



PLANNING COMMISSION
Wednesday June 12, 2024,
City Council Chambers at 38 West Center Street

Start Time: 7:00

Roll Call: Commissioners Janelle Overly, Debbie Greener, Vern Miller, Thomas Bore, Ardella Peterson, and Jill White were present.

Others Present: City Treasurer Mandi Buege, City Administrator Dennis Marker,

Invocation/inspirational thought Commissioner Bore

Pledge of Allegiance Commissioner Overly

Public Forum

No public comment was made.

Discussion and Possible Action Items

Family Dollar request for a Liquor License

Family Dollar, located at 433 S. Main Street, applied for an off-premises consumption liquor license. The property is zoned CC where the proposed use is required to obtain a conditional use permit. The applicant will still have to obtain a liquor license from the State of Utah before selling limited types of liquor.

Commissioner Miller- Does this license include hard liquor or just beer?

City Administrator Marker- The state only allows hard liquor to be sold through state liquor stores.

Commissioner Miller- The only condition we have is the landscaping that was not followed through on.

City Administrator Marker- There is that 3 ft strip of what is supposed to be landscaping along the sidewalk and Main Street that is just dirt and people tend to drive over it. We need to get some updated landscaping there and make sure it is maintained properly.

Commissioner Miller- Do we know how long it takes to get this license?

Commissioner Overly- What are the hours of operation?

Commissioner Greener – 8 A.M.- 10 P.M.

Commissioner Peterson- Citizens are concerned about patrons buying alcohol and standing outside of the building to drink it currently like the smokers do. When we have 3 other places to buy alcohol why do we need one more?

City Administrator Marker- The state regulates how many licenses are approved in an area. We do not have control over the actual licensing, that is the state standards. We look at it from a city standpoint if it meets the zoning requirements.

Tommy Jackson- **Family Dollar Rep-** There is a no loitering policy, and there is training for the employees. They will have someone check to make sure the training and policies are followed. Employees have a strict policy that can risk being separated from the company if these are not followed. Corporate wants to make sure that they are following the standards that are required.

Commissioner Overly- Just to be aware there is quite a bit of loitering at that store.

Tommy Jackson- Employees are coached to call the authorities if there are customers that buy the product and loiter outside to consume. There is a strict policy, and the employees are being trained in this.

Commissioner Miller- Does the city receive tax revenue from alcohol?

City Administrator Marker- We do get tax revenue from this, and the city does allow sales on Sunday.

Commissioner Greener- Any other concerns with Family Dollar that does not deal with the license specifically that can be brought up at this time

City Administrator Marker- The landscaping issue right now is unsightly and does not help beautify Main Street or contribute positively to our business area.

Commissioner Overly- Just wants to make Family Dollar aware of the employees smoking right in front of the building and its unsightly and bothersome to customers.

Tommy Jackson- He will relay the issue to Family Dollar Corporate of concerns of the employees smoking right in front of the store and the unsightly landscaping will be dealt with. This company wants to be a good corporate citizen.

Motion for a positive recommendation to the City Council for the proposed conditional use of a Liquor License - Off Premises Consumption permit at the Family Dollar located at 433 South Main Street based on the following findings and conditions. Liquor Licenses are regulated and monitored by the State of Utah. The property is zoned CC, where the proposed use is permitted as conditional use. The development does or can comply with the adopted city development standards. The applicant submitted all documents and background information required by the city's liquor license regulations. The condition that the landscape areas along the street frontage of the property must be improved and maintained with landscaping that is consistent with the city's landscape standards before the license is given. Made by Commissioner Greener and seconded by Commissioner White.

The vote was unanimously approved.

General Discussion and Staff Reports

No reports given

Adjournment

Motion to adjourn by Commissioner Peterson and seconded by Commissioner Bore.

The vote was unanimously approved.

The meeting was adjourned at 7:25 P.M.

Prepared by: 
Mandi Buege
City Treasurer

Approved: 
Janelle Overly
Commission Chair