Fresh Fire Salsa Special Use Permit Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: October 14, 2026
Re: **SUP-005-2026 Fresh Fire Salsa Special Use Permit**

APPLICANT
Lori Henriquez
Fresh Fire Salsa
14 2nd Avenue SE
Dickinson, ND, 58601

Public Hearing	October 14, 2026	Planning and Zoning Commission
Final Consideration	October 20, 2026	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit (SUP) application for a home-based salsa making and storage business. The business would be located in a commercialized kitchen of a primary residence on a 5,520-square-foot parcel at 14 2nd Avenue SE in the City of Dickinson. The property is zoned Medium Density Residential (R-2).

Staff Recommendation: Staff recommends approval of this Special Use Permit subject to conditions.

LOCATION

The properties are located within the NW1/4 of the NW1/4 of Section 10, Township 139 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota. The property is legally described as the North 92 feet of Lot 5, Block 2, South Dickinson Subdivision.

CURRENT ZONING	**R-2**
FUTURE LAND USE MAP DESIGNATION	**LOW DENSITY RESIDENTIAL**
GROSS SITE ACREAGE	**+/- 0.13**
LOTS PROPOSED	**N/A**

NEARBY ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
North	GC	Commercial
East	R-2	Single-family residential; undeveloped; religious assembly
South	R-2	Single-family residential; undeveloped
West	R-2; GC	Single-family residential; commercial

STAFF ANALYSIS

BACKGROUND

There is an existing single-family residence located at 14 2nd Avenue SE. The applicant has indicated there will be no significant changes to the exterior of the residence, and it will continue to be residential in appearance. Hours of operation shall be limited to normal business hours of 8AM to 5PM Monday through Sunday. Customers will not be picking up products at the property. Supplies will be delivered to the property once a week.

CURRENT ORDINANCE REVIEW

The proposed home-based occupation is located within a R-2-zoned district. Per Table 62-162-2: Permitted Uses by Zoning Districts, in the City Municipal Code, home-based business/home occupations are allowed in R-2 zoning upon obtaining a Special Use Permit, which is subject to a public hearing before the City Planning and Zoning Commission and approval by the City Commission.

The applicant has submitted a site plan demonstrating that all business operations would be limited to a roughly 223.9-square-foot basement kitchen. This 223.9-square-foot section of the house is less than 30 percent of the building's 2,200-square-foot total floor area. This conforms with the regulations outlined in Sec. 62-471: Accessory uses, in the City's Municipal Code.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public comments regarding this proposal.

Staff Recommendation: City of Dickinson Community Development Staff recommends **approval** of SUP-005-2026 subject to the conditions listed below:

- Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Sundays.
- Supply deliveries to the property shall be limited to once a week.
- Operation of the home-based business/home occupation shall be as described in this staff report as well as in the material found in Attachment A.
- The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.
- Operation of the home-based business/home occupation shall comply with all applicable City, County, State and Federal regulations.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-005-2026: Fresh Fire Salsa Special Use Permit** *as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements **(IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

1. _____;
2. _____.

*****Denial*****

"I move the Dickinson Planning and Zoning Commission recommend denial of **SUP-005-2026: Fresh Fire Salsa Special Use Permit** *as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*