



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

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME:	Visionary Square
PROJECT ADDRESS:	3660 West 9000 South
DATE:	September 10, 2024
FROM:	Mark Forsythe

The following are departmental comments regarding your pre-application request:

Planning & Zoning Department:

Mark Forsythe – Project Manager
(801) 569-5098

mark.forsythe@westjordan.utah.gov

REVIEW PROCESSES

1. REZONE, FUTURE LAND USE MAP AMMENDMENT

To access the required application packets/checklists, please use the following links:

Rezone: <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Zoning-Map-Amendment.pdf>

Future Land Use Map Amendment: <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/General-Plan-Land-Use-amendment.pdf>

Process:

- a. Formal Submittal
 - Submit all of the plans, documents and information listed on each application's checklist included in the application packets.
 - Review fees paid
- b. City Council Committee of the Whole Meeting
(*Informational hearing. Does not guarantee nor grant any form of approval*)
 - Introduce the proposal to the City Council
 - Determine if the City Council will accept the proposed change to the future land use map or reject it.
- c. Staff Review



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

- 20 business days for 1st review
- 10 business days for each subsequent review

d. Planning Commission

- Meets on the 1st and 3rd Tuesday of each month.
- Proposal must be approved by all review teams before the project will be put on the agenda.

e. City Council

- Public Hearing

Once the City Council has approved the Rezone and Future Land Use Map Amendment, you may then apply for the Preliminary Site Plan and Preliminary Major Subdivision review.

2. PRELIMINARY SITE PLAN, PRELIMINARY MAJOR SUBDIVISION

To access the required application packets/checklists, please use the following links:

Site Plan (Preliminary): <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Site-Plan.pdf>

Major Subdivision (Preliminary): <https://www.westjordan.utah.gov/wp-content/uploads/2024/02/Preliminary-Major-Subdivision-Packet-2024.pdf>

Process:

a. Formal Submittal

- Submit all of the plans, documents and information listed on each application's checklist included in the application packets.
- Review fees paid

b. Staff Review

- 20 business days for 1st review
- 10 business days for each subsequent review

c. Design Review Committee

- Reviewed by the DRC prior to the Planning Commission hearing.
- Will be put on the agenda once all design-related comments have been addressed and resolved.
- Meets on the 4th Tuesday of each month.



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

d. Planning Commission

- Meets on the 1st and 3rd Tuesday of each month.
- Plans must be approved by all review teams before the project will be put on the agenda.

Once the Planning Commission has approved the Preliminary Site Plan and Preliminary Major Subdivision, you may then apply for the Final Site Plan and Final Major Subdivision review.

3. FINAL SITE PLAN

To access the required application packets/checklists, please use the following links:

Site Plan (Final): <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Site-Plan.pdf>

Major Subdivision (Final): <https://www.westjordan.utah.gov/wp-content/uploads/2024/03/Final-Major-Subdivision-Packet.pdf>

Process:

a. Formal Submittal

- Submit all of the plans, documents and information listed on each application's checklist included in the application packets.
- Review fees paid

b. Staff Review

- 20 business days for 1st review
- 10 business days for each subsequent review
- Plans and subdivision plat will be approved once all review departments have no further redline comments.
 - Once approved, plans will be signed, impact fees will be paid, public improvement bonds will be posted, and a preconstruction meeting will be held before the building permits will be issued.
 - The approved subdivision plat will need to be reviewed by Salt Lake County (Surveyor's Office and the Recorder's Office). Once all of their corrections have been made, the plat will be printed on mylar and signatures will be acquired. The plat will need to be recorded before construction can begin.



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

MAJOR ISSUES

1. "Workshop" uses or any uses involving the processing, fabrication, assembly and/or packaging of products are defined as *Manufacturing, Limited/General* in §13-2-3 of the West Jordan City Code. Storage of any kind is defined as *Warehousing & Wholesale, Limited/General* in the same section of the City Code:

13-2-3: DEFINITIONS:

MANUFACTURING, LIMITED: An establishment engaged in the limited processing, fabrication, assembly and packaging of products utilizing processes that have no noise, odor, vibration or other impacts discernible external to the building.

MANUFACTURING, GENERAL: An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and manufacturing activities for the sole purpose of retail sales on the premises.

WHOLESALE AND WAREHOUSING, LIMITED: An establishment that is engaged in the small scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. Limited wholesale and warehouse area will generally be less than fifty thousand (50,000) square feet in area and operate during conventional business hours.

WHOLESALE AND WAREHOUSING, GENERAL: An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.

Manufacturing, Limited; Manufacturing, General; Wholesale & Warehousing, Limited; and Wholesale & Warehousing, General are all prohibited in the P-O and SC-1 zones (West Jordan City Code §13-5E-3), but are allowed only in the C-M, M-P or M-1 zones. These zones are industrial zones that are inappropriate for this area and a rezone to such zones will not be supported by staff.

2. A rezone from SC-1 to P-O is needed due to the 30% maximum building coverage ordinances (West Jordan City Code §13-5E-4A) of the SC-1 zone. A change to a P-O zone would increase the maximum building coverage to 50% (West Jordan City Code §13-5D-3A).



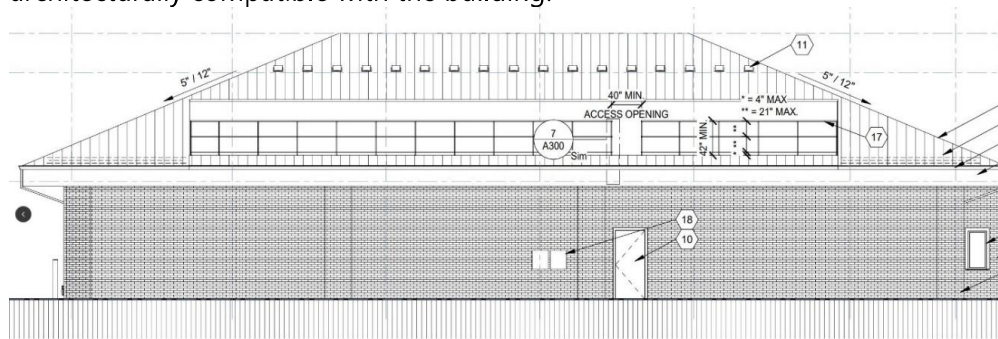
Community Development
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

In order to rezone the property, a Future Land Use Map Amendment is also required, changing the designation from Neighborhood Commercial to Professional Office.

3. The site is technically a corner lot (based on the definition for *LOT, CORNER* in §13-2-3 of the West Jordan City Code), which requires a minimum building setback of 20 feet from the east property line per West Jordan City Code §13-5D-3A. However, since the property is on the intersection of a State highway off-ramp and an arterial road, it could be argued that the 20' setback is not necessary to carry out the purpose of the corner lot setback ordinance, which is intended for clear vision zones and space between the public realm and a private building. Apply for an Administrative Determination from the Zoning Administrator to determine if this setback is required or is not required.
4. Buildings must be set back from the north cul-de-sac ROW line by at least 30 feet, per §13-2-3 of the West Jordan City Code.
5. A professional office land use requires 1 parking space per 400 square feet of building gross floor area per §13-12-3B of the West Jordan City Code. With total building area of 121,185 square feet, a minimum of 303 parking spaces would be required for the entire project. However, the same ordinance allows for "Other Uses Not Listed" as determined by the Zoning Administrator. It is recommended that you apply for an Administrative Determination on the parking for this project to potentially get the parking reduced to a more realistic level.
6. A 20' wide landscaping buffer is required along the west property line (adjacent to single-family residential properties) per §13-13-6C-3 of the West Jordan City Code. Drive aisles, buildings or any other non-landscaping features cannot encroach into this buffer.
7. A 6-foot-tall decorative masonry wall (brick, stone, stone-pattern precast concrete, or CMU) is required along the entire north and west property lines per §13-14-4C-3 of the West Jordan City Code.
8. Concrete curb walls are required along the perimeter of all parking lots per §13-12-6C-4 of the West Jordan City Code. To meet this requirement, you may install 6" high-back curb around all parking lots and landscaped areas, or you may install

concrete wheel stops in front of each parking space and 6" high-back curb around all landscaped areas.

9. Parking lot shade trees are required at 1 tree per 7 parking spaces per §13-13-7B-2 of the West Jordan City Code. These trees must be planted in islands or peninsulas within the parking lot; trees in any perimeter landscaping cannot be counted toward this requirement.
10. Per West Jordan City Code §13-14-3C, any roof-mounted equipment (i.e. HVAC, A/C units, etc.) must be fully screened from all sides, either through incorporation into the roof structure below the roofline or using parapet walls that are architecturally compatible with the building.



2 BACK ELEVATION
SCALE: 1/8" = 1'-0"

Example: roof-mounted equipment incorporated into the roof structure

If such equipment will be ground-mounted, it will need to be screened by masonry walls.

11. Each building facade must be 3-dimensionally "broken up" by incorporating full-height architectural projections and/or recesses in accordance with §13-7B-6B of the West Jordan City Code. The distance between: 1.) each projection/recess or 2.) between a projection/recess and a building corner shall not exceed 50 horizontal feet for facades facing a street, and 100 feet for facades not facing a street. The projections and/or recesses must be equal to the total height of the building and must project/recess from the exterior wall face a minimum of 8 inches. Full height pilasters/columns may be used as projections but must be at least 2 feet wide. All projections/recesses must be fundamentally and architecturally integrated into the design of the building, not as an afterthought.



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

12. No less than 15% of the area of the entire site must be landscaped per §13-13-6C-1 of the West Jordan City Code.
-

Engineering Department:

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

Comments:

1. All connections onto UDOT roads must be approved through UDOT. Please submit a copy of the approved connection permit with final site plan application.
 2. The stub road to the north (3680 West) must be completed. In this instance that would be a 50' radius cul-de-sac and constructed with all related items per city standard. A driveway connection may be made directly onto this cul-de-sac for your business. A major subdivision is needed for this roadway dedication.
 3. A 10' PUE must surround the boundary of any subdivided lot(s).
-

Traffic Engineer:

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

Comments:

1. 9000 South is owned and maintained by the Utah Department of Transportation (UDOT). Please submit a request for access to 9000 South to UDOT, Region 2, for their review and approval. Considering the proximity of the access to the Bangerter Highway off-ramp, UDOT may approve a right-in only.
2. Add ADA pedestrian accessible route.



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

3. Show ADA parking stalls.

Fire Department:

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

Comments:

1. Provide a Building Code analysis for each typical building that includes total building square footage (all floors and mezzanines) as well as construction type. This is to determine fire flow, flow duration, and number of hydrants required for the project.
2. It appears that Buildings A & E are the only buildings below the 12,000 sf minimum that requires a structure to have fire suppression and alarm systems.
3. Show the proposed location of the Fire Dept Connection (FDC) and Post Indicator Valve (PIV) on each building. NOTE: the PIV may be omitted from the fire line if the sprinkler riser room can be accessed directly from the outside. Show room location and door swing.
4. A fire hydrant must be within 100' from an FDC. A hydrant can be situated in that a hydrant can service several FDCs.
5. Indicate the closest existing hydrants on 9000 s and the stub road to the north. Only hydrants on the north side of 9000 s may be counted because of the width and car count of the street. Also, only hydrants on a public way may be considered. Any hydrants on neighboring properties are deemed private property and are thus inaccessible.
6. Any dead-end road, drive, or lane that exceeds 150' in length will require an emergency vehicle turnaround.
7. Show the turn radius in several locations around the parking areas. Minimums are 30' inside and 50' outside. Use a 50' design vehicle to verify adequacy.



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

Utilities Department:

David Cottle
(801) 569-5089
david.cottle@westjordan.utah.gov

Comments:

1. Water and Sewer- Because the project shown is an increase in density to current zones and general plan, the applicant must provide an adequate public facilities memo. This memo must be done by a licensed Engineer. It will lay out the feasibility in providing services above and beyond the General Plan as well as address any deficiencies in the system and what can be done to mitigate any potential issues.

You are free to use any licensed Engineer to complete this memo, though using Engineering Firms that have completed our most recent Master Plans would cut down on the background work needed.

Our most recent Water Master Plan was completed by Bowen Collins & Associates, and our most recent Sewer Master Plan is being completed by Consor Engineering.

Water would need to loop and connect between 3680 W and 9000 S. Fire water system would be separate from Culinary water system. Detector Check meters on both sides of the fire line making a large private water system. Copper Ridge Health Care has a sewer line running through this project. You would need to re-route the sewer and provide a new easement over the new alignment.

Storm system; All development must detain runoff and release at a controlled rate of 0.2 cfs/acre. I do not see any area for detention on the plan. The closest connection point to a city system would be on Valley West Drive, so this property would need to bring a storm connection up 3680 W. The alternative would be a full retention system that has no connection point. Detention or retention ponds must be 20' from any neighboring property lines.



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

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>. 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 project related off-site capital improvements. 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.

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.