

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE
PUBLIC WORKS CAPITOL REEF CONFERENCE ROOM ON NOVEMBER 28, 2023**

STAFF: Larry Gardner, Megan Jensen, Julie Davis, Duncan Murray (remotely)

OTHERS: Adil Sattar, Zahid Sattar

The meeting was called to order at 10:30 a.m.

Item #1 Carland Auto Sales LLC; 4636 West 7000 South; Administrative Conditional Use Permit for Motor Vehicle Sales; M-1 (ZC) Zone; Carland Auto Sales LLC/Adil Sattar (applicant) [#31470; parcel 21-19-354-012]

Megan Jensen provided an overview of the request to conduct motor vehicle sales and service from a unit in the Rent-A Shop development. Each of the 78 warehouse/office units has 600 square feet and are located in the M-1 Zone. This will be a small car dealership where the applicant anticipates 2-4 cars at a time that will be housed inside of the unit. Each rental unit has two assigned parking spaces, which the applicant will use for employee and customer parking. Customers will be by appointment only. She pointed out the recommended requirements and conditions of approval that address potential parking and traffic concerns. The property is under one parcel number, so the conditions will apply to all units that operate motor vehicle sales.

Requirements of Approval

1. The use shall conform to the Site Plan, Letter of Intent, and other documents attached as part of this application. Major deviations from these plans shall be reviewed by the City of West Jordan Planning Department.
2. Obtain permits for any permanent or temporary signs.
3. Obtain and maintain a valid Business License with the City of West Jordan.
4. Obtain Building Permits for any new framing, electrical, plumbing, or mechanical work that may be performed.
5. The Administrative Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-7E-10.

Conditions of Approval:

1. All vehicles shall be loaded or unloaded on the property. Loading or unloading vehicles within the public right of way is prohibited.
2. All inventory vehicles shall be parked only within the leased warehouse space. Striped parking spaces must be reserved for customers and/or employees.
3. A parking plan shall be submitted, reviewed, and approved by the City prior to approval of any business license involving vehicle sales.
4. Customer visits shall be by appointment only.
5. Vehicles shall not be parked or stored on any neighboring properties.

Larry Gardner asked the applicant if any mechanical or body repairs are conducted.

Adil Sattar, the applicant, stated that they buy and sell cars and they do no mechanical or body work.

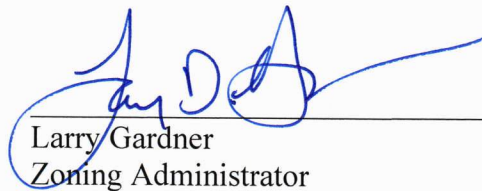
Larry Gardner opened the public hearing. There were none in attendance who wished to speak on the item and the public comment portion of the meeting was closed.

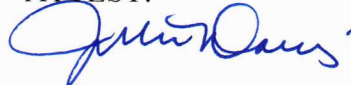
Larry Gardner asked the applicant if he understood the conditions and requirements of approval and if he could comply.

Adil Sattar stated that he had read the conditions and could comply.

MOTION: Larry Gardner approved the Administrative Conditional Use Permit for Motor Vehicle Sales for Carland Auto Sales LLC; 4636 West 7000 South in an M-1(ZC) Zone, with the Requirements and Conditions of approval listed in the staff report which are in place to mitigate any anticipated detrimental effects.

The meeting adjourned at 10:34 a.m.


Larry Gardner
Zoning Administrator

ATTEST:

Julie Davis, Executive Assistant
Community Development Department

