

Minutes of the **Regular Meeting** of the **Riverdale Planning Commission** held Tuesday, **March 28, 2006** at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive, Riverdale, Utah.

Members Present: Don Hunt, Vice-Chair
David Coles
Allen Miller
Norm Searle
Bart Stevens
Kathy Tanner

Members Excused: Don Farr, Chair

Others Present: Randy Daily, Community Development Director
Jan Ukena, City Planner
Steve Brooks, City Attorney
Michelle Douglas, Planning Commission Secretary
Jeff Woody

Charles Allen	Andy Spencer	Wayne Kendall
Kris Miya	Cynthia Hale	Ted Combe
Glena Combe	David Combe	Beverly Jaques
Gina Gillingham	Chris Chournous	Jeanette Kendall
Wayne Kendall	Susan Hales	

Vice-Chair Hunt called the meeting to order and welcomed all those in attendance. He excused Chair Farr and acknowledged that all other members were in attendance and welcomed Staff.

Consideration of Minutes

Motion Commissioner Tanner moved to approve the minutes of the regular meeting of March 14, 2006 as proposed; and to waive the reading. Commissioner Miller seconded the motion; the motion passed unanimously.

Conditional Use Permit / Home Occupation Application

Gina Gillingham - Magic Genie Cleaning

Ms. Gina Gillingham was present at the meeting to discuss her conditional use application for a home occupation business license for cleaning services. Mr. Gillingham lives in an R-2 zone, and she owns the dwelling.

Ms. Gillingham informed the Commission she would like to operate a cleaning business on the side, and she has done some work for friends and other individuals; however, she would like to make her business legal. She noted that she utilizes basic cleaning supplies (her application indicated that she would be utilizing minor supplies: such as, windex, pledge, toilet cleaner, tub cleaner, floor cleaner and comet)

Motion Commissioner Miller moved to grant the conditional use permit for a home occupation located at 564 West 5300 South for Gina Gillingham, Magic Genie Cleaning, as requested. Commissioner Coles seconded the motion. The motion passed unanimously

Jeanette Kendall - Jeanette Kendall Hauling, Inc.

Mr. and Mrs. Wayne Kendall were present at the meeting to discuss their conditional use permit for a home occupation business for a home office, which includes hauling services. Mr. and Mrs. Kendall live in an R-2 zone and they own their dwelling.

Mrs. Kendall informed the Commission they would like to utilize their home for a home-based office. She went on to explain they own a dump truck; however, the dump truck is kept at their shop in Farmington. She reiterated, the home would only be utilized for an office.

Motion Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 1176 West 5525 South for Jeanette Kendall, Jeanette Kendall Hauling Inc, as requested. Commissioner Searle seconded the motion. The motion passed unanimously

Beverly Jaques - Bev's Boutiques

Ms. Beverly Jaques was present at the meeting to discuss her conditional use application for a home occupation business license for craft, toy, candy, and novelties business. Ms. Jaques lives in an R-2 zone, and she owns the dwelling.

Ms. Jaques informed the Commission she would like to turn her hobby into a small business. She went on to explain she makes candles, bath salts, dolls and doll clothes. She indicated that the children that go to Riverdale Elementary walk by her home on their way to and from school and have expressed to her it is so far to the store to get candy and other small items so she thought about getting .05 and .25 cent candies to go with her proposed craft business.

It was inquired if Ms. Jaques finished her basement recently. Mr. Jaques explained they are not finished as of yet; they are trying to utilize the space in the process of remodeling it. She indicated there is trade work they cannot do, and they need to hire someone to come into the home to finish it.

Commissioner Tanner expressed that she believes the children coming to the dwelling would defeat the purpose of the home occupation ordinance; however, the craft boutique concept would be fine.

It was inquired what quantity Ms. Jaques would have. Mr. Jaques informed the Commission she only utilizes some small bins. In addition, no one comes to her home; she goes to her clients homes. She only provides services for people at work or people she knows.

Commissioner Miller clarified that Ms. Jaques makes the candles she sells. Mr. Jaques indicated that she does make candles; she noted that she started making them for gifts and it has escalated from that.

Commissioner Searle concurred with Commissioner Tanner; he said he thought it was important that the home-based business did not become a store. Ms. Jaques stated if sometime down the road, they decided to do something like that, they would rent a business location.

Motion Commissioner Tanner moved to grant the conditional use permit for a home occupation located at 1011 West 4400 South for Beverly Jaques, Bev's Boutique, with the recommendation that this is not a retail outlet of any kind. Commissioner Searle seconded the motion.

Discussion followed regarding the motion. Commissioner Miller noted that he thought two conditions should be placed on the approval of the home occupation; one, upon approval of a final building inspection and two, upon a fine inspection.

Mrs. Ukena explained a building permit is only good for 180 days or unless the building department is conducting continuous building inspections.

Amendment

Commissioner Miller moved to amend the motion to add the following conditions: the Building Department will conduct building inspections until the remodel of the home is complete and with the approval of the Fire Department. Commissioner Tanner accepted the amendment. Commissioner Searle seconded the amendment. The motion passed unanimously.

Clifford Jennings, Jr. - Puppy Love Etc

Ms. Susan Hale was present at the meeting to discuss the conditional use permit, for her son Clifford Jennings, for a home occupation business for homemade dog treats. Ms. Jennings informed the Commission that her son, Mr. Jennings owns the home, and he lives in an R-2 zone.

Ms. Hale informed the Commission that she and her son would like to bake dog treats and sell them over the Internet. It was inquired how Ms. Hale and her son would get their product out; would their customers come to the home? Ms. Hale explained the product would be shipped via UPS

It was inquired how much inventory would be kept on hand at the dwelling. Ms. Hale informed the Commission the primary inventory is baking ingredients. It was questioned if there is a certain amount of baked inventory kept at the dwelling. Ms. Hales explained the baked product has to be kept in the freezer to insure quality and freshness; therefore, there is not that much they can keep at the dwelling at one time.

Commissioner Tanner inquired if Ms. Hale was a resident of the dwelling; she explained that all individuals involved with the home occupation have to be residents of the home. Ms. Hales indicated that she does live in the dwelling as well.

Motion Commissioner Stevens moved to grant the conditional use permit for a home occupation located at 3655 South 5300 700 West for Clifford Jennings, Jr., Puppy Love, Etc., as requested. Commissioner Miller seconded the motion. The motion passed unanimously

Final Site Plan for Arby's, located at 760 West Riverdale Road

Mr. Andy Spencer, PEPG Engineering, L.L.C., was present at the meeting to discuss the final site plan for an Arby's Restaurant located at 760 West Riverdale Road, which is located in a C-3 zone and consists of approximately .91 acres.

Site development standards consist of the following: the building area is 3,052 square feet, which is eight (8) percent of the site. The landscape area is 9,671 square feet, which is 24 percent (.22 acres). The on-site impervious area is 27,115 square feet, which is 68 percent (.62 acres and does not include the building area). The parking requirements for the area are 20 stalls; however, the site is providing 50 stalls - two of which are accessible stalls.

Mr. Spencer informed the Commission their purpose is to obtain a final recommendation from the Planning Commission; he recalled that they obtained preliminary approval sometime in December. He went on to explain they have been in discussions with City Staff and UDOT since, and they have obtained a single access point to the property.

Mr. Spencer stated they have an approved access from UDOT and the City asked them to get storm drain access as well. He noted as of yet, they have not received a letter of approval for that. He went on to explain they have received a letter of approval from the City Engineer.

Commissioner Tanner stated she would like to complement them on their landscaping plan; she said she thought it looks like it will be a great building.

Vice-Chair Hunt pointed out the cross-access is in place; he inquired when and if it would happen. Mr. Spencer explained Arby's is leasing the property in question. He went on to explain, Arby's is willing to allow the cross-access as shown on the site plan. He noted that there are other property owners involved and everyone involved would have to comply. Vice-Chair Hunt questioned if the cross-access happens, who would be responsible for the monetary costs of taking out the landscaping and putting in the access. Mr. Spencer indicated that it would be a minor change; however, he thinks it would be the responsibility of the requesting party at that time.

Commissioner Miller inquired if Arby's has received their letter from UDOT, which would remove item number one from their first letter from UDOT, dated January 13, 2006, which required Arby's to record against the plan an acknowledgement that at such time as adjacent commercial properties request cross access to the Arby's parking and access that will be allowed. Mr. Spencer indicated that they have negotiated with UDOT and the recording of such cross access has been eliminated. However, they only have a verbal agreement as of now; they have not received their letter. He noted that in regards to item number two, the access permit fee schedule, they have paid their fee.

Motion: Commissioner Coles moved to recommend to the City Council final site plan approval for Arby's located at 760 West Riverdale Road subject to receiving the letter from UDOT. Commissioner Miller seconded the motion. The motion passed unanimously.

Tabled discussion and recommendation pertaining to the public hearing for the application for the PRUD for The Pines at Combe Farms located at approximately 575 West and 5400 South

Mr. Norm Frost was present at the meeting to discuss his application for a planned residential unit development (PRUD), the Pines at Combe Farm, located at approximately 575 West 5400 South.

Mr. Frost informed the Commission after the last meeting and everyone was concerned about the streets being public and being built to City standards in case something happened; he had a new site plan drawn up. At this time, Mr. Frost presented a new site plan to the Commission, which he thought would make more sense. The new proposed site plan proposed both roads, Combe Way and Pine Circle as 60-foot roads dedicated to Riverdale City.

Commissioner Tanner inquired if the development was pushed to the west by making Pine Circle a 60-foot road. Mr. Frost informed the Commission he has one less lot due to the widening of the road. He went on to explain, they had to push some of the homes to the top of the hill and reduce some of the footages of the lots. However, the houses to the west still have the 125-foot clearance, which is required by the geotechnical report.

Commissioner Tanner referred to the open space between lots eight (8) and nine (9). She noted that lot eight (8) was not on the previous site plan. She recalled that Mr. Frost said the hillside was too steep of an area, and Mr. Frost's comment was he would have to have some engineered landscaping for that particular area. Mr. Frost indicated that is a steep area, and they will have to do some engineering; they will have to build up and retain around lot eight (8).

Commissioner Tanner referenced lot 46. She asked Mr. Frost to tell her how close that drops off to the next level. Mr. Frost pointed out the dashed line; he noted that line is the line that I referred to in the geotechnical report - 125-foot point clearance point.

Commissioner Miller questioned if Mr. Frost could show the Commission on the colored photo where the 125-foot clearance line is. Mr. Frost indicated he could not. He went on to say, all I know is what is based on the geotechnical report, which is they are concerned about the west side. He said they are not concerned about anything on the top. He reiterated they are concerned about the side on the west side, and the one on the south side is not pertaining to the geotechnical report within the dashed line.

Commissioner Tanner said she was happy to see that Mr. Frost presented a site plan with 60-foot roads; the issue of the roads were a lot of issues to her and now they will be dedicated roads. Mrs. Ukena noted once the roads become dedicated, the City will take care of everything; in addition, the right-of-way would become apart of the dedicated road as well.

Commissioner Tanner asked Mr. Frost, based on a recommendation from Staff, if there would be a minimum of a 6-foot fence surrounding the entire property. Mr. Frost explained to put up a fence on the west side would block the view, and he would hate to have people put homes there and block their view. Commissioner Tanner agreed; in addition, she felt there might be a safety issue. However, Mr. Frost offered to install something like a 4-foot rail fence, which would allow people to see through the fence, which at the same time could suggest "it's not safe here".

It was said that Mr. Frost could install a vinyl fence on the east side of the development; during the public hearing, the adjoining residents did bring up fencing. Mr. Frost said he would like to keep the

fencing to 4-feet. He said at the back of the homes, they were thinking of keeping it at 4-feet so the residents could maintain their view. He went on to say they are hoping to have different levels so each level can maintain a view out their backyard.

Discussion followed regarding infrastructure. Vice-Chair Hunt inquired if Mr. Frost had made any progress with tying into Washington Terrace's sewer line. Mr. Frost reminded Vice-Chair Hunt that the Commission gave him until the preliminary site plan review to obtain something from Washington Terrace in regards to the sewer. He reminded the Commission that Mr. Combe had an agreement with Washington Terrace when they put that through his property that they would let him tie in as many hook ups as he wanted but the letter has been lost. However, they went to Mr. Tibbitts who works for South Ogden City, who use to work for Washington Terrace; and Mr. Tibbitts wrote a letter. In addition, they went and spoke to Mr. Stevens, and he said they would be putting in the road as soon as they started their development; and they will be starting the extension to Adam's Avenue.

Vice Chair Hunt inquired if there are any homes in the area that are currently on septic tanks that would need to be tied into the sewer system. Mr. Frost recalled they already discussed this particular item and any dwellings on septic tanks will be tied into the sewer system. It was inquired if there would be a fee for those individual homeowners to tie into the system. Mr. Frost indicated that is to be determined; he noted the only dwellings to be tied in to the systems are the two fourplexes.

Commissioner Miller indicated Chair Farr received a memo from Mr. Moulding, which states:

The discussions that I have had with Mr. Frost and his engineer, Mr. John Reeve have lead me to believe that it is possible to serve this development with water, sanitary sewer and storm drain. However, until we can see the actual drawings and have a chance to review them, we can't approve anything. All of these utilities will have to meet all of the City standards and have the City's engineering approve."

Commissioner Searle inquired, at what point do we have to have these drawings. Mrs. Ukena informed the Commission they could, at their discretion, approve the PRUD subject to those items and then during the preliminary review they would have all of those drawings.

Vice-Chair Hunt indicated the only questions he has, is how the storm drain would work. Mr. Frost stated we already went over how the storm water would work under the railroad tracks. For further clarification, Ms. Douglas spoke to Mr. Moulding regarding this specific issue and got further clarification. As of right now, the storm water runs down the hillside, along the railroad tracks, which in turn runs to an existing pipe that goes under the railroad tracks. At that point, the water dumps onto the ground on the opposite side of the railroad tracts. However, when the development is built, it will be required that a detention basin is built and an orifice will hold back the storm water and be discharged at a metered amount. The engineer will determine the amount of water, which will be allowed to be discharged and that discharged water will be allowed to go through the existing pipe under the railroad tracks. However, the location of the detention basin has not yet been determined, per Mr. Moulding.

Mr. Frost noted the water system will be a looped system (which will have to come from the Weber Basin Meter Station on 4800 South) and it will even provide better water pressure to the existing residents in the area.

It was inquired if all the homes in the development would look alike. Mr. Frost referred to the front elevation view of the homes; he noted that is what the homes will look like. He explained there will be different brick, stucco, etc. but they will all have the same basic look. He indicated that the development is its own community and approximately 80 percent of the homeowners want conformity; they want simplicity and that is what they like.

Commissioner Stevens said he was aware that Mr. Frost has done these types of developments before in the past; however, he would like to encourage Mr. Frost to come in with a higher end variety of floor plans and overall variety; perhaps approximately 25 percent different structures other than what the front elevation looks like. Mr. Frost informed the Commission they have built different spec-homes and they do have other plans; they have a 1790 plan and a 2100 plan; however, in his experience, everyone likes the plan he is presenting. The two plans, plan number 1800 and 2200 are the two plans that sell; they have a deck with a covered patio, and we can get individuals into a nice home that they can afford. He noted that both homes have a two-car garage, and some could be a three-car garage as well.

Commissioner Stevens inquired if Mr. Frost would be selling a finished product or a lot. Mr. Frost explained they would be selling a finished product; however, the buyer would be able to choose the brick stucco, and all the colors associated with the dwelling. He noted the buyer could choose from about 20 colors. In addition, there are modifications on the interior as well; he explained they do many modifications on the inside of the dwellings to meet the needs of the buyer. The outsides may look similar; however, the interiors are very different.

Vice-Chair Hunt questioned if Mr. Frost ever builds a home with a basement; is that an option. Mr. Frost explained it is an option; however, the reality is his "market" is individuals that want to sell their existing homes to get away from a basement. Mr. Frost went on to say, if someone wanted a basement, they would have to limit it to a certain area because they would have to look at the improvements to see if the area would accommodate a basement.

Mr. Frost informed the Commission he has talked to the residents behind the proposed development, and it appears to him they are okay with the development. He added that he has two of those residents that want to get their parents into this development. He went on to say he already has a list of 20 individuals that are waiting to get into the proposed development.

Mrs. Ukena addressed the Commission; she noted there are a few issues on the site plan that need to be addressed and cleaned up prior to approval.

1. The south property line by the fourplexes represented on County Plat shows the line to be 122 feet and the plat show it to be 120 feet. This discrepancy needs to be fixed.
2. There is a space that is approximately 10 feet by 20 feet, to the west of the fourplexes, on the county Plat but it shows a straight line on the site plan, which shows this piece, would become a landlocked piece of property that needs to be fixed.

3. She noted that some of the property boundary number on the plat are off, and those numbers need to be reviewed and/or fixed.
4. She pointed out the land the fourplexes sit on are currently legal non-conforming, and they need to make sure all of the property boundary numbers match.

Mr. Frost noted they could take care of those issues; they were just quit claim deeds.

Discussion followed regarding the "street names" of the proposed PRUD. It was noted that Combe Way and Pine Circle should be referred to as 600 West and 550 West in keeping with the City's current grid system, which would keep it easy to find dwelling within the development. Mrs. Ukena added that making street names "numbers" are a life safety issues for pubic safety employees and it becomes critical in minutes for life safety. Mr. Frost indicated that they would work with that. The Commission noted they did not have a problem with the "Street Number" being the primary name and "Combe Way" being the secondary name as in other instances.

Commissioner Stevens inquired if there would be additional parking since Mr. Frost has proposed a dedicated, 60-foot road. Mr. Frost said they could put in some extra parking in the open space if it is needed. He went on to say he did not think the extra parking would be necessary with a 60-foot road. With the open space, they could put in a bench or other amenities. Mrs. Ukena agreed, with a 60-foot road, there could be parking on both sides of the road and extra parking is not necessary. Mr. Frost stated they are committed to open space and they would landscape it and take care of it.

Commissioner Miller pointed out the Public Works' department has requested that Mr. David Combe's water meter be moved to the front of his dwelling.

Commissioner Tanner inquired if the homeowner's association would have an insurance policy. Mr. Frost explained the homeowners association always has an insurance policy in place. Commissioner Tanner questioned if a yearly audit report would be provided to the Community Development Director. Mrs. Ukena noted that would need to be a part of the association's CC&Rs. Mr. Frost reminded the Commission the association could change their CC&Rs with a 75 percent vote of their association.

Commissioner Tanner asked if Mr. Frost intended to put up any gates to his development. Mr. Frost stated no, there would not be any gates; the road would not be their roads. The roads would be dedicated to the City. Commissioner Tanner inquired if the development would have a sign for the subdivision; something that indicates, "This is the place". Mr. Frost said at this point, he did not know. Mrs. Ukena informed Mr. Frost the City has a City Council member that would like signs, which would show neighborhood unity. Mr. Frost indicated he could think of two places where they might be able to place a signs; however, at this point he has not thought of a sign.

Vice-Chair Hunt said he likes the proposed development; however, he questioned, can you really dictate "age and the number of occupants" that live in such a development. Mr. Frost said they cannot dictate age, but they can dictate the number of occupants. Mrs. Ukena inquired if this dictation of occupants has been challenged in a court of law. Mr. Frost said not that he was aware. Mrs. Ukena stated then it is still subject to be challenged. She went on to say she finds it a real stretch in the courts and if it hasn't been challenged it court, it is still open for interpretation.

Commissioner Searle referred to page 14 of the geotechnical report, which indicated: "An experience geotechnical engineer or technician should observe fill placement and conduct testing as required to confirm the use of property structural fill materials and placement procedures." Commissioner Searle questioned who would be responsible for doing that. Mrs. Ukena explained the geotechnical individuals usually do that. Mr. Frost added if we go down to virgin soil, the soil has to be compacted.

Mrs. Ukena informed the Commission that no one on the City's Staff is qualified to do what is required on Page 14 of the geotechnical report. The expense would be the responsibility of the developer and the developer would be required to provide a report(s) to the City, and we would receive those reports on a continuous basis.

Motion Commissioner Miller moved to recommend approval to the City Council for the application for the Planned Residential Unit Development (PRUD), The Pines at Combe Farms, located at approximately 575 West 5400 South with the following conditions: all issues pertaining to public utilities, including water, sewer, water storm drain, and electrical easements be completed according to the Public Work's director; that all land is brought into conformance with the County Record's Office; the Streets are renamed with "numbers" and may, as an option, have names; the completion of the road in front of the existing Combe homes; the development is developed in compliance with Chapter 21, the Subdivision Ordinance; during construction and review of all plans, the development meets all of the geotechnical requirements; all open space must be landscaped; and during the preliminary site plan review, a copy of the CC&R's will be provided to the Planning Commission for approval. Commissioner Searle seconded the motion.

Discussion followed regarding the motion. Commissioner Tanner inquired if she may suggest some items that she felt needed to be added to the motion. Commissioner Miller concurred.

Amendment

Commissioner Tanner suggested to amend the motion with the following amendments: the PRUD cannot make any other properties more nonconforming or create land lock properties; the existing two fourplexes currently on septic tanks have to be connected to the sewer; Mr. David Combe's water meter, per Public Works, will be moved to the front of his home; the development standards of Chapter 21 will be complied with unless the geotechnical specifications have a higher standard than Chapter 21; fencing will be required on the whole exterior of the property; the PRUD Associate is responsible for any adverse impact to adjacent properties and a yearly audit report will be supplied to the Community Development Director of Riverdale City; and the newly submitted plat, which was presented this evening (March 28, 2006), be subject to Staff approval.

Call the Questions:

Commissioner Miller accepted the amendments. Commissioner Searle seconded the amendments. The motion passed unanimously.

Commissioner Tanner moved to recess for a short break. Commissioner Miller seconded the motion. The motion passed unanimously. The Commission recessed for a break at 7:48 p.m.

The Planning Commission reconvened their regular meeting at 8:00 p.m.

Tabled discussion and recommendation to the City Council pertaining to the public hearing for Riverdale City's Zoning and Subdivision Regulation amendments, Title 10. The discussion this evening will address amendments to the following Chapters, which have not yet been officially addressed: §10-13G, Mixed-Use Zone; §10-10A, Commercial Zone and §10-11A, Manufacturing Zone; and §10-16-7, Off-Premise Signs.

Off-Premise Signs §10-16-7

Mrs. Ukena recalled that the Commission already addressed and made a motion to amend this section of the code. However, Staff has made an additional to Off-Premise Signs due to a question, which was raised during the previous meeting by Commissioner Tanner. Mrs. Ukena called to mind that Commissioner Tanner inquired if an existing off-premise sign could be enlarged.

Mrs. Ukena indicated that Staff went back through the code and Section A indicates that: "Any enlargement or modification requires approval as a conditional use." So the answer to Commissioner Tanners question would be, yes, any existing off- premise signs would be allowed to be enlarged as a conditional use.

Mrs. Ukena informed the Commission with the additional language "Any existing signage other than the I-15 corridor shall not be enlarged or replaced when damaged by acts of nature or man" would prevent Commissioner Tanner's concern.

Motion Commissioner Tanner moved to recommend and send to the City Council the amendments to the Off-Premise Signs, §10-16-7 as presented on March 28, 2006. Commissioner Miller seconded the motion. The motion passed unanimously.

Mixed-Use Zone (MU) §10-13G

Mrs. Ukena addressed the Commission regarding the Mixed-Use zone. She informed the Commission that a lot of the cities are struggling with this particular issue; a use could be perfect in one area but not in another area. She went on to say we do not know if what they are proposing will stand up in court; however, they are not technically denying a conditional use. They are trying to encourage uses in specific areas.

Mrs. Ukena stated the language that is typed and highlighted is the verbiage, which she came up with and is the same verbiage they were presented with the previous meeting, which states in whole:

"All uses in a mixed use zone will be designated as conditional and will may or may not be allowed if the Planning Commission deems the use is not appropriate for that area of the mixed use zone. Uses when authorized by a conditional use permit as provided in Chapter 19 of this title and a Development Agreement."

The language, which has been added at the bottom of the page, is a suggestion from Mr. Daily and it states:

"All uses in a Mixed-Use zone shall be reviewed (or considered) by the Planning Commission. Uses deemed not appropriated because of adverse or potential impacts to uses or property in the development area shall not be allowed."

Mrs. Ukena indicated that Mr. Daily's verbiage would allow the Planning Commission to deny a use based on adverse affect. She noted that Mr. Brooks does not even know if either one would work if the City were challenged.

Mrs. Ukena said it was her recommendation to let Mr. Brooks determine which one he thinks is the best alternative.

Commissioner Miller said he would make a motion to follow Mr. Brooks' recommendation on which verbiage would go to the City Council. Vice-Chair Hunt questioned why Mr. Brooks would not have reviewed the verbiage before now if it were so important. Commissioner Stevens stated a lot of what he is hearing is the "what ifs". He went on to say as I hear you (Mrs. Ukena) all of this is pretty dynamic and in a year, this could come back before us. Mrs. Ukena informed the Commission there is no perfect ordinance.

Mrs. Ukena questioned if there were any Uses that the Commission felt should be removed from the list or would not work in the Mixed-Use Zone. Commissioner Tanner inquired what exactly "Meeting halls of membership organizations" are. Discussion followed regarding "different organizations". Commissioner Tanner said she believes there are some organizations the City would not want in a Mixed-Use zone. *There appeared to be a consensus to take out the use "Meeting halls of membership organizations".*

Motion Commissioner Miller moved to recommend and send to the City Council the amendments to the Mixed-Use Zone, §10-13G with the two language amendments under §10-13G4 Uses that have been brought before the Planning Commission subject to the City Attorney's approval and with the removal of the use "Meeting halls of membership organizations". Commissioner Tanner seconded the motion. The motion passed unanimously.

Commercial Zones §10-10A

Mrs. Ukena addressed the Planning Commission regarding Uses in the Commercial Zone. Mrs. Ukena suggested to the Commission that she would make Taxidermy a conditional use across the board in the commercial zone because it could get somewhat smelly.

Mrs. Ukena noted the other use is tattoo parlors, which is a tough call. She said they have not had a red-hot reputation; however, they tend to bring in people of a certain reputation. Mrs. Ukena said a tattoo parlor in the right location; such as, in a strip mall, up in the front might work but if you put one behind somewhere, behind the beaten path; it could be a problem.

Mrs. Ukena informed the Commission a tattoo parlor is currently a conditional use in both the C-2 and C-3 zone. She indicated the Commission could leave it in the C-3 zone as a conditional use or take it out and put it in the sexually oriented business (SOB) zone.

Mrs. Ukena advised the Commission to remember, a tattoo parlor could be located next to Bed, Bath and Beyond, or any other business in a C-3 zone. She said if the Commission believes they can regulate it, then leave it alone; they are the ones that represent the citizens of Riverdale.

Commissioner Tanner stated she did not believe a tattoo parlor would be appropriate next to Bed, Bath and Beyond or Wal-Mart. There are too many children, and she likes the idea of a tattoo parlor being in the SOB zone. Commissioner Stevens pointed out a tattoo parlor would not be located in a stand-alone building; they tend to go into the more dilapidated areas.

Mrs. Ukena informed the Commission for a tattoo parlor to be located in the SOB zone, they would have to build a building; the City does not have any buildings in its SOB area.

Commissioner Miller pointed out that tattoo parlors are more upscale now and their clientele is more upscale as well. He went on to say he believes there will be more and more of them coming out. Commissioner Tanner stated she personally believes it is wrong. Vice-Chair Hunt said he could see a tattoo parlor located down by the Harley Davidson area. However, he does concur with Commissioner Tanner, he would not like to see one by Wal-Mart, but he does not see it as a real big deal.

Mrs. Ukena informed the Commission that tattoo parlors are regulated by the Health Department; they conduct an inspection every year and provide the City with a report. She went on to say the City is not limited; sometimes you just have to think out of the box. Mrs. Ukena recommended she would remove tattoo parlors from the C-2 zone.

Commissioner Tanner inquired where the C-1 zones are in the City. Mrs. Ukena indicated to her knowledge, the City does not have any C-1 zones.

Discussion followed regarding §10-10A-5 Site Plan Approval Required. Mrs. Ukena indicated the conditional uses are taken care of; however, permitted uses have not been addressed and the additional language indicates that permitted uses will be regulated by Chapter 25 as well. Mrs. Ukena informed the Commission that she believes this is a good amendment, which should be addressed in the event the City is ever challenged.

The Commission agreed they had no problems with the use of taxidermy and the majority of the Commission wanted to leave tattoo parlors as written.

Motion Commissioner Miller moved to recommend and send to the City Council the amendments to the Commercial Zone, §10-10A with the amendment as presented in subsection §10-10A-5. Commissioner Coles seconded the motion.

Roll Call Vote: Commissioner Searle, Yes; Commissioner Stevens, Yes; Commissioner Miller, Yes; Commissioner Coles, Yes; Commissioner Tanner, No; and Vice-Chair Hunt, Yes. The motion carried with five votes to one.

Manufacturing Zone S10-11A

Discussion followed regarding the City's Manufacturing Zone. Mrs. Ukena indicated that one of the primary things she wanted to do was go over each of the uses to determine if the Planning Commission believes a particular use is an appropriate use in Riverdale City and if the Planning Commission believes a use should be "permitted or conditional".

Discussion followed regarding each use in the Manufacturing Zone. Following is a list of every use and its designation as a Permitted (P) use or a Conditional (C) use. The minutes will reflect the Planning Commission's discussion and the following list of uses will also reflect what amendments they would like to forward as their recommendation to the City Council.

Mrs. Ukena informed the Commission that she looked at two places right off, and she had a hard time figuring out where the City would place an Airport. She believes airport could be deleted from the list. In addition, she suggested that Blacksmith shop, and Bookbinding could be deleted as well. She explained that these are uses that are outdated and probably would not be utilized. **There appeared to be consensus among the Commission to delete these three uses from the list of uses.**

Mrs. Ukena addressed carpenter shop, cabinet shop. It was her suggestion to make this use a conditional use. She explained this type of use tends to burn very easily because it is actually spontaneous combustion. **There appeared to be consensus among the Commission to change Carpenter shop, cabinet shop from a permitted use to a conditional use in both the M-1 and M-2 zone.**

Commissioner Tanner referred to Coal, Fuel and wood yards, enclosed within a building or by a solid fence or not less than 6 feet in height. She expressed that she did not believe this is an appropriate use with the places the City has left. In addition, she felt this was like some of the other uses on the list that were outdated and would not be utilized. **There appeared to be consensus among the Commission to delete the use Coal, fuel and wood yards...**

Discussion followed regarding Incinerator nonaccessory; provided, that no objectionable fumes and odors are emitted. Commissioner Stevens indicated the only one he is aware of is located in Davis County. Commissioner Hunt added the only one he is aware of incinerated medical supplies and the federal and EPA standards are so strict; they would impose more than the City would. Commissioner Miller said in his personal opinion, he would leave the use. **There appeared to be consensus among the Commission to leave the use as written.**

The Commission addressed the use Manufacture, fabrication, assembly, canning, compounding, packaging, process, treatment, storage and/or maintenance of the following: Automobile and parts; Cans; Emery cloth excelsior; Hardware; Machinery, matches; and Oxygen. Currently the use is a conditional use in an M-1 zone and a permitted use in an M-2 zone. The Commission's primary concern was "Oxygen". It was note when talking about oxygen, especially in a heavily traveled area there should be a concern for the general safety incase of an explosion.

Commissioner Stevens added that the EPA and OSAH would require things, which would be terribly expensive to do; just the regulations alone would make it so expensive to do. **There appeared to be**

consensus among the Commission to make Manufacture, fabrication, assembly, canning, compounding, packaging, process, treatment, storage and/or maintenance of the following: Automobile and parts; Cans; Emery cloth excelsior; Hardware; Machinery, matches; and Oxygen a conditional use in the M-2 zone.

The Commission addressed the use Kennel. Commissioner Hunt indicated that he did some work by a kennel in Harrison and it was quiet. Mrs. Ukena pointed out there is a kennel in Salt Lake City and it is a day kennel. It was suggested if the Commission left kennels as a use, the use should be conditional and the kennels should be inside not outside. **There appeared to be consensus among the Commission to change Kennel from a permitted use to a conditional use in both the M-1 and M-2 zone and to add that Kennel should be "enclosed within a building"**

Discussion followed regarding Manufacturing and maintenance of the following: Business machines Cameras and photographic equipment; Electric and neon sign, billboard and/or commercial advertising structures; Light sheet metal products, including heating and ventilating ducts and equipment; Musical instruments; Novelties; Rubber and metal stamps; Toys. Currently the use is a permitted use in an M-1 zone and a permitted use in an M-2 zone.

Commissioner Miller indicated during a fire call, there was a photograph/camera business that had a solvent spill and it went over into the next business. He explained there are a lot of solvents utilized in camera and photographic equipment. It was his suggestion this use be a conditional use in both the M-1 and M-2 zone. **There appeared to be consensus among the Commission to change Manufacturing and maintenance of the following: Business machines Cameras and photographic equipment; Electric and neon sign, billboard and/or commercial advertising structures; Light sheet metal products, including heating and ventilating ducts and equipment; Musical instruments; Novelties; Rubber and metal stamps; Toys from a permitted use to a conditional use in both the M-1 and M-2 zone.**

The Manufacturing, processing compounding, packing treatment and/or storage of acetylene gas was addressed. Currently the use is not permitted in an M-1 zone and a permitted use in an M-2 zone. The Commission felt this use should be a conditional use in an M-2 zone. **There appeared to be consensus among the Commission to change Manufacturing, processing compounding, packing treatment and/or storage of acetylene gas from a permitted use to a conditional use in the M-2 zone.**

Discussion followed regarding Monument works. Mrs. Ukena pointed out the use is a permitted use in the M-1 and M-2 zone. She went on to say the only business the City did have is now gone. Nothing was decided on this use.

Mrs. Ukena addressed the use Oil or lubrication grease compounding. She inquired if any of the Commission members know what this particular use was. She pointed out that the use is a permitted use in a conditional use in the M-1 zone and a conditional use in the M-2 zone. It was her suggestion that they delete the use; she noted it is probably one of those uses that are outdated and probably would not be utilized. **There appeared to be consensus among the Commission to delete the use Oil or lubrication grease compounding.**

Mrs. Ukena suggested to the Commission that she would change Parking lots to a conditional use in the M-1 zone and the M-2 so the City could regulate them. **There appeared to be consensus among the Commission to change Parking lots from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Discussion briefly followed regarding petroleum refining and storage. The use is not permitted in an M-1 zone and is a conditional use in a M-2 zone. It was said if the EPA can regulate the use; the Commission is okay with the way the use is written.

Mrs. Ukena addressed Planing mill. She indicated that she was not sure what the use is. Vice-Chair Hunt explained it is the ability to make finishing trim. The use is permitted in an M-1 zone and is a permitted in an M-2 zone. Mrs. Ukena's suggestion was to make the use a conditional use in the M-1 and M-2 zone because it is a similar use to the carpenter shop, cabinet shop. **There appeared to be consensus among the Commission to change Planing mill from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Commissioner Miller addressed Printing, including engraving and photo engraving, blueprinting, photostating and duplication. The use is permitted in an M-1 zone and is a permitted in an M-2 zone. Commissioner Miller suggested that the use should be a conditional use in both zones because of the chemicals and solvents that are involved with the use. **There appeared to be consensus among the Commission to change Printing, including engraving and photo engraving, blueprinting, photostating and duplication from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Mrs. Ukena suggested she would amend Public transit yards. A public transit yard is a permitted use in an M-1 zone and a permitted use in an M-2 zone. She explained she would change the use to a conditional use in both zones because if a transit bus yard or light rail wanted to come into the City, the City would have some say. **There appeared to be consensus among the Commission to change Public transit yards from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Commissioner Tanner referred to the use Retail sale of products produced by, developed in conjunction with, or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property; provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business. This use is a permitted use in an M-1 zone and a permitted use in an M-2 zone. She inquired if this use should be conditional use. She indicated that she thought it should be listed as a conditional use. **There appeared to be consensus among the Commission to change Retail sale of products produced by, developed in conjunction with, or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property; provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Mrs. Ukena referred to the use Rock crusher. She stated there is no way she would allow that use to come into Riverdale City. She explained this particular use is in South Weber, and she explained the unpleasant things the residents of South Weber have to put up with, with this particular use. **There appeared to be consensus among the Commission to delete the use Rock crusher.**

Discussion followed regarding Rubber welding. Commissioner Stevens noted that use has not been done for years; it is an old trade. **There appeared to be consensus among the Commission to delete the use Rubber welding.**

The Commission addressed the use Sandblasting. This use is a permitted use in an M-1 zone and a permitted use in an M-2 zone. It was thought the use should be a conditional use in both Manufacturing zones. **There appeared to be consensus among the Commission to change Sandblasting from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Discussion followed regarding Sewage disposal or treatment. This use is not permitted in an M-1 zone and is a conditional use in an M-2 zone. The Commission felt there was not an appropriate place in the City for this particular use. **There appeared to be consensus among the Commission to delete the use Sewage disposal or treatment.**

Mrs. Ukena referred to Single-family dwellings. This use is a permitted use in an M-1 zone and a permitted use in an M-2 zone. She recalled that the recommendation of the Planning Commission was to delete single-family dwellings from the commercial zone and the City Council did amend the Commercial zone to delete the use from the Commercial zone. She questioned why they would want to keep single-family dwellings in the manufacturing zone. **There appeared to be consensus among the Commission to delete the use Single-family dwellings.**

The Commissioner addressed the use Temporary building for uses incidental to construction work, including living quarters for a guard or night watchman, which building must be removed upon completion or abandonment of the construction work. This use is a permitted use in an M-1 zone and a permitted use in an M-2 zone. The Commission thought the use should be amended to be a conditional use in both Manufacturing zones. **There appeared to be consensus among the Commission to change Temporary building for uses incidental to construction work, including living quarters for a guard or night watchman, which building must be removed upon completion or abandonment of the construction work from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Mrs. Ukena referred to the use Tire retreading and/or vulcanizing. Commissioner Stevens indicated that tire retreading is an obsolete use and is not done for automobiles anymore. He mentioned it was done when tires were steel radial tires. **There appeared to be consensus among the Commission to delete the use Tire retreading and/or vulcanizing.**

Discussion followed regarding Transfer company and Trucking terminal. Both uses are a permitted use in an M-1 zone and a permitted use in an M-2 zone. It was Mrs. Ukena's recommendation to amend the Manufacturing zone and make both uses a conditional use in the M-1 and M-2 zone. **There appeared to be consensus among the Commission to change Transfer company and**

Trucking terminal from a permitted use to a conditional use in the M-1 zone and the M-2 zone.

The Planning Commission referred to Welding shop. This use is a permitted use in an M-1 zone and a permitted use in an M-2 zone. It was noted that welding shops could be fire hazards; therefore, it was thought the use should be a conditional use instead of a permitted use. **There appeared to be consensus among the Commission to change Welding shop from a permitted use to a conditional use in the M-1 zone and the M-2 zone.**

Discussion followed regarding "Uses which follow, provided they are located at least 600 feet from any zone boundary: Animal by-products plant, garbage, offal or dead animal reduction or dumping automobile wrecking yard, provided the use is enclosed by a 7 feet high solid fence or wall; Blast furnace; Cement, concrete, mortar, plaster, or paving material central mixing plant; Fat rendering; Gravel pits, quarries; Junk or salvage yard, provided the use is enclosed with a 7 feet high solid fence or wall; Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following: Acid, Ammonia, Asphalt, Bleaching powder and chlorine, Bone, Chemicals of an objectionable or dangerous nature, Coal or wood, Creosote, Disinfectants or insecticides, Fat, Fireworks or explosives, Fur, Gas, Gelatin or size, Glue, Hide, Ore, Plastic, Potash, Pyroxylin, Roofing or waterproofing materials, Rubber or gutta-percha, Tallow grease or lard, Tar, Wood, Metals crushing for salvage, Ore beneficiation, Smelting or refining of materials, Steel or iron mill mines, Stockyards, slaughter house." All of these uses are not permitted in an M-1 zone and a conditional use in a M-2 zone.

Discussion followed at length regarding the portion of the use which states "Animal by-products plant, garbage, offal or dead animal reduction or dumping automobile wrecking yard, provided the use is enclosed by a 7 feet high solid fence or wall;" The Commission did not think this was an appropriate use for the City nor did they think there was an area within the City to accommodate such use. **There appeared to be consensus among the Commission to delete this portion of the use.**

It was inquired what Fat rendering is. Commissioner Stevens indicated it is associated with waterproofing and it was suggest that the use be deleted. **There appeared to be consensus among the Commission to delete Fat rendering.**

Discussion followed regarding Junk or salvage yard. It was pointed out the City has one such use, Crabtree auto. Mrs. Ukena indicated to her knowledge Mr. Crabtree would like to relocate; however, every time he looks to another location, that particular City Council enact a zoning ordinance to prevent him from relocation.

Mrs. Ukena referred to Metals crushing for salvage. It was her suggestion to delete this use. **There appeared to be consensus among the Commission to delete Metals crushing for salvage.**

Commissioner Miller addressed Smelting or refining of materials. He indicated that he believes there are jewelers that do this process; such as, Aaron's in Roy. Commissioner Tanner said he would

not do the process of smelting; he melts but he does not smelt. She explained that smelting is a chemical process.

Mrs. Ukena referred to Steel or iron mill mines. It was her suggestion to delete this particular use from the manufacturing zone. **There appeared to be consensus among the Commission to delete Steel or iron mill mines.**

Discussion followed regarding Stockyards, slaughter house. Mrs. Ukena suggested to the Commission that they delete this use from the manufacturing zone. **There appeared to be consensus among the Commission to delete Stockyards, slaughter house.**

Discussion followed regarding §10-11A-4 Site Plan Approval Required. Mrs. Ukena indicated the conditional uses are taken care of; however, permitted uses have not been addressed and the additional language indicates that permitted uses will be regulated by Chapter 25 as well. Mrs. Ukena informed the Commission that she believes this is a good amendment, which should be addressed in the event the City is ever challenged. **There appeared to be consensus among the Commission to amend §10-11A-4 to add the additional language "uses will be regulated by chapter 25 of this title".**

Commissioner Cole referred to §10-11A-3: Site Development Standards; he pointed out residential standards are covered in these site development standards and if they delete single-family dwelling, they would need to amend the site development standards as well. **There appeared to be consensus among the Commission to amend §10-11A-3, Site Development Standards in regards to deleting language that pertains to residential uses.**

Motion: Commissioner Tanner moved to recommend and send to the City Council the amendments to the Manufacturing Zone, §10-11A as presented within the minutes. Commissioner Miller seconded the motion. The motion passed unanimously.

10-11A-2: USES:

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in chapter 19 of this title. Uses designated as "N" will not be allowed in that zone. All permitted and conditional uses allowed in the C-3 zone are also allowed as conditional uses in the M-1 zone, except those uses having to do with dwellings, e.g., apartment multi-family, boarding house, dwelling multiple-family, dwelling single-family, hotel, lodging house, motel.

	M-1	M-2
Accessory uses and buildings customarily incidental to a permitted use	P	P
Agriculture	P	P
Airport	C	C
Ambulance base station	P	P
Ambulance substation	P	P
Animal hospitals	P	P

Animals and fowl for family food production	P	P
Battery manufacture	C	C
Blacksmith shop	C	P
Boat building	P	P
Body and fender work, if conducted within a closed building	P	P
Bookbinding	P	P
Bottling works, soft drinks	P	P
Building material sale yard including the sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section	C	P
Carnival or other amusement enterprises, transient in nature	C	C
Carpenter shop, cabinet shop	P C	P C
Carpet and rug cleaning and dyeing	P	P
Coal, fuel and wood yards, enclosed within a building or by a solid fence of not less than 6 feet in height	P	P
Construction of buildings to be sold and moved off the premises	P	P
Contractors equipment storage yard or rental of equipment used by contractors	C	C
Dairy	P	P
Draying, freighting or trucking yard or terminal	C	P
Dry-cleaning plant	P	P
Dwelling unit for watchman and family	P	P
Egg handling, process and sales	P	P
Electric appliances and/or electronic instruments assembly	P	P
Express office	P	P
Feed, cereal or flour mill	N	P
Fertilizer and soil conditioner manufacture, processing and/or sales, providing only	C	C

nonanimal products

Foundry, casting light-weight, nonferrous metal
 without causing noxious odors or fumes C C

Garage, public P P

Glass manufacturing C C

Go-cart racing or drag strip racing N C

Honey extraction P P

Ice manufacturing and storage P P

Incinerator nonaccessory; provided, that no
 objectionable fumes and odors are emitted N C

Kennel, **enclosed within a building** P **C** P **C**

Knitting mill P P

Laboratory P P

Laundry P P

Lithographing including engraving and
 photo engraving P P

Machine shop P P

Manufacture, fabrication, assembly, canning,
 compounding, packaging, process, treatment,
 storage and/or maintenance of the following: C P **C**

Automobile and parts

Cans

Emery cloth excelsior

Hardware

Machinery, matches

Oxygen

Salt

Manufacture of brick and all clay, ceramic,
 cinder, concrete, synthetic, cast stone, plastic
 and pumice stone products, including the manufacture
 or fabrication of building blocks, tile or pipe
 from raw material for use in building construction
 or for sewer or drainage purposes, and including
 rock or gravel crushings or raw material which is
 incidental to the above described products; and
 provided, that such crushing facilities shall be C C

located not closer than 200 feet to any property line.

Manufacturing and maintenance of the following:

P P

Business machines

Cameras and photographic equipment

Electric and neon sign, billboard and/or
commercial advertising structures

Light sheet metal products, including heating
and ventilating ducts and equipment

Musical instruments

Novelties

Rubber and metal stamps

Toys

Manufacturing, compounding and treatment of
articles of merchandise from the following
previously prepared materials:

C C

Bone

Feathers

Fiber

Fish

Glass

Hair

Horn

Leather

Paint

Paper

Plastic

Rubber

Tobacco

Manufacturing, compounding, assembling and
treatment of articles of merchandise from
the following previously prepared materials:

P P

Cellophane

Canvas

Cloth

Cork

Felt

Shell

Straw

Textile

Wood

Yarn

Manufacturing, compounding, processing, packing,
and treatment of the following products:

P P

Bakery goods

Candy

Dairy products

Pharmaceuticals

Manufacturing, compounding, processing, packing
and treatment of the following products:

C C

Cosmetics

Food products, excluding the following:
fish, sauerkraut, pickles, vinegar, yeast,
the rendering of fat

Toiletries

Manufacturing, fabrication, assembly, canning,
compounding, packaging, processing, treatment,
storage and/or maintenance of the following:

N C

Alcohol

Brass

Candles, cast stone products, cement
and cinder products, copper ceramic
products, clay products

Dyestuff

Feathers, fiber, fish food products

Glass, glucose, gypsum

Hair

Ink, iron

Lampblack, linoleum, lime

Malt, meats

Oilcloth, oiled rubber goods

Paper, paint, pulp, pickles, plaster,
 plaster of paris, plastic

Sauerkraut, sheet metal, shellac,

shoddy, shoe polish, soap and
 detergent, starch, steel

Terracotta, tile, turpentine

Varnish, vinegar

Yeast

Manufacturing, processing, compounding, packing
 treatment and/or storage of acetylene gas

N P C

Meat products smoking, curing and packing;
 provided, that no objectionable fumes are
 emitted

C C

Metals and metal products treatment
 and processing

N C

Monument works

P P

Motion picture studio

P P

Motor vehicles, trailers, bicycles and
 machinery repairing, rentals, sales and
 reconditioning

P P

~~Oil or lubricating grease compounding~~

~~N C~~

Parking lot

P C P C

Petroleum refining and storage

N C

Planing mill

P P

Printing, including engraving and photo
 engraving, blueprinting, photostating
 and duplication

P C P C

Public and quasi-public uses

P P

Public transit yards

P C P C

Radio and television transmitting towers

P P

Railroad yards, shop and/or roundhouse

N C

Retail sale of products produced by, developed
 in conjunction with, or normally required and
 used in the performance of a commercial or
 manufacturing operation permitted in this
 zone; and provided the retail sale is clearly

P C P C

an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property; provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business

Rock crusher	N	C
Rubber welding	P	P
Sandblasting	P <u>C</u>	P <u>C</u>
Service station	P	P
Sewage disposal or treatment plant	N	C
Sign painting shop	P	P
Single family dwelling	P	P
Temporary building for uses incidental to construction work, including living quarters for a guard or night watchman, which building must be removed upon completion or abandonment of the construction work	P <u>C</u>	P <u>C</u>
Tire retreading and/or vulcanizing	P	P
Transfer company	P <u>C</u>	P <u>C</u>
Trucking terminal	P <u>C</u>	P <u>C</u>
Upholstering, including mattress manufacturing, rebuilding, and renovating	P	P
Used car lot	P	P
Veterinary and hotel or beauty parlor for cats and dogs	P	P
Warehouse	P	P
Weaving	P	
Welding shop	P <u>C</u>	P <u>C</u>
Wholesale business	P	P
Uses which follow, provided they are located at least 600 feet from any zone boundary: Animal by products plant, garbage, offal or dead animal reduction or dumping automobile wrecking yard, provided the use is enclosed by a 7 feet high solid fence or wall	N	C

Blast furnace

Cement, concrete, mortar, plaster, or
paving material central mixing plant

~~Fat rendering~~

Gravel pits, quarries

Junk or salvage yard, provided the
use is enclosed with a 7 feet high solid
fence or wall

Manufacturing, processing, refining,
treatment, distillation, storage or
compounding of the following:

Acid

Ammonia

Asphalt

Bleaching powder and chlorine

Bone

Chemicals of an objectionable or
dangerous nature

Coal or wood

Creosote

Disinfectants or insecticides

Fat

Fireworks or explosives

Fur

Gas

Gelatin or size

Glue

Hide

Ore

Plastic

Potash

Pyroxylin

Roofing or waterproofing materials

Rubber or guttapercha

Tallow grease or lard

Tar

Wood

~~Metals crushing for salvage~~

Ore beneficiation

Smelting or refining of materials

~~Steel or iron mill mines~~

~~Stockyards, slaughter house~~

Discussion pertaining to proposed additional language amendments to Riverdale City's Zoning and Subdivision Regulation amendments, Title 10, Chapter 5, Rezone Requests.

Mrs. Ukena addressed the Commission regarding the proposed amendments to Title 10, Chapter 5, Rezone Requests. She pointed out in other cities, petitioners are required to provide the City with two sets of labels for their rezone request, which would include the County Tax I.D. number and include any covenants and deed restrictions if applicable.

Mrs. Ukena indicated another amendment to the Code is the petitioner would be required to submit their application to the Community Development Department instead of the City Recorder. She explained the application for the past several years has been coming to the department, not the City Recorder, and Staff believes this is a good amendment.

Another proposed amendment, is a proposed amendment to the Rezone Sign itself. Mrs. Ukena explained the current ordinance requires the rezone sign to be four-feet by five-feet, which is somewhat big. She explained in other jurisdictions, rezone signs have become the size of a real estate sign, which Staff believes could be adequate; however, it is at the Planning Commission's discretion.

Ms. Douglas inquired if the Commission wanted the proposed amendments for the labels, the submission of a copy of the county plat showing the area of the 500-foot boundary, and the copy of the covenants and deed restrictions in the ordinance or would they rather just amend the rezone application by Resolution. The Commission indicated they would rather amend the ordinance since that is the first point of reference. Ms. Douglas indicated the application would be amended as well if the amendments were forwarded to the City Council and adopted by the City Council.

Discretionary Business

Mrs. Ukena advised the Commission they would have a joint meeting with the City Council on April 25, 2006, at 7:30 p.m. to discuss the amendments to the General Plan. She indicated that the Planning Commission meeting would be kept short so they would be able to proceed with their joint meeting at 7:30 p.m.

*Riverdale Planning Commission
March 28, 2006*

With no further business to come before the Commission at this time, Commissioner Stevens moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:40 p.m.

Attest:

Approved: April 11, 2006

Michelle Douglas
Planning Commission Secretary

Don Farr
Chair