

MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE CITY HALL DEVELOPMENT CONFERENCE ROOM ON AUGUST 11, 2025

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

OTHERS: Val A. Herbert, Valene Villanueva, Trent Herbert

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

Item #1 Critters RV Storage; 4196 West Farm Road; Administrative Conditional Use Permit for Outdoor Storage and Operations; M-1 Zone; Critters RV/Val A. Herbert (applicant) [#34777]

Megan Jensen provided an overview of the site plan, which includes an existing building and paved and gravel areas. All vehicles on site have been moved to either inside the building or on the asphalt. Trailers are located on gravel and the screening requirements have been met.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for Outdoor Storage and Operations, located at 4196 West Farm Road in an M-1 zone.

Larry Gardner asked about the history of business operations on the property.

Val Herbert, applicant, stated that the prior business included a machine shop. He said there is nothing stored in the gravel area that would drip oil. Screening slats in the chain-link fence are nearly completed.

Larry Gardner opened the public hearing. There were none in attendance who wished to speak, and the public hearing was closed.

RULING: Larry Gardner approved the Administrative Conditional Use Permit for Critters RV Storage at 4196 West Farm Road noting that there were no recommended conditions of approval, and as Zoning Administrator he did not identify any reasonably anticipated detrimental effects.

The meeting was adjourned at 10:02 a.m.


Larry Gardner
Zoning Administrator

ATTEST:

Julie Davis, Executive Assistant
Community Development Department

