

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES**  
**JANUARY 27, 2021**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

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

**OPEN DISCUSSION**

Facilitator Art Brown called the meeting to order at 3:06 p.m. The Committee discussed the Minutes from the January 22, 2021 Meeting.

**M/S/C** Bill Baker motioned to accept the Minutes as written. John Reed seconded the motion. The motion carried unanimously.

Art Brown acknowledged the emails the Committee had submitted. He discussed the important part of identifying attributes of Special Sites and how they relate to recreation. Mr. Brown reminded the Committee that they had decided to move forward with three recreation zone districts. The Committee agreed to zone one being the least restrictive.

Becky Dean distributed work she had created. Ms. Dean explained how she was classifying different Uses into the three different recreation zones. She said that she would think of a "Special Site" and from there, think of how the Uses fit that site. Mr. Thompson discussed the growth at Centennial Park and agreed with Ms. Dean that it may be important to add restrictions to certain areas. Mr. Reed stated that accessibility will be one of the biggest issues. He stated that growth will occur more in areas with paved roads and the Committee may want to allow or restrict different types of roads to guide development. Mr. Brown reminded the Committee to think of the entire County and not just the canyon.

Mr. Baker said that the Committee should not be that specific. He stated that the Committee should not be looking at what someone may develop in 20 years but instead set parameters for development. He said they may say "Camping" but shouldn't say what type of camping (tent, recreational vehicle, etc.). Mr. Brown said the Committee should think of why they are putting extra restrictions. Mr. Thompson stated that if a property is zoned as Rec 3 but then they are able to make improvements that would qualify as Rec 2 or Rec 1, they could apply for a rezone.

Nancy Marshall redirected the Committee to defining "Special Sites". Bill Baker stated the Committee needs to look back at Chapter 4 from the JCZO. He expressed he feels they should use some of the wording that is currently under the Preservation Zone. Mr. Baker said there is value in Jerome County and it is not just a passthrough County as the previous Comprehensive Plan stated. He said that if they can define the Recreation Zones, Special Sites will become obvious. Mr. Brown suggested that the definition for a Special Site may be immaterial at this time. Ms. Marshall asked the Committee to review Chapter 15, page 67, of the Comprehensive Plan and explained that the term is used in the Comprehensive Plan.

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Mr. Reed clarified that there has to be a Special Site in order for the area to be zoned recreation, but a Special Site does not have to be zoned recreation. Mr. Brown discussed the Recreation Zone Definition that was submitted by the previous Committee, specifically questioning how to “preserve”.

Mr. Baker said if the Committee could get their heads wrapped around the three recreation zones, the rest would fall into place. He stated the Committee needs to be cautious not to box themselves in. Ms. Marshall said this zone is different than any other zone because the intention is to create a multi-use zone. She stated the attributes allow the multiple uses. Mr. Brown suggested to define a Special Site, identify how they relate to recreation, tourism, and/or historical.

Mr. Thompson asked if the Committee can create Rec Zones 1, 2, and 3 without rezoning property for property owners be able to utilize the zonings at their own leisure. Ms. Marshall answered that they can but also explained the responsibility of planning. Mr. Thompson clarified that they should address the obvious areas that should be recreation. Mr. Baker stated that the County has to direct development somewhere. Ms. Dean stated that she thinks the Committee has to think of a specific site and what should be there.

Short break for recording: 3:58 p.m.

Resumed: 3:59 p.m.

Mr. Baker explained the email he submitted. He explained that he looked at what Uses should be allowed first and did not think about the Specific Sites. Mr. Baker stated that it is almost necessary to create new tables [Use Charts]. He suggested the Committee consider things such as shooting, hunting, trapping because it took years on the Snake River Canyons Park to actually implement it when not addressed up front by the Board of County Commissioners. He stated he thinks Hunt Camp is a Rec 1 whereas Cauldron Linn is more of a Rec 3.

Ms. Marshall suggested the Committee consider something like the last lot around Scott’s Pond that is privately owned versus the “Special Site” itself that is own by BLM or Department of Land. Ms. Marshall stated that it is possible for the Committee to create their own chart or sub-chart for recreation but they can also create their own Chapter in the ordinance.

Mr. Brown stated the Use of the property is going to compliment the site. He stated that before development can occur, they must seek sewer and water. He explained that there are limitations on properties that although the Committee may say a Use is allowed, they will be limited because of the amenities and space.

Mr. Reed stated that they need to buckle down on Rec 1, 2, and 3. Then they need to identify which Special Sites should go into each Rec Zone. He said that he would like to see houses in either Rec 1 or 2. He said the original definition stated that residences belonged as they take advantage of the view created by the Special Site. Ms. Marshall directed the Committee to review Chapter 15, page 63 (Comp Plan). She read the section under Special Sites as they pertain to residential uses. Mr. Brown instructed the Committee to think about how the County must regulate the zones. He explained that in A1 you can only have one house per 40 acres and asked how many should be allowed in the Recreation Zone. He stated the County has to treat everyone equally. He also reminded the Committee about conflicting uses. He reminded them to think of it holistically and keep in mind the surrounding area and zones.