

**JEROME COUNTY RECREATION ZONE COMMITTEE MINUTES**  
**MARCH 24, 2021**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Facilitator: Art Brown

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

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

**OPEN DISCUSSION**

Facilitator Art Brown called the meeting to order at 2:10 p.m. The Committee discussed the Minutes from the March 17, 2021 Meeting.

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

Nancy Marshall introduced new staff member Julie Lehmann.

The Committee rediscussed Gasoline Service Stations. Ms. Marshall showed the Committee the categories used in the Area of City Impact. She stated last week the Committee seemed most interested in the Gas Station and Retail Sales Establishment. Ms. Marshall explained the definitions she found. The Committee agreed the majority of the definition would fit more in standards instead of the definition. Mr. Thompson stated he is more concerned about parking and things like that. They intend on creating standards for this Use.

Mr. Carranza stated that they are thinking more of where the Perrine Bridge is right now. He stated he thinks they should also consider where the third bridge may go and if it may be in an area that may be in the Rec Zone. The Committee discussed possible locations a third bridge may be developed. Mr. Brown discussed the process they will need to go through to develop a bridge. Ms. Dean stated that gives the County plenty of time to readjust. The Committee agreed they do not need to consider the third bridge at this time.

The Committee agreed on the definition for Gasoline Service Station as "A facility associated with the sale of gasoline products that also offers for sale food items and tangible consumer goods." The Committee agreed to keep the name Gas Station and Retail Sales Establishment to keep it consistent with the rest of the Ordinance. The Committee discussed if they needed to cover a convenience store with a separate definition. Mr. Brown stated that Valley Co-op is more of a convenience-store gas station. The Committee agreed the definition they have will cover both. They agreed they do not want to see repair shops or truck stops. The Committee discussed areas they are thinking of as Rec 2 such as Wilson Lake and possibly Hunt Camp. They talked about the possible need for a gas station at these locations. Mr. Reed stated that he thinks it should be a Permitted Use in Rec 1. Mr. Carranza stated that many KOA's have a gas station as a secondary use. Ms. Dean stated that the question is do we want to require a Special Use Permit or do we want to allow them as Permitted so long as they meet our standards. Mr. Thompson said they only get one set of standards for each Use. He stated that he is with Mr. Reed and thinks they should be allowed in Rec 1 as a Permitted Use and in Rec 2 with a Special Use Permit. He said if they set standards, the Permitted Use in Rec 1 would have to meet those and they could add extra standards in Rec 2 with the Special Use Permit. Ms. Marshall explained the ability