

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES**  
**FEBRUARY 12, 2021**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

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

**OPEN DISCUSSION**

Facilitator Art Brown called the meeting to order at 3:01 p.m. The Committee discussed the Minutes from the February 10, 2021 Meeting.

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

Mr. Brown quickly reviewed the Charts the Committee reviewed at the February 10<sup>th</sup> Meeting. The Committee reviewed the Charts submitted by Mr. Baker and Mr. Carranza. They agreed they had nothing to discuss on Chart 5-3 and moved on to the Manufacturing Chart, 5-4. They agreed that Manufacturing does not belong in the Recreation Zones.

The Committee discussed the Public Assembly Chart, 5-5. The Committee discussed Amusement Parks and agreed the Use should be permitted in Rec 1, allowed by Special Use in Rec 2, and should not be allowed in Rec 3. They agreed an Amusement Park should be defined and should have additional standards.

Staff clarified that they will provide the definitions requested by the Committee after all the Charts have been discussed in order to continue moving forward.

The Committee discussed Auditoriums and Drive-in Theatres. They agreed Auditoriums and Drive-in Theatres do not belong in the Recreation Zone and as they should be located in a city.

The Committee discussed if they thought Amphitheaters should be separate from an Event Center. They agreed to keep them together. The Committee agreed that Event Centers should be allowed by Special Use Permit in Rec 1 and Rec 2 but should not be allowed in Rec 3.

Mr. Brown gave an example of an Exhibition Hall. Mr. Thompson stated that Museums match the area whereas an Exhibition Hall may not. Mr. Brown stated that the Committee should concentrate on Recreation and Tourism. Mr. Thompson stated that they should avoid a lot of retail. Mr. Baker stated they belong more in the city. Ms. Marshall suggested the Committee look at the definitions for an Exhibition Hall, Event Center, and Auditorium as they may be able to combine them as one Use. Mr. Baker suggested adding to an Event Center. Mr. Brown and Ms. Marshall informed the Committee the county has an ordinance that if there are going to be more than 500 people attending an event, they must get a permit from the County Commissioners. If an event does not require a building, the County does not view it as a land use issue.

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES FEBRUARY 12, 2021 3:00 PM**

Mr. Brown said if the Committee is going to keep an Event Center, standards need to be developed. Mr. Thompson said they need a definition and standards. Mr. Brown suggested the Committee come back to Event Center to decide what type of activities they want to include and in which Rec Zones.

Mr. Brown stated that a Fairground is maintained as a County facility and wasn't necessary in the Rec Zone. The Committee agreed. The Committee discussed Sports Arenas and Theaters and agreed to leaving both out of the Rec Zone.

The Committee discussed Chart 5-6, Residential. Ms. Marshall gave examples on how multi-family dwellings may fit in the Recreation Zone. Mr. Brown said he thought there should not be more houses allowed in the Rec Zone than A-1. Mr. Thompson stated that he disagreed. He said he is against Multi-Family Dwellings in all Rec Zones, but is open to Single Family Dwellings having more than the standards in A-1 of 1 per 40 acres. Mr. Thompson stated that he thinks hotels may be okay, however, multi-family units may need more support such as grocery stores, etc. and may cause more development than anticipated. Ms. Dean stated that Multi-Family Dwellings will draw more tenants and homes may not be taken care of properly. Ms. Marshall stated that if a property owner does not have a municipal waste system, the most they can have is one residence per acre because of septic requirements. Mr. Baker stated they should stagger the residential density and may need to include Condos to cluster development.

Recess: 3:39

Reconvene: 3:43

Mr. Baker said he thinks all of the residential uses need separate definitions for Rec Zone. He said Single Family Dwellings should be permitted in Rec 1 and 2 with definitions and standards. He said Two Family Dwellings should be allowed as well with definitions and standards so that housing is condensed and open areas are left open. Mr. Baker does not think residences should be required to have a Special Use Permit. He said multi-family does not necessarily mean apartments. Mr. Brown agreed with Mr. Baker. Ms. Marshall stated that the County cannot regulate Airbnb's (Air Bed & Breakfasts) due to state legislature's exemption.

Ms. Dean reiterated that she is against fourplexes, because of tenants not taking care of the properties. Mr. Baker stated some property owners do not take care of their properties. Mr. Brown stated that an apartment or a fourplex will have to be in a commercial area because of services; sewer and water. Ms. Marshall read the Committee's Recreation Zone definitions. Ms. Marshall stated the residential density should be less further away from the cities due to public services and gave examples throughout the County. She said if a property abuts Cauldron Linn and it is zoned Rec 3, they may not be allowed to have a residence whereas if they stay A-1, they are allowed one per parcel.

Mr. Brown said they should start with a base-line and then add more layers. Mr. Reed stated that thinking of a fourplex is not what he pictures when he thinks about vacations and tourism. He said when he thinks of Tourism, he thinks of nice. Ms. Dean suggested that the Committee discuss one Use for each Rec Zone at a time. Mr. Baker stated that they do not even know where the zones are going yet. Mr. Brown stated to go back to their definition, look at each Use and discuss if it fits that definition.

Mr. Baker reiterated that he disagrees on the fourplexes. He would rather see a smaller fourplex along the canyon than a great big multi-million-dollar single home.