



Community Development
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME:	Healey Townhomes
PROJECT ADDRESS:	8689 S 5600 West
DATE:	March 10, 2025
TO:	The Healey Company
FROM:	Tayler Jensen

The following are departmental comments regarding your Pre-Application request:

PLANNING & ZONING DEPARTMENT / PROJECT MANAGER:

Tayler Jensen
801-569-5064
tayler.jensen@westjordan.utah.gov

Review Processes:

Process:

1. This proposal requires at a minimum a future land use map designation change, and a rezone. It may also require a zoning text amendment, or an exception to the city's balanced housing ordinance.
2. Prior to submitting any of these applications, I recommend moving this to a Committee of the Whole meeting with the City Council to see if there is any appetite from the Council to make a project like this work here.
3. Revise concept based on today's comments and we will schedule this for the CC to give your guidance

Comments:

1. Tandem parking requires Planning Commission approval
2. Road will have to be private as the Arctic circle access isn't a public ROW
3. No more than 30 units can be accessed off a single access for fire protection
4. What is the plan for storm water retention



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5. The most likely path I see to this being an allowed use is to have the Interchange Overlay Zone (IOZ) which is currently being proposed for Merced Creek on the west side of 5600 W amended to allow it to be rezoned onto this parcel.
6. Have you approached the adjacent development about tying into Indian Gulch Cv to increase connectivity between two developments
7. How many bedrooms do these units have?
8. Each unit should be able to be accessed via a sidewalk or path, if possible move sidewalks to the front of the units so you don't have the conflicts with all the driveways and garages in the rear along the alley
9. Masonry Wall between School / Seminary and Development and adjacent to Arctic Circle

PUBLIC UTILITIES ENGINEER:

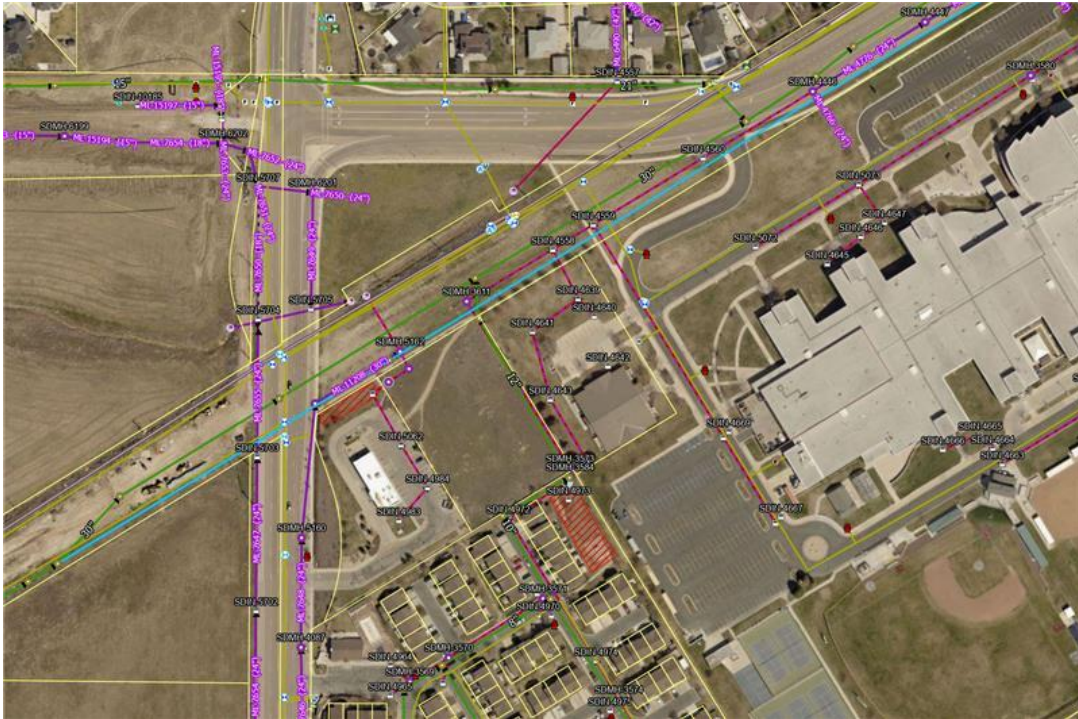
Angelica Haro
801-569-5078
angelica.haro@westjordan.utah.gov

Comments:

Here is our GIS information for that area.



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Water: (gold)

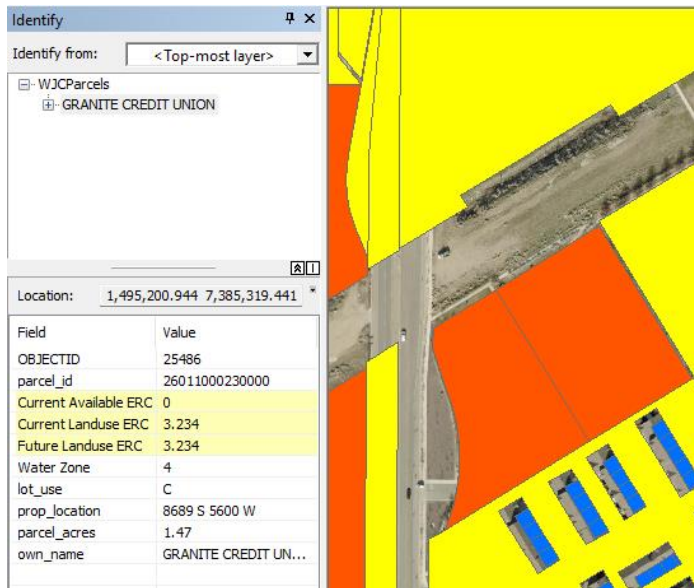
Sewer: (green)

Storm Drain: (purple)

- The storm flow must be detained on site for the expected increase in runoff. The allowable storage release rate is 0.1 cfs/ac.
- Oil water separator is required prior to connecting to city system.



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Please note that there are currently only 3.234 Future Landuse ERC's for this area. Adequate Public Facilities Checklist Type B will be needed.

PUBLIC WORKS ENGINEER:

Todd Johnson
801-569-5044
todd.johnson@westjordan.utah.gov

Comments:

1. Access must be approved at a location acceptable to UDOT, which may include the acquisition of an easement if necessary.
2. If townhomes are to be on individual lots, then the existing driveway to Arctic Circle would need to be changed to a private road, including physical improvements as necessary. As shown, shared driveways may only provide access to up to 2 residential lots. This new roadway connection would need to be acceptable to UDOT. Townhomes must also be connected onto a private roadway (as opposed to a driveway). This private road must meet public road standards.



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3. A traffic impact study (TIS) is needed.
 4. Parking is going to be an issue for both residents and guests.
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TRAFFIC ENGINEER:

Nestor Gallo
801-569-5047
nestor.gallo@westjordan.utah.gov

Comments:

- 1.
-

FIRE DEPARTMENT:

Paul Brockbank
801-260-7354
paul.brockbank@westjordan.utah.gov

Comments:

- 1.
-

Please be advised that these comments are intended to identify significant issues specific to site development and outline required review processes in preparation of formal submittals. The project will be required to meet all applicable requirements of the City of West Jordan Code, which are available at:

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-38187

If the plans change significantly, another Pre-Application Meeting may be required.

Impact Fees are charged on all developments to help pay for construction costs of off-site capital improvements that service all development in West Jordan. These fees are implemented to mitigate the economic burden on The City of West Jordan in its efforts to support growth within the city. Impact Fees are assessed at the end of the review process and need to be paid before the project can be approved for construction.



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If you have any questions regarding any of the review comments, please feel free to contact either the project manager or project team member.

Thank you.