

55 #3 Re: Replacing the roadway light – The Taylors explained that they ordered a part, but that
56 would not be sufficient and said they will need to order a full replacement light. They said
57 they will order the light and replace/install it within 30 days.

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59 #4 Re: Redoing a concrete water way at property elevation – The Taylors said they will have
60 that completed by the end of May 2012.

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62 #5 Re: Cleaning up remaining concrete pieces – The Taylors said they can do that through
63 the winter and will have it done by March 2012.

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65 Staff Item #1 Re: Obtaining a letter of permission from the Fire Department – Per a question
66 from the Taylors regarding propane tank restrictions; the Planning Commission required that
67 the Taylors ask the Fire Department to include that information in the letter of permission that
68 they obtain from the Fire Department. The Taylors said that will obtain that letter by February
69 1, 2012.

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71 Staff Item #2 Re: A Plan being submitted on how the site will be restored back to its original
72 state, etc. – The Taylors said they could submit that letter within a week; but further explained
73 that they have no plans to “end” the park any time soon. The Taylors also explained some of
74 the things they would like to do with the park if and when they can expand.

75
76 Mark referred to the issue in the staff report regarding providing the appropriate tax numbers
77 to the City. Justin Taylor explained that their business is registered in Logan City; and further
78 explained that they met with the tax office and straightened everything out, and that they
79 would be paying North Logan City by January 30, 2012. Steven Taylor said there is
80 approximately just over \$1000 in sales tax that has been collected.

81
82 Geri Christensen asked about the Taylor's plans to install an office, restroom and laundry facility,
83 and asked if the office would only be manned during the day. Steven Taylor said those things
84 need to be determined; and that in order to function as an RV park, there needs to be a presence
85 there.

86 Geri discussed the problems with people vandalizing bathrooms in parks when there is no one at
87 the location.

88 Mark asked Cordell if [what was agreed to] addresses staff's concerns, which Cordell said it did.

89 Mark discussed the issue of allowing expansion considering the current zoning structure.

90 Cordell said he had a lengthy conversation with City Attorney, Bruce Jorgensen and said that the
91 improvements under the conditional use permit, were considered just that: improvements, *not*
92 expansion, which Bruce said was allowed, because it was part of the original plan. Cordell said
93 that Bruce would like to see some guarantee of a timeline when those improvements are done,
94 when the time comes. Mark explained this further to the Taylors.

95 Steven Taylor mentioned that they had eight [trailer] spaces on a piece of property owned by
96 Davis Auto that they gave back, as they did not end up needing the space.

97 Justin Taylor said that in order to get into notable RV registries, they had to have a restroom and
98 laundry facility as part of their park, therefore they will be bringing in plans for those to the City.

99 Geri Christensen asked if that was in the original plan, which Cordell said it was.

100 Justin Taylor said when they bring anything in they will include a timeline of when they will
101 complete things. Steven Taylor also said they had a “good” 2011 and that the park sustained
102 itself, in spite of not being able to advertise due to their agreement with Ruby Ridge Pipeline. He
103 said he expects much more business next year because they will now be able to advertise.

104 Mark said the trailers of some of the current guests have a “permanent” look to them. Justin
105 Taylor agreed, and said one of them has even installed a wooden step. He discussed this
106 further, and said they have given those clients notification to correct this. Mark discussed this
107 with the Taylors further, and explained that the park needs to continue to have a recreational, RV
108 “feel”, to which the Taylors agreed.

109 Mark discussed that the Business License can be obtained when compliance is completed.
110 Per a question from Steven Taylor, Cordell said he will send a letter to the Taylors outlining all of
111 the requirements as discussed at this meeting.

112
113 *Brett Robinson made a motion to allow the continuation of the conditional use permit, based on*
114 *the [eight] items discussed and agreed to between the Planning Commission and the Taylors, as*
115 *described above. Geri Christensen seconded the motion.*

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117 Per a question from Brett Robinson about whether this will come back before the Planning
118 Commission in one year [for continued approval]; Cordell said this will be reviewed and approved
119 by staff from this point forward, and likely *not* come before the Planning Commission again,
120 unless an issue arises.

121
122 *A vote was called and the motion passed unanimously.*

123
124
125 **Set Next Agenda and/or Discussion**

126 Cordell said a chair and vice chair for the Planning Commission will be chosen at the February 1st
127 Planning Commission meeting. The Planning Commission discussed this with Cordell. Cordell
128 said he will give a copy of the bylaws to the Planning Commission via email.


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131 *Geri Christensen made a motion to adjourn the meeting. Brett Robinson seconded the motion. A*
132 *vote was called and the motion passed unanimously.*

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136 The meeting adjourned at: 7:41 p.m.

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138 Approved by Planning Commission: March 8, 2012

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140 Transcribed by Marie Wilhelm

141
142
143 Recorded by



Scott Bennett/City Recorder

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