

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES  
OCTOBER 25, 2021  
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Planning & Zoning Commissioners:

Chairman:                   Brett Thompson

Present:                    Oscar Carranza, Becky Dean, Trish Heath, and Arlen Morgan

Absent:                     Larrey Anderson

County Commissioners: A. Ben Crouch (Chairman), John Crozier, and Charlie Howell

Rec Zone Committee:    Art Brown (Facilitator), Oscar Carranza, Becky Dean, Bill Baker, John Reed, and Brett Thompson

Staff Attendees:        Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; and Mike Seib, Legal Counsel

**OPEN DISCUSSION**

Chairman Brett Thompson called the meeting to order at 6:01 p.m. He acknowledged those in attendance and stated Planning and Zoning Commissioners Larrey Anderson and Trish Heath were absent. Chairman Thompson turned the meeting over to the facilitator of the Recreation (Rec) Zone Committee, Art Brown. Mr. Brown explained that the Rec Zone Committee wanted to present the Ordinance before it is presented to the public. Bill Baker gave a brief overview on how the Committee created the Chapter. Mr. Brown explained why the Committee decided to create three Recreation Zones. Nancy Marshall explained the housing density document that was handed out at the meeting and stated the density will probably be included in Section II in the Rec Zone Chapter. Becky Dean gave examples of areas that may qualify as Rec 1, Rec 2, and Rec 3. The Committee explained that if the map is presented to the public at the same time as the Ordinance, the public may focus only on the map. Mr. Brown explained that the Preservation Zone will go away once the Rec Zone is established. Mr. Baker informed the Commissioners that the Committee helped update a lot of the more "antique" definitions and created new definitions. Mr. Brown explained the definition placements and why some are only in Chapter 9 and others are in Chapter 2.

Commissioner Howell referred to section 9-3 and asked if there is a definition for "moderate". He stated that he was concerned with the lack of flow with the verbiage going from Rec 1 to Rec 2 and then to Rec 3. He also asked about the process for a Special Use Permit and appeals. Ms. Dean answered that the Charts help show what is allowed and what is not and help define each zone. John Reed suggested adding "see charts" by the definitions to help clarify. Ms. Marshall suggested that language can be added to refer the user to Chapter 7 for the appeal process. Commissioner Crouch asked about Public Hearings. Ms. Marshall explained that this Amendment

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will affect many of the other chapters but the Committee and Staff would like to present only Chapter 9 and maybe Chapter 2 at the open houses because including all of the chapters may cause unnecessary confusion. Ms. Marshall stated the open houses would probably start around the first of the year. Mr. Reed suggested having a County Map to receive public input. Mr. Brown suggested that Staff contact the property owners of all property that is currently Preservation Zone to inform them that their zone will have to be changed.

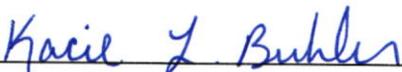
Ms. Dean explained that she joined the Committee because she wanted to keep public access to some of the recreation areas. Mr. Thompson explained that the Committee would like to implement Impact Fees or Homeowner's Association Fees that would then go to the Recreation Districts for improvements or upkeep in the Recreation Zones for public access areas. He said the Committee met with the directors of both Recreation Districts and they both expressed an interest in maintaining public areas if the funds were available. Commissioner Howell said he thought the money could come back to the County and then be distributed to other entities. Mr. Brown asked Mike Seib if this could be achieved through the Ordinance or would it need to go through the Recreation Districts. Mr. Seib explained that the Cemetery and Recreation District taxes are State recognized and authorized and did not know how or if this tax could be administered. Mr. Seib said that if the Committee wants to create the ability for a walking path, it would probably go in Chapter 9 of the Ordinance. He explained that it would have to be an easement. Mr. Seib stated that he was not sure how they could implement a fee but if they could, it probably would not go in Chapter 9. Ms. Marshall asked if a Resolution could be passed for an additional fee for developing in the Rec Zone based on valuation of the development.

Planning and Zoning Commissioner Trish Heath joined the meeting at 6:55 p.m.

Mr. Seib explained that in state statute, the County can only charge fees to cover costs. Mr. Baker stated that he disagrees with having easements. Mr. Brown stated that in order to get to the easement, the public may have to trespass on the entire property and then there are liability issues. Mr. Brown said another concern is who is going to manage the money and the administration of the funds. Ms. Marshall suggested the Committee have one more meeting to discuss the issues brought up by Commissioner Howell. The Rec Zone Committee agreed to meet on November 3<sup>rd</sup> to work on the discussed changes.

Meeting adjourned at 7:04. The Board of County Commissioners and the Rec Zone Committee members, not on the Planning and Zoning Commission, were excused.

Respectfully Submitted,

  
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Kacie Buhler, Assistant Administrator