



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA August 27, 2024 6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Work Session: Pending Code Amendments
 - a. Conditional Use Standards and Land Use Table
 - b. Sign Code
 - c. General Plan Update
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 06/11/2024

Adjourn

This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **August 27, 2024** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: August 22, 2024


Wendy Page, City Recorder



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 JUNE 11, 2024

6
7 **DRAFT**
8

9 Commission Chair Larson called the meeting to order at 6:30 p.m.
10

11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen via Zoom
14 Commissioner Irene Stone via Zoom
15 Commissioner Brandon Tucker
16 Commissioner William Ward
17

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
19 Planner; Caden Baines, Planning Intern.
20

21 OTHERS PRESENT: Dee Lalliss, resident; Joel Rowley, Snelgrove Ice Cream.
22

23 1. PUBLIC COMMENTS
24

25 There were no public comments.
26

27 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR SNELGROVE ICE
28 CREAM AT 905 NORTH MAIN STREET, UNIT D6 (941 NORTH MAIN STREET),
29 JOEL ROWLEY, APPLICANT
30

31 Mackenzie Johnson reported that this was a conditional use permit for Snelgrove Ice Cream. She
32 explained that the applicant would like to manufacture and distribute small batches of ice cream
33 at 905 North Main Street Unit D6 (parcel address 941 North Main Street). She mentioned the
34 property was zoned Manufacturing Distribution (MD) and “food manufacturing” was a
35 conditional use. She said the business would occupy approximately 3,000 square feet with a
36 maximum of four employees. She shared that the equipment to be used onsite included a batch
37 freezer, pint filler, and refrigeration equipment.
38

39 Ms. Johnson added that there would be up to three deliveries per week. She stated that the
40 Development Review Committee (DRC) recommended approval of the conditional use permit
41 for Snelgrove Ice Cream with the conditions that the applicant confirm that their “Big Dipper
42 AGRD” (grease trap) was approved with South Davis Sewer District prior to commencement of

43 any business activities and that the applicant work with the Davis County Health Department and
44 secure any required permits
45 or inspections.

46

47 **Commissioner Holbrook moved that the Planning Commission approve the conditional use**
48 **permit for Snelgrove Ice Cream at 905 North Main Street, Unit D6 with the following**
49 **conditions:**

50

51 **1) The applicant confirms that their “Big Dipper AGRD” (grease trap) is approved**
52 **with South Davis Sewer District prior to commencement of any business activities;**
53 **and**

54 **2) The applicant work with the State Department of Agriculture and secure any**
55 **required permits or inspections.**

56

57 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
58 **Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward.**

59

60 **3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
61 **PLANNING COMMISSION**

62

63 Sherrie Pace commented that she did not have anything to report from the June 4th City Council
64 meeting. She said the next Planning Commission meeting would be Wednesday June 26th instead
65 of Tuesday June 25th due to the primary election. She mentioned that the General Plan meeting
66 would be Thursday June 27th. She reminded the Commission of the joint trails discussion with
67 Bountiful City on July 11th at 5:30 p.m.

68

69 Mackenzie Johnson spoke on the required Planning Commission training for July 1, 2023
70 through June 30, 2024. She shared that four hours were required and reviewed what training was
71 needed for each Commissioner.

72

73 **4. APPROVAL OF MINUTES**

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75 The Planning Commission meeting minutes of May 28, 2024 were reviewed and approved.

76

77 **Commissioner Jorgensen moved to approve the meeting minutes as drafted for the May 28,**
78 **2024 Planning Commission meeting. Commissioner Ward seconded the motion. The motion**
79 **was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward.**

80

81 **5. ADJOURN**

82

83 Commission Chair Larson adjourned the meeting at 6:38 p.m.

84

85 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
86 *Tuesday, June 25, 2024 by unanimous vote of all members present.*

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Wendy Page, City Recorder