

JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES
JUNE 2, 2021
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE

CALL TO ORDER

Facilitator: Art Brown

Present: Bill Baker, Oscar Carranza, Becky Dean, and Brett Thompson

Absent: 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 9:08 a.m. The Committee discussed the Minutes from the May 26, 2021 Meeting.

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

Discussion with Mike Seib - Tabled

Nancy Marshall stated that Mr. Seib had other commitments and couldn't make the meeting.

Public Access Discussion (Tabled)

Nancy Marshall stated that she talked with South Central Public Health District and they have complete authority over sanitary facilities. The Standards should say 'adequate Sanitary services'. The District would like the process of going through a Zoning Permit to ensure that an Applicant reaches out to them.

Drive Through Establishments

Art Brown stated that they have the Definition so they need the Standards for Drive Through Establishments. Nancy Marshall stated they have Standards in 6-7 of the County Ordinance for Drive-In Restaurant, it's not necessarily for the Rec Zone. The Committee came up with Drive Through Establishments. She suggested that they go through the Standards in the Ordinance and see if they want to utilize them or create their own. Bill Baker asked if they wanted trash receptacles in the Standards. Nancy Marshall stated that no one actually enforces that. Bill Baker asked about the site barrier fence. Nancy Marshall stated that is primarily when a commercial property adjoins a residence, and if it's a Special Use Permit it has to go before Planning and Zoning. It could be brought up there. Nancy Marshall stated that the fence is usually for the headlights trespassing on other property. Oscar Carranza asked about traffic concerns such as the issue with "Dutch Bros", and asked if it needs to be in the Standards or if it was addressed at the time of the application. Nancy Marshall said that it could be stated that all the cars utilizing that business are contained on the property. Art Brown stated that with a Special Use Permit you could have one access for entrance and one access for exit. He also asked about Sanitary services, if that needs to be put on every use. Nancy Marshall stated that they could put it in the Development Standards. It would save having to put in in every use. She also stated that the Special Use Permit would go before the Commissioners and it would be up to them whether or not to enforce the conditions. Bill Baker asked if it matters that they have Drive-in Restaurant and Drive-through

Establishment. Nancy Marshall stated that it would be used with a slash; Drive-in Restaurant/Drive-through Establishment in 6-7 of the Ordinance.

Event Center

Nancy Marshall discussed if an Event Center was built would they have to come in to get a permit every time. She stated that she will ask Legal about it. There are two [Event Centers] in the area, the Mountain View Barn, and the Risk Barn. Brett Thompson stated that if they have an event that exceeds their normal capacity, a parking a permit would be required. Oscar Carranza stated that it should be considered because of the risk on a two-lane road. Art Brown stated that at the time of the permit they have to state the size of the event and if it increases, they would have to come back for another permit. Nancy Marshall stated that she would need to ask Legal. The ordinance is for gatherings over 500 people. Brett Thompson stated that the Fairgrounds was redoing the Messersmith building for an Event Center. He noted that if they want an Event Center in the Rec Zone, the Committee would have to put a limit on the number of people. Nancy Marshall said that the Ordinance states 500 people requires a permit, it is a County Ordinance, and that even if it is a Special Use Permit, they would have to meet that number. She stated that she would check with Legal and make sure that the 500 Ordinance would still be a requirement. Art Brown stated that it is a good thing it's like that so that anytime an event was over the 500 they would have to go to the Commissioners and they could require the additional items such as; parking, security, etc. Nancy Marshall stated that she liked Brett Thompson's thought that if they keep exceeding more than allowed, the County would have the ability to revoke the permit. Becky Dean stated that she would like to revisit the Definition, and add 'for hosting outdoor events'. Brett Thompson stated that if it's all going to be indoors why have it in the Rec Zone. Nancy Marshall suggested they start with outdoor and see where it goes. Kacie Buhler stated that she thought it should be both indoor and outdoor, then they can take advantage of year-round events. Brett Thompson questioned if they need to add 'take advantage of the special site'. The consensus was that 'take advantage of the special site' should be in the Development Standards. Brett Thompson stated that 'take advantage of the special site' should be in the description of the Rec Zone.

Gasoline Service Stations

Art Brown asked if they have the Definition in the Ordinance. Nancy Marshall stated that it needs to be redone. Brett Thompson stated that it is listed as Service Station Garage. Bill Baker stated that maybe the Standards for Drive-Thru would be enough. Nancy Marshall agreed that it should cover most of what they need. Becky Dean suggested that they talk about the size, having a limited number of pumps. Nancy Marshall stated that if they allow these in the 93 corridor or 50 corridor or the new overpass it would likely be a larger facility like Maverick or Valley Country Store. Becky Dean stated that the Committee doesn't want those in the Rec Zone. They would rather have just a Country Store. Bill Baker stated that they need to decide what is primary and secondary. The Committee agreed they don't want a Truck Stop in the Rec Zone. Nancy Marshall stated that she thought it was meant to be Convenience Store with gas. Art Brown stated that there could be 'no truck stop' in the Definitions. Brett Thompson stated that Valley Country Store, Flying J, Maverick they don't want those in the Rec Zone. Art Brown asked how they would define the difference of the two types of stations. If they come in for a Special Use Permit, how would it be determined. Becky Dean stated that the number of pumps, maybe size of vehicle, or just personal vehicles. Nancy Marshall suggested that they change Gasoline Service Stations to Convenience Store but keep the Definition. Bill Baker stated that they should restrict it to two islands. Becky Dean stated