



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA June 11, 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) Consideration of a conditional use permit for Snelgrove Ice Cream at 905 North Main Street, Unit D6 (941 North Main Street), Joel Rowley, applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 05/28/2024

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 **June 11, 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: June 6, 2024


Wendy Page, City Recorder





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MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: June 11, 2024

SUBJECT: Conditional use permit for Snelgrove Ice Cream at 905 North Main Street, Unit D6

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Snelgrove Ice Cream at 905 North Main Street, Unit D6 with the following conditions:

1. The applicant confirms that their "Big Dipper AGRD" (grease trap) is approved with South Davis Sewer District prior to commencement of any business activities; and
2. The applicant work with the Davis County Health Department and secure any required permits or inspections.

BACKGROUND

Snelgrove Ice Cream applied for a business license to manufacture and distribute small batches of ice cream at 905 North Main Street, Unit D6 (parcel address: 941 North Main Street). The property is zoned Manufacturing-Distribution (MD) where "food manufacturing" is a conditional use. The business will occupy approximately 3,000 sq. ft. and have a maximum of four employees. Equipment to be used includes a batch freezer, pint filler, and refrigeration equipment. There will be up to three deliveries per week. There are no anticipated disruptive or negative impacts posed by this application.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Snelgrove Ice Cream at 905 North Main Street, Unit D6 with the following conditions:

1. The applicant confirms that their "Big Dipper AGRD" (grease trap) is approved with South Davis Sewer District prior to commencement of any business activities; and
2. The applicant work with the Davis County Health Department and secure any required permits or inspections.

Attachments:

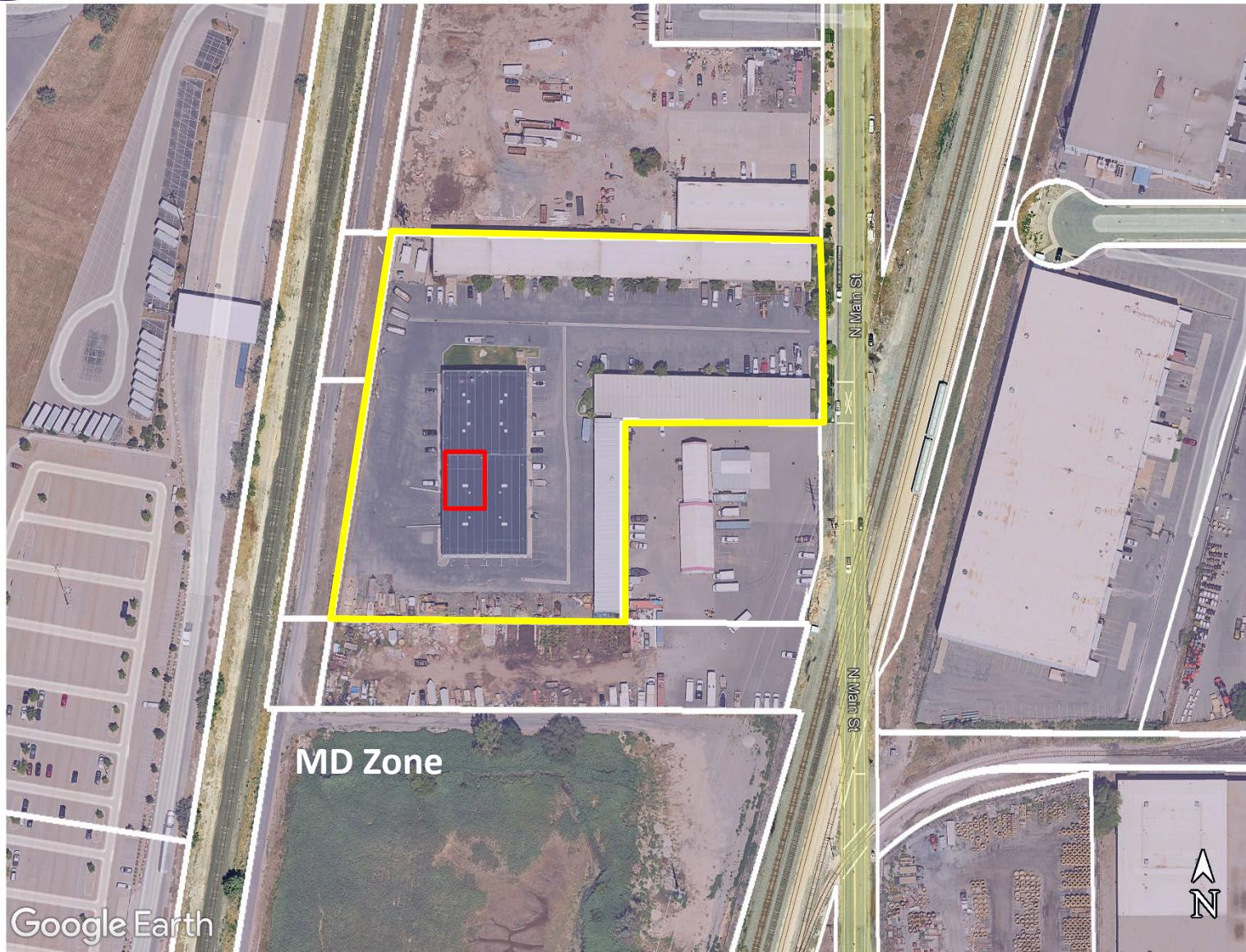
- 1) Zoning/Aerial Map



Conditional Use Permit – Snelgrove Ice Cream

905 North Main Street, Unit D6

Zoning/Aerial Map



Google Earth

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 MAY 28, 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
14 Commissioner Irene Stone
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: Ali Goulet, Auto Afflicted; Emily Carr, resident.
22

23 1. PUBLIC COMMENTS
24

25 There were no public comments.
26

27 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR AUTO AFFLICTED
28 AT 230 NORTH CUTLER DRIVE, ALI GOULET, APPLICANT
29

30 Mackenzie Johnson reported that Auto Afflicted offered automotive maintenance, performance
31 upgrades, listing of customer vehicles on auction sites, and rare vehicle consulting. She
32 explained that the applicant planned to operate at 230 North Cutler Drive which was zoned
33 General Commercial (CG). She said the business was classified as “general automotive repair”
34 which would be a conditional use in the CG zone. She mentioned that the existing building was a
35 multitenant with 12 units. She shared an aerial view of the building and said that Auto Afflicted
36 would utilize 1,000 square feet of this building.
37

38 Commissioner Ward arrived at 6:33 p.m.
39

40 Ms. Johnson stated that the applicant planned to work on a maximum of two vehicles at a time
41 and vehicles would not be stored outdoors for more than two days. She noted that the business
42 had one trailer the applicant planned to store in the parking lot when not in use. She indicated
43 that as the City code stated, “no outdoor storage shall be located in the required front yard

44 setback". She explained that the Development Review Committee (DRC) recommended
45 approval with the request that the Planning Commission place a condition that the trailer be
46 stored offsite or inside the building when not in use or in excess of one business day. Ms.
47 Johnson shared that the applicant was aware of the suggested conditions of approval and was
48 willing to comply.

49
50 **Commissioner Tucker moved that the Planning Commission approve the conditional use**
51 **permit for Auto Afflicted at 230 North Cutler Drive with the following conditions:**

52
53 1) **A maximum of two customer vehicles may be stored in the parking lot at any given**
54 **time, and for no longer than two days; and**
55 2) **Trailers associated with the business must be stored offsite or within the building**
56 **when not in use and cannot be left in the parking lot for more than one business day.**

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

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

63
64 Sherrie Pace reported that during the May 21, 2024 City Council meeting the Clifton Place North
65 General Development Plan amendment was approved. She noted that the developer hoped to
66 start construction this fall. She also mentioned that the City Council complimented the new
67 proposal and was appreciative of the Commission's efforts in the redesign. She stated that the
68 Council also approved a resolution to grant consent to Salt Lake City for the Annexation Area D.
69 She said the application for the Planning Commission vacancy was available on the City's
70 website and would be open for one more week. She reminded the Commission of the joint trails
71 discussion meeting on July 11 from 5:30 p.m. to 7:30 p.m. at Bountiful City.

72
73 Mackenzie Johnson spoke on the Planning Commission required training for July 1, 2023 to June
74 30, 2024. She mentioned it was four hours including one hour on the general powers and duties
75 and three hours of planning related training. She added that those who attended the APA Fall
76 Conference could use that for training hours as well.

77
78 4. APPROVAL OF MINUTES

79
80 The Planning Commission meeting minutes of May 14, 2024 were reviewed and approved.

81
82 **Commissioner Jorgensen moved to approve the meeting minutes as amended for the May**
83 **14, 2024 Planning Commission meeting. Commissioner Ward seconded the motion. The**
84 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and**
85 **Ward.**

86

87

88 5. ADJOURN

89

90 Commission Chair Larson adjourned the meeting at 6:43 p.m.

91

92 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
93 *Tuesday, June 11, 2024 by unanimous vote of all members present.*

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95

96

97 *Wendy Page, City Recorder*

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