

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE
CITY HALL DEVELOPMENT CONFERENCE ROOM ON AUGUST 15, 2024**

STAFF: Larry Gardner, Megan Jensen, Julie Davis, Duncan Murray

OTHERS: Ryan Warren

The meeting was called to order at 1:00 p.m.

Item #1 **WITHDRAWN BY THE APPLICANT** Sienna Hills II Sales Trailer; 7579 South Topaz Sky Lane; Administrative Conditional Use Permit for a Temporary Sales Trailer; P-C(IOZ) Zone [#33565; parcel 20-26-405-001]

Item #2 HealthSource Chiropractic; 1573 West 9000 South; Administrative Conditional Use Permit for Medical Services; P-C Zone; HealthSource Chiropractic/Ryan Warren (applicant) [#33561; parcel 27-03-401-055]

Megan Jensen stated that the request is for a chiropractic office in the P-C Zone, which is considered a medical service use and requires a conditional use permit. The office will occupy the eastern unit of the multi-tenant building. The surrounding uses are commercial in nature. Business operations are typical for this use and include examination and treatment of patients during regular business hours. There will be two chiropractors and one office support staff. Twelve parking stalls are required, and there is adequate shared parking with the larger commercial center.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for Medical Services, located at 1573 West 9000 South in a P-C zone. Staff did not identify any detrimental effects that required conditions of approval.

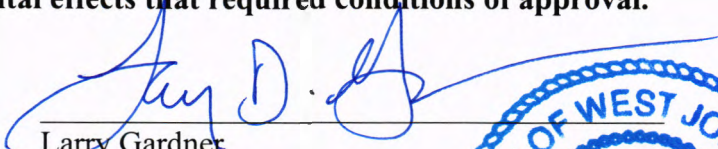
Staff previously received a phone call from Tom Daegle, who was in support of the proposal.

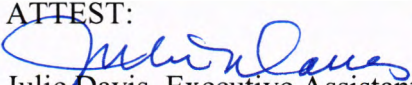
Ryan Warren, applicant, said that he had read the staff report and agreed that there would be no detrimental effects from the business.

Larry Gardner opened the public hearing. There were none in attendance to speak and public comment for this item was closed.

RULING: Larry Gardner approved the Administrative Conditional Use Permit for HealthSource Chiropractic for Medical Services, located at 1573 West 9000 South in a P-C zone, based on the information and findings set forth in the staff report and upon the evidence and explanations received today. As Zoning Administrator, he did not find any detrimental effects that required conditions of approval.

The meeting was adjourned at 1:03 p.m.


Larry Gardner
Zoning Administrator

ATTEST:

Julie Davis, Executive Assistant
Community Development Department

