

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

**FINAL**

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

PRESENT: Commission Chair BreAnna Larson  
Commissioner Ryan Holbrook  
Commissioner Ron Jorgensen via Zoom  
Commissioner Irene Stone via Zoom  
Commissioner Brandon Tucker  
Commissioner William Ward

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

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

1. PUBLIC COMMENTS

There were no public comments.

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

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

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

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

**Commissioner Holbrook moved 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 State Department of Agriculture and secure any required permits or inspections.**

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

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

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

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

### **4. APPROVAL OF MINUTES**

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

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

### **5. ADJOURN**

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

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, August 27, 2024 by unanimous vote of all members present.*

  
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Wendy Page, City Recorder

