

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING  
HELD IN THE PUBLIC WORKS CAPITOL REEF CONFERENCE ROOM ON MAY 23, 2022**

**STAFF:** Larry Gardner, Mark Forsythe, Duncan Murray, Julie Davis

**OTHERS:** Paulino Romero

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The meeting was called to order at 3:30 p.m.

**Item #1      Romero Landscaping; 9234 South 6400 West; Administrative Conditional Use Permit for outdoor storage and operations; M-1 Zone; Paulino Romero (applicant) [#24901; parcel 26-02-352-001]**

Mark Forsythe explained that the site plan for this property is currently under review and the conditional use permit is required for approval of outdoor storage and operations. The proposed use is similar to other warehouse/flex spaces in the area, except that the property borders Wilshire Apartments to the west. That area requires a masonry wall, and a pre-cast decorative concrete panel wall is proposed. The rest of the storage area will be screened with a solid metal wall. In addition, a 20-foot landscape buffer is required next to residential zoning on the west. The requirement for one tree per 400 square feet of buffer has been met and the street frontage will also include trees to help with screening. He pointed out the storage yard area and said that a condition of approval addresses the requirement for paved surfaces in areas where equipment such as skidsteers, trucks, and excavators will be parked. Materials that are taller than the fence are required to be set back 20 feet from the fence and any loose materials should be covered or have some other means of preventing dust from blowing off site.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for Outdoor Storage & Operations for Romero Landscaping, located at 9234 South 6400 West in an M-1 zoning district, with the Conditions and Requirements of Approval listed below.

Conditions of Approval

1. Any changes to the site shall be consistent with the Application, Letter of Intent, and Site Plan. Deviations from these plans must be reviewed by the City of West Jordan.
2. Wall gates shall be solid metal to screen the storage yard from the street.
3. All materials, plants, stockpiles, equipment, tools, trailers, etc. must be stored inside the buildings or within the fenced-in storage yard at all times.
4. Material stacks, vehicles or equipment that have a total height that is taller than the fence shall be set back a minimum of 20 feet from all walls and fences.
5. All motor vehicles and motorized equipment (i.e. excavators, skidsteers, etc.) must be parked or stored only on a paved asphalt or concrete surface at all times. Only trailers and other non-motorized equipment may be stored on a dirt, gravel, or paved surface.
6. All loose material piles including, but not limited to, topsoil, sand, mulch, etc. shall be secured by coverings or other approved methods during non-business hours or periods of inclement weather to prevent dust from blowing onto other properties.
7. The outdoor storage yard shall be kept clear of weeds, trash, and debris.
8. Fertilizer and other chemicals shall be stored and contained inside a building or on a paved surface. Such substances shall be fully contained to prevent soil infiltration.

Requirements of Approval

1. The Administrative Conditional Use Permit is subject to review and/or revocation in accordance with Section 13-7E-10 of the West Jordan Municipal Code

Paulino Romero, applicant, said that they have made changes to the plans as required by staff, and they will also make the change from gravel to asphalt for vehicle/equipment storage areas.

Larry Gardner opened the public hearing. There were none in attendance to speak on the item and the public comment portion of the hearing was closed.

Larry Gardner asked the applicant if he could comply with the conditions of approval, and Mr. Romero responded that he would.

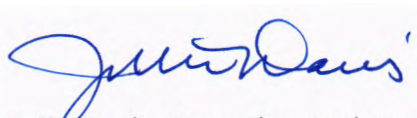
**RULING: Larry Gardner approved the Administrative Conditional Use Permit for Outdoor Storage and Operations located at 9234 South 6400 West in an M-1 zoning district, based on the positive findings set forth in the staff report, with the Conditions and Requirements of Approval listed in the staff report.**

The meeting adjourned at 3:35 p.m.

  
Larry Gardner  
Zoning Administrator



ATTEST:

  
Julie Davis, Executive Assistant  
Community Development Department