



**Minutes of the City of West Jordan
Administrative Hearing
Monday, September 14, 2026 – 2:00 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

Call to Order 2:00 PM

Board Present: Voting Member Senior Planner Planner Ray McCandless

Staff Present: Senior Assistant City Attorney Duncan Murray, Associate Planner Mark Forsythe, Administrative Assistant Kerryn Talbot

1. Business Item - Continued Item from August 31, 2026

- a. **Salt Lake County Salt Shed; 6332 & 6404 South Airport Road; Administrative Conditional Use Permit for outdoor storage & operations; M-1 Zone; Proposal by the Applicant; [Mark Forsythe, #35497; parcels 21-19-100-028, 21-19-100-025]**

Associate Planner Mark Forsythe explained that the outdoor site has never received a Conditional Use Permit (CUP) for outdoor storage. The new CUP will formally cover both existing and proposed outdoor uses, including fleet vehicles, park maintenance equipment, loose material piles, and the covered salt structure. Dust-control best management practices (BMPs) and existing site screening help mitigate visual and environmental impacts.

He noted that a previous Administrative CUP applied only to the Lumber Yard for lumber storage; outdoor storage for the broader site was never formally approved. The current request is intended to address all outdoor uses comprehensively. The site includes dewatering operations, a sprung structure for salt containment, open dirt and material piles, and various park and recreation materials. The applicant submitted BMPs for dust mitigation, including regular watering of piles. Both the north and south yards store road base, rock, sand, and topsoil. Screening is provided by a masonry wall along the front, and additional planned buildings will further reduce visual impact. Vehicle circulation on site is adequate.

Senior Planner Ray McCandless confirmed that the Salt Shed will fully contain salt materials, other park materials are limited in size, site screening is adequate, and most vehicles are stored on paved surfaces. He reported no issues regarding circulation or visibility. Ray asked if the BMPs will sufficiently mitigate dust and environmental concerns. The applicant noted that parks and recreation material piles are not large.

Senior Planner Ray McCandless granted the Administrative Conditional Use Permit for outdoor storage with the conditions and recommendations outlined in the staff report.

Conditions and Requirements of Approval

Conditions of Approval

1. All piles of loose materials including, but not limited to, topsoil, sand, salt, wood chips, asphalt tailings, road base, mulch, etc. shall be contained on site to prevent dust and loose material from blowing onto surrounding properties and throughout the airspace surrounding the South Valley Regional Airport. Containment measures may include enclosing piles in buildings, enclosing piles with solid containment walls, and/or other Best Management Practices for Fugitive Dust Mitigation approved by the Zoning Administrator, the Public Utilities Manager and the Utah Department of Air Quality.

Requirements of Approval

1. Materials, material stacks, and material piles (including, but not limited to, topsoil, sand, salt, wood chips, asphalt tailings, road base, mulch, and other loose materials) that are taller than the perimeter fence must be set back from the fence by at least 20 feet, per §13-14-3B-4 of the West Jordan City Code.
2. All vehicles shall be parked or stored at all times on a designated parking surface consisting of paved asphalt or concrete, gravel, recycled asphalt, or rock in accordance with West Jordan City Code §13-12-6E.
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 West Jordan City Code.

2. Adjourn

Senior Planner Ray McCandless adjourned the meeting at 2:11 PM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 14, 2026. This document constitutes the official minutes for the West Jordan Administrative Hearing meeting.

/s/ Kerry Talbot, Administrative Assistant Community Development

Approved this 23rd day of September 2026