



MINUTES OF THE CITY OF WEST JORDAN
Zoning Administrative Hearing
Monday February 9, 2026 – 10:00 AM
8000 S Redwood Road, 2nd Floor
West Jordan, UT 84088

Call to Order

Staff Present: Larry Gardner- Zoning Administrator, Taylor Jensen - Senior Planner, David Mago - Community Enforcement Officer, Duncan Murray - Assistant City Attorney, Tangee Sloan - City Recorder, Kerryn Talbot - Administrative Assistant

Others: Gina Estrada- Applicant representative

- 1. UTAH DECKING SUPPLY; 4276 WEST 8370 SOUTH; ADMINISTRATIVE CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE; M-1 ZONE; UTAH DECKING SUPPLY (APPLICANT) [MEGAN JENSEN #35149; PARCEL 21-31-401-015]***

Project Overview:

Taylor Jensen provided an overview of the property and proposed use.

Utah Decking Supply is a locally owned specialty lumber yard providing decking and railing products to the public. The business employs seven (7) employees and operates three (3) delivery trucks and two (2) forklifts. The subject property is located at 4276 West 8370 South and is zoned Light Industrial (M-1). Surrounding properties are also zoned M-1. The site consists of one lot totaling approximately 0.86 acres, with a 12,000 square-foot office building. The entire lot is paved and includes 11 parking spaces located at the front of the property. The proposal includes outdoor storage located in an L-shaped portion of the property. The outdoor storage area will be enclosed by a chain-link fence with privacy slats, and two solid metal gates.

The request is for approval of an Administrative Conditional Use Permit to allow outdoor storage and operations in the M-1 zoning district.

Larry asked if the metal gates were flushed with the building? Concern they don't want gate uneven with building. Applicant stated the gates will be flush with the building. Taylor asked for the site plan to be updated to show that the gates are flush with the building.

MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I, as the Zoning Administrator approve the Administrative Conditional Use Permit for Outdoor Storage and Operations, located at 4276 West 8370 South in an M-1 zone, subject to all the conditions of approval."

RULING: Larry Gardner, Zoning Administrator, approved the Administrative Conditional Use Permit for Utah Decking Supply, subject to all conditions of approval.

Conditions of Approval:

1. The site plan shall be updated to show both gates flush with the building.
2. The west gate shall be 25 feet from 4300 West and even with the building.
3. A 20-foot emergency access driveway shall be maintained around the building at all times.

Adjourn:

Larry Gardner adjourned the meeting at 10:05 a.m.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 2, 2026. This document constitutes the official minutes for the West Jordan Zoning Administrative meeting.

Kerryn Talbot
Community Development Administrative Assistant

Approved this 9th day of February 2026