

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES**  
**FEBRUARY 24, 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 2:10 p.m. The Committee discussed the Minutes from the February 17, 2021 Meeting.

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

The Committee resumed discussions on the Use Charts. Ms. Marshall pointed out that Staff combined the current Charts in Chapter 5 with the working charts the Committee has been working on. The Committee agreed not to allow any of the Uses in Chart 5-13.

The Committee continued to decide if they wanted to take uses out or leave in for the Recreation Zone Charts. They reviewed Chart 5-14 and determined to take Airfields and Airports out. The Committee discussed Automobile Open Parking Lot or Garage. Mr. Baker stated that a definition is needed. They agreed that Automobile Open Parking Lot or Garage be Permitted in Rec 1 and allowed by Special Use Permit (SUP) in Rec 2 and Rec 3 with a definition and standards. The Committee agreed to Boathouses or Docks to be Permitted in Rec 1 and allowed by SUP in Rec 2 and Rec 3 with a definition and standards. They discussed Bus Facilities Not Including Pickup Shelters and agreed to remove this Use from the Recreation Zones. Mr. Thompson discussed public transportation in Twin Falls and gave examples of when Bus Pickup Shelters may be necessary. The Committee agreed to Bus Pickup Shelters as permitted in Rec 1 and allowed by SUP in Rec 2 and Rec 3 with a definition and standards. Mr. Carranza questioned if they should add Uber or other transportation pickup shelters. The Committee agreed to include other types of transportation in their definition. They agreed to remove Freight Transfer Points, Packing & Crating, Railroad Buildings & Equipment, and Tickets & Arrangements from the Rec Zone Charts. The Committee discussed Truck & Bus Open Parking Lot and discussed taking Truck off and adding Bus to Automobile Open Parking Lot with standards that may include no overnight parking, etc. They determined to take Trucking Facilities out of the Rec Charts.

The Committee discussed Chart 5-15. Ms. Marshall explained Boundary Line Adjustments and Land Divisions. She said they will need to discuss if they want a minimum acreage allowed for Land Divisions. She stated that Land Divisions tie in to density. The Committee agreed to keep X's in all Rec Zones for Boundary Line Adjustments indicating they are allowed by Specialized Permit. The Committee agreed to hold off on Land Divisions and Subdivisions as they will directly affect density. The Committee agreed to not allow LCO's or WLCO's in any of the Recreation Zones. Ms. Marshall explained the difference between a Land Division and a Subdivision Permit. She also explained that Public Hearings are not held for these as they are not land use issues and are administrative permits.

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The Committee moved on to Uses from the Area of City Impact Charts. Mr. Brown asked about Bed and Breakfast. The Committee agreed to Bed and Breakfast being permitted in Rec 1. Mr. Brown asked Staff if the Building Department has standards on how many bedrooms are allowed for a Bed and Breakfast. He asked Ms. Marshall to follow-up with the Building Inspector on that question. The Committee agreed to needing a definition and standards. Ms. Marshall explained the difference between a Bed and Breakfast and an Airbnb. The Committee agreed Airbnb needs a definition. She stated the difference is supposed to be a Bed and Breakfast is designed as a Commercial Use whereas an Airbnb is designed as a Residential Use. The Committee agreed to Bed and Breakfast being allowed by SUP in Rec 2. Mr. Brown suggested to add Airbnb into the definition of a Single-family Dwelling. Mr. Carranza stated they may want to include it in a duplex definition as well. They decided a Bed and Breakfast would not be allowed in Rec 3.

Mr. Thompson stated that he would like to see Helipad in Rec 1 but was not sure about Rec 2 or 3. Mr. Thompson stated that he likes the idea of designated spots for the helicopters to land. Mr. Baker stated he thinks they should be allowed by SUP in Rec 1 and 2. He stated that helipads need to be away from other things such as houses. He did agree that they may be able to cover his concerns with standards. Mr. Baker stated that he would like something about tours in the standards or definition. The Committee agreed to standards and a definition. Mr. Carranza questioned fueling stations for the helicopters. The Committee agreed to cover these issues when they discuss standards.

The Committee discussed Hunting Preserve. Mr. Baker stated not in the Recreation Zones. The Committee agreed.

The Committee agreed they had already discussed the Sport Uses. They had agreed not to include Sports, Athletic & Recreational Facilities (Indoor) in the Recreation Zone. The Committee agreed to leave question marks in place for Sports, Athletic & Recreational Facilities (Outdoor) and Sports, Rural Recreation Area until they determined definitions and standards.

The Committee discussed Uses that were submitted by Mr. Baker. They discussed Hardened Roads, Parking, and Trails. They discussed terms to use in place of "Hardened" and agreed a definition and standards are necessary. Mr. Thompson stated that the terms "improved" and "maintained" stand out to him. Ms. Marshall stated that currently Planning and Zoning does not regulate roads as they do not see it as a land use issue. She stated a person can construct a road on their private property. Ms. Marshall asked if instead of being a "Use", would this be more of a standard to be added to other Uses. She suggested making a list of standards. Mr. Baker stated he wanted the ability to allow improved roads if someone wanted to develop them.

Mr. Thompson proposed Hardened Roads be permitted in Rec 1 and 2 and allowed by SUP in Rec 3 with standards and a definition. He stated he would like to change the name and possibly use improved and/or maintained.

Recess: 3:13

Reconvene: 3:18

Ms. Marshall informed the Committee that Wilson Lake has stand-alone restrooms but they are in a park that is already allowed. The Committee discussed when a stand-alone restroom may be necessary. Mr. Thompson asked since it's in a vault, would the Health District be involved in it. Mr. Brown stated yes as they have depth and other requirements. Mr. Thompson asked what if it is not maintained but