THE COUNTY COMMISSION
OF
STONE COUNTY, MISSOURI
October 13, 2026

STATE OF MISSOURI |
COUNTY OF STONE |

Be it remembered that a session of the County Commission of Stone County was held in the courthouse at Galena, on October 13, 2026. Those in attendance today were Presiding Commissioner Gordon Weathers, Southern Commissioner Hank Smythe and Northern Commissioner Wayne Blades.

10:05 AM

Presiding Commissioner Gordon Weathers opened the meeting with the Pledge of Allegiance. Following the pledge Northern Commissioner Wayne Blades led the meeting in prayer. Those that were in attendance for the meeting in person were: Brad Youngblood; Sammie Thompson, Planning and Zoning Director; Thomas Huges, SMCOG; Kelly Power; County Counsel William McCullah and Denise Dickens, Stone County Clerk.

Establishment of a Quorum

The matter to establish a quorum for the Stone County Commission was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes. Quorum established.

Approval of Commission Minutes

The matter to approve the minutes for Stone County Commission meetings dated October 08, 2026, was brought to decision by a roll call vote: Weathers – yes Smythe – yes; Blades – yes. Minutes ordered approved.

Review petition to vacate platted road in Dogwood Hills Estates

After reviewing the platted road, the matter to vacate a platted road in Dogwood Hills Estates was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes. Vacation carried.

Jail Inmate food services contract

The matter to sign the contract with Trinity Services Group for the Stone County Jail Inmate food services was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers- yes. Contract signed.

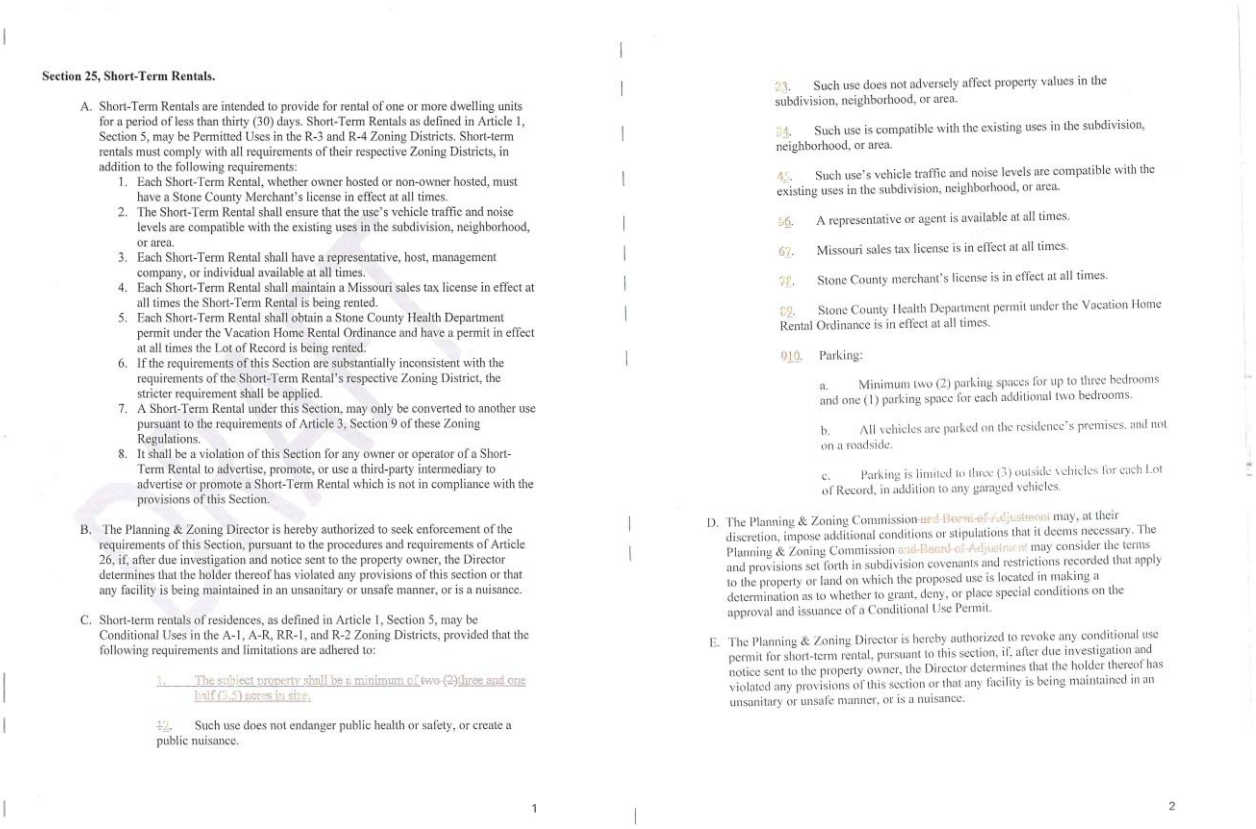
Planning and Zoning Recommendations

SUB-26-007 – Kassandra & Thomas Phelps are requesting Final plat approval of the Phelps Estates Subdivision Plat – a Re-plat of lots -5-14 of the Dogwood Hills Estates & Tract A – a 1-lot subdivision located off of Deerfoot Trail and State Hwy 76, Cape Fair, MO 65624 (parcel #09-7.0-35-004-001-001.000, 09-7.0-35-004-001-001.003 & 09-7.0-36-000-000-006.006) The Board voted 12 to 0 to recommend APPROVAL WITH CONDITION THAT THE FINAL PLAT MEET THE COUNTY ENGINEERS APPROVAL. Presiding Commissioner Gordon Weathers allowed time for anyone to speak for or against the recommendation. No one came before the Commission to speak on behalf of the re-zone. No one came before the Commission opposed. The matter of the Commission to approve the final plat request (#09-7.0-35-004-001-001.000, 09-7.0-35-004-001-001.003 & 09-7.0-36-000-000-006.006) was brought to a decision by roll call vote: Weathers – yes; Blades – yes Smythe – yes. Final Plat approved.

RR-26-017 – Jennifer Henley is requesting to re-zone approximately 20.95 acres of her property located at off of Coon Ridge Road, Reeds Spring, MO (parcel #07-3.0-06-000-000-009.002) from **A-1 to A-R for a Future Subdivision**. The Board voted 12 to 0 to recommend APROVAL of the Re-Zone. Presiding Commissioner Gordon Weathers allowed time for anyone to speak for or against the recommendation. No one came before the Commission to speak on behalf of the re-zone. No one came before the Commission opposed. The matter of the Commission to approve the re-zone request (#07-3.0-06-000-000-009.002) for a future subdivision was brought to a decision by roll call vote: Weathers – yes; Blades – yes Smythe – yes. re-zone Approved.

Amendments of Zoning and Subdivision Regulations

Thomas Huges with Southwest Missouri Council of Governments (SMCOG) came before the Commission to propose a recommendation to Stone County Section 25, Short – Term Rental regulations. The Board voted 10 to 2 to recommend APPROVAL of the Amendment. The matter to accept the proposed amendment for Short-Term Rental Regulations was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes.



Section 25, Short-Term Rentals.

A. Short-Term Rentals are intended to provide for rental of one or more dwelling units for a period of less than thirty (30) days. Short-Term Rentals as defined in Article 1, Section 5, may be Permitted Uses in the R-3 and R-4 Zoning Districts. Short-term rentals must comply with all requirements of their respective Zoning Districts, in addition to the following requirements:

1. Each Short-Term Rental, whether owner hosted or non-owner hosted, must have a Stone County Merchant's license in effect at all times.
2. The Short-Term Rental shall ensure that the use's vehicle traffic and noise levels are compatible with the existing uses in the subdivision, neighborhood, or area.
3. Each Short-Term Rental shall have a representative, host, management company, or individual available at all times.
4. Each Short-Term Rental shall maintain a Missouri sales tax license in effect at all times the Short-Term Rental is being rented.
5. Each Short-Term Rental shall obtain a Stone County Health Department permit under the Vacation Home Rental Ordinance and have a permit in effect at all times the Lot of Record is being rented.
6. If the requirements of this Section are substantially inconsistent with the requirements of the Short-Term Rental's respective Zoning District, the stricter requirement shall be applied.
7. A Short-Term Rental under this Section, may only be converted to another use pursuant to the requirements of Article 3, Section 9 of these Zoning Regulations.
8. It shall be a violation of this Section for any owner or operator of a Short-Term Rental to advertise, promote, or use a third-party intermediary to advertise or promote a Short-Term Rental which is not in compliance with the provisions of this Section.

B. The Planning & Zoning Director is hereby authorized to seek enforcement of the requirements of this Section, pursuant to the procedures and requirements of Article 26, if, after due investigation and notice sent to the property owner, the Director determines that the holder thereof has violated any provisions of this section or that any facility is being maintained in an unsanitary or unsafe manner, or is a nuisance.

C. Short-term rentals of residences, as defined in Article 1, Section 5, may be Conditional Uses in the A-1, A-R, RR-1, and R-2 Zoning Districts, provided that the following requirements and limitations are adhered to:

1. ~~The subject property shall be a minimum of two (2)~~three and one half (3.5) acres in size.

~~1~~2. Such use does not endanger public health or safety, or create a public nuisance.

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23. Such use does not adversely affect property values in the subdivision, neighborhood, or area.

34. Such use is compatible with the existing uses in the subdivision, neighborhood, or area.

45. Such use's vehicle traffic and noise levels are compatible with the existing uses in the subdivision, neighborhood, or area.

56. A representative or agent is available at all times.

67. Missouri sales tax license is in effect at all times.

78. Stone County merchant's license is in effect at all times.

89. Stone County Health Department permit under the Vacation Home Rental Ordinance is in effect at all times.

910. Parking:

a. Minimum two (2) parking spaces for up to three bedrooms and one (1) parking space for each additional two bedrooms.

b. All vehicles are parked on the residence's premises, and not on a roadside.

c. Parking is limited to three (3) outside vehicles for each Lot of Record, in addition to any garaged vehicles.

D. The Planning & Zoning Commission ~~and Boards of Adjustment~~ may, at their discretion, impose additional conditions or stipulations that it deems necessary. The Planning & Zoning Commission ~~and Board of Adjustment~~ may consider the terms and provisions set forth in subdivision covenants and restrictions recorded that apply to the property or land on which the proposed use is located in making a determination as to whether to grant, deny, or place special conditions on the approval and issuance of a Conditional Use Permit.

E. The Planning & Zoning Director is hereby authorized to revoke any conditional use permit for short-term rental, pursuant to this section, if, after due investigation and notice sent to the property owner, the Director determines that the holder thereof has violated any provisions of this section or that any facility is being maintained in an unsanitary or unsafe manner, or is a nuisance.

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Thomas Huges with Southwest Missouri Council of Governments (SMCOG) came before the Commission to propose a recommendation to Stone County Section 5, Travel Trailers, Recreational Vehicles, RV Parks, and Campground regulations. The Board voted 12 to 0 to recommend APPROVAL of the Amendment. The matter to accept the proposed amendment for Travel Trailers, Recreational Vehicles, RV Parks, and Campground regulations was brought to a decision by a roll call vote: Blades – yes; Smythe – yes; Weathers – yes.

ARTICLE 4, SPECIAL PROVISIONS

Section 5, Travel Trailers, Recreational Vehicles, RV Parks, and Campgrounds

A. Storage. One (1) travel trailer or recreational vehicle may be stored in a driveway leading to a required off-street parking space on an individual lot or stored in an enclosed garage or other accessory building, or parked in a rear yard in any Zoning District.

B. Occupancy.

~~a.~~1. Temporary occupancy of one (1) travel trailer or recreational vehicle on an individual lot ~~may be permitted~~is allowed as follows:

a. For temporary guest accommodation not exceeding thirty (30) consecutive days without a permit;
b. As a temporary dwelling during active construction of a principal dwelling as provided in Section B(2) below; or,
c. Under other temporary circumstances approved by the Planning and Zoning Department.

2. When used as a temporary dwelling during construction, renovation or repair of a principal dwelling, the following shall apply:
   a. The travel trailer or recreational vehicle may be occupied for a maximum duration of twelve (12) months;
      a. Should construction of the principal dwelling exceed twelve (12) months, the owner may request an extension for continued occupancy.
      b. The Planning and Zoning Director ~~shall~~ may approve a request for extension while the principal dwelling permit is active. The Director may deny a request for extension when the principal dwelling permit has expired or is otherwise deemed invalid.
   b. A building permit for a principal dwelling must be obtained prior to occupancy and remain active during occupancy;
   c. Any occupied travel trailer or recreational vehicle shall be connected to an approved onsite wastewater treatment system and potable water supply in compliance with Stone County Health Department requirements.
   d. No travel trailer or recreational vehicle shall be used as a permanent dwelling unless specifically authorized by these Regulations.

~~C.~~ B. Travel Trailer Parks

1. Travel trailer parks are permitted in a C-2 General Commercial District but must conform to sanitary regulations prescribed by the Stone County Health Department, together with all amendments thereto subsequently adopted, and when all

other applicable ordinances, statutes, or regulations are met, in addition to the following requirements:

a. ~~J.~~ Mandatory Connection to Public or Central Sewer System.

All travel trailers or recreational vehicles stationed within an authorized travel trailer park shall be connected to a public or central sewer system within seventy-two (72) hours.

~~b.~~ Mandatory Connection to Public or Central Water System.

All travel trailers or recreational vehicles stationed within an authorized travel trailer park shall be connected to a public or central water system within seventy-two (72) hours. This requirement may be waived if the developer or proprietor of such travel trailer park provides an approved well that has been certified to comply with the requirements of the Missouri Department of Health and Senior Services, the Missouri Department of Natural Resources, and the Stone County Health Department.

~~7.~~ G. No vehicular entrance to or exit from any travel trailer park shall be within two hundred (200) feet of any school, public playground, church, hospital, library, or institution for dependents or for children, except where such school, public playground, church, hospital, library, or institution for dependents or for children is in another block or another street that the premise in question does not abut.

~~8.~~ ~~M.~~ All the areas for automobile access and parking shall comply with the applicable provisions of this Article.

~~9.~~ ~~M.~~ All areas not used for access, parking, circulation, buildings and services shall be completely and permanently landscaped and the entire site maintained in good condition.

~~2.~~ ~~K.~~ A travel trailer park shall comply with all areas and yard requirements prescribed in the Zoning District in which the travel trailer park is located.

~~6.~~ ~~C.~~ The buildings, cabins and trailers in any travel trailer park together with any non-accessory buildings established on the lot, shall occupy in the aggregate not more than twenty-five (25) percent of the area of the lot.

~~7.~~ ~~N.~~ Any enlargement or extension to any existing travel trailer park shall be treated as if such enlargement or extension was a new establishment, and thus be subject to all current, applicable regulations.

~~8.~~ ~~O.~~ No enlargement or extensions to any travel trailer park shall be permitted unless the existing one is made to conform substantially to all requirements for new construction for such an establishment.

~~J.~~ K. Travel Trailer Park - Submission of Plans/Platting.

~~b.~~ 9. An application for the establishment of a travel trailer park shall be filed with the Planning & Zoning Director and must be accompanied by a stamped or sealed scale drawing certified by a registered civil engineer. All pertinent information, data and plans shall be submitted to the Planning & Zoning Director according to the provisions of the Subdivision Regulations.

a. The application and supplemental information shall be reviewed by the Planning and Zoning Commission.
~~c.~~
b. The Planning and Zoning Commission shall approve, approve with conditions, or deny the application based solely on the proposed development's compliance with all applicable Zoning and Subdivision Regulations. Any conditions imposed shall be limited to those necessary to achieve compliance with the applicable Zoning and Subdivision Regulations.
~~d.~~
~~c.~~ The applicant shall be notified in writing of the Planning and Zoning Commission's determination.
~~e.~~ If approved with conditions, said conditions shall be provided to the applicant in writing.
~~b.~~ c. If denied, the Planning and Zoning Commission shall state the reason(s) for denial in writing.

10. ~~52.~~ ~~J.~~ Travel Trailer Park – Requirements. Travel trailer park shall be designed and maintained according to the provisions of the following additional requirements:

a. Park Area.
The minimum travel trailer park area shall be five (5) acres.

b. Distance Between.
The minimum distance between adjacent travel trailers or recreational vehicles shall be ten (10) feet.

c. Screening.
All travel trailer parks shall provide for proper screening and landscaping of the perimeter areas so as to mitigate the impact of the project upon adjoining properties and/or to achieve appropriate transition between land uses and densities, subject to the review and approval of the Planning & Zoning Commission.

11. ~~KM.~~ Utilities.

Each travel trailer or recreational vehicle space shall be equipped with an electric outlet. A sanitary sewer and water system shall be installed according to the provisions of this Article and any other applicable County specifications. Travel trailer or recreational vehicle spaces not directly connected with the water and sewer system shall be located no more than two hundred (200) feet from a community utility building providing separate toilet and shower facilities for each gender and at least one (1) accessible single-occupancy toilet and shower facility.

12.

~~L.~~ M. Recreation Areas.

There shall be provided within each travel trailer park an adequate site or sites for recreation for the exclusive use of the park occupants. Such recreation site or sites shall have a minimum area in the aggregate of one hundred (100) square feet for each lot or space in said park. The recreation site or sites shall be of appropriate design and provided with appropriate equipment. Required yards between travel trailer vehicular driveways and parking spaces shall not be counted in computing recreation space or site area.

13. Supplementary Requirements. In addition to the foregoing, the Director of Planning and Zoning and the Planning and Zoning Commission may impose such other conditions, requirements or limitation concerning the design, development and operation of a travel trailer park as it may deem necessary for the protection of adjacent properties and the public interest.

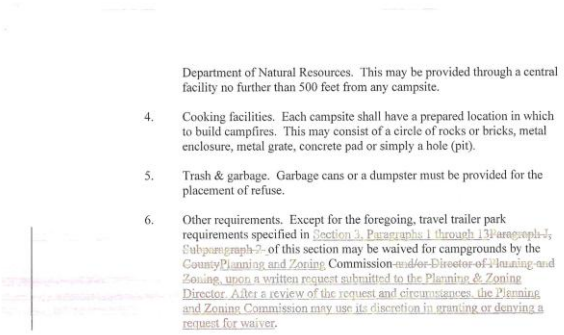
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~~M.~~ N. Campgrounds. All campgrounds shall comply with all provisions of this section except where modified below. Campgrounds without these minimal facilities, so-called "primitive campgrounds" shall not be operated on a fee-basis.

1. Campsites. Each tent location (campsite) shall be specifically designated and have a distinct boundary to distinguish it from other campsites.

2. Sewer. Toilet facilities must be accessible to all campsites. This may be provided through a public or central facility located no further than 500 feet from any campsite. A vault toilet system, similar to those found in federal campgrounds, may be used in lieu of a sewer system with running water and a septic tank.

3. Potable water. Water must be provided for use by all campsites through a public or central (well) water system approved by the Missouri



Department of Natural Resources. This may be provided through a central facility no further than 500 feet from any campsite.

4. Cooking facilities. Each campsite shall have a prepared location in which to build campfires. This may consist of a circle of rocks or bricks, metal enclosure, metal grate, concrete pad or simply a hole (pit).

5. Trash & garbage. Garbage cans or a dumpster must be provided for the placement of refuse.

6. Other requirements. Except for the foregoing, travel trailer park requirements specified in Section 3, Paragraphs 1 through 13Paragraph J, Subparagraph 7 of this section may be waived for campgrounds by the CountyPlanning and Zoning Commission under Director of Planning and Zoning, upon a written request submitted to the Planning & Zoning Director. After a review of the request and circumstances, the Planning and Zoning Commission may use its discretion in granting or denying a request for waiver.

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Recess Time: 10:23 AM

Announcements:

Public Time: Time was extended to anyone who wanted to speak to the commission at this time.
Adjournment: The adjournment of the Stone County Commission meeting was brought to decision by roll call vote: Blades – yes; Smythe-yes; Weathers – yes. Meeting adjourned at 12:00 PM