



**Minutes of the City of West Jordan
Administrative Hearing
Monday, April 06, 2026 – 11:30 AM**
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Call to Order: 11:31 AM

Board Present: Ray McCandless

Staff Present: Administrative Assistant Kerryn Talbot, Assistant City Attorney
Duncan Murray, Attendee Mark Forsythe, Attendee Tangee Sloan

Applicants: Michele Gatti, Andrew Rojas, David Barlow

1. Consent Calendar

- a. J & S Mechanical Phase 2; 6777 South Navigator Drive; Administrative Conditional Use Permit for outdoor storage & operations; M-1 Zone; Trico Construction/Stephen Tripp (applicant) [Mark Forsythe, 35210; parcel 21-19-303-006]**

Mark Forsythe presented the item and provided an overview of the administrative conditional use request. The proposal involves outdoor storage located behind the front façade of the building. The applicant plans to construct a front wall and entry gate using concrete block. Because there is a retaining wall on the neighboring property that looks down onto the storage yard, the applicant intends to install a new fence for security purposes. Staff noted that the site offers adequate maneuverability. The design meets the applicable requirements, and the storage area is fully paved. Ray stated he does not see any issues with the proposal and did not recommend any approval conditions. The applicant was present. There were no public hearing comments.

Ruling: Ray McCandless approved the Administrative Conditional Use Permit for outdoor storage & operations, located at 6777 South Navigator Drive in an M-1 Zone, with no conditions or requirements of approval.

The vote was recorded as follows:

YES: Ray McCandless

The motion 1-0.

- b. ***Lacier Lash; 1897 West 7800 South; Administrative Conditional Use Permit for a Personal Care Service; P-O Zone; Nhung Cao (applicant) [Mark Forsythe #34468; parcel 21-34-126-010]***

Mark presented the staff overview for the request. The site is an existing single-family residence that is being converted into a commercial business. The applicant is currently undergoing an amended site plan review for the commercial conversion and is close to receiving approvals. The entire building will be used for a nail and esthetician salon containing six stations. Proposed hours of operation are 9:00 AM to 8:00 PM.

The Zoning Administrator reviewed the parking layout, including a 16-foot parking aisle and required concrete wall. Plans call out a wall on the west and south sides, with an existing wood fence remaining on the east side. Mark noted a landscape buffer is required; there was some buffer reduction due to updated surveying. The applicant Andrew Rojas clarified that the business is for esthetician licensed licenses, including lashes and head washing, categorized as a personal care business. Estimated customer volume is approximately 68 customers per week in the first year, increasing to around 130 customers per week thereafter. There is a 2-foot allowable space adjacent to the southern parking area. Most technical items are being addressed through the ongoing site plan process. There were no public comments. Mark's staff report included no recommended conditions of approval. The applicant asked for clarification regarding "conditions of approval." Ray explained that in this case, there are no issues or conditions required, and staff found no negative impacts associated with the request.

Ruling: City Planner Ray McCandless approved the Administrative Conditional Use Permit for Lacier Lash, located at 1897 West 7800 South in a P-O Zone subject with no conditions or requirements of approval.

The vote was recorded as follows:

YES: Ray McCandless

The motion 1-0.

- c. ***Liberty Inc.; 8227 South 4300 West; Administrative Conditional Use Permit for outdoor storage & operations; M-1 Zone; Liberty Inc./Michele Gatti (applicant) [Mark Forsythe, 35281; parcel 21-31-403-001]***

Mark presented the application for outdoor storage at an existing warehouse facility. The proposal includes using portions of the parking lot for storage and

installing an 8-foot solid metal wall on the north and south sides, with an additional fenced storage area near the loading bay. Solid metal fencing is required where visible to the public. The applicant stores large cable spools that exceed the fence height, and staff requested they be placed as far back as possible to maintain fire access. Parking and landscaping requirements will remain, with office parking located on the south and southwest sides. Overnight trailer parking will require screening. The applicant questioned the fencing standard, and staff explained that current code must be followed when a new application is presented. There were no public comments. Required conditions include coordination with the Fire Department and meeting any applicable security camera requirements, which the applicant noted, are already in place. With no further discussion, the review concluded.

Ruling: Ray McCandless approved the Administrative Conditional Use Permit for Liberty Inc located at 8227 South 4300 West in an M-1 Zone subject to all conditions and requirements of approval listed in the staff report.

The vote was recorded as follows:

YES: Ray McCandless

The motion 1-0.

2. Adjourn

Ray adjourned the meeting at 11:55 AM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 6, 2026. This document constitutes the official minutes for the West Jordan Administrative Hearing meeting.

Kerryn Talbot, Administrative Assistant
Community Development

Approved this 6th day of April, 2026