

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE CITY HALL DEVELOPMENT CONFERENCE ROOM ON SEPTEMBER 29, 2025**

**STAFF:** Ray McCandless, Megan Jensen, Julie Davis, Duncan Murray (remotely)

**OTHERS:** Rocio M. Soto, Nahum Soto

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The meeting was called to order at 11:30 a.m.

**Item #1 Olympus Trucking Service; 4327 West 8480 South and 4322 West Farm Road; Administrative Conditional Use Permit for Outdoor Storage; M-1 Zone; Olympus Trucking Service LLC/Rocio M. Soto (applicant) [#34808; parcel 21-31-454-007, 003]**

Megan Jensen reviewed the request for outdoor storage and operations. The business is located on two lots. The northern lot has an existing building and paved area for vehicles. The southern lot will be used for outdoor storage of materials such as gravel, sand, and topsoil that will be kept in concrete bays. She reviewed the conditions and requirements of approval. The existing screening was reviewed and she noted that the chain-link gate on the south end will need to be replaced with a solid metal gate. Because the southern lot is under the same ownership and business as the northern lot, the Zoning Administrator had determined that it could be used for outdoor storage. However, if the lot is sold then a building as required by code will need to be constructed before outdoor storage is allowed. This property is not located within the Drinking Water Source Protection overlay.

Conditions of Approval:

1. Loading of materials shall happen on site and not in public right-of-way.
2. All loose materials including topsoil, sand, mulch, etc. shall be contained on site by covering the loose material piles with secured coverings, placing the loose materials inside buildings, watering the material piles to eliminate blowing material from the site, seeding with cover crops/plants to control erosion, using biodegradable chemical treatments, or other methods.
3. Outdoor storage areas shall be either paved with asphalt, concrete, or gravel. This does not include storage of vehicles or equipment which shall be stored on concrete or asphalt only.

Requirements of Approval per City Ordinances:

1. A solid metal gate shall be installed at the southern access to screen the outdoor storage and operations from Farm Road (§13-14-3).
2. Materials within 20 feet of the fence may not be stored higher than the fence (§13-14-3).
3. All vehicles and equipment shall be parked on asphalt or concrete (§13-12-6).
4. If the southern property is ever operated by a separate business from the northern property, a building must be constructed on the southern lot per City ordinance.

Ray McCandless, Acting Zoning Administrator, reviewed the condition regarding the gate and storage of vehicles and equipment and asked the applicant if they could comply with all conditions.

Rocio Soto and Nahum Soto, applicant, stated that they would comply with the requirements and

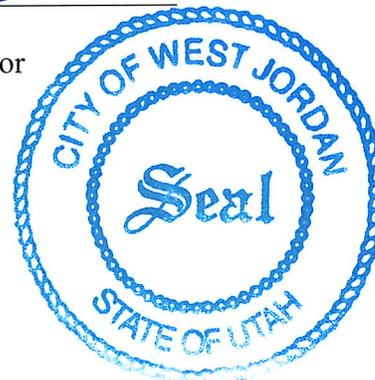
conditions. They explained that materials will be stored in bays made of concrete blocks.

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

**RULING:** Ray McCandless approved the Administrative Conditional Use Permit for Olympus Trucking Service at 4327 West 8480 South and 4322 West Farm Road with the conditions and requirements of approval in the staff report. The conditions are imposed to reasonably mitigate any anticipated detrimental effects.

The meeting was adjourned at 11:36 a.m.

  
Ray McCandless  
Acting Zoning Administrator



ATTEST:



Julie Davis, Executive Assistant  
Community Development Department