

MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE CITY HALL DEVELOPMENT CONFERENCE ROOM ON JULY 23, 2025

STAFF: Larry Gardner, Megan Jensen, Duncan Murray

OTHERS: Kimberley Neilson, Skyler Walser, Gracie Aubery, Stephen Aubery

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

Item #1 West Jordan 7000 South Gateway Sign; approximately 1000 West 7000 South; Administrative Conditional Use Permit for a Gateway Sign; YESCO/City of West Jordan (applicant) [#34750]

Megan Jensen explained the approximate location and design for the gateway sign that will be 18' tall with a 2' base. The exact location is not known, but they are usually located 18" from the sidewalk, which will be closer to the sidewalk than where the existing sign is located.

Skyler Walser, YESCO, said the reason they do not have the exact placement is because there is landscaping still to be done, and it will be determined from there.

Larry Gardner opened the public hearing.

Stephen Aubery, West Jordan resident, pointed out his home that he said would be the most likely to be impacted by the sign. He said that the current sign has been a source of pride as a welcoming point. The area had not been well maintained over the last few years, and he was excited about the new sign and the landscaping. He referred to the statement in point #6 in the staff report that said the sign will not impede views of the homes to the north and there would be no anticipated detrimental effects. He showed pictures from his balcony of the current sign location, which had never bothered him because his tree obscures most of it. However, the new sign is 18 ½ feet tall and could impact the view. He said that it appeared that there could be some flexibility in the placement, so he showed how moving the sign to the west could allow his tree to completely obscure the sign when looking from his balcony. He asked that the city and the contractor take that into consideration when finalizing the placement and offered to meet with them.

Larry Gardner closed the public hearing.

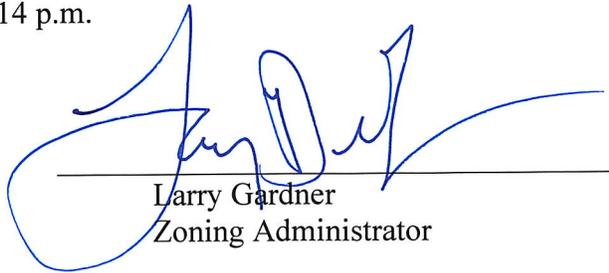
There was a brief discussion regarding the current and proposed lighting and placement. Mr. Aubery said he was not so concerned with the lighting. It was noted that the landscape design plans are in the review process and waiting for the applicant to submit corrected plans.

RULING: Larry Gardner approved the Administrative Conditional Use Permit for West Jordan 7000 South Gateway Sign; approximately 1000 West 7000 South with the condition:

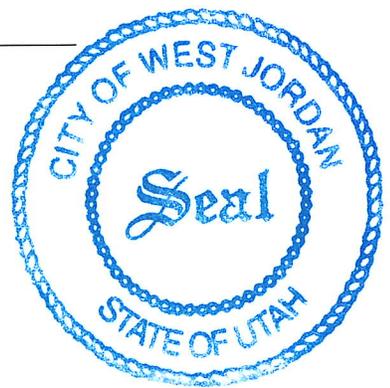
- 1. The applicant and the city will work with the planning department to determine the appropriate placement that will mitigate the detrimental effect to Mr. Aubery's home (for example, moving the sign 2-4 feet to the west of the approximate location on the rendering as discussed).**

Skyler Walser said they will work closely with Aaron and Megan on the design and placement.

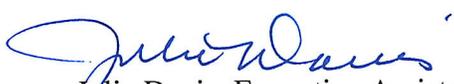
The meeting was adjourned at 1:14 p.m.



Larry Gardner
Zoning Administrator



ATTEST:



Julie Davis, Executive Assistant
Community Development Department