

JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES
MAY 26, 2021
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

Facilitator: Art Brown

Present: Becky Dean, Brett Thompson, and Bill Baker

Absent: Oscar Carranza, John Reed

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

OPEN DISCUSSION

Art Brown called the meeting to order at 2:07 p.m. The Committee discussed the Minutes from the May 12, 2021 Meeting.

M/S/C Art Brown motioned to accept the Minutes as written. The motion passed unanimously.

Discussion with Mike Seib - Tabled

Nancy Marshall described what the discussion would have been about.

Public Access Discussion (Tabled)

Review definition of "Golf Course" submitted by Staff

Bill Baker stated that he missed the last meeting and asked why the Committee decided to add the Golf Courses in the Rec Zones. Nancy Marshall and Brett Thompson explained the discussion from the May 12th meeting. Bill Baker stated that he thought that the Committee had decided if a Golf Course was wanted, to have it outside the Rec Zone and that there would not be enough acreage for a Golf Course in the Rec Zone. Nancy Marshall explained they're encouraging tourism and recreation; Golf is a huge recreational activity. She said it would have to be open to the public and that there could be Golf Courses of a smaller size. Brett Thompson asked for the definition to be shown on screen for Sports, Rural Recreation.

The Committee discussed Golf Course definitions submitted by Staff. Bill Baker stated that he liked the one from Maryland Heights, Missouri and the one from Morgan Town, West Virginia. Brett Thompson stated that he liked the Morgan Town, West Virginia definition better, because it 'may include' a club house.

Bill Baker motioned to define Golf Course as follows:

"A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a club-house, restrooms, driving range, and shelters as accessory uses." Becky Dean seconded the motion. The motion passed unanimously.

Art Brown brought up Golf Course Accessory Uses. Nancy Marshall stated that it was more or less covered in the 'may include' phrase of the definition. Art Brown stated that the standards could list all the things included in Accessory Uses if needed so there wouldn't have to be an additional line item.

Standards for Permitted Uses

Amusement Parks - Pz

Bill Baker stated that the lighting and hours of operation is a concern. Maybe they should start with Rec Zone standards. Nancy Marshall stated that they have standards for lighting and parking already in the Ordinance, but they are 20 years old and need to be revisited. Art Brown stated that the Standards in Chapter 17 for Lighting and Parking are really light. Nancy Marshall stated that the Committee could rewrite chapter 17 or create a new one for the Rec Zone and then they don't have to have a standard for every use. She said Chapter 17 doesn't say much about lighting other than for a parking lot. Art Brown asked what concerns the Committee had about hours of operation. Brett Thompson answered with noise levels. Art Brown stated if the noise is a concern, then his recommendation is not to allow it in the Rec Zone.

Standards to be addressed:

Lighting

Hours of operation

Parking

Adequate Sanitation Facilities

Signage

Nancy Marshall stated that the Committee has talked about having a standalone Standard for Lighting in the Rec Zone. They could put in a Design and Development section in the same format as the Subdivision Chapter. Bill Baker suggested going through each use and see what needs to be done.

Nancy Marshall stated that she will reach out to District Health to see if they regulate having adequate public bathroom facilities. Bill Baker suggested that there should be a site plan for the setbacks. Nancy Marshall stated that reciprocal setbacks are something to consider as well.

Recess 3:05

Reconvene 3:15

Nancy Marshall stated that Brett Thompson made a good point that they are seeing a series of Standards that are going to be addressed in each use. She suggested a question to ask on each standard is 'why'. Brett Thompson stated that all Lighting needs to be directional and most Use Standards should be somewhat uniform. Becky Dean suggested they should have one Standard for Lighting, Parking, and Sanitary Facilities and then look at each use for hours of operation, etc. Nancy Marshall stated that the Parking Standards are pretty good in the existing Ordinance. Art Brown stated that the only time to worry about the hours of operation is how it will impact the surrounding areas. Bill Baker stated that he doesn't think the Parking Standards cover the Rec Zone, so they should still have their own Parking Standards in the Rec Zone Chapter. Brett Thompson stated that most of the uses are going to be gravel parking. Nancy Marshall suggested maybe they should have it separate for the Rec Zone. Bill Baker stated that emergency vehicles have to have access, so they should require demarcation for emergency access on the site plan. Nancy Marshall stated that the site plan would have to show a parking diagram. She said Chapter 17 states that if there are over 12 parking spaces it has to be striped. The IBC tells them how many spaces are required depending on the type and/or size of the business. Bill Baker stated that