

JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES
APRIL 14, 2021
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

Present: Bill Baker, Oscar Carranza, Brett Thompson, and John Reed

Absent: Art Brown and Becky Dean

Staff Attendees: Kacie Buhler, Assistant Administrator; and Julie Lehmann, Administrative Assistant

Absent Staff: Nancy Marshall, Administrator

OPEN DISCUSSION

Bill Baker called the meeting to order at 2:17 p.m. The Committee discussed the Minutes from the March 31, 2021 Meeting.

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

Mr. Baker stated that the Committee needed to discuss Subdivisions in the Rec Zone. Brett Thompson said that Subdivisions in the Recreation Zone should be a minimum of 5 lots, with housing density limitations of 1 home per 4 acres or 1 home per 8 acres. He said the lot minimum would be borrowed from the County Ordinance. Ms. Buhler explained the difference between Subdivisions and Land Divisions. She stated that by state code, 5 lots or more is considered a Subdivision, there could be less but not more, as the County can be more restrictive but not less. Mr. Reed asked how big of a parcel is that and asked what if it is a parcel of 100 acres. Ms. Buhler stated that it would be per original parcel and the size of parcel may need to be defined like it is in A-1. Mr. Thompson asked how they could allow a higher density without making it a Subdivision with a larger parcel. Ms. Buhler explained Unregulated Land Divisions. Mr. Baker said they should allow a couple homesites and still be able to farm the rest. Mr. Reed replied that they need to decide size of lot, then divide off into parcels, then one house per lot. Mr. Thompson clarified that 4 lots could be divided with a Land Division Permit and 5 lots would constitute a Subdivision. He said Land Divisions in the Rec Zone should be an administrative process. He said they could still do 1 house per 4 acres in Rec 1, 1 house per 8 acres in Rec 2 and one in Rec 3. Mr. Reed then asked if the Committee wants Subdivisions in the Rec Zone. Brett Thompson replied with not large Subdivisions. Mr. Baker said if the road is a private road, there should be an agreement with the rest of the land owners for the road. Mr. Thompson said Skeleton Butte is a Subdivision without a road agreement but should have one. Ms. Buhler said with a Land Division, the road does not have to be developed but an easement and/or agreement may be required. She said water and sewer are usually well and septic and are not usually required to be developed but the infrastructure, like roads and irrigation, are required in a Subdivision. Mr. Thompson asked what else the Committee needed for the definition of a Subdivision. Mr. Baker stated that there needs to be a list of the Special Sites and there needs to be a way to make sure that they are taken into consideration in a Land Division and also a Subdivision. Mr. Reed stated that it gets back to proximity to the site. Mr. Thompson stated that the Committee already zoned it Rec Zone, so that means it is in proximity. He asked if the Committee wanted to have public or community access requirements. Mr. Baker stated all of the subdivision needs to have access to the special site. Mr. Thompson said to add "point" to the definition of a Subdivision so that all owners have access to the special site and to add the housing densities. Mr. Thompson said to make a note that Public Access will get addressed at a later date.

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Recess: 3:10

Reconvene: 3:13

The Committee reviewed the Charts. Mr. Baker suggested to just leave definitions till next week. He volunteered to work on definitions for Hardened Roads and Parking Lot sizes.

They discussed Restrooms and if they should be allowed by Special Use Permit or Permitted. They questioned if they should be allowed as a stand alone and if porta-potties would be included in a Special Use Permit as a secondary Use. Mr. Thompson suggested that if an association wants to put one in and maintain it, they should allow it. Mr. Baker agreed that they should encourage that but they would want a group to adopt it and take care of it. Mr. Baker offered to work on a definition for Restrooms as well. John Reed said he thinks restrooms should be a secondary use offered by a business, group, or association whom would then be responsible for it.

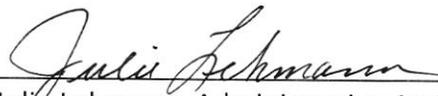
Mr. Baker said Concessionaires would be secondary to an event. Mr. Thompson said that if concessionaires are limited to the concession stand during an event then it should be addressed in the event permit. Mr. Reed stated a definition was needed and the definition should state concessionaires are secondary and included in the permits for the original Use. Mr. Baker volunteered to work on that definition as well.

Mr. Baker asked Staff to compile all of the definitions together into one document and condense the charts. He suggested the Committee meet in two weeks to give Staff enough time to compile the definitions and charts. The Committee agreed that the next meeting will be on April 28th.

M/S/C John Reed motioned to adjourn. Oscar Carranza seconded the motion. The motion carried unanimously.

The meeting was adjourned at 3:35 p.m.

Respectfully Submitted,



Julie Lehmann, Administrative Assistant