



55 Geri Christensen asked if the owner is aware of that. Cordell said he did not know.  
56 Mark said we cannot hold up development, however, based on this information.  
57 The Planning Commission discussed this further with Cordell.  
58 Cordell said the owner does not want to go ahead with Phase II because of the economy, but he  
59 wants to build his house, which is the reason for the lot shift to Phase I. He said Staff is  
60 recommending approval on this.  
61 Glen Hansen mentioned an error on the plat where the streets say south instead of north. Cordell  
62 said he is aware of that and it will be corrected on the amended plat.  
63 Cordell said the next step is that it will be taken to City Council, and has been noticed; and if there  
64 are no objections to this plat amendment, the City Council can approve it; if there are objections,  
65 a public hearing will have to be held.  
66  
67 *Bob Balling made a motion to make a positive recommendation to the City Council, including a*  
68 *condition that a note will be put on the plat identifying and addressing the specifics of the power*  
69 *line easements. Frank Prince seconded the motion. A vote was called and the motion passed*  
70 *unanimously.*  
71  
72 Discussion and Recommendation to City Council on whether RV Parks should be allowed in the  
73 City as a conditional use. (Staff)  
74 Cordell Batt explained the draft and documents he gave the Planning Commission on this, and  
75 also reviewed the steps this ordinance has gone through, and the current status. He explained  
76 that the City Council wants to know from the Planning Commission, the reasons why they think it  
77 is a valid use, if they indeed feel that way.  
78 Glen Hansen said by saying this is *not* a valid use in the City, it limits what people are allowed to  
79 do with their own property.  
80 Mark Hancey said his question was, why would we *not* want it.  
81 Geri Christensen said there is a definite need for something like this, but with the City's approval  
82 for certain requirements and conditions.  
83 The Planning Commission continued their discussion, including the fact that they would want it to  
84 be a KOA kind of park, not some kind of trailer park.  
85 Cordell reminded the commission that this use has been removed from the matrix, and is  
86 therefore no longer allowed in North Logan. He said he thinks it's a good use and went on to  
87 explain. He reiterated that he feels this is a *temporary* use, not the highest and best use.  
88 Brett Robinson said he thinks it's reasonable as a good use; and when you consider what was  
89 there before, he thinks it's an improvement.  
90 The Planning Commission continued their discussion.  
91 Cordell said the latest version of the ordinance would allow it in a manufacturing zone, as a  
92 conditional use. He discussed some of the comments from Mr. Taylor's "consultant" that might  
93 be pertinent, including information about the size of trailers allowed in parks.  
94 Mark said he wants some more time reviewing the notes. He also said to Cordell that if he comes  
95 across any further "expert" information, it would be helpful.  
96 Mark asked Cordell to give the Planning Commission a map of the zone next time the  
97 commission reviews this.  
98 Brett asked why this would not be allowed in a commercial zone, although he said he  
99 understands that would put it along Main Street.  
100 Mark explained that the law changed in Utah, such that if it is a conditional use, it needs to be  
101 treated as a permitted use; so they have to determine whether the City wants to allow this use in  
102 our commercial zone, to be developed this way. He said once this would be included as part of  
103 the permitted use, anyone would then be entitled to be able to develop it if they meet the  
104 requirements.

105 Brett said he thinks the commercial zone may be the ideal zone; because as land values go up,  
106 they tend to go up faster in the commercial zone than the manufacturing/industrial zone and will  
107 eventually move that use out of there, more quickly.

108 Glen said Mark's initial comment of "why not" should be presented to the City Council, and to ask  
109 them why they *would not* want something like this.

110 Cordell said he feels the council cannot get past the idea that it is going to end up being a  
111 permanent trailer park. He discussed this further and reiterated that the City would have control  
112 over this ordinance and what happens with RV parks.

113 Mark suggested articulating a list of guiding principles as to why the use should be allowed and  
114 give that to the City Council; and then, per City Council's response, the commission can draft an  
115 appropriate ordinance.

116 Cordell and the commission continued their discussion.

117 Frank Prince suggested that the commission members email their reasons to Cordell to compile  
118 them.

119 Brett said he does not think something like this would end up remaining in a commercial area for  
120 very long.

121 Cordell mentioned that the City Council took the specification section out of this ordinance and  
122 suggested that it go in the Design Technical Manual.

123

124 **Set Next Agenda and/or Discussion**

125 The Planning Commission agreed to put the RV ordinance item on the next agenda.

126 Cordell said there will also be an accessory dwelling item on the next agenda.

127

128

129 *Geri Christensen made a motion to adjourn the meeting. Frank Prince seconded the motion. A*  
130 *vote was called and the motion passed unanimously.*

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133 The meeting adjourned at: 8:00 p.m.

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136 Approved by Planning Commission: July 7, 2011

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139 Transcribed by Marie Wilhelm

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141 Recorded by:

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Scott Bennett/City Recorder