

JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES
JUNE 23, 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; Kacie Buhler, Assistant Administrator; and Julie Lehmann, Administrative Assistant

OPEN DISCUSSION

Art Brown called the meeting to order at 9:06 a.m. The Committee discussed the Minutes from the June 9, 2021 Meeting.

M/S/C Oscar Carranza motioned to accept the Minutes as written. Becky Dean seconded the motion. The motion passed unanimously.

Public Access Discussion (Tabled)

Nancy Marshall stated that in Chapter 2 of the Ordinance, there is a definition for Communication Utility Buildings and Structures. She read the definitions she submitted to the Committee. She stated that she was pleased with the definition for Transmitting Towers, but the rest of the definitions still need a lot of work. Bill Baker asked if there was a height issue. Nancy Marshall stated that in the Ordinance it is under the height exception if it is not an occupied structure. The Committee discussed that if a structure was in its own fall zone, within their own property lines, it may not need a Special Use Permit, but if it would fall outside of the property lines, it may be necessary. They decided a definition for Utility Buildings and Structures doesn't have to be done now but the Committee requested to look at it when it is complete. Nancy Marshall stated that there are two distinct utility structures; those where the utility itself has a direct physical connection to where the service is provided and those where it does not have a direct physical connection. She also stated the two uses, Utility Buildings and Structures, with and without direct physical connection, may be combined or may be kept separate. She asked if the Committee wanted to work on these definitions, or just keep moving forward on the Rec Zone issues. She suggested staff could work on this with the Planning and Zoning Commission at their meetings and keep the Rec Zone Committee on track with their work. The Committee agreed that they would let the P & Z Commission handle the Utilities issue.

Art Brown asked about the Off-Street Parking Chapter and the Sign Chapter that were included in their packet. Nancy Marshall stated that they are from the original Ordinances, and they may want to use part of them for the new Development Standards for the Rec Zone.

Discussion with Mike Seib

Nancy Marshall stated that the main topic the Committee wanted to discuss with Mike Seib was the idea of impact fees. She explained that the City requires developers to contribute fees towards other larger greenspace/parks rather than having a small park in each development. Brett Thompson explained what he was thinking with this issue. Becky Dean stated that she was concerned with the public access at each of the special sites and that they weren't blocked off by development. Brett Thompson asked if the fees could go to another greenspace/site to be accessible to the public and only to pertain to the Rec Zone. Mike Seib stated that he would have to look into it a little bit more. He said that if it was a hotel, requiring

JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES June 23, 2021 9:00 AM

that they keep the greenspace along the rim to be open to the public it would be harder to do. The County would probably have to buy the land and take care of the property. He also stated that if they want to collect fees towards another greenspace, they would have to have a committee and/or a board to handle the administration of the money. Brett Thompson stated that he thought it should be a one-time fee associated with a building permit where the money would go to an existing entity like the Jerome Recreation District, Valley Recreation District, or a similar entity. Mike Seib stated that he didn't know how that would work since the Jerome Recreation District usually pertains more to the City. Becky Dean asked if there was something with the Jerome Recreation District to hold the funds for the County. Brett Thompson stated that they have a number of entities under them with their own funds. He asked if it is legal to charge those one-time fees to developers that come into the Rec Zone areas. Mike Seib stated that the stringent rule of thumb for fees by any entity is that you can only charge enough to cover costs, and that is hard to estimate. Art Brown stated that when they were working on impact fees it was very difficult and they had to decide how much went to each entity. They also had to have a study done. He asked if there was some other mechanism besides impact fees to collect the money and use it. Bill Baker stated that he thinks it would be a nightmare to administer the impact fees. Mike Seib stated he could look at what Twin Falls did in the same circumstances. Brett Thompson stated that he thinks the fees for a designated greenspace or public access point should be done because of being in the Rec Zone area. Brett Thompson asked if impact fees for a specific zone are legal. Mike Seib stated that they are legal but it depends on administration and on how the fees are used. He stated that he would have to look into it with other cities/areas to see how it could be handled. Art Brown asked about treating each entity equally. Mike Seib stated that if they have the authority to mandate collecting fees, it would have to be across the board.

Recess 10:03 a.m.

Reconvene 10:05 a.m.

Nancy Marshall said that Mike Seib usually writes the first few paragraphs of a new Ordinance Chapter. She said that they have created the Definitions and the Rec Zone Use Charts and are working on the Development Standards. She asked if he needed anything to get started or if he wanted to wait till it was more complete. Mike Seib stated that he could get started on it. John Reed asked if when this comes together and he starts selling lots in Rec 2 on Wilson Lake, can he require an access road along the lake. Nancy Marshall stated that if he created the easement on the plat it would have to be abided by. Mike Seib agreed. Brett Thompson stated that in a subdivision the lot owners in the subdivision would have access but the access would not be for public use. He stated that the County can't require a developer to give access to the public. He said that he thought the impact fees would be more uniform for all the owners. Mike Seib stated that the owner could require that each lot have public access. Becky Dean stated that she was excited when Brett Thompson came up with the impact fees because there are no funds to develop the scenic overlooks, paths, etc. for tourists. Brett Thompson stated that maybe the North Rim Park could be the entity to handle the funds.

Development Standards

Nancy Marshall explained the list of what they wanted in the Development Standards.

Lighting: