

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES**  
**FEBRUARY 10, 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 3, 2021 Meeting.

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

Staff explained the maps that were submitted to the Committee. Mr. Brown explained the Charts including the definition and standards columns. Ms. Dean asked if standards were further definitions. Mr. Brown explained standards are extra conditions, as seen in Chapter 6 [JCZO], that can be put in place to ensure Permitted Uses fit in specific zones. Ms. Marshall gave further explanation on standards and gave examples of Uses that currently have standards in Chapter 6.

The Committee reviewed the Charts submitted by Mr. Baker. Mr. Baker explained why he marked standards for Confined Animals Not Regulated by Chapter 13. Mr. Brown instructed the Committee to look at Chapter 6, page 4 to discuss the standards that are currently in place for Confined Animals. Mr. Baker asked to discuss Aquaculture and stated that he added that standards are needed in addition to the definition.

Mr. Brown asked Staff to find definitions to give the Committee a starting point for some of the Uses. Ms. Buhler left the meeting to retrieve the Planner's Dictionary that the Planning and Zoning Department currently uses to help define Uses that do not currently have a definition in the JCZO. Ms. Marshall said the definitions in this book come from all over the country and said she should be able to give the Committee a few different examples of Aquaculture definitions. Ms. Dean said speaking of the trout farms along the river [Aquaculture example], there are environmental requirements and asked if that would help cover standards. Ms. Marshall stated that Planning and Zoning informs applicants that they must meet state and federal guidelines. Ms. Marshall read Aquaculture definitions from the Planner's Dictionary. Mr. Brown concluded that the Committee will come back to the Aquaculture definition and standards.

Mr. Brown stated that he does not know why you would not allow crop production in all areas and in all zones. Mr. Reed agreed and stated if it's not being developed, why not allow it to be farmed. Mr. Thompson asked about bringing new property into crop production in the Rec Zone. The Committee agreed to Crop Production being Permitted in all three Rec Zones and no new definitions or standards are necessary.

The Committee discussed Pastured Animals. Ms. Marshall explained that animals are considered pastured if they can survive off the food growing under their feet and do not have to be fed additionally.

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Mr. Brown further explained that the animal waste is allowed to be everywhere and is not stockpiled. The Committee agreed to Pastured Animals being Permitted in all three Rec Zones but standards may be necessary.

The Committee discussed the Agricultural Activities categories. Mr. Reed asked about Kennels. Ms. Marshall explained what an ancillary use is. The Committee agreed that all of the Agricultural Activities category should not be in any of the Rec Zones.

The Committee moved to Communications and Utilities. Mr. Thompson stated he did not like allowing Above Ground Utility Lines in Rec 3. Mr. Baker and Mr. Brown explained why they thought the Use should be allowed. He stated the above ground lines may affect the aesthetics of the site. Mr. Thompson stated that anything that needs a Building Permit or other Permits should not be allowed in Rec 3. Mr. Reed stated that he thinks Rec 3 should be all natural, if they want power, bring a generator. Mr. Thompson stated he could understand allowing the Use with a Special Use Permit.

Recess: 3:53

Reconvene: 3:54

The Committee agree to Above Ground Utility Lines being Permitted in Rec 1 and 2 but requiring a Special Use Permit in Rec 3 all with the #2 footnote (Complies with Idaho Safety Code). Transmitting Towers may be allowed only in Rec 1 with a Special Use Permit.

The Committee discussed Underground Utility Lines and why a Special Use Permit may be required including blasting and affecting surrounding properties. Mr. Baker asked about including the #2 footnote. Ms. Marshall stated that she will check to see if there are codes that apply and add the footnote to those that are required. Ms. Dean stated they may need standards for Underground Utility Lines. Mr. Reed stated any of these underground utilities will be monitored by other entities and the Use should be permitted in Rec 2. The Committee agreed to Underground Utility Lines being permitted in Rec 1 and 2 and requiring a Special Use Permit in Rec 3.

Mr. Brown gave examples of what Utility Buildings & Structures could be. Mr. Thompson stated he thought these would be structures that would require a Building Permit. Ms. Marshall stated it is not defined [in the JCZO] and a definition is needed as the category is too general. Mr. Baker asked Staff to locate a definition and said the Committee should come back to this Use. Mr. Reed stated at least small utility structures will have to be allowed in the Recreation Zones.

The Committee discussed Transmitting Towers. Ms. Marshall stated that this Use also needs to be better defined or removed. Ms. Marshall suggested the Committee may want Major Utility Structures and Minor Utility Structures. Mr. Brown stated they could remove Transmitting Towers. Ms. Marshall stated they could also remove Telegraph Centers and Stations during this re-write.

The Committee moved to the next category of Cultural Facilities. Ms. Dean stated that she thought Botanical Gardens & Arboretums should be Permitted in Rec 1 and 2. The Committee agreed standards may be necessary and a definition is needed.

The Committee agreed that Historical Sites, Monuments should be Permitted in all three Rec Zones. Mr. Brown stated a definition was needed. The Committee questioned who might construct monument signs and if there are regulations from other entities. They agreed on needing standards as well. Mr. Brown stated that standards for signage can be added to Chapter 16 [JCZO] or may go into the