

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE
CITY HALL DEVELOPMENT CONFERENCE ROOM ON APRIL 21, 2025**

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

OTHERS: Tony Ahmed (remotely)

The meeting was called to order at 10:07 a.m.

Item #2 Furniture Row Planned Center Sign; Continued from 4-14-25; 6054 West 7800 South; Administrative Conditional Use Permit for a Planned Center Sign; P-C (IOZ) Zone; C.B.S. Signs, Inc. (applicant) [#34487; parcel 20-26-457-012]

Larry Gardner asked Megan Jensen to provide information regarding questions about sign placement that were raised at the previous meeting.

Megan Jensen stated that the Engineering Department was okay with how the sign is shown and proximity to the detention basin, but they requested that the foundation be at least 5 feet from the public utility easement, and the sign can hang over the utility easement.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for the Furniture Row Planned Center Sign, located at 6054 West 7800 South in a Planned Community (P-C) Zone and Interchange Overlay Zone (IOZ), with the requirement of approval listed:

1. Obtain a Unified Commercial Development (UCD) Waiver from the Utah Department of Transportation Outdoor Advertising Control Office for off-premise advertising.

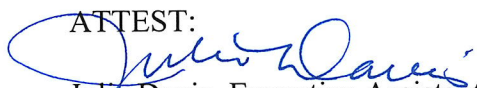
Tony Ahmed understood that the sign is allowed to project over the easement and he is showing the center of the footing at 16'6" north of the property line, and it is a 36" footing, which would put the edge of the footing at the 15 foot mark.

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

RULING: Larry Gardner approved the Administrative Conditional Use Permit for Furniture Row planned center sign at 6054 West 7800 South with the condition of approval:
1. Obtain a Unified Commercial Development (UCD) Waiver from the Utah Department of Transportation Outdoor Advertising Control Office for off-premise advertising.

The meeting was adjourned at 10:11 a.m.


Larry Gardner
Zoning Administrator

ATTEST:

Julie Davis, Executive Assistant
Community Development Department

