

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 1, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Jay Thomas, Tom Hollingsworth, John Roberts, Ammon Allen, and Emily Gonzalez. Trish Hatch and Jimmy Anderson were excused.

STAFF: Ray McCandless, Megan Jensen, Duncan Murray, Julie Davis

The regular meeting was called to order at 6:00 p.m. with a quorum present.

Pledge of Allegiance

1. Approve Minutes of March 18, 2025

MOTION: Ammon Allen moved to approve the minutes of March 18, 2025. The motion was seconded by John Roberts and passed 5-0 in favor. Trish Hatch and Jimmy Anderson were absent.

2. Haun Ventures Storage Containers; 2821 West Haun Drive; Temporary Use Permit (150 days) for temporary shipping containers during construction; RR-1D Zone; Brett Wilson (applicant) [#34477; parcel 27-04-126-008]

Megan Jensen gave an overview of the site, which is in a Rural Residential zone. The applicant would like to utilize four storage containers while getting a building permit to construct a future garage. She pointed out the locations of the containers and stated that they are each 8' x 40' x 8.5' tall. The containers are used to store personal items, supplies, tools, and construction materials. A temporary use permit for storage containers is allowed in any zone. The containers are set back a minimum of 3 feet from the property lines and follows the accessory structure ordinance requirements.

Staff recommended that the Planning Commission approve the Temporary Use Permit for the Haun Ventures Storage Containers, located at 2821 West Haun Drive in an RR-1D zone, with the Conditions of Approval listed.

Conditions and Requirements of Approval:

1. The storage activities shall be consistent with the submitted application and site plan.
2. The storage containers and future garage shall not be used in association with a business unless the applicant obtains a home occupation business license and adheres to §13-11 of West Jordan City code.
3. The permit is valid from April 1, 2025 to August 29, 2025 or shall not exceed 150 consecutive calendar days.

Ammon Allen asked if the storage containers are only allowed until the building permit is approved or until the garage is constructed.

Megan Jensen said it could be either, but the time limit is just 150 days.

The Commission had no other questions or concerns about this business item.

MOTION: Emily Gonzalez moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the Temporary Use Permit for the Haun Ventures Storage Containers, located at 2821 West Haun Drive in an RR-1D zone, with the Conditions of Approval listed in the staff report. The motion was seconded by John Roberts and passed 5-0 in favor. Trish Hatch and Jimmy Anderson were absent.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 6:06 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2025