



City of Lake Ozark

At Bagnell Dam — Lake of the Ozarks

PLANNING AND ZONING MEETING

June 1, 2022 @ 5:00 pm

Lake Ozark City Hall

AGENDA

MEMBERS:

Chairman, Margaret Davis
Vice Chairman/ Secretary, Rick Hasty
Alderman, Matt Wright
Commissioner, Ethan Shackelford
Commissioner, Mike Kolar
Commissioner, Larry Buschjost
Commissioner, Mike Otten
Mayor, Dennis Newberry
City Attorney, Christopher Rohrer
Director of Community Development, Harrison Fry

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: May 4, 2022, Regular Meeting.

OPEN FORUM: This time is set aside for the Public to address the P & Z Commission. The P & Z Commission cannot take action on any item not listed on the Agenda, but do welcome and value input and feedback from the public. Speakers will be restricted to three minutes for non-agenda items; five minutes for agenda items unless otherwise permitted. Minutes may not be donated or transferred from one speaker to another.

STAFF REPORT: Written

OLD BUSINESS: None at this time.

PUBLIC HEARING: None at this time.

NEW BUSINESS:

1. Discussion and action regarding site plan for Bagnell Dam Strip Paid Parking, submitted by Lakeshore Holdings.
2. Discussion and action regarding preliminary plat application, submitted by Christ the King Lutheran Church.
3. Discussion and action regarding second amended plat for Arrowhead Estates, submitted by Larry Shields.
4. Discussion and possible recommendation regarding draft Section 1 of Comprehensive Plan.

ADJOURNMENT: Date of next Regular Meeting is July 6, 2022, at 5:00 p.m.



City of Lake Ozark

At Bagnell Dam — Lake of the Ozarks

LAKE OZARK PLANNING AND ZONING COMMISSION

Minutes of Meeting
May 4, 2022 @ 5:00 PM
Lake Ozark City Hall

CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order at 5:00 p.m., Wednesday, May 4, 2022, by Chairman Margaret Davis.

ROLL CALL:

Present – Chairman Margaret Davis
Present – Vice Chairman/Secretary Rick Hasty
Present – Alderman Matt Wright
Absent – Commissioner Ethan Shackelford
Present – Commissioner Mike Kolar
Present – Commissioner Larry Buschjost (via ZOOM)
Present – Commissioner Mike Otten
Present – Mayor Dennis Newberry
Present – City Attorney Christopher Rohrer
Present – Director of Community Development Harrison Fry

APPROVAL OF MINUTES:

Chairman Davis requested a motion to approve the minutes of the April 6, 2022 meeting. Vice Chairman/Secretary Hasty made the first motion for approval which was seconded by Commissioner Mike Kolar and unanimously approved.

STAFF REPORT: Written.

OLD BUSINESS: None at this time.

PUBLIC HEARING: None at this time.

NEW BUSINESS:

1. Election of Chairman and Vice Chairman/Secretary took place. Vice Chairman/Secretary Hasty nominated current Chairman Margaret Davis for another term and it was seconded by Alderman Wright. The nomination was unanimously approved. Commissioner Buschjost nominated Vice Chairman/ Secretary Hasty to another term. The nomination was seconded by Commissioner Otten. This nomination was also unanimously approved.
2. Discussion and action regarding an Amended Plat of Lots 319-322 of Cherry Hill Estates as submitted by Shannon Abel. Since there were four lots involved, this is considered an amendment rather than a lot combination. There were no significant questions, so the Commission voted to approve the Amended Plat to be submitted to the Board of Alderman with no changes.

3. Director of Community Development Fry brought a question to the Commission regarding applications for lot combinations/splits and how the Commission wanted to proceed with future submissions. Currently, the City requires such applications be submitted to the P & Z Commission for acknowledgement before being presented to the Board of Alderman. Director of Community Development Fry asked, if the City is legally able, to allow staff to approve an administrative boundry amendment for lots with common ownership, rather than having these applications go through the process of P & Z approval and then the BOA. Mayor Newberry voiced his opinion that since there were so few of these types of applications submitted, that it may not be necessary to make a change to how the applications are processed. City Attorney Rohrer was in agreement with the Mayor. They both feel that since it is a legal document, the more eyes on it, the better.

Director of Community Development Fry also provided the Commission with a preview for the June 1 P & Z meeting. A Site Plan has been submitted to turn the current parking lot located at the end of the Strip next to the Dam into a Pay-to-Park lot. It will be an automated attendant.

ADJOURNMENT:

With no additional business to discuss, Chairman Davis requested a motion to adjourn the meeting. The motion was made by Vice Chairman/Secretary Hasty, seconded by Commissioner Kolar and unanimously approved. The meeting adjourned at 5:20 p.m.

APPROVED:

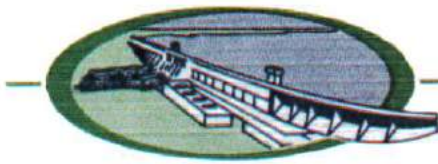
ATTEST:

Margaret Davis, Chairman

Kim Stevens, P & Z Clerk

Approved on: _____

**** Next Regular meeting is scheduled on Wednesday, June 1, 2022, at 5:00 p.m. ****



City of Lake Ozark

At Bagnell Dam — Lake of the Ozarks

Date: May 31, 2022

To: Planning and Zoning Commission
City of Lake Ozark, MO

From: Harrison D. Fry
Assistant City Administrator/Community Development Director

Re: Agenda for June 1, 2021 Meeting

Meeting Time 5:00

Item 1: *Discussion and action regarding site plan for Bagnell Dam Strip Paid Parking, submitted by Lakeshore Holdings.*

The applicant has submitted this site plan for review by the Planning and Zoning Commission. This lot is located in the C-1 Central Commercial District, which allows for off-street parking. The improvements (fencing, gate, tollbooth) are a modification of the existing use, a private parking lot.

The site presented is compliant with off-street parking regulations, and the fencing/gate systems are located outside the right-of-way. The 188 parking spaces included on the lot will be accessible to the public for a fee. The owner has indicated the gates will have a padlock that emergency management personnel will have an additional key for, and that event organizers will be able to open the lots up for event weekends with an early request made. The lot will be secure at all times.

Item 2: *Discussion and action regarding preliminary plat application, submitted by Christ the King Lutheran Church.*

This plat application is submitted by the Christ the King Lutheran Church Board of Trustees, in an effort to combine their five lots surrounding the church campus into one lot. The new lot will be roughly 6.74 acres in size and will allow the church to expand their facilities throughout the entire campus. The lot created through this process is compliant with the city's code for new lot formations.

Item 3: *Discussion and action regarding second amended plat for Arrowhead Estates, submitted by Larry Shields.*

This plat application is submitted by Larry Shields (representing himself and entities he is the managing partner of) to re-plat ten unique lots into 4 separate tracts of land. This plat amendment also includes the vacation of unused right-of-way by the property owner, to be absorbed into the newly formed Tract A. This will still provide road access to the new tract.

Tract A will consist of 1.31 acres, Tract 1 will be 12,533.64 square feet, Tract 2 will be 18,387.65 square feet, and Tract 3 will consist of 42,421.75 square feet. The newly formed lots are consistent with city dimensional requirements.

Feel free to contact me with any questions.

Department of Community Development
City of Lake Ozark, MO
P.O. Box 370 Lake Ozark, MO 65049
Phone 573-365-5378 Fax 573-365-4515



- NOTES:
1. PROPOSED PARKING LOT SHALL HAVE ONE HUNDRED EIGHTY EIGHT (188) PARKING SPACES AS SHOWN.
 2. UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
 3. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND TO VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.
 4. THIS DRAWING DOES NOT REPRESENT A LAND SURVEY.
 5. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
 6. APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO EXCAVATION WITH ANY RIGHT-OF-WAY AND PRIOR TO ANY CONSTRUCTION.
 7. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 8. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
 9. PAVEMENT MARKINGS SHALL CONFORM WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 10. GRADING AT ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN THE DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.
 11. CONTRACTOR TO COORDINATE WITH OWNER REGARDING LANDSCAPING DESIGN DURING CONSTRUCTION. NO LANDSCAPING REQUIRED PER CITY CODE.
 12. BMP MEASURES IN ACCORDANCE WITH MOORR TO BE IMPLEMENTED TO PREVENT SEDIMENT FROM LEAVING PROPERTY.
 13. FILL MATERIAL SHALL BE FREE OF SOIL, ROOTS, FROZEN SOIL, STONES OVER 6 INCHES IN DIAMETER, AND OTHER OBJECTIONABLE MATERIAL.
 14. FILL MATERIAL MUST BE INSTALLED, STARTING AT THE LOWEST POINT, IN HORIZONTAL LAYERS NO MORE THAN 6 INCHES IN HEIGHT AND MACHINE-ROLLED TO ACHIEVE AT LEAST 95% OF OPTIMUM DENSITY.
 15. GRADE TO PRODUCE A REASONABLY UNIFORM SURFACE. BLEND SLOPES SMOOTHLY WITH ADJACENT TERRAIN.
 16. ADD WATER WHEN NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT.
 17. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.
 18. CONTRACTOR SHALL CONSTRUCT PARKING LOT IN ACCORDANCE WITH ANY AND ALL APPLICABLE CITY DESIGN GUIDELINES.
 19. ALL PARKING SPACES ARE 9' WIDE BY 19' LONG. PARKING SPACES ARE AT A 90 DEGREE ANGLE.
 20. ALL PARKING SPACE MARKINGS SHALL CONFORM TO THE MUTCD WITH A STANDARD WIDTH OF 4 INCHES.
 21. A LIGHTING PLAN WILL BE SUBMITTED FOR ADMINISTRATIVE REVIEW AND APPROVAL PRIOR TO USE.
 22. OWNER WILL UTILIZE EXISTING LANDSCAPING FEATURES ALONG BAGNELL DAM BOULEVARD.



DRAWING DATE:	05/16/2022
REVISIONS:	
DRAWN BY:	EKS
SCALE:	1" = 40'
PROJECT #:	22-120

BAGNELL DAM STRIP PAID PARKING
OVERALL SITE PLAN
LAKE OZARK, MO 65049



MillerCo_ShareProjectsSchmitt, Nat12120-Reserve Parking BAGNELL DAM STRIP.dwg

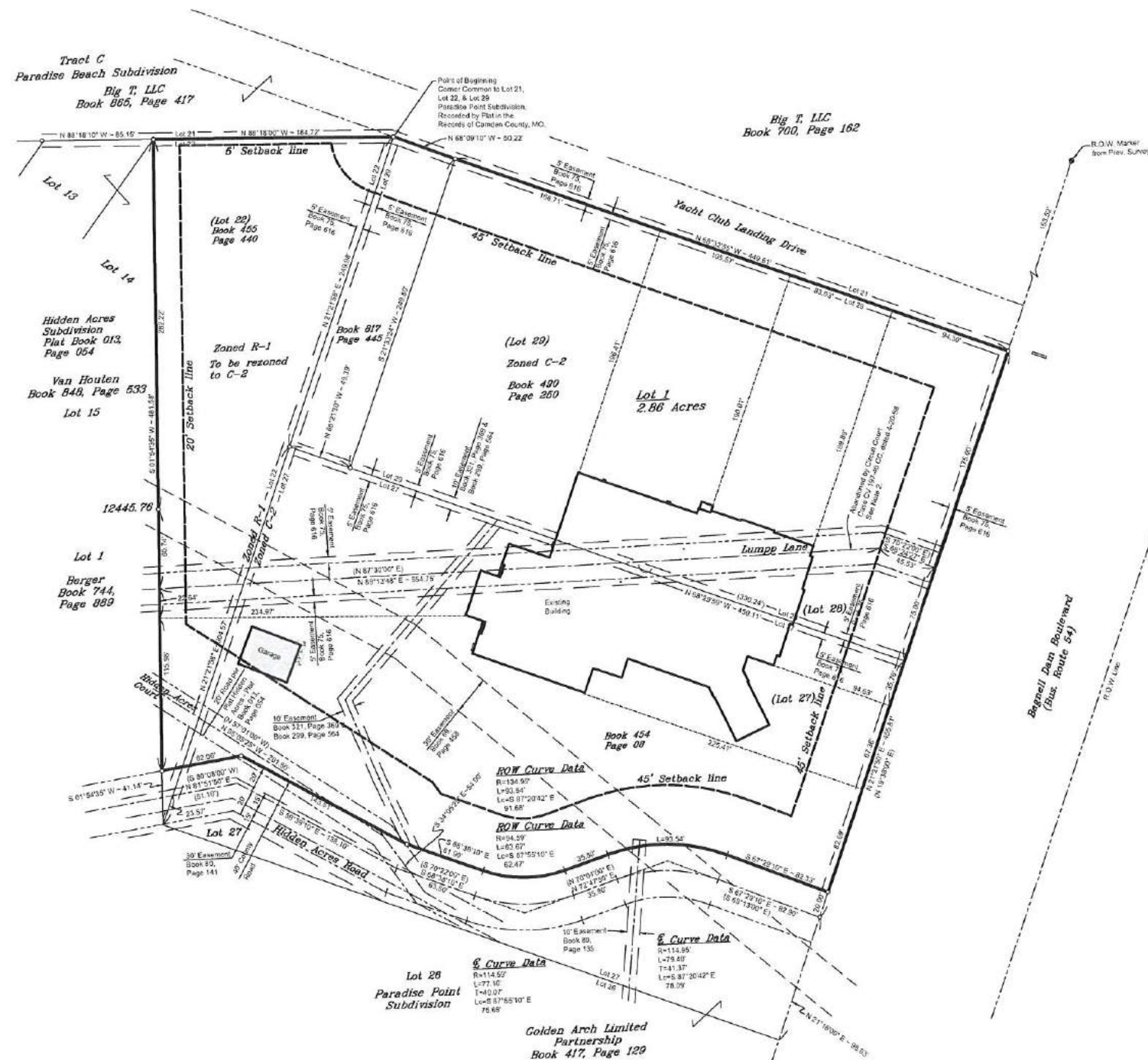
MILLER COMPANIES
Engineering • Land Surveying • Environmental Services
P.O. BOX 282, OSAGE BEACH, MO 65065
Eng. (673) 548-9789 Sur. (673) 548-5552 Fax (673) 548-7894
www.millerco.com

SHEET
PLAN-01

22129

Parking 1 of 1

PLAT OF A LOT COMBINATION
CHRIST THE KING LUTHERAN CHURCH
BOOK 490, PAGE 250
SEC. 25, T 40N, R 16 W
CAMDEN CO., MO

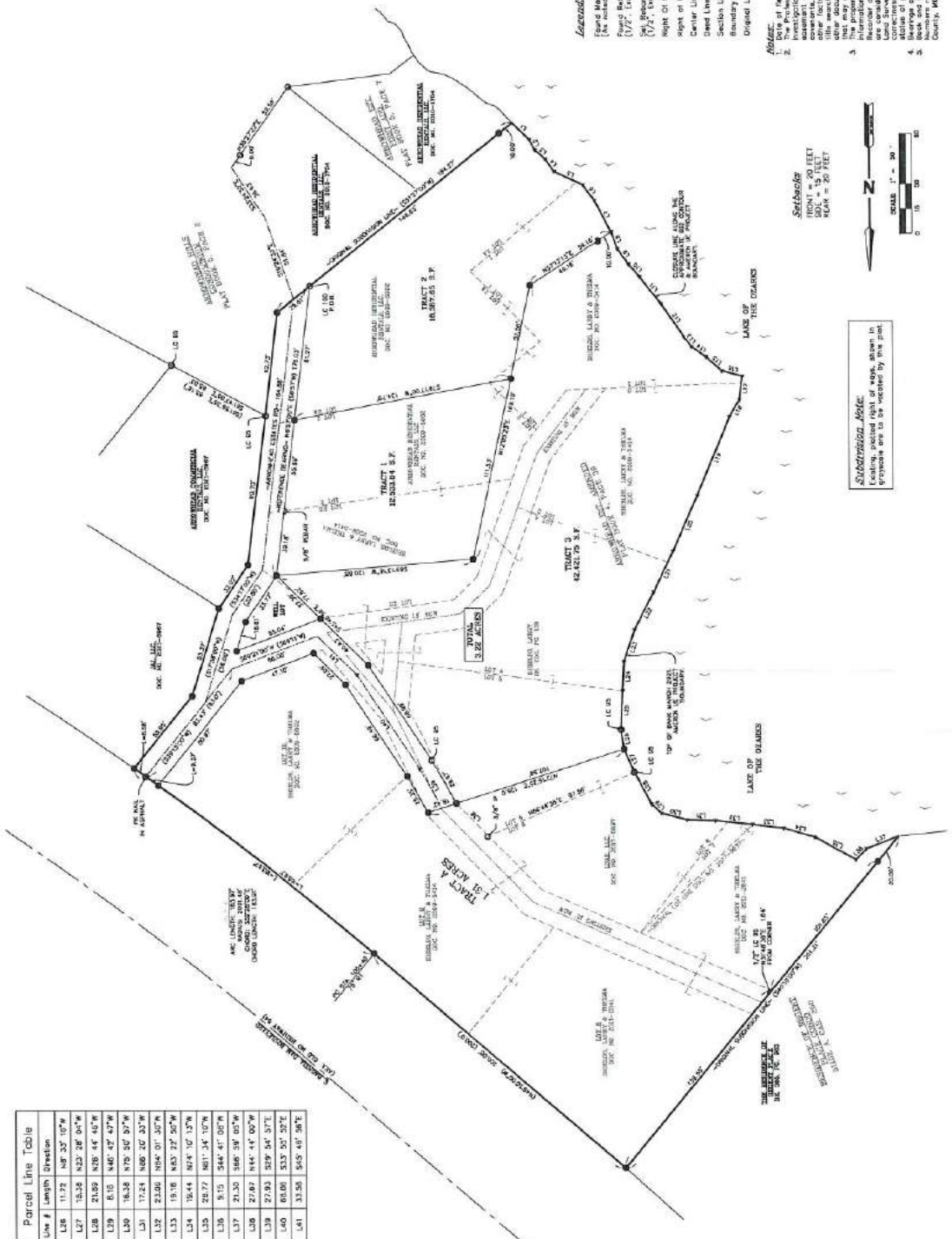


- Notes:**
1. Bearings are based on survey by L.S. 1652 of Lafayette Minut Man.
 2. Lump Lane is as shown by plat of Paradise Point Subdivision as recorded in the Records of Camden County, MO and is abandoned by the Circuit Court of Camden County, MO in Case No. CV 197-46CC, dated 4/20/98.
 3. Building ties are perpendicular to boundary lines.
 4. Book and Page Numbers refer to the Records of Camden County, MO.
 5. Setback lines shown are based on C-2 Zoning.

CAD File: 12116-22-A	Field Book: N/A
Drawn By: ADN	Approved By: RFA
Shoreline Surveying & Engineering, LLC Missouri State Certificate of Authority LS-201700058 6-2019014-13	
SHORELINE SURVEYING & ENGINEERING PH: (573) 392-3312 3048 Hwy. 52 Eldon, MO 65026	
SHORELINE SURVEYING & ENGINEERING, LLC Missouri State Certificate of Authority LS-201700058 6-2019014-13	
The Missouri Surveyor's seal is a professional seal. It is not to be used for any other purpose. It is to be used only for the purpose of certifying the accuracy of the survey. It is not to be used for any other purpose. It is not to be used for any other purpose.	
Seal: Robert F. Arnold, PLS MO # PLS 2191	
Surveyor's Certification: This is to certify that I, Robert F. Arnold, have made a survey of the above described tract of land, and that said survey conforms to the current minimum standards for property boundary surveys of the Missouri Board of Architects, Professional Engineers, and Land Surveyors, as defined for type Urban Class property. If the Surveyor's seal is not colored red, this map is a copy and should be assumed to contain unauthorized alterations. The certification contained on this document is granted to those persons or institutions shown and shall not apply to any copies. All information should be disregarded unless verified by the Registered Land Surveyor whose signature appears hereon.	
Survey For: Christ the King Lutheran Church 1700 Bagnell Dam Blvd Lake Ozark, MO 65049	
Date: 05/13/2022	Scale: 1" = 50'
Project Number: 12116-22: S1	
Sheet Number: 1 of 1	
© 2022	

ARROWHEAD ESTATES ~ 2ND AMENDED PLAT PT NW 1/4 SEC. 31, T 40 N, R 15 W MILLER CO., MO

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	14.70	N46° 21' 10" W	L26	11.72	N48° 35' 10" W
L2	7.24	N65° 45' 24" W	L27	7.24	N65° 45' 24" W
L3	8.07	N40° 35' 57" W	L28	21.89	N25° 44' 45" W
L4	8.35	N45° 26' 31" W	L29	8.15	N40° 49' 47" W
L5	18.87	N65° 11' 53" W	L30	16.34	N70° 49' 57" W
L6	11.92	N55° 53' 20" W	L31	17.24	N68° 40' 23" W
L7	21.47	N48° 31' 03" W	L32	22.89	N64° 01' 30" W
L8	10.70	N19° 37' 10" W	L33	19.18	N63° 37' 50" W
L9	11.53	N36° 10' 01" W	L34	16.44	N64° 10' 13" W
L10	10.34	N41° 17' 42" W	L35	28.72	N61° 34' 10" W
L11	20.79	N48° 31' 48" W	L36	9.15	S44° 41' 00" W
L12	24.80	N45° 26' 57" W	L37	21.30	S68° 59' 05" W
L13	8.89	N39° 28' 02" W	L38	27.89	N44° 44' 00" W
L14	10.98	N54° 01' 30" W	L39	27.93	S29° 54' 31" E
L15	12.89	N75° 56' 27" W	L40	65.00	S53° 57' 35" E
L16	12.89	N75° 56' 27" W	L41	33.58	S45° 48' 38" E
L17	14.33	N07° 50' 44" E			
L18	12.11	N30° 55' 22" E			
L19	51.88	N02° 48' 17" E			
L20	32.74	N04° 36' 45" E			
L21	27.21	N68° 08' 33" E			
L22	25.77	N27° 26' 31" E			
L23	20.17	N18° 30' 07" E			
L24	17.72	N43° 17' 17" E			
L25	22.35	N07° 35' 43" E			



Standard Note:
Looking, plotted right of way, shown in gray
is to be widened by this plat.



- Legend:**
- Found Monument (as noted)
 - Revised Reaser (1/2" Except on Notes)
 - 1/2" Except on Notes
 - Right of Way Marker
 - Right of Way Line
 - Center Line
 - Section Line
 - Boundary Line
 - Original Lot Line
- Notes:**
- The Professional Land Surveyor has made no warranty or representation as to the accuracy or reliability of the information contained herein, except as to the accuracy of the survey data.
 - The survey data is based on the best available information and is subject to change.
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MILLER CO., MO

A tract of land being situated in the NW 1/4 of Section 31, Township 40 North, Range 15 West, being all of Armand's Estate Awarded Plat as shown on the plat found at Plot Book No. Page 39 in the Office of the Recorder, Miller County, Missouri.

Containing 3.22 acres.

Subject to any encumbrances and easements of record.

KNOW ALL MEN BY THESE PRESENTS, that Larry Shields and Thelma S. Shields, husband and wife, are the sole owners of Lots 1, 2B, 1, 3B, 1, 4, 5, part of lot 2, Lots 9, 10 and 11B, as shown by the plat of Amsted Park, a subdivision of land in Miller County, Missouri, filed as record in Plat Book 4, page 19, and they have caused the same to be surveyed and recorded in the manner shown on the accompanying plat, and each part of land will be hereinafter referred to as "a share."

STATE OF MISSOURI) ss.
COUNTY OF _____

On this _____ day of _____, 1972, before me,
Notary Public, personally appeared Larry Moulden and Timothy K. Sheehy, husband and wife, to me
known to be the persons described in and who executed the foregoing instrument, and
acknowledged that they executed the same as their act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in
this day and year first above written.

As a Contributor Express

The undersigned, duly authorized officers of the City of Lake Ozark, Missouri, on behalf of said City of Lake Ozark, Missouri, do hereby evidence the approval and consent of this plat entitled "BROADHEAD ESTATES - PHD 202" to be recorded in the public records of the State of Missouri.

1000

Young Administrator

SAW ALL RUTH BY THESE PRESIDENTS: The Associated Residential Remodelers, LLC, a national limited liability company, is the sole owner of Lots 2 and 2A of Armstrong Square, a subdivision located in Miller County, Missouri. That of 1000 ft in Plot (Book 3, page 38) and 1/2 acre was caused the nature to be surveyed and re-surveyed at the manner shown in the accompanying plat. The plat is attached hereto and is a part of this deed. The plat is to be accompanied by a plat of land well located as known as "MICROGRAPH PLATES" and "MUNICIPAL PLAT."

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Larry Stuckels, Manager

[illegible]

THE WITNESS THEREOF, I have hereunto set my hand and affixed my official seal at the City and County of Los Angeles, California, this 11th day of May, 1995.

by Commission regulation.

STATE OF MISSOURI)
) S.S.
COUNTY OF MILLER)

On this _____ day of _____

Source: U.S. Bureau of Economic Analysis.

IN THEIR MENTOR. I have learned not my hand and asked my mind at my office the day

GENERAL ADVICE

KNOW ALL MEN BY THESE PRESENTS, that USAL, LLC, a Missouri limited liability company, is the sole owner of Lot 7 of Arrowhead Estates, a subdivision of record in Miller County, Missouri, filed of record in the Book 1, page 19, of the public records of Miller County, Missouri, and that the owner of said lot has caused the same to be surveyed and re-subdivided in the manner there set forth accompanying, hereto, and said tract of land will hereafter be known as: ARROWHEAD ESTATES - 1/2 ACRES NEARLY FLAT.

SAL, LLC

By: Larry S. Melius, Manager

On this day of _____, 2021, he, from the County of _____, personally appeared Larry Shields, who being by me duly sworn, did say that he is the Manager of SVE, LLC, a Missouri limited liability company, and that the information was signed on behalf of said company by authority of its Member pursuant to its Operating Agreement, and said Larry Shields acknowledged said statement to be the true and correct deed of said limited liability company.

IN MY 25 YEARS WITH RSCG, I have become set my hand and affixed my official seal in the day and year first above written.

Study Contribution and Limitations

[illegible]

SECTION 1

LAKE OZARK PROFILE



Lake Ozark 2021 Comprehensive Plan

HISTORY OF LAKE OZARK

Without the creation of the Lake of the Ozarks, the City of Lake Ozark and the surrounding area would not be what it is today. The Lake of the Ozarks was completed in 1931, after two years of construction of Bagnell Dam. The area started to grow rapidly, and thirty-five years later the City of Lake Ozark would be incorporated in 1966.

Union Electric led the construction of the 2,543-foot hydroelectric power dam in 1929. This massive project attracted many men to construct during the Great Depression. Having this new way of producing energy in an economic and environmentally friendly way would make Bagnell Dam and the Lake of the Ozarks the largest manufactured lake in the country at the time. The Missouri General Assembly officially named the lake "Lake Benton" after Thomas Hart Benton who was a profound senator and congressman for the state of Missouri. The name did not resonate with residing members of the area. Due to the geographical location of the lake, people took the name of Lake of the Ozarks with its surrounding of the Ozarks hills.



As mentioned earlier, the Lake of the Ozarks is a large manufactured reservoir created to produce clean hydroelectric energy from the impoundment of the Osage River. With a surface area of 55,000 acres and more than 1,150 miles of shoreline, the main channel reaches 92 miles from Bagnell Dam to Truman Dam in Warsaw, Missouri. The Niangua River, Grand Glaze, and Gravois Creek extensions give the lake its serpentine shape, earning its nickname "The Magic Dragon."

The Lake of the Ozarks quickly became a primary tourist destination in Missouri and the Midwest. The Lake of the Ozarks' unique structure allows most of the shoreline to be privately owned. A relatively stable surface elevation has created ideal conditions for private development within a few feet of the coastline. There are more than 70,000 homes that exist along the lake, many of which are vacation homes. The Lake of the Ozarks' spectacular scenery has also helped transform the Lake into a top resort destination for tourists that love to golf, hike, shop, boat, and much more.



Today, the City of Lake Ozark is progressively moving forward with new construction and development inside the city limits. The City of Lake Ozark recently celebrated fifty years in 2016, and buried a time capsule that will be open in 2066.

PAST PLANS AND STUDIES

Since adopting the 2006 Comprehensive Plan, Lake Ozark has conducted a few studies to help guide the community and regions economic development. Recent studies include a Road assessment, Housing Study, and TIF Assessments. Lake Ozark plans to implement a strategic plan after the adoption of the new comprehensive plan.

HOUSING STUDY

Lake Ozark and the surrounding cities partnered with RDG Planning and Designs consulting firm to administer a housing study that illustrated the current and future development in the region. The housing study presented an in-depth survey of housing conditions in Camden, Miller, and Morgan counties. The role of the housing study is designed to be a strategic plan to identify current conditions for future housing development. Groups and individuals use the document as a tool for new development in the area.

- **Development organizations such as LORDEC, LOCLG, and other groups that make recommendations on policy, consider and execute programs, and seeking funding to meet current needs.**
- **Service providers who serve specific populations and need the information to support their work and evaluate their effectiveness**
- **Local and County governments establish priorities, evaluate development proposals, and establish plans that become the basis for action**
- **Housing professionals, including developers, builders, real estate agents, and financial institutions, make decisions that influence the supply and construction of housing.**
- **Existing and prospective businesses who use housing supply to influence their investments decisions**
- **Consumers, prospective residents and a wide variety of other users.**

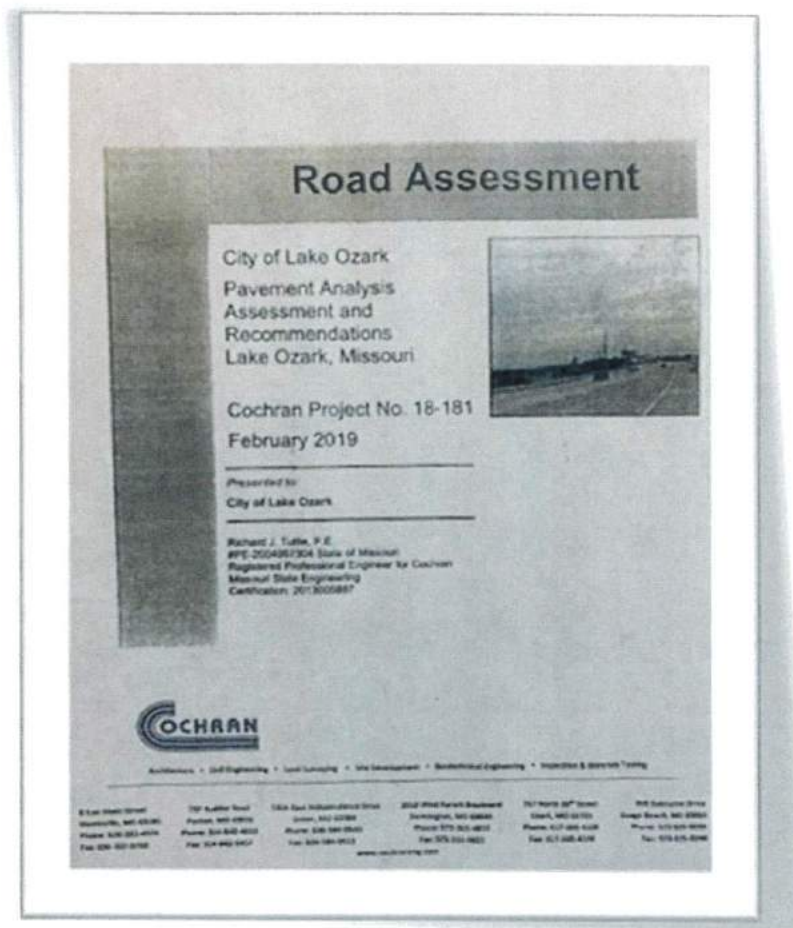


The housing study is a document that explains the recent city 's growth after recent recession. The document further recommended by 2025, with a population growth prediction to be 1,851, the city would need to produce a minimum of 98 units to stay on pace with demand. The forecast of housing growth will be the key for Lake Ozark's ability to manage and maintain infrastructure and if implemented correctly should capture more year-round residential growth and expanded housing as desired.

ROAD ASSESSMENT

The City of Lake Ozark had a pavement analysis assessment with recommendations done in February of 2019. Cochran Engineering developed the document which analyzed and assessed the pavement and roadways condition in Lake Ozark. Pavement conditions were evaluated using a PASER evaluation and rating system. The scoring was based on drainage and the ability to shed water from the roadway surface in addition to current road conditions.

The document color codes streets that are in excellent good condition to streets that are in poor conditions which will be needing to be replaced or fixed. In 2020, citizens supported a ballot initiative establishing an internet use tax equal to the local sales tax rate to be dedicated to road improvement needs. A dedicated fund has been established to hold these funds separate from operational funds. The Board of Aldermen approved ordinance 2020-37 to borrow up to \$6,000,000 to begin overlaying and repairing the roads within the city jurisdiction as adequate funds are available. There is also a citizen-led initiative to form a Transportation Development District. This plan would raise money to fund road projects through sales taxes collected along Bagnell Dam Boulevard, if approved by voters.



2006 COMPREHENSIVE PLAN

The City of Lake Ozark had undertaken an update of the 1994 comprehensive plan and updated it with a new comprehensive plan with the firm of Bucher, Willis & Ratcliff Corporation. The firm would administer the completion of the plan as well facilitate public meetings with the planning commission, Board of Aldermen and city staff.

OBJECTIVES FROM 2006 COMPREHENSIVE PLAN

Main objectives that were discussed and felt the city should create goals through were:

- **Quality of Life**
- **Economic Development/ Tourism issues and opportunities**
- **Future Land-Use and infrastructure issues and opportunities**

Many of these goals and objective defined were addressed and planned accordingly to the uprising attraction of Lake of the Ozarks and surrounding communities.

QUALITY OF LIFE

The focus sessions that residents and business owners participated in discussed the quality-of-life development with parks and greenspace being major focus points as well keeping the family-oriented ambiance. Participants felt that keeping these key factors brought people to the area and should be kept in place to keep tourist coming to visit the Lake. Other key objectives were:

- Build on City of Lake Ozark government that works well internally and cooperation with neighboring jurisdictions, both private and public
- Protect against the loss of family atmosphere in Lake Ozark
- Keep the integrity of historical areas in Lake Ozark
- Promote ways to provide affordable housing for area families and workers.

ECONOMIC DEVELOPMENT/ TOURISM ISSUES AND OPPORTUNITIES

Lake of the Ozarks current economic viability is based on service industry sectors. Major local employers and facilities such as hotels and restaurants are expected to play a crucial role in the city's employment and community future growth. While the community may have a limited ability to influence the national and global trends, the participants in the focus session felt the community should take advantage of the future metropolitan area by finding land to be developed. Key objectives were:

- **Create an economic development strategy by planning and recruiting new businesses and professional staff**
- **Planning for future development in Lake Ozark and provide usable land that is ready for development, meaning served by the extension of services and prepared as flat land capable of being built on.**
- **Work to change and improve the image of Lake Ozark, in part by building on positive and proactive leadership**
- **Promote tourism industries through proactive steps**

- **Cooperate and coordinate with neighboring jurisdictions and regional agencies as a critical way to promote local interests more effectively**

FUTURE LAND-USE AND INFRASTRUCTURE ISSUES AND OPPORTUNITIES

Lake Ozark has experienced some residential growth through annexation of land. The Lake region is also host to national chain stores, home improvement centers, and restaurants that typically follow residential growth and demographics. Participants recognized that Lake Ozark growth rate pattern would likely continue to the west and northwest of Lake Ozark in the immediate future. This would be with the infill lots being constructed at the city center with significant road extensions to link US 54 Highway with HH Highway and Horseshoe Bend. Key objectives were:

- **Provide adequate infrastructure to serve growing areas, including sanitary sewer, water, and roads both new development and maintenance of existing**
- **Promote land use compatibility through sound growth policies that promote land availability and updated zoning regulations**
- **Promote affordable housing**
- **Promote the planning and development of public parks and better public access to the Lake of the Ozarks from the city.**
- **Promulgate and promote “vision” for what the City of Lake Ozark can be in the future.**

All previous information was direct description and recommendation from current comprehensive plan.

TAX INCREMENT FINANCING

Tax Increment Financing (TIF) allows local governments to invest in property or public infrastructure. This is done by capturing future anticipated increase in tax revenue that will be generated by the project. A TIF is usually in place when a large-scale project is able to be developed in the jurisdiction of the TIF. When the project is complete, an increase in the value surrounding the land such that the resulting incremental local tax revenues generated by the new project can support the bond issue. TIF bonds have been used to fund land acquisitions, sewer and water upgrades, environmental remediation, construction of parks, and road construction. City of Lake Ozark currently has three TIF districts that are still active.

HORSESHOE BEND PARKWAY INTERIOR DISTRICT

The Horseshoe Bend Parkway Interior District was prepared to provide developers with direction and frame work for initiating development within the Horseshoe Bend Parkway District. The Overall planning objectives for this district were to:

- **Create mixed-use, dense development. Over time, mixed land use provides a social community framework to shop, work, live, and play**
- **Create responsible development to preserve a high quality of life for the area residents**
- **Promote pedestrian activity by designing outdoor spaces which are scaled appropriately**
- **Allow for overall design character that reflects the local style of Horseshoe Bend**

McClure Engineering Company developed this document on January 1, 2006. The outcome was the creation of 242 bypass that connects Horseshoe Bend Parkway and Hwy 54. With aspiration of commercial development to be constructed on the land, this has yet to be fully developed, though some construction has begun in 2021.

BRISCOE TIF

Briscoe's Ozark Development's TIF is a redevelopment project that is approximately 88 acres. This TIF proposed to develop in three different projects. First project consists of 10 acres and result in approximately 77,000 Sq. ft of general commercial office, institutional, and retail. Second project consists of 41 acres of community use, totaling 297,414 sq. ft. Third project allowed 37 acres of approximal 322,000 sq. ft of added retail.

The original plan and approval date as January 1, 2008 with a 21-year life span. The TIF has experienced significant multifamily housing development.

EAGLES LANDING – U.S. HIGHWAY 54 AND BUSINESS 54

Under the proposed TIF plan, the redevelopment area would be developed into four projects briefly described as phase 1, consisting of 312,206 sq. ft of retail space. Phase 2 consist of 212,563 sq. ft of retail space. Phase 3 consist of 200,690 sq. ft of retail space. Phase 4 consist of 210, 000 sq. ft of retail, lodging, and residential use. This TIF was approved on April 4, 2007 and is currently sitting with a Marcus Eagles Landing Cinema, Menards, Kohls, CVS, Casey's and Buffalo Wild Wings. The predicted number of new jobs was 750 and currently at 355 to date. There are nine remaining years on the TIF to complete entire project. In addition to retail, purchase contracts for the sale of tract of land for a proposed ALDI Supermarket are in negotiations and is expected to be developed in the next year.

CITY OF LAKE OZARK BUDGET

GENERAL FUND

City of Lake Ozark general fund cash account maintains a balance in excess of \$400,000 throughout the year. It is noted that City of Lake Ozark is maintaining additional general revenue funds in the form of CD's. These CD's have amounts of \$198, 148.38 and \$31,795.79 along with two cash accounts totaling \$60,079.80 for an overall reserve of \$290,023.97. The Cash carryover funds for the end of FY2020 were budgeted at \$155,000 but are expected to be \$0. The reserve funds are not considered to be part of the operating budget and require a specific action on the part of the board prior to their use for operations and FY2021 budget.

Below are the charts of different budgets the City of Lake Ozark has, including the General Fund. The chart will read what is on the annual budget report having revenue on top and expense on bottom.

2021 Budget Summary

GENERAL FUND REVENUE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
ADMIN COLLECTION	2,164,652	1,896,922	2,267,401	2,314,702
POLICE COLLECTION	136,836	135,266	145,409	69,615
DISPATCH	0	0	0	0
COURT COLLECTION	138,708	126,771	133,886	140,150
PLANNING COLLECTION	74,825	57,078	61,295	76,325
CARRY OVER	155,000	0	0	166,000
TOTALS	2,670,021	2,216,036	2,607,992	2,766,792

GENERAL FUND EXPENSES

TYPE	2020 BUDGET	2020 YTD	2020 PROJ YE	2021 REQUEST
ADMIN TOTAL	1,236,078	1,114,488	1,293,298	1,247,818
POLICE	976,171	733,930	857,644	1,012,522
DISPATCH	272,939	229,006	254,891	283,727
COURT EXPENSE	99,659	83,579	91,951	104,720
PLAN & ZONE	81,269	70,439	79,322	117,774
TOTAL	2,666,117	2,231,442	2,577,106	2,766,561

TRANSPORTATION REVENUE

TYPE	2020 BUDET	2020 YTD	2020 PROJECT YE	2021 REQUEST
REGULAR REV	748,949	723,113	811,063.53	785,439
CARRY OVER	0	0	0	0

TRANSPORTATION EXPENSE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
TRANS EXPENSE	732,653	652,768	772,806	771,495

SEWER FUND REVENUE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
REVENUE UTILITY	1,238,015	1,150,345	1,265,145	1,272,439
CARRY OVER	0	0	0	0
TOTAL	1,238,015	1,150,345	1,265,145	1,272,439

SEWER FUND EXPENSE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
SEWER EXPENSE	1,235,459	1,005,321	1,220,096	1,235,447

WATER FUND REVENUE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
WATER REVENUE	765,300	726,456	791,465	795,400
CARRY OVER	206,353	0	150,000	11,000
TOTAL	971,653	726,456	941,465	806,400

WATER FUND EXPENSE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
WATER EXPENSE	971,653	858,491	940,630	806,139

TIF FUND REVENUE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
TIF REVENUE	1,549,880	1,600,776	1,825,138	1,889,779
TIF CARRY OVER	46,063	0	0	0
TOTAL	1,595,943,776	1,600,776	1,825,138	1,889,779

TIF FUND EXPENSE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
TIF EXPENSE	1,551,277	1,788,651	1,852,142	1,889,779

NID FUND REVENUE

TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
NID REVENUE	233,050	74,574	233,055	233,050
NID TRANSFER	24,000	25,826	25,826	21,282
TOTAL	257,050	100,400	258,881	254,332

NID FUND EXPENSE

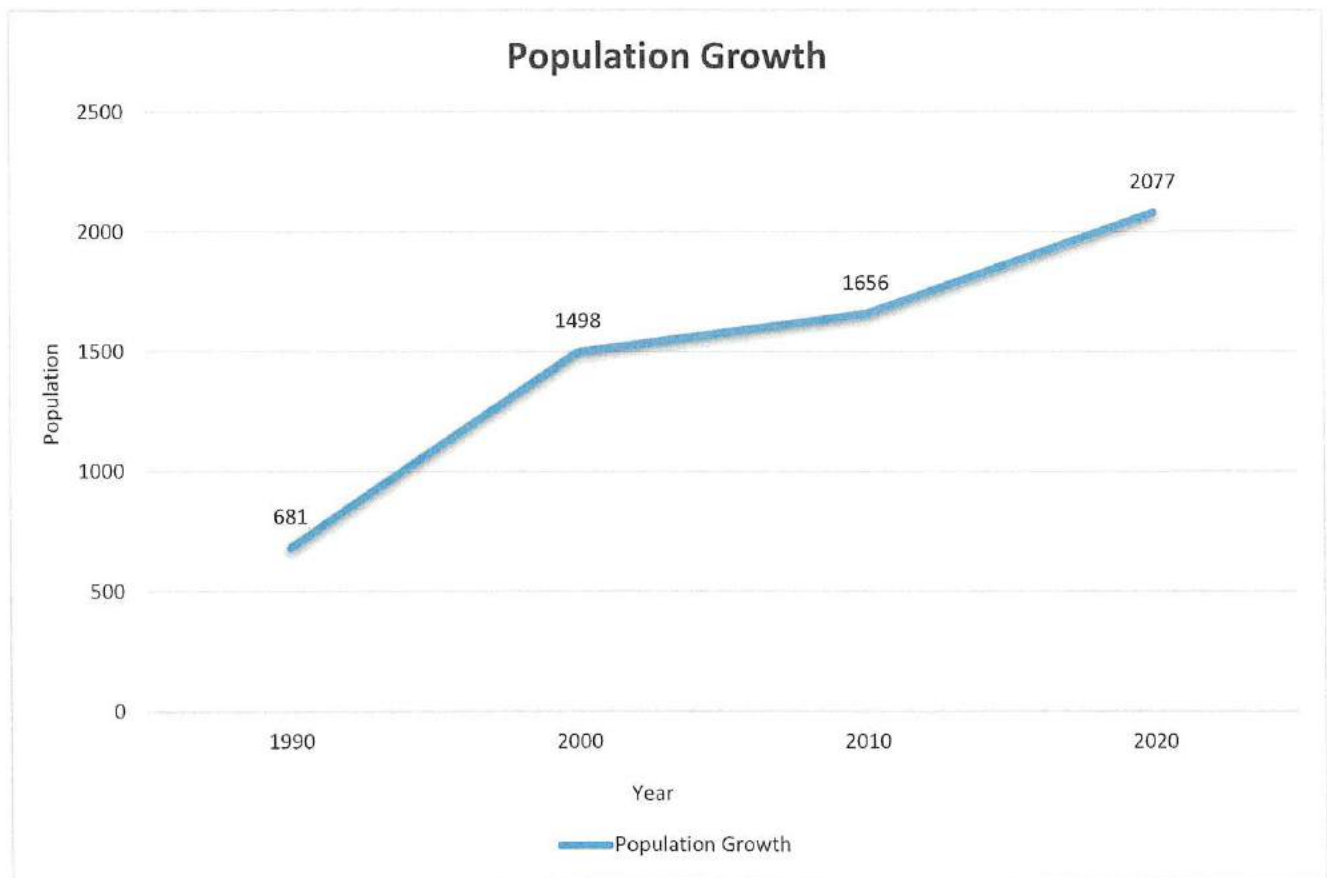
TYPE	2020 BUDGET	2020 YTD	2020 PROJECT YE	2021 REQUEST
NID EXPENSE	257,041	257,543	257,543	254,332

** NID Revenue transfer comes from general fund cash-on-hand for specific funds as a subsidy to cover expenses for Eagle Roscoe, and Knox Point due to not generating enough revenue to offset the bond payments.

DEMOGRAPHICS OF LAKE OZARK

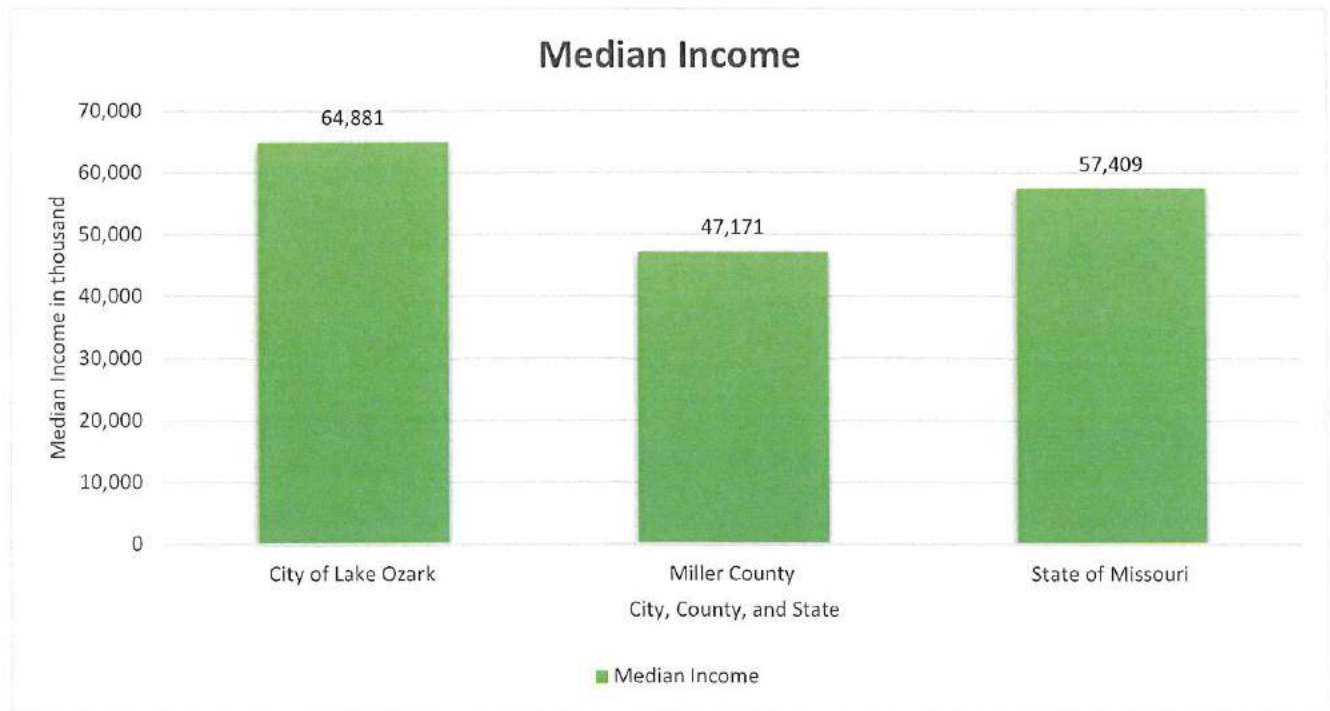
POPULATION OF LAKE OZARK

With a population of 2,077, Lake Ozark is a small but vibrant community that generates large crowds of tourists and families in the summer season. The tourist population will fluctuate throughout the season when families and guests visit the area when on vacation or work functions. The Lake has been a family destination as well as popular with outdoor recreation such as boating, fishing, hunting, and more. The Lake of the Ozarks on average sees about 5.4 million travelers throughout the year. In 2020, the Lake of the Ozarks would see those averages increase year-round as a result of Covid-19 shift discussed in this plan's introduction. With this influx of people, local cities boasted thriving businesses while others were economically impacted negatively. When the Lake of the Ozarks remained a viable location to live and do business, people began purchasing homes in the area, making housing supply limited and values increasing exponentially. Lake Ozark has almost tripled in population since 1990 and has seen an increase of 12% since the 2010 census.

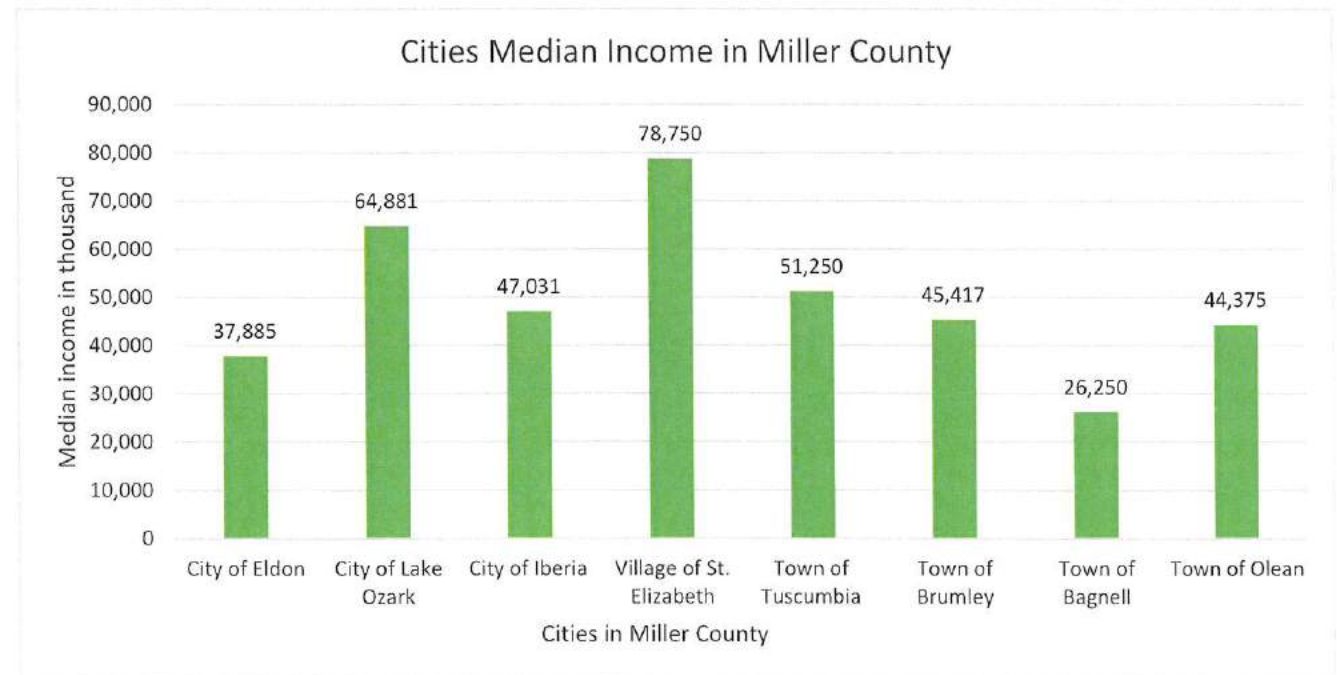


ECONOMIC CHARACTERISTICS

The City of Lake Ozark's median income in the 2020 census is \$64,881. When compared to Miller County and state of Missouri median income, the City of Lake Ozark is at a higher average compared to the two. Miller County is \$47,171 and State of Missouri is \$57,409.



The next chart shows the median income of the cities in Miller County.



HOUSING CHARACTERISTICS

The City of Lake Ozark's median housing value is higher than cities in the county as well state and nationwide. The current estimated median housing value for Lake Ozark is \$324,007, according to online real estate website Zillow.

Lake Ozark sits in two counties, Camden and Miller Counties. Most new local residential development is in Miller County. With the luxurious appeal of the lake and waterfront property, values of homes that are second or third tier options are increasing in the area as well surrounding communities.

Participants in the community engagement meetings suggest creating more diverse housing that would allow a variety of families and individuals to live in the area comfortably and create more job opportunities for businesses seeking to expand their production.

The chart below shows the comparison of housing values in the state, county, and neighboring city of Osage Beach.



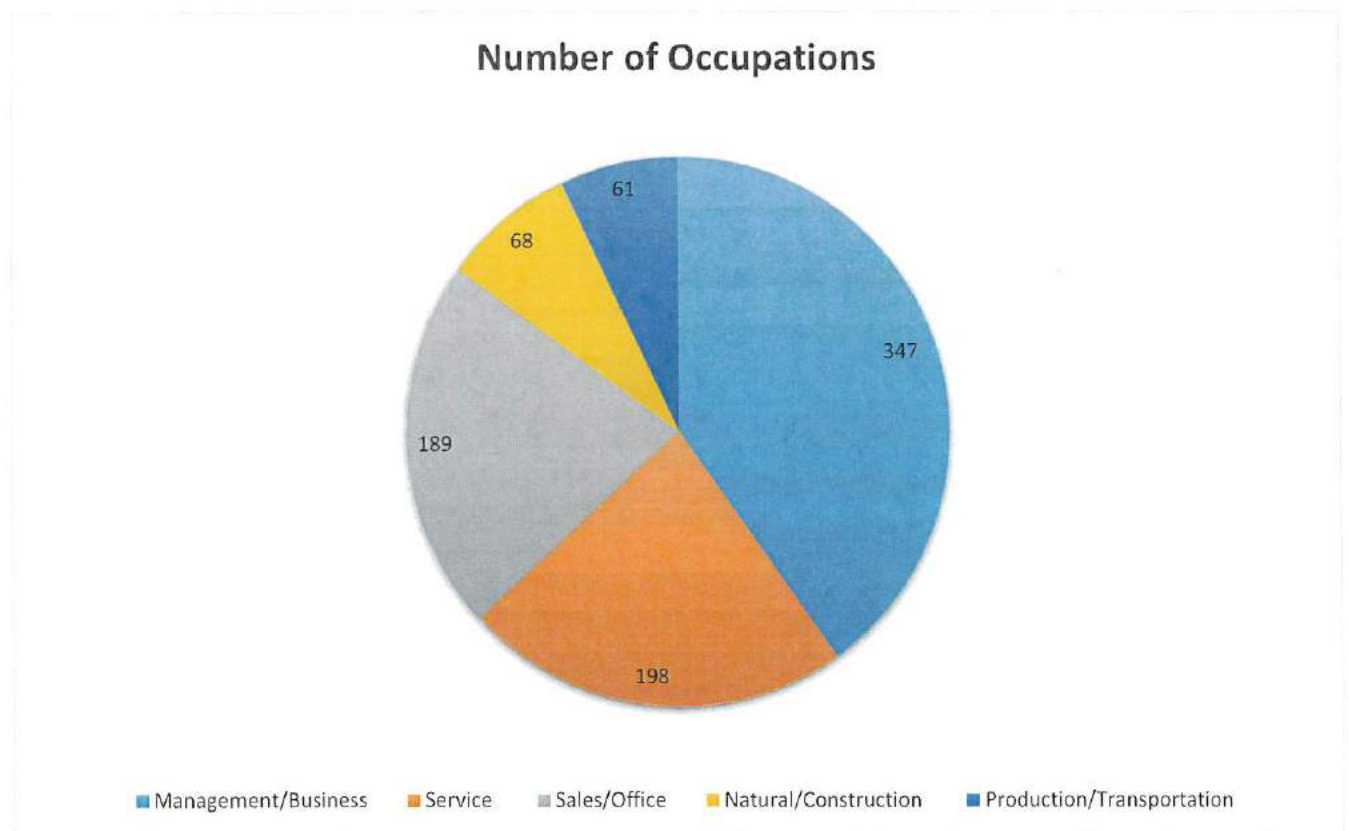
EMPLOYMENT OPPORTUNITIES IN LAKE OZARK

The City of Lake Ozark attracts many seasonal guests and tourists during the summer months due to the number of recreational activities of Lake of the Ozark. During the off-season months, the appeal is limited due to colder weather, school being in session, and a limited number of indoor activities that provide entertainment year-round. Occupations that surround the lake are multiple resorts, hotels, restaurants, some professional industries and skilled labor opportunities.

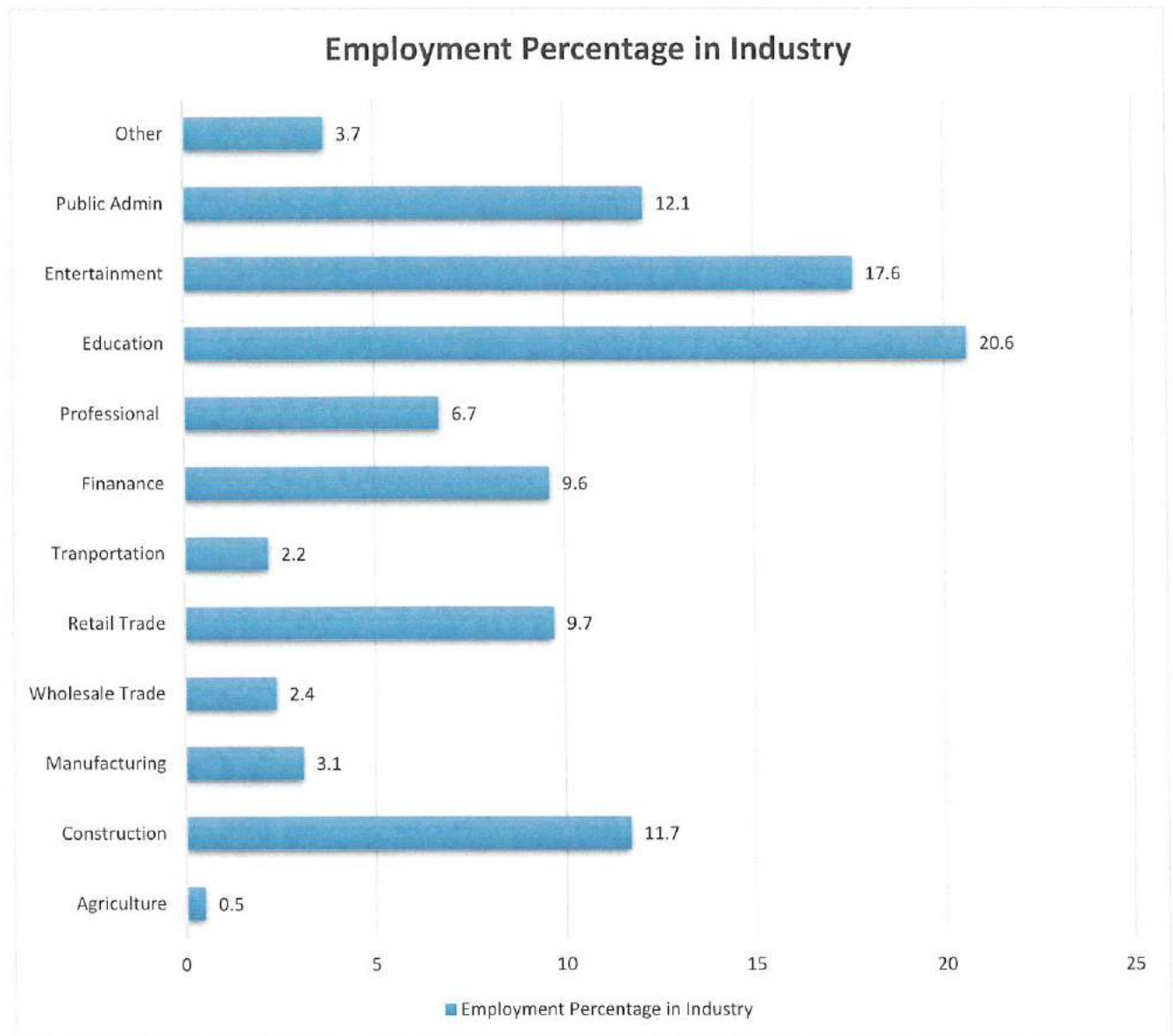
The City of Lake Ozark is currently developing a designated area for future industrial opportunities to provide more year-round employment, as well diverse skill employment so there is opportunity for every citizen in the region to be applicable to work.

Surrounding cities in the region have developed manufacturing industries or blue-collar work environment to provide employment to citizens in the area. A great example is the City of Eldon having Quaker Windows and Doors expand their production from Freeburg, Missouri. Quaker Windows and Doors are in the process of expanding their new building and production adding another 200,000 sq. ft to its facility and adding additional 150+ employment opportunities.

The chart below shows the occupation for civilian employed population 16 years and older in Lake Ozark



The chart below shows the industry for civilian employed population 16 years and older in Lake Ozark.



** All information received was from Census.gov 2020 census.

COMMUNITY FACILITIES IN LAKE OZARK

Community Facilities are facilities that serve the City of Lake Ozark and its residents. These facilities include the police department, fire department, school district, health clinics, city hall, and city parks. These facilities create a healthy and safe environment for all citizen and business owners in Lake Ozark.

POLICE DEPARTMENT

The City of Lake Ozark prides itself on its commitment to public safety and community service. The men and women of the Lake Ozark Police Department have dedicated professionals who demonstrate professionalism by their actions, attitude, and abilities. LOPD is committed to apprehending criminals, actively investigating crime, establishing fairness to all people, maintaining integrity, and being above reproach personally and professionally. LOPD members will strive to perform at the highest level possible while providing police service to all city residents and visitors

LOPD has 12 staff officers, which include detectives, patrol officers, and a School Resource Officer. The department is always looking for men and women that are wanting to serve their community.



FIRE DEPARTMENT

Lake Ozark Fire Protection District has four active stations that house equipment to protect the city and surrounding communities. The Lake Ozark Fire Protection District employs 32 career firefighters.

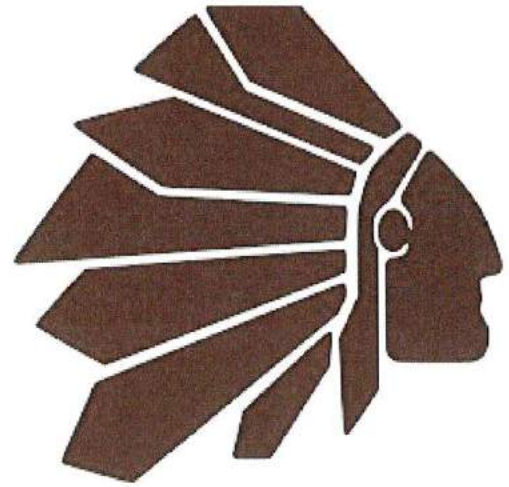
- **Station #1:** Headquarters for all four stations resides at 1767 Bagnell Dam Blvd. The station houses a ladder, Engine, Rescue, Dive, Brush, Medic and Reserve Engine.
- **Station #2:** Located at 4615 Horseshoe Bend Rd (Village of Four Seasons) is equipped with a Ladder, Engine, Tanker, Medic, and Brush Truck.
- **Station #3:** Located on Welsh Rd, is equipped with Engine, Tanker, Brush, and Mass Casualty Unit.
- **Station #4:** Located at 6 Allen Rd, is equipped with historical Engines, Safety Trailer, Ladder, and Medic



PUBLIC SCHOOL DISTRICT

School of the Osage is the primary school district in Lake Ozark. School of the Osage consist of five educational buildings that serve grades Pre-K through 12th grade. The Upper Elementary, Middle School, and High School are located in Osage Beach, and Early Childhood Learning Center and Heritage Elementary are located in Lake Ozark. Location of the educational buildings are:

- Early Childhood Learning Center: 1571 Bagnell Dam Blvd, Lake Ozark MO
- Heritage Elementary: 1501 School Rd, Lake Ozark Mo
- Upper Elementary: 626 Hwy 42, Osage Beach MO
- Middle School: 6365 Hwy 42, Osage Beach MO
- High School: 636 Hwy 42, Osage Beach MO



HEALTH CARE CLINICS

City of Lake Ozark has two major healthcare clinics from surrounding hospitals. They are:

LAKE REGIONAL CLINIC

Lake Regional Healthcare System has seven primary care clinics in Camden, Laclede, Miller, and Morgan Counties. These clinics provide preventive care, such as annual wellness exams and care for acute illnesses and chronic conditions. Providers may be family medicine practitioners, pediatricians, and internists. City of Lake Ozark has:

- Pharmacy
- Physical and Occupational Therapy
- Health Clinic



CITY HALL

City of Lake Ozark City Hall provides billings and services for residents and businesses within the city limits. The facility is located at 3162 Bagnell Dam Blvd, Lake Ozark MO. Also located in the same building is the headquarters for Lake of the Ozark Police Department. City Hall exists as a resource for citizens who have questions or are in need of doing business with the city, such as getting a business licensed or a building project permitted.



CITY PARK

The City of Lake Ozark has two roadside parks located next to and across from City Hall. The parks have benches to sit on, with a view of the Lake of the Ozarks. Both parks do not currently have playground equipment for families or children. The primary use for these parks is taking a break from driving, meeting up with others, and a quick lunch break.

