



**Minutes of the City of West Jordan
Administrative Hearing
Monday, October 05, 2026 – 10:00 AM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

Call to Order 10:00 AM

Staff: City Planner Larry Gardner, Senior Assistant City Attorney Duncan Murray, Assistant Planner Hannah Kilguss, Administrative Assistant Kerryn Talbot

1. Public Hearings

- a. **Dix Automotive; 3412 W 8600 S; Motor Vehicle Sales and Service, New and Used; Light Manufacturing (M-1) Zone [Hannah Kilguss #PZ26-0188 parcel #21-32-452-011-0000]**

Assistant Planner Hannah Kilguss gave an overview of the Administrative Conditional Use Application. The applicant is requesting approval for used car sales. No vehicle service will occur on-site. They will support the other tenants of the building, including a disaster clean-up company, by purchasing used vehicles for business use. They will also resell two or three cars a month. There is a partially paved lot in the rear; the remainder is gravel.

Zoning Administrator Larry Garner asked how much of the lot is paved. The applicant was unsure of the exact amount. Larry stated that anything with a motor must be parked on a paved surface, while trailers may be parked on an unpaved surface.

Public Hearing Opened: No Comments or questions, public hearing closed.

Ruling: City Planner Larry Garner approved the Administrative Conditional Use Permit for Dix Automotive, located at 3412 West 8600 South in the M-1 zone, with the following conditions:

1. All for-sale or motorized vehicles must remain on a paved surface; the gravel area is to be used only for trailers or similar items without motors.
2. No vehicle unloading activities are allowed in the public right-of-way.

Approved 1-0

2. Adjourn

The meeting adjourned at 10:07 AM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on October 5, 2026. This document constitutes the official minutes for the West Jordan Administrative Hearing meeting.

/s/ Kerryn Talbot, Administrative Assistant Community Development

Approved October 5, 2026