

ROY CITY PLANNING COMMISSION

September 13, 2011

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on September 13, 2011, at 6:00 p.m.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Tom Stonehocker, Chairman	Jared Hall, Planner
David Dickson	Michelle Drago, Secretary
Blake Hamilton	
Lee Holt	
Gennie Kirch	
Bill Merx	

Excused: Rhett Zito

Others present were: Adam Bowers; Tim Lane; Nick Island; and Brandon Carver.

Pledge of Allegiance: Dave Dickson

1. APPROVAL OF JULY 26, 2011, MINUTES TABLED AND APPROVAL OF AUGUST 9, 2011, MINUTES

Commissioner Kirch moved to table approval of the July 26, 2011, minutes until the Planning Commission received a corrected copy. Commissioner Hamilton seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

Commissioner Merx moved to approve the minutes of August 9, 2011, as corrected. Commissioner Holt seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

2. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE ALLOWING A CLASS BE BEER LICENSE ON PROPERTY LOCATED AT APPROXIMATELY 3518 WEST 5600 SOUTH, SUITE A

Commissioner Merx moved to open the public hearing at 6:05 p.m. Commissioner Holt seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

Jared Hall stated that Nick Island owned a new restaurant located at 3518 West 5600 South, Suite A, called A Little Taste of Britain. The restaurant was part of the Kent's Market Shopping Center. It was a full service restaurant and was already in business. Mr. Island had applied for a Class B Beer License, which meant he had to apply for a conditional use permit as well. A beer license was a conditional use.

Mr. Hall said the business was located in a Community Commercial Zone, which supported a conditional use for a beer license. There were some residential areas near this business, but they were buffered by the Community Commercial Zone. The beer license was for on-premise consumption. The beer could only be served with food, and a certain percentage of sales would have to be for food. A state license would also be required.

Mr. Hall stated that the staff found no reason not to support the application. It had found that the proposed use met the requirements to be granted a conditional use permit and a Class B Beer license. Due to the nature of Class B licenses and the location within the Kent's Market Shopping Center, any potential impacts would be mitigated. The staff recommended that the Planning Commission recommend that the City Council approve a conditional use for a Class B Beer license subject to the applicant providing any necessary information or materials to obtain and maintain a valid Class B Beer license and abiding by the regulations pertaining to that license at all times. If the applicant violated the rules, the beer license and conditional use would be revoked.

Chairman Stonehocker asked how many other beer licenses of any category were located in the area. Jared Hall said Kent's Market had a Class A Beer license. The convenience stores - 7-11 and Maverik - located across the street also had Class A Beer licenses. Manuel's Burrito, a Mexican restaurant located about a block to the north, had Class B beer and liquor licenses.

Chairman Stonehocker asked if the proponent had any comments. Nick Island felt Mr. Hall had covered everything.

Commissioner Dickson asked if Mr. Island also owned a restaurant in Layton. Mr. Island said he did. It would remain open. The restaurant in Roy was his second location.

Chairman Stonehocker opened the floor for public comments. There were none.

Commissioner Merx moved to close the public hearing at 6:12 p.m. Commissioner Kirch seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

Commissioner Holt moved to recommend that the City Council approve a conditional use for a Class B Beer license for a restaurant located at 3518 West 5600 South, Suite A, based on the staff's findings and subject to the recommendations of the staff. Commissioner Dickson

Planning Commission Minutes
September 13, 2011
Page 3

seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall updated the Planning Commission on the final master plan for the Falcon Hill development on Hill AFB. A portion of the north end would be located in Roy. Roy was also participating in the project by providing utilities. The City hoped this development would generate a need in Roy City's commercial district. It would be important to include the development in the General Plan update. Commissioner Holt said this was a 20-year project. Mr. Hall said it would have a long-term build out.

Commissioner Kirch asked if the latest information from UDOT regarding the West Davis corridor would be included in the General Plan update. Mr. Hall said it would although the corridor itself would be located west of Roy. Commissioner Kirch asked if consideration had been given to the impact on Roy City's arterial roads. Mr. Hall said the regional transportation plan looked at Roy's road. It would be included in the General Plan update as well.

Commissioner Kirch asked what was happening on the southwest corner of 5600 South and 2700 West. Jared Hall said the City was required to remove trees as part of the trail paving project. The City was using funds to clear the trees from the corner lot. Ms. Kirch felt the removal of the trees would enhance the safety of children in the area.

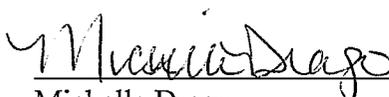
4. ADJOURN

Commissioner Holt moved to adjourn at 6:24 p.m. Commissioner Kirch seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.



Tom Stonehocker
Chairman

Attest:



Michelle Drago
Secretary