

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES
NOVEMBER 3, 2021
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

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

OPEN DISCUSSION

Art Brown called the meeting to order at 9:10 a.m. The Committee discussed the Minutes from the September 29th and October 25th Meetings.

M/S/C John Reed motioned to accept the Minutes from the September 29, 2021, as written. Becky Dean seconded the motion. The motion passed unanimously.

M/S/C Becky Dean motioned to accept the Minutes from the October 25, 2021, as written. John Reed seconded the motion. The motion passed unanimously.

Review Chapter 9 per changes suggested by BOCC

The Committee discussed Rec 1, 2, and 3 definitions. They discussed changing the verbiage for “there are less restrictions”, “moderate level”, and “limited level”. Bill Baker suggested changing the first definitions to “less restrictive” and the third to “more restrictive”. Nancy Marshall stated she likes the word “level” in there. The Committee agreed to add “Intended to encourage the greatest level of recreational uses” and leave “There are less restrictions”. They add “Intended to encourage a limited level of recreational uses”. They reviewed the addition to refer to the charts for allowed uses. The Committee agreed to the addition. Ms. Marshall explained the addition of the Housing Density. Ms. Marshall said the addition of “Original Parcel” helps explain that an Original Parcel can have a house regardless of size but, if a parcel is divided, they will have to meet the Housing Density requirements. The Committee agreed to add the definition of Original Parcel into Chapter 9. Bill Baker stated the paragraph under Housing Density is misleading. Ms. Marshall changed the first sentence to read as “Original Parcels, as defined above, may have one house per parcel. In the Recreation Zone, divisions of Original Parcels shall be limited in size to correspond with the following housing density standards”. John Reed asked for clarification of an Original Parcel and the restrictions on housing density. He was unsure how someone purchasing a property would know if something was unbuildable. Brett Thompson stated that real estate agents have an obligation to research properties.

Questions and Answers, Discussions, Assignments

Mr. Thompson asked Staff if they would like help at the public meetings. Ms. Marshall responded with absolutely. Ms. Marshall explained the next steps. She said Staff needs to meet with legal counsel, Mike Seib. Staff will send out any changes that may come from the review and then schedule public meetings. Oscar Carranza said they are there to take in public comment. Mr. Brown said the collection of funds is on hold until Mike Seib finds a way to enforce fees. Becky Dean stated she thinks a local improvement district would be the best way to enforce fees. Ms. Marshall said there are two specific sites in the County that have Comprehensive Plans and are already established. She said there is Wilson Lake and North Side Canyon Park. Ms. Dean explained local improvement districts and how they can be assessed more than once. Mr. Thompson stated the fees will not be in Chapter 9. Art Brown stated it’s done through

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taxes and levies and would have to go through the County. Ms. Marshall said it will have to be pushed by the County Commissioners. She said it would be more of a development fee, not an impact fee. Mr. Reed asked if taxes go up if the zone is changed. Ms. Marshall said no, taxes are based on use. She said the only time a zone is used for taxes is if a property owner is trying to have their taxes reduced based on the zone which may limit the use. Mr. Brown clarified that taxes may be assessed on one acre for a residence and the remaining acreage may be agriculture. Mr. Reed stated that the public needs to be informed at the public meetings that changing the zone will not automatically raise their taxes.

Ms. Marshall informed the Committee that the next step would be public meetings if the Committee agreed to changes by legal counsel. She said public meetings would most likely be in January of 2022.

M/S/C Bill Baker motioned to adjourn. Brett Thompson seconded the motion. The motion carried unanimously.

The meeting was adjourned at 10:05 a.m.

Respectfully Submitted,

Kacie Buhler, Assistant Administrator