

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE
CITY HALL DEVELOPMENT CONFERENCE ROOM ON MARCH 3, 2025**

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

OTHERS: Lane Bagley, Ayla Pratt, Dan Pratt

The meeting was called to order at 10:00 a.m.

Item #1 Mountain Stainless, Inc.; 1421 West 8120 South; Administrative Conditional Use Permit for Outdoor Storage; M-1 Zone; Mountain Stainless, Inc./Lane Bagley (applicant) [#34386; parcel 21-34-280-003]

Megan Jensen provided information regarding the site and the request to store products in association with a business that manufactures and installs custom stainless steel products. Storage will mostly be in Conex containers. The site is not within the drinking water well protection area. She pointed out another business that also has a storage container.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for Outdoor Storage and Operations, located at 1421 West 8120 South in an M-1 zone, with the conditions of approval listed

Conditions and Requirements of Approval:

1. The area between the buildings that is currently surfaced with dirt and gravel shall be completely surfaced with gravel.

Lane Bagley, applicant, pointed out on the site exhibit where his containers are located and showed the dividing line between his property and the print shop's property that has a Conex box on dirt. He stated that his portion of property has gravel and concrete, but that he would not be able to do anything on the property to the north because that property owner would not allow it.

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

Larry Gardner asked Mr. Bagley if he had read and understood the condition of approval.

Mr. Bagley agreed with the report except for the requirement to install gravel on the other portion of the property as discussed.

RULING: Larry Gardner approved the Administrative Conditional Use Permit for Outdoor Storage for Mountain Stainless, Inc. at 1421 West 8120 South based on the information and findings in the staff report and upon the evidence and explanations received today subject to the amended condition of approval that is imposed to mitigate any detrimental effects:

1. The property which Mountain Stainless Inc. owns or is under their control shall be surfaced with gravel or concrete.

Item #2 The Learning Adventures Academy; 3703 West 6200 South; Administrative Conditional Use Permit for a Daycare, general and Preschool; C-G Zone; The Learning Adventures Academy of Utah (applicant) [#34376; parcel 21-20-126-016]

Megan Jensen stated that the subject property was recently rezoned to accommodate the proposed uses of daycare and preschool. She showed the letter of explanation and business plan details.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for a Daycare, general and Preschool, located at 3703 West 6200 South in a C-G zone, with the conditions of approval listed.

Conditions and Requirements of Approval:

1. The applicant shall educate parents on and ensure compliance with the traffic circulation plan provided with the application.
2. If accidents at this location are triggered by left turn out movements, the City of West Jordan reserves the right to construct a raised median along Dixie Drive and restrict access to The Learning Adventures Academy, or successor, to Right-In/Right-Out turning movements.

Ayla Pratt, applicant, said their all-encompassing childcare will be for children from 6 weeks to 12 years, including before and after school programs. As they gain clientele, they will implement additional services included in their care program such as extracurricular dance and gym classes, preschool, tutoring, etc. Hours are weekdays from 7:30 a.m. to 6:00 p.m. The building is large enough to accommodate more children than she will accept, and she plans to cap enrollment at 60. Starting out they will probably only have five children. This type of business is slow to grow because it relies on word-of-mouth. For this reason, any impact to the area will be gradual. She is fully licensed by the State of Utah childcare licensing and must comply with regulations such as regimens, ratios, health and nutrition, and she will also be gaining accreditation in other programs.

There was a discussion and explanation of the traffic circulation plan. Larry Gardner asked if the applicant has a cross-access agreement with Ream's to be able to use a portion of their parking lot. The applicant said that she has reached out to them but had not yet heard back. It was clarified that condition #2 was recommended by the City Traffic Engineer. Larry Gardner stated that the city always has the right to construct a median and not only if there are accidents.

Ayla Pratt said that they are instructing parents to only turn right out of the property.

Larry Gardner said the applicant needs to include the approved drop-off area in the education information for parents.

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

Duncan Murray said he had no legal concerns with condition #2. There is a basis for the condition because of potential detrimental effects.

Ayla Pratt stated that she had reviewed the conditions of approval and could meet them.

RULING: Larry Gardner approved the Administrative Conditional Use Permit for a Daycare, general and Preschool for The Learning Adventures Academy; 3703 West 6200 South based on the information and findings set forth in the staff report and upon the evidence and explanations received today subject to the conditions of approval imposed to mitigate any detrimental effects:

1. The applicant shall educate parents on and ensure compliance with the traffic circulation plan provided with the application.
2. If accidents at this location are triggered by left turn out movements, the City of West Jordan reserves the right to construct a raised median along Dixie Drive and restrict access to The Learning Adventures Academy, or successor, to Right-In/Right-Out turning movements.

The meeting was adjourned at 10:15 a.m.



Larry Gardner
Zoning Administrator

ATTEST:



Julie Davis, Executive Assistant
Community Development Department

