

JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES
JANUARY 29, 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
Absent: Nancy Marshall, Administrator
Staff Attendees: 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 27, 2021 Meeting. Art Brown discussed the emailed changes and stated the Minutes submitted reflect those changes.

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

Art Brown acknowledged the emails the Committee had submitted. Becky Dean read and explained her email. John Reed asked if the Recreation Zone will be in its own Chapter and if the Committee would like to have a general definition followed by more specific definitions for one, two, and three. Art Brown explained that the definition should go in Chapter 4 and the Uses should go into the Charts of Chapter 5. Ms. Buhler stated that Nancy Marshall had mentioned they could do a standalone chapter and/or separate charts, that the decision was up to the Committee. The Committee discussed the advantages and disadvantages of having a standalone chapter versus integrating the Rec Zone into the existing chapters. The Committee decided to wait on that decision.

Bill Baker explained the email he submitted. The Committee discussed tourism and environmental issues and their intentions of including those in the Recreation Zone. Mr. Baker stated that the definition of Preservation included A-G and that he thinks those need to be added for Recreation Zone to explain why it is a Rec Zone but not necessarily in the definition. Mr. Brown stated the definition in Chapter 4 supports the Uses that are allowed in the Charts.

Mr. Reed stated the Rec Zone should be around a Special Site and asked what would prevent a farmer from creating a Recreation Zone in the middle of nowhere. Mr. Brown suggested that they may want to leave the term out of the definition. Mr. Reed stated it comes back to what one person may think is a Special Site the next person may not. Ms. Dean stated if they remove "Special Sites" she thinks they should keep the term in the definition for Rec Zone 3. Mr. Baker stated that not all Special Sites should be listed as to not advertise them and attract people to them. Mr. Thompson stated that Rec 1, 2, and 3 is based on the amount of preservation. He said his mind goes to Kasota Road; it was not a Special Site but is now a Recreation Zone. Mr. Thompson stated that he liked both submitted emails from Mr. Baker and Ms. Dean and thought Rec 1, 2, and 3 could be added underneath the original Recreation Zone definition that was submitted by Staff.

Mr. Brown stated that he would recommend that Staff have workshops with those that may be affected. He informed the Committee that Staff will have to go back through the Ordinance to identify affected chapters.

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Ms. Buhler cautioned that the Recreation Zone shouldn't be developed to be able to rezone in any area but that there should already be a Special Site linked to it. She gave the example of Kasota Road and said that is not our intention to develop recreation in the middle of agriculture and the land should already have some sort of attribute that makes it a Special Site. Mr. Baker pointed out that the number one objective of the Comp Plan is to preserve ag [agricultural] land. Mr. Thompson said the obvious ones are the canyon, Minidoka Camp, and Wilson Lake. He said individual property owners could apply for a rezone for anything else and doesn't feel they need to identify anything else. Ms. Buhler said it is important to list characteristics or attributes that drive where Recreation can go to prevent the zone from overtaking agricultural land. Mr. Carranza stated that he doesn't think being located just off the freeway constitutes a Special Site.

Mr. Brown stated it is important to recognize the importance of agricultural land. He said they should probably include Special Sites in the definition and identify the attributes that make it a Special Site. Mr. Baker stated he does not agree that the Recreation Zone should be tied to a "Special Site". He said they could take the paragraph that Staff provided and break it into Rec 1, 2, and 3 as most of it is examples. He said it may be connected to a Special Site or not because as Mr. Reed said "Special Site" is up to the applicant or the P&Z Commission. He said if they do not have something to protect such as prime ag land, it should be allowed. Mr. Brown stated that if they intend to protect prime ag land, it needs to be included in the definition.

Mr. Thompson asked what will help him as a P&Z member to decide if a property should be rezoned to Recreation. He stated that having Special Sites helps him with that determination. Mr. Brown stated that one of the criteria could be that it does not affect prime agricultural land. Mr. Reed said he has property that goes right up to the bank of Wilson Lake and if it is not listed as a Special Site, then they [the P&Z Commission] is going to say no it cannot be rezoned. Mr. Thompson agreed and said but he thinks they can all agree it should be Recreation Zone. He said he is struggling with how to make the distinction as to why it is special, and asked is it because of the idea or is it the location, geography, or historical significance.

Recessed at 3:56

Reconvened at 4:01

Mr. Brown stated if the Committee gets to a point where they have a lot of issues, they should create its own chapter. If there is not a lot, they should integrate it into the existing chapters. Mr. Brown asked Staff to make a list that identifies topics of concern such as Agriculture Land and other zones. Mr. Baker stated they have to give a clear definition so that the P&Z Commission or the Administrator can do their job. Mr. Brown stated the importance of setting the criteria and the rules.

Mr. Reed stated that in Rec Zone 1, Commercial Uses are allowed but the Committee needs to be careful not to allow something that may support tourism but is not recreation. Mr. Brown said it should be tourism that supports recreation. Mr. Baker discussed the costs of agencies and development. Mr. Brown stated it would be up to the entrepreneur to install infrastructure. He said the Committee's job is to figure out where the development can go, the Staff will make sure it is done correctly. Mr. Brown redirected the Commission to the definitions.

The Committee asked Staff to put the emailed definitions and the definition Staff previously submitted on the projector. The Committee discussed if they thought "Special Site" should be included in the