



Planning Commission Work Session Agenda

Date: Thursday, September 3, 2026
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:
<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo, Nathan Forst and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - August 10, 2026

IV. Unfinished Business

V. New Business

A. **Zoning Ordinance Amendment:** Requiring a 200' separation between short-term rentals within all residential zones; Presented by Director Robertson

VI. Open Discussion

VII. Announcements

- A. The Board of Zoning Adjustment meeting will be on Monday, September 14, 2026 at 4:30 pm directly followed by the Planning Commission regular meeting.
- B. The City Council Work Session will be Monday, September 21, 2026 at 6:00 pm.
- C. The City Council Regular Meeting will be on Monday, September 28, 2026 at 6:00 pm.
- D. The Planning Commission Work Session will be Monday, September 28, 2026 at 4:30 pm.

VIII. Adjournment



**Planning Commission
Regular Meeting Minutes**

August 10, 2026
2483 Forest Hills Blvd

I. CALL TO ORDER

Vice-Chairman Farner called the meeting to order at 4:42 PM

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo, Nathan Forst and Linda Lloyd.

Member(s) Absent: Daniel Ellis, Gail Klesen

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – July 13, 2026*

On a motion by Mr. Sedberry and a second by Ms. Portillo, the July 13, 2026 minutes were approved by a voice vote.

IV. PUBLIC INPUT

- A. Vice-Chairman Farner opened the public input session.
- B. Vice-Chairman Farner closed the public input session.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. Development Calendar Adjustment: Proposal to move the Thursday, October 1, 2026 Work Session to Monday, September 28, 2026 at 4:30 PM; Director Robertson.

1. Director Robertson proposed to move the work session due to scheduling conflict with staff.
2. A discussion was held regarding the request.
3. Mr. Sedberry motioned for the approval of the calendar adjustment and a second was made by Ms. Portillo.

Nathan Forst – Y

JB Portillo – Y

Linda Lloyd – Y

Gail Klesen -

Clayton Sedberry – Y

Doug Farner – Y

Daniel Ellis -

Motion approved with five yes votes (5-0)

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

None.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Vice-Chairman Farner adjourned the meeting at 4:46 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 14th DAY OF SEPTEMBER, 2026:

Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission

TO: Planning Commission

FROM: Director of Planning and Development, Taylor Robertson, MPA

DATE: September 3, 2026 Work Session

SUBJECT: A proposed 200' separation requirement for Short-Term rentals

Background:

At the July 2026 City Council meeting, a resolution was passed directing staff and the Planning Commission to hold a public hearing regarding:

1. A new 200' separation requirement for short-term rentals (STRs) in residential zones;
2. Grandfathering existing STRs,
3. Exempting short-term rentals that are owner-occupied.

As a result, a public hearing has been sent on these items for Cycle 9 **on September 14, 2026 at 4:30 PM**. Currently, there are no density or separation requirements within the City's zoning ordinance. Nor are there use-specific standards for them. All that currently exists is a 600-permit cap for non-owner occupied STRs within the municipal licensing ordinance ([Article III of Chapter 16](#)) as well as a few occupational requirements. Staff will note, there is already a nonconformity article in our ordinance.

STRs are still a relatively new but constant, fluctuating land use topic across the nation and best practices tend to be the same. Thus, they are highly dependent upon the community and its needs. Although one common theme continues to appear: a balance must be found between economic development/tourism and community character/neighborhood preservation. The American Planning Association has recently published zoning practice recommendations on this subject matter in August of 2026. In the conclusion of this publication, APA has provided, **"The goal is not to eliminate transient lodging, but to ensure it does not overwhelm the permanent residents and businesses that give neighborhoods their identity."** Topics explored throughout include block-level caps, typologies, distance requirements, etc. Staff is producing a thorough review of this publication and public comment prior to making a recommendation.

Recommendation: None at this time of report.

Public Notice & Comment: Only one comment has been received at the time of this report which is attached herein. Staff published a legal ad in the Weekly Vista on Wednesday, August 26, 2026 and a letter was sent to all three school boards on Friday, August 28, 2026.



August 13, 2026

Dear Mayor Flynn,

The BVTA Board of Directors have met and discussed the 200-foot rule for short-term rentals in our community. Below are some concerns we have regarding this proposal.

- Bella Vista has become a destination for tourism and recreation seekers. Since many purchasers want the option of property that can be used as a short term rental, townhouse property values will effectively be lowered, due to a pool of fewer buyers for townhouse units which are unable to qualify for STR status.
- BVTA has had more townhome renovations and improvements completed since the STR program kicked off, which has improved the aesthetics of our courts and increased townhome sales, which has brought the value up in those areas.
- If townhome values go down, the result will eventually be lower quality buyers which means properties will not be maintained up to standard, resulting in more work for BVTA and city code enforcement.
- The proposed 200-foot rule would disproportionately affect townhome owners due to the townhomes being closer together and more densely placed than single family homes. The majority of our townhomes in the Bella Vista Townhouse Association are attached to other townhomes, and it would be discriminatory to eliminate connected townhomes that don't fall within the 200-foot rule from qualifying for STR use. We urge the city to consider this unequal impact and adopt an approach that treats all homeowners fairly.
- If the City is considering this type of restriction, we respectfully ask that all townhomes within Bella Vista Townhouse Association be exempt of this rule in recognition of their distinct circumstances.

We support reasonable short-term rental regulations that protect our neighborhoods, address noise and parking concerns, and hold owners accountable. However, we respectfully ask the city to consider an approach that does not automatically disqualify attached townhomes solely because of their design.

We would appreciate the opportunity for townhome owners to be heard before this rule is finalized. Please consider language that treats attached townhomes fairly while still protecting the quality of life of neighboring residents.

Respectfully,

BVTA Board of Directors

Sec. 109-029 Commercial Uses (RESOLUTION PROPOSED AMENDMENT (g) – (u))

(g) Short-Term Rentals

- 1) No Short-Term Rental within a residential zone shall be located within 200 feet to any other permitted short-term rental. Measurement shall be made from the nearest lot line of the application's subject lot to the nearest lot line of the existing short-term rental property.
- 2) Exemptions
 - a. Short-Term rentals that are owner-occupied, or where the owner occupies the unit during the same timeframe that the unit is rented to guests, are exempt.

(h) Alternative Financial Institution

- 1) No Alternative Financial Institution shall be located within:
 - Five hundred (500) feet of any residential district or use.
 - Two hundred fifty (250) feet of any School or Religious Land Use.
 - One thousand (1,000) feet of another Alternative Financial Institution.

(i) Hospital

- 1) No building, work area or recreation area on Hospital grounds shall be within 100 feet of any residential zoning district.
- 2) If a Hospital is adjacent to a residential zoning district, screening shall be provided as established in **Error! Reference source not found.**
- 3) Screening shall be at least eight feet tall, well maintained and in good condition.

(j) Campground

- 1) A permanently-installed waste receptacle is required for every two thousand (2000) square feet of campground space, which must be emptied a minimum of three times per week.

(k) Outdoor Entertainment and Amusement Venue

- 1) An Outdoor Entertainment and Amusement Venue shall not be within three hundred (300) feet of any residential zoning district.
- 2) Any driving or racing facilities associated with an Outdoor Entertainment and Amusement Venue, such as go-kart tracks and bumper cars, shall not be located within two thousand (2,000) feet of any residential zoning district.
- 3) Any Outdoor Entertainment and Amusement Venue outdoor lighting shall not operate earlier than 8:00 A.M. on any day of the week, nor shall it operate later than 9:00 P.M. from Sunday to Thursday, nor shall it operate later than 10:00 P.M. from Friday to Saturday.

(l) Sport Shooting Range

- 1) A Sport Shooting Range shall not be within one thousand (1,000) feet of any residential zoning district, any Religious Land Use, or any Civic uses.
- 2) A Sport Shooting Range shall comply with all applicable State and Federal regulations.
- 3) A Sport Shooting Range shall be constructed as an indoor facility, and all shooting activities shall occur within a fully enclosed structure, subject to the following standards:
 - a. Backstop material must be sufficient to prevent projectile overflow of all munitions permitted for use within the facility, and shall be demonstrated via written documentation to conform to the standards for indoor ranges established by the United States Environmental Protection Agency.
 - b. Peripheral walls and ceiling materials around shooting lanes must be sufficient to prevent projectile overflow of all munitions which may be accidentally discharged away from backstop material.
 - c. Construction techniques and materials must ensure no noise, odor, or other adverse effects extend beyond the property line of the lot or parcel on which the Sport Shooting Range is located.
 - d. Shooting lanes shall be oriented such that projectiles are discharged away from public roadways.
 - e. A Sport Shooting Range shall not operate earlier than 9:00 A.M. during any day of the week, nor shall it operate later than 9:00 P.M. during any day of the week.

(m) Animal Boarding

- 1) In the Neighborhood Commercial (C-1) District
 - a. The Animal Boarding shall not be located within one hundred (100) feet of any residential district.
 - b. No outside runs are allowed.
- 2) In any other zoning district
 - a. The Animal Boarding shall not be located within two hundred fifty (250) feet of any residential district.
 - b. Outside runs shall be operated only with an attendant present on the premises twenty-four (24) hours a day.
 - c. At a minimum, the animals shall be enclosed within a six-foot (6') fence or wall to restrain animals from running at large.

(n) Commercial Stables

- 1) Commercial Stables shall be constructed and maintained to provide safe and humane conditions for all animals housed within.
- 2) Commercial Stables shall facilitate safe operation by staff, patrons, and others, and shall ensure that animals can be safely transported into and out of the structure.

- 3) Accessory structures and uses necessary to the housing and sustainment of boarded animals, such as caretaker's quarters, educational or training facilities for equitation, or incidental storage areas, may be permitted.

(o) Veterinary Services

- 1) Generally

- a. If the Veterinary Services facility offers boarding, treatment, or other services in whole or in part to large, exotic, or livestock animals such as horses, cows, sheep, or goats, then the facility must construct adequate screening or other facilities to inhibit effects such as noise from impacting surrounding properties.

- 2) In the Neighborhood Commercial (C-1) District

- a. No outside runs are allowed.

- 3) In any other zoning district

- a. Outside runs are allowed.
- b. Outside runs shall be operated only with an attendant present on the premises twenty-four (24) hours per day.
- c. At a minimum, animals shall be enclosed within a six-foot (6') fence or wall to restrain animals from running at large.

(p) Auto Sales

- 1) Auto Sales shall not be within one hundred fifty (150) feet of any residential district, or another Auto Sales use.
- 2) No more than 50% (fifty percent) of the total building floor area may be used for related accessory uses such as retail sales, repair and service, and washing.
- 3) Inventory parking spaces shall not contribute to the total parking provided by the use.

(q) Heavy Auto Repair

- 1) Heavy Auto Repair shall not be within three hundred (300) feet of any residential district.
- 2) All Heavy Auto Repair operations and activities shall occur behind adequate screening or within a fully enclosed structure sufficient to prevent noise, glare, odors, heat, or other adverse effects from extending beyond the property line of the lot or parcel on which the Heavy Auto Repair use is permitted.

(r) Large Equipment and Materials Storage and Sales

- 1) Large Equipment and Materials Storage and Sales shall not be within three hundred (300) feet of any residential district.
- 2) Where the use is engaged in the storage, display, and sale of agricultural and construction materials such as feed, grain, paint, lumber, or others, these materials shall be stored within a screened, partially enclosed, or fully enclosed structure such as a barn, silo, shed, or incidental warehousing structure.

(s) Light Auto Repair

- 1) Light Auto Repair shall not be within one hundred fifty (150) feet of any residential district.
- 2) All Light Auto Repair operations and activities shall occur within a fully enclosed structure sufficient to prevent noise, glare, odors, heat, or other adverse effects from extending beyond the property line of the lot or parcel on which the Light Auto Repair use is permitted.

(t) Gaming Facilities

- 1) Gaming Facilities shall not be within one thousand (1,000) feet of a(n):
 - a. Educational Facility;
 - b. Public Park or Recreational Facility;
 - c. Religious Land Use;
 - d. Day Care;
 - e. Alternative Financial Institution; or
 - f. Any other Gaming Facilities.

(u) Sexually Oriented Businesses

- 1) *Separation*. A Sexually Oriented Business shall not be located or operated within a half-mile (2,640 feet) radius, as measured from the lot's property lines, of:
 - a. A Religious Land Use;
 - b. A School;
 - c. A Day Care;
 - d. A property line of all residential zoning districts;
 - e. A Public Park or Recreational Facility;
 - f. An Outdoor Entertainment and Amusement Venue;
 - g. An Indoor Entertainment and Amusement Venue;
 - h. A Hospital;
 - i. Any properties listed on the National Register of Historical Places or local historic districts as identified by the Arkansas Historic Preservation Program;
 - j. Another Sexually Oriented Business; or
 - k. Any building premises, private club or establishment that sells or dispenses any alcoholic beverage.
- 2) *Prohibited Activities*. A Sexually Oriented Business shall not be conducted in any manner that provides the observation of any material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," from any public right-of-way. This provision shall apply to any and all displays, decorations or show windows.

3) *Subsequent Location of Certain Other Uses*. A lawfully operating sexually oriented business shall not be rendered illegal by the subsequent location of any of the uses or items specified in **Error! Reference source not found.00**, above.



RESOLUTION NO. R2026-46

CITY OF BELLA VISTA, ARKANSAS

**REFERRING TO THE PLANNING COMMISSION FOR PUBLIC
HEARING AND RECOMMENDATION A ZONING CODE CHANGE
REGARDING DENSITY OF SHORT-TERM RENTALS WITHIN
RESIDENTIAL ZONES**

WHEREAS, the City Council has the authority to initiate a zoning code change by requesting the Planning Commission conduct a public hearing and make a recommendation to the Council; and

WHEREAS, the City Council desires to have a potential change to the zoning code referred to the Planning Commission for public hearing and recommendation regarding density of short-term rentals within residential zones;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF BELLA VISTA, ARKANSAS:**

SECTION 1: The City Council hereby refers to the Planning Commission, for public hearing and recommendation, a proposed amendment to the Zoning Code that would: (1) prohibit the establishment of a new short-term rental on any property located within 200 feet, as measured from property line to property line, of any property on which a short-term rental is lawfully operating in a residential zoning district; (2) grandfather all lawfully existing short-term rentals so that they are not subject to the new density requirement; and (3) exempt owner-occupied short-term rentals from the proposed density restrictions.

ADOPTED THIS 27TH DAY OF JULY, 2026.



Attest:

Wanda Krug
CITY CLERK WANDA KRUG

APPROVED:

John D. Flynn
JOHN D. FLYNN
MAYOR

Requested by Council Member Wendy Hughes