Agenda
Roy City Planning Commission Meeting

6:00 p.m.
September 24, 2013

City Council/Court Room
Municipal Building
5051 South 1900 West

1. Approval of September 10, 2013 minutes

2. 6:00 p.m. Public hearing to consider a request for Conditional Use approval allowing a Class A Beer license on property located at approximately 5305 S. 1900 W.

3. Staff update

4. Adjourn

6:30 p.m. – Planning Commission Work Session: discussion of potential development application and updates on General Plan progress.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact is Tammy Nelson at (801)-774-1040.

ROY CITY PLANNING COMMISSION

September 24, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on September 24, 2013, 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:

Lee Holt, Chairman
Gennie Kirch
Joe Paul
Tom Stonehocker

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Karlene Yeoman

Others present were: Kent Howard; Gardner Crane; Elizabeth Brown; and Elizabeth Brown's daughter.

Pledge of Allegiance: Tom Stonehocker

1. APPROVAL OF SEPTEMBER 3, 2013, MINUTES

Commissioner Kirch moved to approve the September 3, 2013, minutes as written. Commissioner Stonehocker seconded the motion. Commission members Holt, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL TO ALLOW A CLASS A BEER LICENSE ON PROPERTY LOCATED AT APPROXIMATELY 5305 SOUTH 1900 WEST

Commissioner Stonehocker moved to open the public hearing at 6:01 p.m. Commissioner Paul seconded the motion. Commission members Holt, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

Jared Hall stated that CVS Pharmacy had requested approval of a conditional use permit for a Class A Beer license, which was for off premise consumption. In Roy City, all beer and liquor licenses required conditional use permits. The Planning Commission reviewed the request and forwarded a recommendation to the City Council. A conditional use permit and City business license allowed an applicant to apply for a

State license. Off-premise consumption was the most common type of beer license in Roy City.

Commissioner Kirch asked if the pharmacy complied with the minimum distance from schools requirements. Mr. Hall said it did. There were also regulations about not allowing minors to loiter. No beer sales were allowed after 1:00 a.m.

Mr. Hall said the staff had reviewed the application and found that it complied with the intent and regulations of the Zoning Ordinance. The proposal met the intent of the Zoning Ordinance regarding the issuance of conditional use permits. The staff recommended that the Planning Commission recommend that the conditional use for a Class A Beer license on property located at approximately 5305 South 1900 West be approved subject to the applicant meeting all requirements of the State and the Roy City Municipal Code as stated; that the applicant would continue to meet them in the maintenance of any license granted; and subject to all items of the staff report and attachments, and to further review and approval by staff as may be needed necessary.

Commissioner Kirch asked if the regulations regarding loitering were in the State Code. Mr. Hall said they were. The City's ordinances referenced the State Code.

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

Commissioner Kirch moved to close the public hearing at 6:04 p.m. Commissioner Stonehocker seconded the motion. Commission members Holt, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve a conditional use permit for a Class A Beer license for CVS Pharmacy located at approximately 5305 South 1900 West based on the staff's findings and subject to the conditions by the staff. Commissioner Paul seconded the motion. Commission members Holt, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that was a public hearing scheduled for October 8th. He asked that any members who could not attend to please let him know. There were some subdivisions and other projects that would be ready in the near future.

Mr. Hall said he would have the Planning Commission contact list by the next Planning Commission meeting.

Chairman Holt asked for an update on the West Park Crossing development.

4. ADJOURN

Commissioner Paul moved to adjourn at 6:08 p.m. Commissioner Kirch seconded the motion. Commission members Holt, Paul, and Stonehocker voted "aye." The motion carried.

The Planning Commission adjourned to a work session that ended at 7:00 p.m.

Lee Holt
Chairman

Attest:

Michelle Drago
Secretary

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