

River Heights City

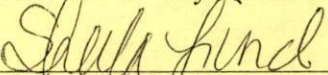
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Wednesday, June 17, 2015

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Public Hearing to Discuss and Hear Comment on Changes to the River Heights City Code
- 7:15 p.m. Hear and Discuss Future Plans for 800 South Properties
- 7:35 p.m. Solar Ordinance Discussion
- 7:50 p.m. Adjourn

Posted this 11th day of June 2015



Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 June 17, 2015
4

5 Present: Commission members: Mark Malmstrom, Chairman
6 Nina Knowles
7 Danny Petersen
8 Jim Royle
9 Patti Seeholzer

10
11 Recorder Sheila Lind
12 Public Works Director Clayton Nelson
13

14 Excused Councilmember Blake Wright
15

16 Others Present: See attached roll
17

18 Motions made during the Meeting
19

20 Motion #1

21 Commissioner Petersen moved to “approve the minutes of the May 20, 2015
22 Commission Meeting with one correction.” Commissioner Royle seconded the motion, which
23 carried.
24

25 Motion #2

26 Commissioner Petersen moved to “recommend the Code Change Considerations to the
27 City Council.” Commissioner Knowles seconded the motion, which carried.
28
29

30 Proceedings of the Meeting
31

32 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
33 Council Chambers on June 17, 2015.

34 Adoption of Prior Minutes: Minutes for the May 20, 2015 Planning Commission Meeting
35 were reviewed with one change.

36 Commissioner Petersen moved to “approve the minutes of the May 20, 2015
37 Commission Meeting with one correction.” Commissioner Royle seconded the motion, which
38 carried.

39 Public Hearing to Discuss and Hear Comment on Changes to the River Heights City Code:

40 Commissioner Malmstrom informed that the changes were discussed at the last meeting.
41 Recorder Lind offered copies to the public. Commissioner Petersen explained that the changes
42 consist of a number of small changes, which are basically meant to clean up the code. Teri Guy
43 asked what prompted the change in the Adult Oriented Business Ordinance. Commissioner
44 Malmstrom explained it is a preemptive change, in case something like this came to town.

45 **Commissioner Petersen moved to “recommend the Code Change Considerations to**
46 **the City Council.” Commissioner Knowles seconded the motion, which carried.**

47 Hear and Discuss Future Plans for 800 South Properties: Commissioner Malmstrom
48 asked Wasatch Property Management (WPM) representative Bracken Atkinson what their plans
49 are for the two Wilson properties. Mr. Atkinson said they are concerned that Conservice may
50 need more space for either parking or for another smaller building. They won’t know until they
51 are closer to finishing the development. They are projecting that their new building will be full
52 within a couple months after opening. Therefore, they are wishing to purchase the Wilson
53 properties and zone them as commercial (which the Wilson’s agree with).

54 Commissioner Malmstrom asked Bracken Atkinson, if the commercial zone doesn’t get
55 approved, would the Wilsons put their property up for sale. Mr. Atkinson didn’t know. He’s
56 hoping it will go through. The two parcels are .88 acres each and are located at about 300 East
57 on 800 South.

58 Steve Roberts asked the status of the 800 South road development. Bracken Atkinson
59 said WPM will put the road in along their property. If they buy the next two parcels they would
60 also develop that part of the road. Mr. Roberts asked what would happen to the short distance
61 that is left. PWD Nelson said nothing is happening now. When Conservice gets a bid for their
62 portion of the road, the remainder of the unfinished road will also be bid. Mr. Roberts asked
63 why Randy Weston doesn’t have to put in his portion of the road, now that he’s building on his
64 property. He is concerned that it may not ever get developed.

65 Ted Wilson asked if Randy Weston is willing to give property for the road. He was told
66 it’s already a right-of-way. Bracken Atkinson explained how the 60 foot right of way has come
67 together.

68 Teri Peery asked if Conservice has plans for dealing with the irrigation line. Bracken
69 Atkinson said they have a plan they’ve discussed many times after meeting with ProLog
70 Irrigation Co. He explained how it will work and that it will include four different catch basins.

71 Rich Guy asked how many water shares they have. Bracken Atkinson wasn’t sure.

72 Alma Leonhardt reminded that Dave Harris has donated 7.5 feet of his property for the
73 800 South road (south of Conservice). The residents at Cobblestone are concerned about a
74 large road going through. They have a lot of drainage problems in their area already, so they
75 are worried their drain might be disrupted. Bracken Atkinson assured that the city engineer has
76 picked their plan apart regarding storm drainage. They will maintain the Cobblestone lines and

77 landscape. Mr. Leonhardt asked if there would be a curb or swale. He was told it would be a
78 curb.

79 Commissioner Malmstrom asked, if WPM purchases the Wilson's properties, would they
80 consider dividing the north end so it won't create an island of agricultural. Bracken Atkinson
81 said this has been discussed with Wilsons. If they did this, the Wilson properties would also
82 become landlocked agricultural. They would rather sell the whole thing.

83 Paul Hale discussed the fencing that will surround the current Conservice property. He
84 asked if it would be installed on the property line and who would be responsible for the gap
85 that will be caused in relation to their current fences. Bracken Atkinson said this will be
86 discussed at that point.

87 Rich Guy asked PWD Nelson about the proposed fire hydrant on 100 East and the
88 looping of the water line. Mr. Nelson explained how it will be installed in a way that will benefit
89 the Nyman and Conservice properties. It will eventually loop up to 700 South.

90 Richard Baird asked if 800 South is projected to connect east and west. He was told it
91 will, at some point. He asked how many cars would be added if Conservice adds two more
92 parking lots. Bracken Atkinson answered, about 80-100 parking stalls per lot. When 800 South
93 goes through, their employees will probably use it some.

94 Rich Guy asked if a bike lane has been included in the road design. Bracken Atkinson
95 said, 'no.'

96 Ted Wilson thanked the Commission for doing their job. He reminded them that their
97 job is to represent the concerns of the people, not commercial developers. He feels 90% of
98 residents want River Heights to stay residential. We don't need commercial. There is no debt.
99 He said it's not good planning to put commercial areas in-between agricultural. When will it
100 stop? Did WPM not calculate their parking need before designing their project? Why should
101 River Heights have to bear their parking problems? He can't see that this business will bring in
102 revenue for the city. He appealed to the Commission to look out for their neighbors.

103 Bracken Atkinson said the city has verified they have met their parking requirements.
104 Their decision for additional parking will be based on how the company grows. Their cafeteria
105 will bring in revenue to the city. He realizes the concerns of the people. They are trying to be
106 responsible and work with the city. They will be helping the city by improving 800 South.

107 Ruthann Weis discussed the intersection at 100 East and 700 South and that it already
108 has a lot of traffic. She wondered if Logan has considered a light there. PWD Nelson said Logan
109 is currently studying it. Adding 400 more cars each day will force change.

110 Teri Guy brought up the last discussed they had with Conservice on the height of their
111 building. At the time, they were told they didn't have a plan yet, but then they appeared to
112 have a plan the next day. She worries that they really do have a plan on the Wilson properties
113 which they are not revealing. This entire project has severely impacted her daughter's property
114 in a negative way. They have not received all the information up front. PWD Nelson confirmed

115 that they didn't have approved plans at that time. As property owners they can do what they
116 want as long as it's within the codes. Bracken Atkinson explained the flooding that happened,
117 which forced them to dig a drain in a hurry.

118 Ted Wilson said if they pass this on to the Council it will be opening up a can of worms.
119 He discussed a number of negative situations that commercial development brings.

120 Steve Roberts is concerned about 800 South not going through. He envisions a short
121 gravel road between paved ends. It's a public right-of-way, which will need to accommodate
122 traffic effectively. The through road would benefit their Stone Creek Subdivision.

123 Jenny Nielson said some people in their neighborhood have concerns about the road
124 going in. She hopes that when it does, there will be some kind of speed control.

125 Jamie Saltern asked if there is a difference between the current width of 800 South and
126 the future width. PWD Nelson guessed the current width is the same as the future width. Ms.
127 Saltern asked for a 'no outlet' sign on the road, for now.

128 Ruthann Weis (of Cobblestone) said they wanted to live in a quiet neighborhood. They
129 are concerned with the area turning into commercial. Commissioner Malmstrom suggested, in
130 the future, it may be wise to have some sort of divider between the commercial and residential
131 zones.

132 Ted Wilson asked again to please think about the residents.

133 Kate Pitcher agreed. Their property is being highly impacted, in a negative way. She
134 asked the Commission to consider the neighbors in this area.

135 Discussion was held on the reason for a General Plan to show future development. It
136 acts as a guide for current development. Some felt it didn't need to be changed before
137 accommodating a request that doesn't coincide with it.

138 Commissioner Malmstrom assured that the Commission will check the city's code to
139 make sure they are following it.

140 Bracken Atkinson reiterated that they will be coming to the city to request a rezone
141 from agricultural to commercial on the Wilson properties.

142 Solar Ordinance Discussion: Commissioner Knowles explained she has asked
143 Councilmember Wright to look over what she and Commissioner Seeholzer have put together.
144 His schedule hasn't allowed time for review yet. She asked for input from the other
145 commissioners as well. Commissioner Seeholzer asked for clarification on whether the city
146 should allow solar panels to be installed on the ground. Commissioner Malmstrom said he
147 doesn't mind them on the ground. Commissioner Petersen said if they allow ground mounts,
148 they could require screening. Mr. Malmstrom asked if a fenced back yard would suffice. He
149 gave some scenarios where the panels may be hidden because of location, and may not need
150 screening. They discussed limiting panel size on pole mounts, requiring screening and only
151 allowing pole mounts in back yards.

152 Commissioner Malmstrom suggested having a solar panel expert review the ordinance.
153 Commissioner Knowles reminded that Solar Tech gave us a template, which was incorporated,
154 along with another, in the draft they are reviewing. They also offered their assistance, if the city
155 desired.

156 Commissioner Knowles mentioned they still need to come up with some definitions.
157 After Councilmember Wright reviews it, it will come to the Commission again.

158 Commissioner Malmstrom brought up further discussion of the properties along 800
159 South. He wondered about drawing a line in the General Plan on where the commercial will
160 stop. However, this can be changed by future administrations. Mr. Malmstrom asked if they
161 should be working for the entire city, or for the neighbors surrounding the commercial area.

162 Commissioner Knowles feels WPM has worked well with the city and the neighbors. The
163 Commission agreed. Commissioner Malmstrom said sometimes big commercial properties are
164 next to houses. PWD Nelson feels that once the project is finished it won't seem like such a
165 problem for the neighbors. They will have a new fence and shortly become accustomed to the
166 new surroundings. He has seen this change in attitude on other city projects. The construction
167 phase can be difficult.

168 Commissioner Malmstrom appreciates the honesty of WPM in regards to their plans for
169 the Wilson properties. PWD Nelson said their development of this property will be a big benefit
170 to the city because they will put the road in.

171 Commissioner Petersen reminded that there is always a chance that properties next to
172 agriculture areas will be developed.

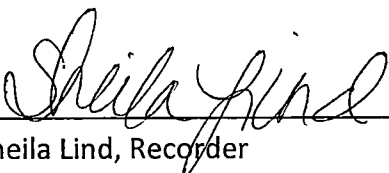
173 Commissioner Knowles recommended allowing WPM to rezone the lower part of the
174 properties commercial but, leave the north side as agricultural to prevent the agricultural
175 island. The Commission liked this idea. Discussion was held on whether this would need to go
176 through a minor subdivision.

177 Commissioner Petersen reminded that this area is the only opportunity for River Heights
178 to have a commercial zone. Commissioner Malmstrom asked if this is what they want to see
179 happen, collectively.

180 Discussion was held on the benefit of having 800 South go through.

181 Commissioner Malmstrom observed that changes are going to happen, they just need to
182 try to do their best for the future of the city.

183 The meeting adjourned at 8:45 p.m.

184 
185 _____
186 Sheila Lind, Recorder

187 
188 _____

189 Mark Malmstrom, Chairman

Please Print Your Name on the roll:

○ Boyd Humphreys

Ted Wilson

Stere Nelson

Rich Guy

Teri Guy

Tess Guy

Jamie Dalton

Dan Miller

Ruthann Weis

BRACKEN ATKINSON

○ Teri Peery

Alma H. Lusk

Kate Pitcher

PAUL HALE

Ruthann Nelson

Jenny Nielson

○

Additional changes

Code Change Considerations - 2015

• 7-7-1: B.3

• 11-5-1: B.3

1-5-5:E.2. Minimum Vote Required: The minimum number of yes votes required to pass any ordinance, resolution or to take any action by the city council, unless otherwise prescribed by law, shall be a majority of the members of the quorum, but shall never be less than three (3).

- a. Any ordinance, resolution or motion of the city council having fewer favorable votes than required herein shall be deemed defeated and invalid, except a meeting may be adjourned to a specific time by a majority vote of the city council even though such majority vote is less than that required herein.
- b. ~~A majority of the members of the city council, regardless of number, may fill any vacancy in the city council.~~

Letter 'a' of this section will be combined with number '2' (since 'b' will be removed).

1-5-6: ELECTRONIC MEETING; PROCEDURE

- A. Prior to or at the beginning of an electronic meeting, the mayor shall verify that property notice of the meeting was given pursuant to Utah Code Annotated, unless closed under said State Code.
- B. Prior to or at the beginning of the electronic meeting or portion of the electronic meeting in which nonpresent members will be participating, the Mayor shall confirm that the nonpresent members are connected via electronic means (i.e.: telephonic or telecommunications conference).
- C. The electronic connection shall be such that all members, both present and nonpresent, may hear the proceedings of the meeting, or portion of the meeting, in which they are participating.
- D. If voting is required, the Mayor shall require a roll call vote, so that the nonpresent members' votes may be counted.
- E. The Mayor shall require all participants in the electronic meeting to verbalize their statements and responses, so that the nonpresent members may hear them.
- F. The Mayor shall require that all visual aids and written materials not available to the nonpresent members be verbally described.

Insert the above as 1-5-6 and bump current 1-5-6 to 1-5-7.

1-6-6 CITY RECORDER AND CITY TREASURER

- A. Appointment: On or before the first Monday in February following a city election, the mayor, with the advice and consent of the city council, shall appoint a qualified person to each of the offices of city recorder and city treasurer.

- B. ~~Ex Officio Auditor: The city recorder is ex officio the city auditor and shall perform the duties of that office. (2005 Code)~~

Letter 'A' of this section will be combined with the heading (since 'B' will be removed).

3-1-8D.

Any home businesses, services or activities that could become disruptive to the neighborhood.

3-2C-1

Definitions

CUSTOMER:

- A. ~~Subject to subsections B and C of this definition, the person who is obligated under a contract with a telecommunications provider to pay for telecommunications service received under the contract.~~
Remove A. Renumber B&C as A&B.

- B. For purposes of this article, "customer" means:

1. The person who is obligated under a contract with a telecommunications provider to pay for telecommunications service received under the contract; or
2. If the end user is not the person described in subsection B1 of this definition, the end user of telecommunications service.

- C. "Customer" does not include a reseller:

1. Of telecommunications service; or
2. For mobile telecommunications service, of a serving carrier under an agreement to serve the customer outside the telecommunications provider's licensed service area.

3-4-4

Definitions

ADULT
MOTION
PICTURE
THEATER:

A commercial establishment which:

- A. Excludes minors from the showing of any two consecutive ~~exhibitions (repeated showings of any single presentation shall not be considered a consecutive exhibition); or~~
- B. As its principal business, shows, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions which are primarily characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

ADULT THEATER: A theater, concert hall, auditorium, or similar commercial establishment which:

- A. Holds itself out as such a business; or
- B. Excludes minors from the showing of any two consecutive exhibitions (~~repeated performance of the same presentation shall not be considered a consecutive exhibition~~); or

5-2-1

~~Adoptions~~ Fostering: The temporary sheltering of any lost, stray or otherwise homeless animal for a period of time not to exceed thirty (30) days. River Heights City recognizes the need for individuals to care for and shelter stray animals when this occurs. After the thirty (30) day period, all ordinances apply with regards to the vaccinations and licensing of the adopted animal(s). Adoptions that cause a household to exceed the legally permitted number of animals per household are subject to the approval of River Heights City and require a kennel conditional use permit. It is a violation of city ordinance to adopt animals for the express purpose of resale or profit. Adoptions are to proceed in cooperation with the River Heights City animal control officer. **(Omit definition of 'adoptions')**

5-2-3

A. Dog License Required:

1. All dogs must be licensed each year, except as otherwise provided herein, to a person eighteen (18) years of age or older. Any person owning, possessing or harboring any dog within the city shall obtain a license for such animal within thirty (30) days after the dog reaches the age of four (4) months, or within thirty (30) days of the acquisition of such dog or presence of such dog within the city. Initial licensing requires completing a standard form, which requests name, address and telephone number of the applicant and the breed, gender of the animal and whether it has been spayed or neutered. The form also asks for pertinent information regarding rabies vaccinations. ~~and a~~ Annual renewals require the presentation of a valid rabies certificate of vaccination at the time of application for a license. For a dog under the age of six (6) months, the city may accept certification from a licensed veterinarian that the owner has deposited funds for spaying or neutering. A spayed or neutered dog may be licensed at the reduced fee. Refer to current fee schedule held at the city office. Said initial license shall be effective for one year until March 1 of the following year and must be renewed annually thereafter.
2. License renewals ~~applications~~ must be submitted annually to the city. Proof of rabies vaccination and fees will be due March 1st and delinquent March 2nd of each year. Late applications will be charged a \$10 late fee per month for every month of delinquency. If dogs are not licensed, their owners will be in violation of the law and issued a citation. ~~utilizing a standard form, which requests name, address and telephone number of the applicant and the breed, sex, color and age of the animal; the form also asks for pertinent information regarding rabies vaccinations.~~ **(moved to 1.)** Refer to current fee schedule held at the city office. **(moved to 1.)**

3. ~~The licensing application, proof of rabies vaccination and fees will be due March 1st and delinquent March 2nd of each year. Late application will be charged a \$10 late fee per month for every month of delinquency. If dogs are not licensed, their owners will be in violation of the law and issued a citation.~~
(moved to #2, delete #3)

5-2-4:D.2. Notice provided for under this section shall be deemed to have been properly served when the original law inspection report form or other notice has been delivered personally to the permit holder or person in charge, or such notice has been sent by certified mail to the last known address of the permit holder. A copy of such notice shall be filed with the records of the city. (Ord. 04-06-08, 6-8-2004)

5-2-5:H 12. When a pet or stray is found in any city park, except Stewart Hill Drive Park. (Add.)

5-2-6:A Rabies Vaccination Required For Dogs: The owner or person having the charge, care, custody and control of a dog four (4) months of age or over shall have said animal vaccinated within thirty (30) days after it reaches said age. Any person permitting any such animal to habitually be on or remain, or be lodged or fed within such person's house, yard or premises shall be responsible for said vaccination. Unvaccinated dogs over four (4) months of age acquired by the owner or moved into the jurisdiction must be vaccinated thereafter ~~every twenty four (24) months with a modified virus rabies vaccine approved by the city. as required by law.~~ **(Currently, the rule is that rabies are due one year after original shot and every 3 years after that.)**

5-2-6B.2. Any unvaccinated animal may be reclaimed prior to disposal by payment of impound fees, bringing license current and by obtaining a rabies vaccination, if needed within ~~seventy two (72) hours of release.~~

5-3-3 **REGISTRATION**

~~Chickens shall not be kept on a residential lot or parcel unless person keeping chickens first registers with the City.~~

~~A. The registrant shall acknowledge the rules set forth in this section of the River Heights City Code and shall, as a condition of filing the registration, agree to comply with such rules.~~

~~B. The cost of filing a registration shall be as shown on the Consolidated Fee Schedule adopted by the City Council.~~

~~C. The registration shall be good for one (1) year and shall be renewed annually.~~

~~D. The City recommends that chicken owners have each of their chickens vaccinated.~~

(Strike this sections since there is no procedure set up to register chickens.)

7-1-1: In Line Skating and Skateboarding **(move this section to 5-1B-1 Offences and Crimes)**

7-7-1:B.3

River Heights City shall may schedule and notify in writing, ~~all~~ any consumers of the need for the periodic system survey to insure compliance with existing applicable minimum health and safety standards.

new

Commercial and Retail Uses

80. Adult-Oriented Business

10-14-6:C. The property owner of the business licensed at the site, and entity responsible for the event are jointly responsible for ensuring there is adequate parking at the event site. ~~The use of public right of way for event parking is prohibited.~~ Parking arrangements may be made for use of adjoining or nearby parking areas within a 300 foot radius, but a copy of the agreements shall be in writing and filed with the city at least two working days prior to the event.

10-14-7:D. The use of undeveloped sites for parking or sales by temporary vendors shall be prohibited. ~~Temporary vendors may utilize undeveloped portions of appropriately zoned properties provided that the property owner creates an approved right of way access, a paved surface for the area, parking needed by the vendor, and landscaping. The city may approve the design and landscaping for temporary vending.~~

10-16-1:C. Screening Requirements: ~~Except in those zones where nonaccessory signs are permitted,~~ ~~a~~All signs shall display thereon only information pertaining to products or services sold on the premises. Community events or public information may be displayed on a temporary basis. No more than thirty percent (30%) of the sign area or message shall be used for this purpose.

10-15-6:A. Street trees shall be planted within the parkstrip along both sides of all streets every thirty (30) feet on center. If no parkstrip exists, trees shall be planted adjacent to the roadway edge, where a parkstrip would exist, if possible. Tree size and species shall be approved by the city.

10-15-12:B. Repair and Replacement of Landscaping:

1. Required landscape structures (examples include and are not limited to walls, fences, curbs, planters) shall be maintained in a structurally sound and aesthetically pleasing condition.
2. The regular maintenance, repair, or replacement of any landscaping irrigation systems is required by this chapter.
3. ~~Continuous maintenance of the site as a whole.~~

11-4-3:C.2.d. The street address for each lot as assigned by the subdivider and approved by the city.

11-5-1:B.3. ~~Hold of Percentage~~ Guarantee of Work: The city may hold five percent (5%) of the security of performance provided by the subdivider until one year following the final inspection by the city engineer, or for such other period of time less than one year as the city deems necessary to ensure compliance as set forth herein. (See River Heights City Construction Specifications/Standards.)

new

7-5-5:A Franchise Application: To obtain a franchise to construct, own, maintain or provide services through any system within the city, to obtain a renewal of a franchise granted pursuant to this chapter or to obtain the city approval of a transfer of a franchise, as provided subsection 7-5-7A2 of this chapter, granted pursuant to this chapter; an application must be filed with the city ~~on the form attached to the ordinance codified herein as exhibit A~~, which is hereby incorporated by reference and on file in the city office. The application form may be changed by the mayor so long as such changes request information that is consistent with this chapter. Such application form, as amended, is incorporated by reference. (Ord. 2-98, 3-24-1998; amd. 2005 Code)

9-2-7 COLLECTION OF IMPACT FEES

The collection of impact fees shall be as follows:

- A. Except as set forth in subsection B of this section, the impact fees for all new development shall be calculated and collected in conjunction with the application for the Zoning Clearance Permit ~~first building permit or electrical permit, certificate of compliance or occupancy~~, or other permit subsequent to development plan approval for such development, whichever occurs first in time.
- B. For other uses not ~~ultimately~~ requiring a building Zoning Clearance Permit, ~~electrical permit, certificate of compliance or occupancy, or other permit subsequent to development plan approval~~, the fee shall be calculated and collected at the time of approval of the development plan. (Ord. 99-08, 8-10-1999)

9-3 Outdoor Lighting:
Need to add a section on LED lighting.
The whole chapter needs to be revised.

10-2-1 BUILDING HEIGHT

The vertical distance as measured from the highest point of the roof of the building, not including a chimney, vane, mechanical equipment screen, or un-inhabited building mechanical-electrical equipment space down to the point representative of the average finished grade of the land around the perimeter of the building.

10-12-1

Table 1, Land Use Chart

<u>Land Use Description</u>	<u>A</u>	<u>R1</u>	<u>C1</u>	<u>PR</u>	<u>PUD</u>	<u>MU</u>
Residential						
1. Dwelling, single family detached	P	P			P	C
2. Dwelling, single family attached					P	C
3. Dwelling, two family					P	C
4. Dwelling, Multi Family						P
5. Residential Facility for Elderly Persons	C	C	P		C	C
6. Residential Facility for Persons with a Disability	C	C	P		C	C
7. Secondary Residential Unit (may only be occupied by a <u>related</u> person)	P	P			P	C
8. Apartment (within owner occupied structure)	P	P	P			C