility. Keith made a motion to add the language, and Merle seconded the motion. Motion passed unanimously.

Comprehensive Plan. Everyone who had time to review the Plan thought it was excellent. The nice thing is they did not put anything date specific in the Plan which is a blessing in disguise because the Plan should be good even twenty years from now. Real estate companies need to start presenting properties for sale in accordance with these zones and plans.

Scott S. likes that the Plan suggests the city do a five year setup plan and revise every year to upgrade for whatever is necessary. He'd like to see the city council start that five year plan now. He doesn't think they have done that in awhile. This Plan calls for and brings together Planning and Zoning, Street Department, Sewer Department, Fire Department, Police Department, Parks and Recreation and the City Administration all working together to enhance the city. Maybe what needs to be done is a meeting of the minds. Whether it will happen or not, we have to all work together. Rick says this Comprehensive Plan talks about Parks and Recreation being a vital part of the Plan and states we need to keep our parks up. Our parks are a "gem" to the city. We need to take care of them and enhance them the best we can.

The Comprehensive Plan also speaks about volunteerism. The Commission agreed that our town has a great base of volunteers however we cannot live on volunteers. We need paid people with better pay. At a recent city council meeting, it was said that \$12.50 an hour is not good enough to keep employees from leaving. Merle reminded everyone that

once an employee shows they are worth more money, their hourly rate will go up. The pay is equal to motivation and skills.

The date on the Plan is June 2008. Rick would like to bring it to the people at a public hearing and offer suggestions or changes if necessary. If there are no changes, the title should be revised to "2026". Rick wants to announce the public hearing to happen on or before the next Planning and Zoning meeting. The Comprehensive Plan will be on the agenda. We'll talk about it and if the people don't have anything big to change, we decide what changes there are and that recommendation will go to the council.

Scott S. asked if the Plan can be put on a public site where people can read it? Rick said it's on the City of Bull Shoals website. Unfortunately, the way the original Plan was created was very expensive. It's oversized with multiple folds. There's not a good way to photocopy or mass produce it for everyone in town. Rick mentioned he "caught hell" from the Mayor for paying \$16 per map for a dozen copies. Susan Walling was kind enough to frame a copy of the Plan and mount it on the wall in city hall for anyone's review. She paid for the frames herself and we should thank her. Anybody coming into city hall can see it and read it.

Rick asked for a motion to leave the Comprehensive Plan "as is" and take it before the public next at their July meeting. Merle made the first motion, Keith seconded the motion. Motion was approved and passed unanimously.

Upcoming Public Hearing. The Commissioners agreed to hold a public hearing on July 8th during regular meeting time starting at 6:00. Past changes, new changes, the Comprehensive Plan and C4 language will be reviewed and discussed so we can pass them on to city council.

Tiny Homes. Paperwork and research was passed around for review. One document was from Harrison and the other from Mountain Home. Each town made their regulations for tiny homes very simple and left very few questions to ponder. If we follow these guidelines, it will take care of tiny homes regulations well into the future.

Keith questioned Mountain Home's guidelines, reminding everyone that this town allows garden sheds be put up for lodging. Rick said Mountain Home can do what they want as far as restrictions and can allow that to happen. In Bull Shoals, one would need a rezone to change it to R3 if allowing multiple buildings on a small property. Harrison and Mountain Home allows tiny homes in R1 and R2 but they must follow the zoning and building codes. They are required to stay off the setbacks. They have a chart in the back of there that

dictates the percentage of land that can be covered. For example, in R1 it's 50% of the property. If you have 10,000 square foot property, you can build up to 5,000 square feet as long as you stay off the setbacks.

Scott S. asks if the tiny homes in Bull Shoals would have the same amount of setbacks? Yes, if we dictate it we can. That's what Mountain Home and Harrison did in their R1 and R2. They made it specific to follow the zoning codes and also the building codes. This ensures that when somebody builds a tiny home, it's not going to be a Menards shed that they decided to stick on the property. A recent news article shows that Seattle has "homeless huts" now that are 6' x 8'. Each has a bed, a small dresser and a table. They have a common bathroom. It's a place for people to live and do their drugs. They put 20 or 30 huts in one spot and they call tiny homes. Rick personally doesn't want to see that. He thinks our tiny homes should be constructed on foundations. We will allow them in R1 and R2. In R3 they could have as many as they want because R3 allows zero sideline setbacks. I think they have to leave 40% of their property open for open space.

Discussion began about specific properties in town and whether they're zoned for R3, etc. Rick does not want tiny homes going into any C zones. They should not be in any of the business zones. They should be out of those zones and off the highway. Scott S. doesn't want to see any tiny homes on wheels. Rick said what Harrison and Mountain Home requires their tiny homes on wheels to be in an RV park or a mobile home community with a permit. That makes sense because it's a trailer that gets pulled in and gets pulled out. Fortunately we don't have any properties (that we know of) that are actually in RV parks. We can take care of the wheeled ones easily by allowing them RV parks or mobile home communities. These outlines seem very good. Harrison's and Mountain Home's tiny home policies are almost identical. Everybody's trying to decide what to do with this issue.

Do we want to set a minimum size for tiny homes? Harrison did 400 square feet and Mountain Home did the same thing. Merle commented that's very small. Scott S. suggests we go 400 to 600 square feet. And can we set a maximum? Rick says no, we cannot set a maximum. If we set a max for tiny homes we have to set a max for all homes in R1 and we don't want to do that. We just need to set a minimum. This minimum will also cover those mother-in-law apartments. Scott S. stated some of those tiny homes have lofts. Rick says yes but the lofts are not included in the square footage. If it was an actual second story then they can be included. But lofts are not included. He also noted that a 15' x 30' trailer is 450 square feet and that's a mobile home. That would be a pretty decent size tiny home. He doesn't think we should go smaller than that. The Commissioners agreed to leave it at 400 square feet.

Rick asks how we want to install this in our code book? Do we want separate sections in each zone allowed? Or we could put a line of information in each zone R1 and R2. Right now you can put a tiny home in R1, so we don't need to change that because it fits perfectly. R3 takes care of itself because of the quantity and they have to follow all building codes like the other zones. Rick will write something up for the following workshop.

Merle said the culverts are the property owners' responsibility but they have to buy the culverts from the city and the city has rules for them. Rick said if somebody subdivides a property and wants to put in a road, they have to pay for it. If they want the city to take it over, they have to build it to city specifications. It's city council business if they want the city to take over. Merle says they bring service to the edge of the property but the owner is responsible for the rest.

Tiny homes on wheels stay in RV parks and mobile home parks, which are already under R4 zone. Some of our city maps show an R4 zone and some do not. R4 is technically "manufactured home parks". Maybe we should change the title of that section to "manufactured home parks/RV parks". We have a designation for that. Zoning for tiny homes on wheels we want R4 and C2 and that takes care of it. In RV parks, the size of tiny homes on wheels most likely cannot be regulated. There are some campers that are only 8' x 8', so it would be easy enough to say no minimum. Everyone agreed.

Harrison's building codes are based on the Standards of the International Residential Code which is adopted by the city. That's what the State also uses. We need to get the city to adopt that and make sure it's written somewhere, if it hasn't already. They also mention the Appendix Q, which appears to allow a construction of the homes on wheels to have a 1" sidewall if it's a metal stud instead of a 2' x 4' wall. Appendix Q's purpose is to make sure your codes makes exceptions for tiny homes.

Commissioners Feedback. Keith suggests that the group take August off. Things have been busy lately and people are travelling. All attending Commissioners agreed that August is a great month for a break.

Merle made a motion to adjourn. Scott S. seconded the motion. All were in favor and the meeting adjourned.

Respectfully submitted,
Peggy Anderson
Secretary, Pro Tempore