

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES**  
**MAY 5, 2021**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Facilitator: Art Brown

Present: Becky Dean, Bill Baker, Oscar Carranza, Brett Thompson, and John Reed

Staff Attendees: Nancy Marshall, Administrator, Kacie Buhler, Assistant Administrator; and Julie Lehmann, Administrative Assistant

**OPEN DISCUSSION**

Art Brown called the meeting to order at 2:08 p.m. The Committee discussed the Minutes from the April 28, 2021 Meeting.

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

Becky Dean stated that she thought there should be some type of agreement with the property owner that if someone in the future should offer to put a walking path on the canyon rim or site it would be included. John Reed agreed that they could do as they wanted with the land with the knowledge that in the future a path could be put in. Bill Baker stated that on the north rim it can't be done within the 50' setback. Property owners should not have to consent to something without knowing exactly what they are agreeing to or without compensation. People have the right to do what they want on their own property and shouldn't have to have an easement. Art Brown suggested to remember what was said about roads and trails. He said the County should be responsible for places where the people can access the canyon rim. The Committee needs to think about someone taking a portion of the property for future use. All types of people will be using it, some will have no regard for the area. Art Brown stated that some of the property lines go to the center of the river, some to the top of the rim, and others to the high water mark. There is no consistency as to where the boundaries are. He urged the Committee to consider who will maintain it. Becky Dean stated that she wasn't talking about the whole rim, only the areas where residences would be. John Reed stated that if people are coming for tourism, the County needs to have something there. Bill Baker stated again that the north rim is not conducive to a path. Nancy Marshall stated that the Committee could probably set aside a certain amount of area for the public in a development or hotel, to lend itself to public access. She said the Comprehensive Plan talks about environmental issues. There is a subdivision where the federal government won't let them build on a lot because of a Golden Eagle nest. She suggested the Committee talk to Fish and Game about the Raptors and other species. The County may need a setback because of natural resources as well as ingress and egress. If setbacks are required, they couldn't be for potential future access for a walking path. The Committee could require public area/access for commercial development. The County could require a public access in a residential subdivision where the HOA would maintain it. It would have to have some attachment to a Special Site. Art Brown stated that the Committee couldn't make someone give access across their property to an access point. John Reed stated that on the south side there are places where the property owner wouldn't let them cross with the walking path. Art Brown stated that there are differences between a subdivision and a single property owner. There is a limited amount of land at this point

in time along the canyon rim. Oscar Carranza stated the County would have to purchase the property. Brett Thompson stated that with a private property already owned and already there with no changes except the zone change, he doesn't see that happening. He said he could see that with a subdivision; the Committee could require that. He stated that to get a subdivision approved in the City, they donated some property as a park. The Committee doesn't want a bunch of small parks with every subdivision, it's expensive to maintain. The developer could donate money or land instead. Requiring five homes to maintain a park could be too much, but a ten or twenty home subdivision may be able to. They could donate money to another spot, or do some kind of exchange. Ms. Marshall stated that the County doesn't have impact fees like the City, there may not be the vehicle to switch funds from one place to another. The Committee definitely can put it in the design criteria that in the rec zone, if there are ten or more homes, there has to be an area for public use. Brett Thompson asked if there is anywhere that is maintained by the Jerome Recreation District. Nancy Marshall stated there is a park and part of the bike path. John Reed stated that the Rec Department maintains all the area around Wilson Lake. Nancy Marshall said she can talk to Mike Seib about setting up an impact fee to receive donations from developments to put towards another site. The County has to pass an ordinance for impact fees, then a study, and it would take about a year. Art Brown suggested that Nancy Marshall ask Mike Seib if there is anything besides impact fees that would designate the funds to the Rec Zone. Nancy Marshall stated that impact fees have to be distributed across the agencies. Brett Thompson stated that there should be a way to do it for Rec Zone. Art Brown suggested that the developer should make the decision on how they want to make a public access. He suggested they table the discussion until they hear from Mike Seib. Becky Dean suggested that they should hear from Fish and Game as well. Art Brown stated that the Fish and Game can give property for public access. They don't maintain it but can guarantee it's for the public. Nancy Marshall stated that a biologist may come and they can see what they recommend.

Recess 3:05

Reconvene 3:13

The Committee reviewed the definitions on the charts. Kacie Buhler explained the charts. She said that the green definitions are from the Ordinance and the Committee needs to decide if they agree with them for the Rec Zone. If it's in blue, the Committee has already agreed. The red means there are suggested changes.

Bill Baker stated that he thought confined animals should be permitted in Rec 3. Art Brown said he didn't think the Committee needs anymore standards than what is already in the Ordinance. The Committee decided to go with the Ordinance on confined animals.

Crop Production -It was agreed that the Committee did not need a definition.

Dwelling, Single Family - Brett Thompson stated that it needs to be permitted in Rec 3. Art Brown asked about the definition. Bill Baker was concerned about Airbnb. Art Brown stated that he thought the Committee had decided it didn't change the function of the home. The Committee decided that the definition is ok and did not need to add Airbnb.