



**Minutes of the West Jordan
Administrative Hearing
July 6, 2026 10:00 AM
Council Chamber Work Room 3rd Floor**

1. Call to Order

Staff Present: City Planner/Zoning Administrator Larry Gardner, Associate Planner Hannah Kilguss and Administrative Assistant Kerry Talbot

Others: Trevor Straup

Zoning Administrator Larry Gardner called the meeting to order at 10:01 AM

2. Public Hearing

a. Precision Fence and Deck; 8106 South 1460 West Suite 5; Administrative Conditional Use Permit for outside Storage and operation; M-1 Zone; Trever/Precision Fence and Deck LLC (applicant) [Hannah Kilguss; #35566; parcel 21-34-277-003]

- Associate Planner Hannah Kilguss gave an overview of the staff report. The applicant had no questions.
- City Planner Larry Gardner had questions regarding access. The applicant stated there is full access all around the building and continual flow. The materials for the gate will be ornamental iron. The applicant stated there will be a Knox box installed and agreed to communicate with Mike Jensen the City Fire Marshall and comply with the Marshalls conditions.

Public Hearing opened: No comments or questions, public hearing closed.

- Trevor Straup, the applicant, stated that he had reviewed the staff report and had no other comments. He will comply with the conditions and requirements.

Ruling: City Planner and Zoning Administrator Larry Gardner approved the Administrative Conditional Use Permit. Based on the positive findings outlined in the staff report, and upon the evidence and explanations presented, I, as the Zoning Administrator, hereby approve the Administrative Conditional Use Permit for Precision Fence and Deck for Outside Storage and Operations located at 8106 South 1460 West, Suite 5, in the M-1 Zone. This approval is granted subject to the Conditions and Requirements listed in the staff report.

Conditions and Requirements of Approval:

Requirements of Approval:

1. The outside storage and operations shall be confined to the back side of the principal building, and proper screening shall be installed along the south driveway to shield the use from 1460 West.
2. Materials within twenty feet (20') of the fence may not be stored higher than the fence.
3. The Administrative Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-7E-10

3. Adjourn

The meeting was adjourned at 10:08 AM

*/s/ Kerry Talbot, Administrative Assistant
Community Development*

Approved this 6th day of July 2026