

MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE CITY HALL DEVELOPMENT CONFERENCE ROOM ON NOVEMBER 19, 2025

STAFF: Larry Gardner, Julie Davis, Mark Forsythe, Megan Jensen, Nathan Nelson, Mike Jensen, and Duncan Murray

OTHERS: Mitchell Menlove, Mike Kendall, Vince Militello, Falisa Benson, Gavin Burnside

The meeting was called to order at 3:00 p.m.

Item #1 Affordable Glass; 5746 West Wells Park Road; Administrative Conditional Use Permit for Outdoor Storage; M-1 Zone; Menlove Construction/Mitchell Menlove (applicant) [#34833; parcel 26-11-226-015]

Mark Forsythe provided an overview of the property and the proposal for outdoor storage. He showed the Drinking Water Source Protection map as it relates to the property. A site plan with an office/warehouse has been approved. The storage area will have a 6-foot metal wall and metal gates facing the road, and the rest of the area will have a 6-foot chain-link fence with privacy slats. The storage area will be paved and include curb walls and landscaping. Storage will mostly be for vehicles, trailers, and occasionally pallets of materials. Staff does not anticipate any detrimental impacts.

Requirements of Approval

1. All motor vehicles on site shall be parked on a paved asphalt or concrete surface.
2. Materials within twenty feet (20') of the fence may not be stored higher than the fence, per §13-14-3B-4 of the 2009 West Jordan City Code.
3. Storage of hazardous or toxic materials or any material defined by City ordinance or State law to be a nuisance is prohibited, per §13-5F-4D-4 of the 2009 West Jordan City Code.

Mitchell Menlove, applicant, stated that he had reviewed the staff report and had no other comments. He will comply with the requirements.

Larry Gardner opened the public hearing. There were none who wished to speak on the item and the public comment portion of the meeting for this item was closed.

RULING: Larry Gardner approved the Administrative Conditional Use Permit for Affordable Glass at 5746 West Wells Park Road with the requirements of approval listed. As Zoning Administrator he did not identify any reasonably anticipated detrimental effects.

Item #2 Stack Homes Storage Yard; 4628 West Skyhawk Drive; Administrative Conditional Use Permit for Outdoor Storage; M-1 Zone; Stack Homes LLC/Mike Kendall (applicant) [#34965; parcel 21-19-302-007]

Megan Jensen explained the request to store modular housing units on a portion of the subject property, which is located south of the business operations. A maximum of 18 units will be stored at one time. Screening of the storage area will be with metal fencing along Airport Road and chain-link on the other

sides. A crane will be used when placing the units on site, but it will not be stored on the property. The storage area requires a gravel surface.

Conditions of Approval

1. Modular homes shall be stored to meet the following emergency access requirements:
 - Homes shall be at least 10 feet from each fence surrounding the yard.
 - Homes shall be stored north to south with at least 10 feet in between each home.
 - A 20-foot-wide access shall be maintained in the middle of the yard.See Exhibit E for more details.
2. The outdoor storage area shall be paved with three-fourth inch ($\frac{3}{4}$ "") gravel mix. This does not include storage of vehicles or equipment which shall be stored on concrete or asphalt only.
3. No loading/unloading shall happen within the public right-of-way.
4. If the outdoor storage yard is ever expanded by area, use, etc., then the expansion shall be reviewed by City of West Jordan Planning staff for compliance, and additional conditions of approval may be applied to mitigate any detrimental effects caused by the expansion.

There was a discussion regarding the proposed access from Airport Road into the storage yard. Nathan Nelson pointed out that the proposed access is for emergency use, and it does not meet the spacing requirements. Several options to relocate the access were discussed. A location south of the storage yard was recommended if it was at least 20 feet in width and was at least 150 feet from another driveway.

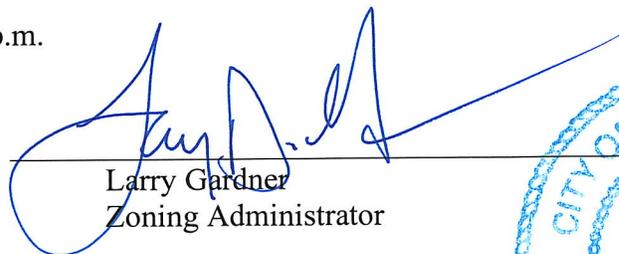
The applicant noted that only the truck and a trailer will use that access. Clarification regarding height of storage within a certain distance of the fence was given.

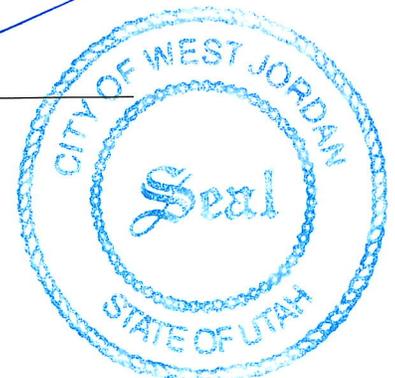
Larry Gardner opened the public hearing. There were none in attendance wanting to speak on the item and the public comment portion of the meeting was closed.

Information regarding the standards for curb cuts was given. Megan Jensen showed a sample diagram of how the units could be placed on the property to meet the minimum spacing requirements.

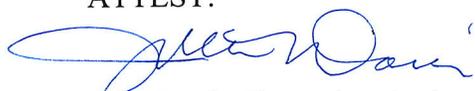
RULING: Larry Gardner continued the meeting for Stack Homes Storage Yard at 4628 West Skyhawk Drive to reconvene on November 25, 2025, to allow time for the applicant to work with the property owner for approval of the recommended access.

The meeting was adjourned at 3:17 p.m.


Larry Gardner
Zoning Administrator



ATTEST:



Julie Davis, Executive Assistant
Community Development Department