

JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES
JANUARY 20, 2021
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

Facilitator: Art Brown
Present: Bill Baker, Oscar Carranza, Becky Dean, and Brett Thompson
Absent: John Reed
Staff Attendees: Nancy Marshall, Administrator, and Kacie Buhler, Assistant Administrator

OPEN DISCUSSION

Facilitator Art Brown called the meeting to order at 3:05 p.m. Nancy Marshall explained the Planning & Zoning COVID-19 protocol. She explained that the Committee members need to state their name when they speak as the meetings are being recorded and they must speak clearly into the microphones.

The Committee Members introduced themselves. Art Brown explained the objective of the Committee and said they will be writing a draft amendment for the Jerome County Zoning Ordinance (JCZO). He explained what an ordinance is and the intentions of a Recreation Zone. He stated the Recreation Zone is already in the Comprehensive Plan and that is why the ordinance is necessary. Mr. Brown informed the Committee that they will be determining what Uses are allowed in the Recreation Zone and will identify where the Recreation Zone should be located. Mr. Brown introduced the binders that were provided to the Committee Members. Mr. Brown stated that if the public gives a member any input, the member should ask the person to submit their comments in writing to the Planning & Zoning Department so that it can be addressed as a Committee at the following meeting.

Nancy Marshall clarified for Brett Thompson and Oscar Carranza that their participation in this Committee will not constitute a conflict of interest for the Legislative Hearing that will be held with the Planning and Zoning Commission when the ordinance is ready for the Commission's review.

The Committee discussed time restraints and availability. Bill Baker made a point that only two meetings should be held a week if the work can be done before the second meeting of the week. The Committee agreed to meet on Wednesdays and Fridays at 3 p.m. but will revise when necessary. The Committee stated they would like the minutes emailed to them as soon as they are ready. Ms. Marshall instructed the Committee to include all members on an email thread if any corrections are necessary. Becky Dean suggested a calendar for members to schedule absences. Staff will prepare a calendar by Friday.

Staff went through the Committee binders to explain what is included and why they were provided this information. Art Brown asked the Committee how they would like to proceed. They agreed they would like to determine what the Recreation Zone is first. Mr. Brown suggested that the Committee define "Special Sites".

Mr. Brown gave the history on how the Preservation Zone came to be. Ms. Marshall explained that the definition in Chapter 4 [JCZO] for Preservation Zone does not match the Map. She explained that the Preservation Zone will be removed and that the current zone will need to be rezoned. Mr. Brown asked the Committee to look at Chapter 4 [JCZO], page 3 to discuss sites that do not necessarily pertain to planning and zoning. Mr. Brown discussed private property rights and stated a person should be able to use their land accordingly.

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Mr. Baker asked if there would be areas in the Recreation Zone that would prohibit Commercial Uses. He discussed tourism and bringing in revenue to the County. Mr. Brown stated that is a conversation the Committee should be having. Ms. Marshall suggested that the Committee may want to define a Special Site and a Recreation Zone as two separate areas.

Mr. Brown stated that the Historical Society does not want to identify all of the historical sites and therefore, the County can not regulate or protect these sites. He stated that the cemetery districts should regulate the cemeteries, not the County. He mentioned that the Committee may consider keeping the Perrine Bridge Overlook as a Special Site. Mr. Brown stated that other than the Snake River Canyon and Vineyard Lake, the Special Sites listed under the Preservation Zone Definition are more of the historical societies' responsibility and not necessarily a land use issue.

The Committee discussed different sites throughout the County including the outlook for Pillar and Shoshone Falls, Murtaugh Grade, the Hansen Bridge, Cauldron Linn, and the Evil Knievel reenactment site. Brett Thompson pointed out that Chapter 11 of the Comprehensive Plan does list the Idaho Power viewpoint as well as Scott's Pond and Yingst Grade.

Mr. Brown discussed the Area of City Impact and that the area around Wilson Lake may affect Hazelton's Impact Area. Oscar Carranza asked if the I-Farm is in the area of City Impact for Jerome. Nancy Marshall and Art Brown discussed how the impact areas may be affected and the additional processes that may take place if they are affected. Bill Baker pointed out specific uses that must remain on specific properties due to patent restrictions. Ms. Marshall discussed that some uses may be appropriate in certain areas and not in others. Bill Baker asked about Subdivisions and adding Recreation Zones to the Subdivisions. Ms. Marshall clarified that instead of looking if you should add Recreation Zones to Subdivisions, you will be looking at should you allow Subdivisions in a Recreation Zone. She gave examples that may or may not fit. Brett Thompson stated that all of these are Special Sites but that definition is a little bit broader in scope than a Recreational Site. He stated that some of these sites are just Special Sites, some are special and allow for recreation, and some are special and allow for commercial uses. Mr. Thompson stated that he will be viewing the task with the broadest definition of "Special", a more narrow definition of "Special Recreation", and then looking at more specific Uses allowed by Special Use Permits or other Permitted Uses.

Art Brown requested Staff to provide the Jerome and Valley Recreations District Map be provided at Friday's meeting. He assigned the Committee tasks to complete by Friday. He asked them to read the four chapters out of the Comprehensive Plan from their binders and to attempt a definition for a "Special Site". Art Brown also asked that the Committee review the Recreation Zone Definition that was provided by the previous committee.

The meeting was adjourned at 5:01 p.m.

Respectfully Submitted,



Kacie Buhler, Assistant Administrator