

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES**  
**JANUARY 22, 2021**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

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

**OPEN DISCUSSION**

Facilitator Art Brown called the meeting to order at 3:05 p.m. The Committee discussed the Minutes from the January 20, 2021 Minutes. Mr. Baker explained a requested correction from the email review. Staff made the correction and submitted those Minutes.

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

The Committee Members reintroduced themselves to John Reed as he was absent for the January 20<sup>th</sup> meeting. Art Brown did a brief overview of the previous meeting.

Bill Baker explained the definitions he had submitted to the Committee Members. He said he had a hard time finding a definition for Special Sites but that the Committee really needs to discuss the topic. Mr. Baker cautioned that although many sites may be special, the Committee needs to be careful not to overuse the term.

Nancy Marshall directed the Committee to look at page 67 of Chapter 15 in the Comprehensive (Comp) Plan for a reference that may help the Committee to define a "Special Site". Mr. Brown asked the Committee to look at Chapter 11 of the Comp Plan. He said that gives the Committee two places to look at to help define "Special Site". He reiterated that one of the main objectives for the Committee will be to determine what the Special Sites should be.

Brett Thompson drew a diagram for the Committee to show his thoughts on breaking down different categories of Special Sites in relation to a Recreation Site. He explained that different Special Sites may be broken down into different groups and are considered Special Sites for different reasons. He said although a site may be special, it may not be necessary to rezone the site from its current zone. He stated that he is considering the broad definition of a Special Site and then narrowing in on what may need to be zoned as recreation.

Nancy Marshall explained to the Committee what spot zoning is and why rezoning single areas to Recreation Zone would not qualify as spot zoning. She said the Comprehensive Plan recognizes areas throughout the County as recreation and that it would be in the public's best interest as a whole.

The Committee discussed the difference between a Special Site and a Recreation Site. Ms. Marshall suggested that the Committee look at the Special Sites and to think about all of the potential uses that would or would not work for each site. Mr. Brown said the Committee needs to determine what sites should be included as a Special Site and what should be in the Recreation Zone. Mr. Brown explained what the benefit of creating permitted uses are instead of uses allowed by Special Use Permit.

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Mr. Reed stated that everyone's opinion on a Special Site may be different and that one site may be special to one person but not the next. Mr. Reed cautioned on creating a list of specific Special Sites.

Mr. Brown redirected the Committee back to the Recreation Zone Definition. Mr. Brown gave examples of possible uses people may want to do in the Recreation Zone and explained conflicting uses. He explained why the Committee needs to define the Special Sites and what makes them special. Ms. Marshall said she thinks rather than try to create a list of Special Sites, the Board or Planning and Zoning Commission will review the Comp Plan when a rezone application is received and determine if the site qualifies as a Special Site and if it should be rezoned as Recreation.

Mr. Carranza referred to the definition and said he thinks instead of saying borders or surrounds a corresponding Special Site, it should say is an area that is a Special Site. Mr. Brown said they can say the Special Site must have attributes that make it recreational.

Ms. Dean disagreed with the rest of the Committee. She said she thinks of small areas that need protected with special restrictions. Her suggestion was to determine which Special Sites should have more restrictions and which would fit in the Recreation Zone where development and tourism would be encouraged. Mr. Thompson asked Ms. Dean if she was thinking of a Preservation Zone and a Recreation Zone. Mr. Thompson asked if they have to completely replace the Preservation Zone.

Nancy Marshall discussed private property rights and most of the sites the Committee discussed are government land. She said that most of the current Preservation Zone is the canyon wall. She said there are areas that could be developed that are privately owned.

Mr. Baker encouraged creating as many permitted uses as possible to avoid Special Use Permits. He discussed the potential to create multiple recreation zones. The Committee agreed to move forward with three different levels of Recreation Zones. Mr. Thompson said he liked the idea of Rec 1, 2, and 3. Then each site would have to meet certain criteria to meet the Special Site definition for that Recreation Zone. Ms. Dean was also in agreement.

Mr. Reed asked about government land and which land along the canyon was privately owned. Ms. Marshall showed the Committee the map from the Comp Plan that showed government vs private property. The Committee discussed the Recreation District Map from the Comp Plan. Mr. Brown and Ms. Marshall explained that there are two taxing districts, Jerome Recreation District and Valley Recreation District in Jerome County. Mr. Brown stated that although there are areas in the County that do not have a recreation district, they still have the potential to be zoned "Recreation" if the Committee determines it meets the criteria.

Mr. Thompson requested a map with a close-up from [U.S. Route] 93 east with the property owners listed. Mr. Reed requested that the map go as far as the Traveler's Oasis.

Mr. Brown discussed Twin Falls County Recreation Zone Overlay. Mr. Thompson asked if that would be helpful with the Committee's objective. Ms. Marshall explained what an overlay is. She explained that adding an overlay adds extra restrictions on top of the restrictions that are already in the zone and would not fit the County's objective.

Mr. Brown asked if there needed to be a definition for Special Site. Mr. Thompson said he thought there should be a broad definition in Chapter 2 [JCZO]. He asked the Committee to think about and draft what they think should be Recreation Zone 1, 2, and 3.