



**Minutes of the City of West Jordan
Administrative Hearing Minutes
Monday August 17, 2026 – 10:00 AM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

Call to Order at 10:00 AM

Board Present: Voting Member City Planner Larry Gardner

Staff Present: Senior Assistant City Attorney Duncan Murray, Associate Planner Mark Forsythe, Assistant Planner Hannah Kilguss, Translator Melanie Aviles, Administrative Assistant Kerry Talbot

1. *Public Hearing*

- a. Enbridge Gas Lay Down Yard; 8577 South Old Bingham Highway; M-1 Zone; Proposal by the Applicant; [Mark Forsythe, 35531; Parcel 21-32-452-038].**

Mark gave an overview of the application. The applicant is requesting approval of an Administrative Conditional Use Permit to conduct outdoor storage and operation on a new development at 8577 South Old Bingham Highway in an M-1 zone, with the Conditions and Requirements of Approval listed in the staff report.

The Applicant, Reid Hess, provided additional details regarding the proposed laydown yard. He explained that dirt would be stored within the designated storage area along with other material, including a spoil pile that would be contained on three sides with one open access point for vehicle entry. Mr. Hess also described the types of trucks that would be operating on the site.

Conditions and Requirements of Approval:

Conditions of Approval

1. All piles of loose materials including, but not limited to, dirt, mulch, sand, salt, etc. shall be contained on site to prevent dust and loose material from blowing onto surrounding properties. Containment measures may include enclosing piles in buildings, enclosing piles with solid containment walls or other best management practices approved by the Zoning Administrator and Public Utilities Manager.

Requirements of Approval

1. Full coverage of opaque slats shall be installed across the entirety of all perimeters chain-link fencing in accordance with §13-14-3B-2 of the 2009 West Jordan City Code.
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.

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

Ruling: City Planner Larry Gardner Approved the Conditional Use Permit for the Enbridge Gas Lay Down Yard located at 8577 South Old Bingham Highway, subject to all Conditions and Requirements of Approval listed in the staff report.

Approved 1-0

b. Cparra Studio; Administrative Conditional Use Permit for Personal Care Services in the P-O (Professional Office) Zone District located at 8823 South Redwood Rd. Unit B and C.

Hannah Kilguss presented the Administrative Conditional Use Permit for Personal Care Services and provided an overview of the project, including parking availability. She also described the interior layout of the building. City Planner Larry Gardner asked whether the business would operate by appointment or accept walk-in clients. The applicant confirmed that services would be offered by appointment only. The applicant also stated that business hours are Tuesday through Saturday, 8:00 AM to 8:00 PM. Hannah reviewed the parking spaces associated with the site.

Public Hearing Open:

David Burrows, representing the Pro Plaza Owners Association, asked several clarifying questions regarding the proposed application. He inquired whether the approval under consideration would apply to both units included in the request. Mr. Burrows also raised concerns about parking, noting that the number of parking stalls presented appeared to be inaccurate. He stated that parking has been an ongoing issue for the condominium project and requested additional clarification on how the parking requirements will be addressed.

Public Hearing Closed.

Ruling: City Planner Larry Gardner continued the item to next Monday, August 24, 2026, as a business item on the agenda. Larry stated that he will visit the site to determine whether parking meets the required standards and will meet with David Burrows if necessary.

2. Adjourn

Larry adjourned the meeting at 10:17 AM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 17, 2026. This document constitutes the official minutes for the West Jordan Administrative Hearing meeting.

/s/ Kerryn Talbot, Administrative Assistant Community Development
Approved this 17th day of August 2026