

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE  
CITY HALL DEVELOPMENT CONFERENCE ROOM ON APRIL 14, 2025**

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

**OTHERS:** Leonard Curtis, Alan Jackson, Shannon Mortensen, Meghan Honey, Kerry Black, and Tony Ahmed (remotely)

\*\*\*\*\*

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

**Item #1      Bestway Pallets; 8580 South Chromalloy Circle; Administrative Conditional Use Permit for Outdoor Storage; M-1 Zone; Bestway Pallets/Leonard Curtis (applicant) [#34481; parcel 21-31-478-006]**

Megan Jensen stated that the business is within the industrial zone. Operations include reclaiming used lumber and manufacturing wood pallets. These items will also be stored on-site as well as forklifts, trucks, and a box truck for transportation. The gravel area is used for truck turnaround and some pallet storage. She stated that the applicant was informed that all vehicles must be parked on a paved surface, and he agreed. She reviewed fencing materials. Areas with chain-link would need to have privacy slats installed, and other areas were already screened with appropriate fencing.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for Outdoor Storage and Operations, located at 8580 South Chromalloy Circle in an M-1 zone. There were no conditions of approval suggested by staff because staff had not identified any reasonably anticipated detrimental effects of this use.

Leonard Curtis asked if a privacy screening material that allows for air to pass through could be used in place of privacy slats.

Larry Gardner stated that if it produced the same effect as slats would then the applicant could provide a sample for Ms. Jensen to review and approve if it is an acceptable alternative. He wondered about the proximity of a fire hydrant and asked if the Fire Marshal had any concerns with the proposal.

The applicants pointed out an approximate fire hydrant location.

Megan Jensen said no concerns had been forwarded to her.

The applicant had nothing more to add.

Larry Gardner opened the public hearing. There was no one in attendance who wished to speak on the item and public comment was closed for this item.

**RULING:      Larry Gardner approved the Administrative Conditional Use Permit for Outdoor Storage for Bestway Pallets 8580 South Chromalloy Circle 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 identify any reasonably anticipated detrimental effects, so there were no conditions of approval.**

\*\*\*\*\*

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

Megan Jensen gave an overview of the sign design, which meets all size and material criteria. The applicant submitted a new proposed location for the sign for more visibility from 7800 South. Regarding the new location, staff stated that the sign could not be within the public utility easement, and she was waiting for comments from the public works engineer regarding proximity to the detention pond, and from the traffic engineer regarding visibility along 7800 South. UDOT is requiring a Unified Commercial Development Waiver because the sign will advertise for businesses that are not located on the subject parcel, which the applicant is working to obtain.

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.

Larry Gardner confirmed that locating the sign within the public utility easement could pose a problem, because we do not know which utilities will be located there. He was inclined to postpone the hearing until staff receives comments from the Engineering department, and he asked the applicant if there was a rush on the project.

Tony Ahmed stated that they would like approval of the sign in the new location because it will be the most effective. However, they could compromise on another location along 7800 South, or they could put it in the original location as a last choice. They need to begin the fabrication process as soon as possible.

Larry Gardner stated that there were no issues with the sign itself, so fabrication could begin.

**RULING:      Larry Gardner continued the hearing for Furniture Row planned center sign at 6054 West 7800 South until April 21, 2025, at 10:00 a.m. to allow time to receive comments from the city engineers.**

Tony Ahmed clarified that it is a single pole mount, so with the proposed location they would not be digging in the public utility easement, but the sign would project over it.

\*\*\*\*\*

**Item #3      Synergy Academy Storage; 9453 South 6400 West; Administrative Conditional Use Permit for Outdoor Storage; M-1 Zone; Synergy Academy/Shannon Mortensen (applicant) [#34498; parcel 26-10-227-008]**

Mark Forsythe provided an overview of the property and the two adjacent properties that have storage yards. Synergy is a dance academy that has costumes and props that they would like to store in shipping containers since there is limited space inside the building. He pointed out chain-link fencing that would need to have opaque slats and a proposed solid metal fence with similar materials used on the main building that will screen the containers from the road. He referred to condition of approval #4 and

suggested that the wording be modified to refer to loose materials, because there is not enough room for traffic circulation if the containers were located 20 feet from the fence. This will allow for flexibility. He did not anticipate any other detrimental effects.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for outdoor storage & operations, located at 9453 South 6400 West in an M-1 zone, with the Conditions and Requirements of Approval listed.

Conditions and Requirements of Approval:

1. All containers, trailers, or any other items stored outside shall be confined to the designated storage area in the northeast corner of the property.
2. A minimum 6-foot-tall masonry or solid metal wall shall be installed along the west side of the storage area.
3. The section of chain link fence directly east of the storage area shall be covered with opaque slats.
4. Containers, trailers, materials, and any other items placed within twenty feet (20') of the wall/fence cannot be taller than the wall/fence.
5. All containers, trailers, materials, and any other items stored outside shall not encroach into any drive aisles.
6. Containers and trailers shall be securely locked when not in use.

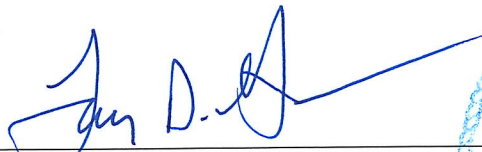
Shannon Mortenson, applicant, understood the conditions and had nothing more to add.

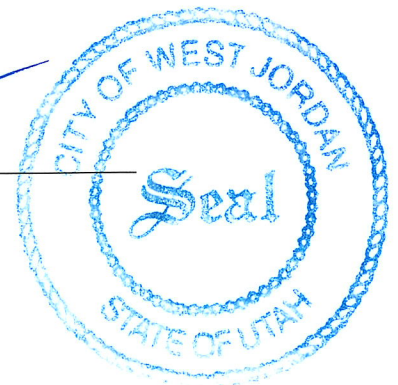
Larry Gardner opened the public hearing. There was no one in attendance who wished to speak on the item and public comment was closed for this item.

**RULING:** Larry Gardner approved the Administrative Conditional Use Permit for Outdoor Storage for Synergy Academy at 9453 South 6400 West based on the information and findings set forth in the staff report and upon the evidence and explanations received today subject to the conditions and requirements of approval imposed to mitigate any detrimental effects, amending:

4. Loose materials placed within twenty feet (20') of the wall/fence cannot be taller than the wall/fence.

The meeting was adjourned at 10:18 a.m.

  
\_\_\_\_\_  
Larry Gardner  
Zoning Administrator



ATTEST:

  
Julie Davis, Executive Assistant  
Community Development Department