



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

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME: Barber Living Trust
PROJECT ADDRESS: 7401 South 5490 West
DATE: April 2nd 2025
TO: Anderson Development
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. [Rezone Required](#)
 - A. Recommendation by Planning Commission (1st and 3rd Tuesday of each month)
 - i. 10 Day public notice period
 - B. Final Action by City Council (2nd and 4th Tuesday of each month)
 - i. Agenda finalized 14 days before meeting
2. [Major Subdivision](#) Required
 - A. Preliminary requires PC Approval
 - B. Final Approval is Staff Level
3. Once Rezone and Subdivision are approved paper copies of Plans must be submitted for signature
4. Once approved and impact fees paid Pre-construction meeting can be held
 - A. You can either record the plat or pursue a build first option if you want to reduce the amount you bond for



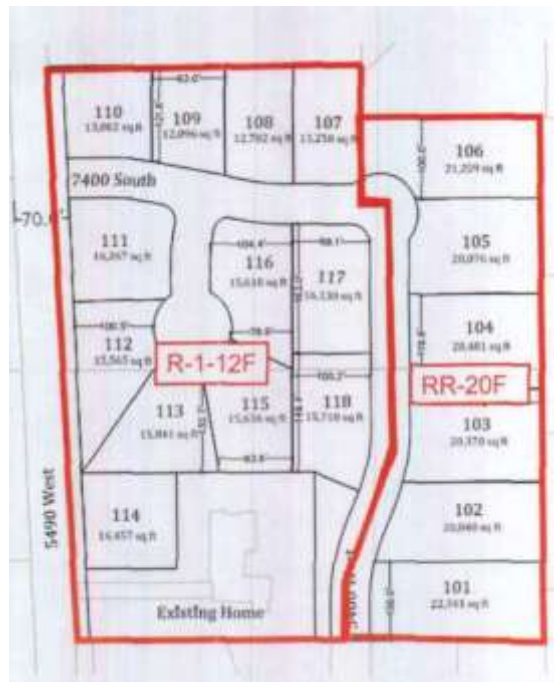
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Comments:

1. Lots with frontage on 2 or more streets are not permitted
 - A. Corner lots are an exemption
 - B. Lots that back onto arterial and collector streets outside of the subdivision are also exempted
 - i. 5490 shown as a future collector road
2. No more than 30 units off a single access
3. It is my understanding that we have deferral agreements/money for the improvements of 5490 W, and that this roadway will need to be dedicated and improved and connected to as part of this project.
4. It should be noted that in 2018/19/20 there was an attempt to change the future land use designation of the property to low-density residential to allow 12,000 SF lots
 - A. While this request was rescinded before a final decision could be made, the current Future Land Use Designation of Very-Low Density Residential allows up to 3 du/ac and R-1-9 and larger units are appropriate zoning districts (Densities of each Future Land Use Designation were amended with the General Plan rewrite of 2022)
 - B. If a zoning designation allows for more than 3 DU/AC you will still need to design it to the 3 DU/AC restrictions or seek to amend the future land use map
5. Previous request to rezone to R-1-12 received public opposition, the Planning Commission Recommended Denial, and the City Council remanded the project back to the PC for further review
 - A. The Applicants proposal included 17 lots and included 10 acres
 - i. Smallest lot was 13,474 SF and the Largest was 63,152 SF



- ii.
- B. The Applicant's concept was amended to rezone to R-1-12 and RR-20 (20,000 SF Minimum lots)



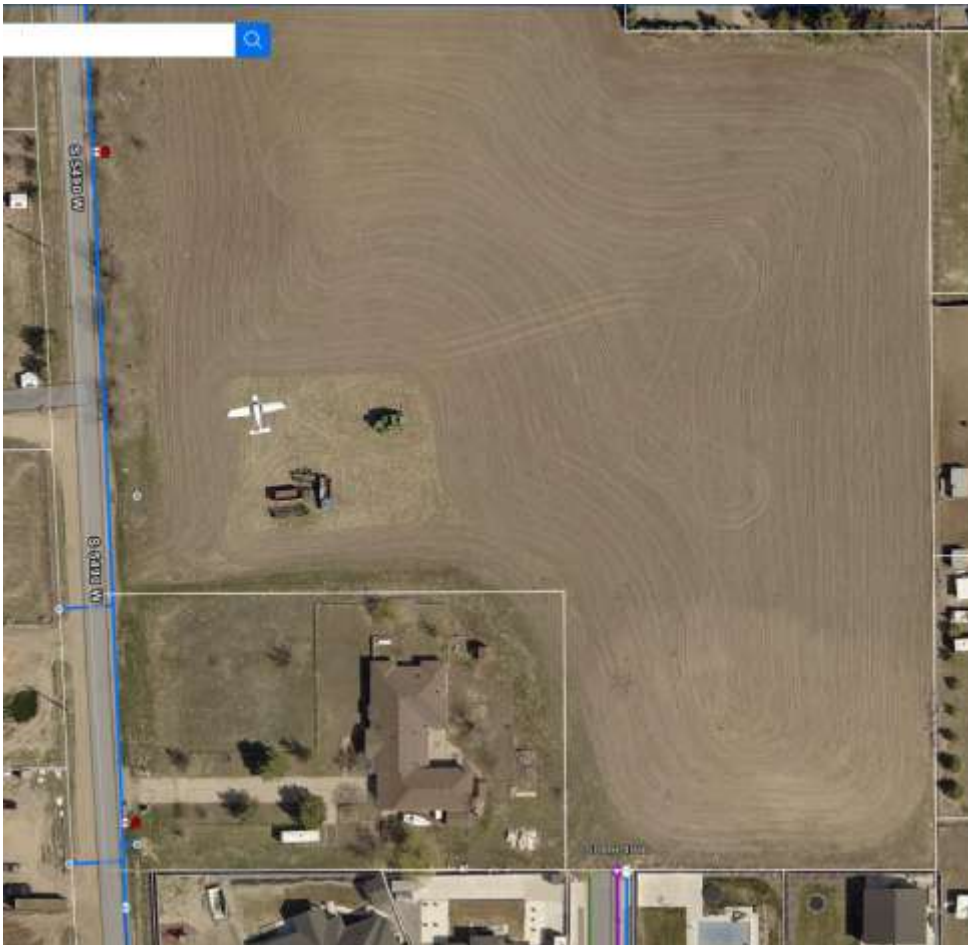
i.

- ii. This received a positive recommendation from the PC (6-1) and the applicant withdrew the application before going back to CC
 - 6. If lots are Zoned R-1-10 or larger homeowners can build detached ADUs
 - 7. Previous attempts at R-1-12 received lots of neighbor pushback so be aware of that.
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PUBLIC UTILITIES ENGINEER:

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

Comments:





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Water: (Blue)

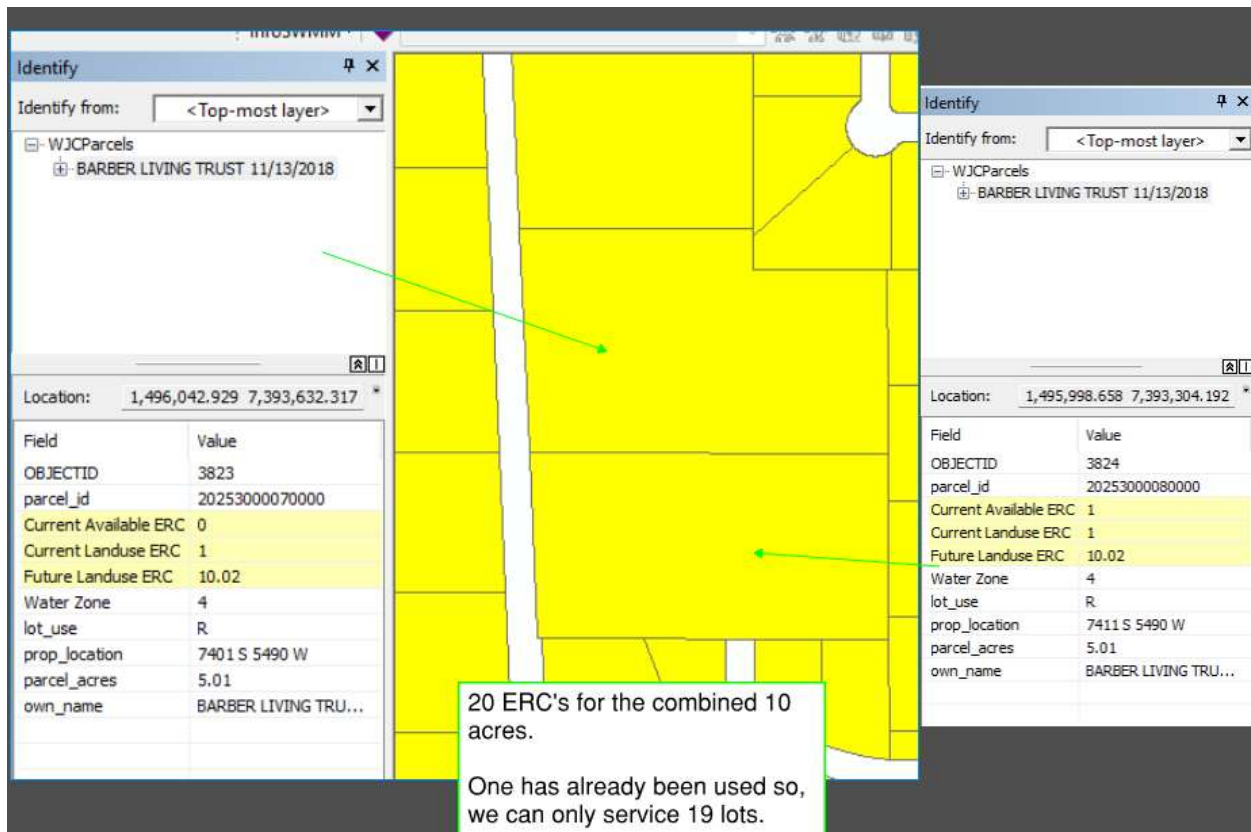
- Ex 16" Z4 Ductile Iron pipe on 5490 W (Field Verify)
- Ex 8" Z4 PVC pipe on 5400 W (Field verify)
- In general, water mains shall be a minimum of 8-inches in diameter.
- Loop water system to provide multiple sources of water for any subdivision. (2.2G Water Standards [2023-Part-V-Water-Policies-UPDATED.pdf](#))

Sewer: (Green)

- Ex 8" PVC Sewer on 5400 W (Field Verify)
- Extend Existing sewer on 5490 up to the boundary as an off-site improvement per Sewer Master plan [2019-SSMP-Report-Final.pdf](#) (pg 61)
- Review and follow sewer standards here: [Sanitary-Sewer-Standards-Updated-10.2021.pdf](#)

Storm: (Purple)

- Ex 21" RCP on 5400 W (Field Verify)
- Extend Existing Storm Drain on 5490 up to the boundary as an off-site improvement.
- 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 the city system.
- Follow standards and detention pond design found here: [Microsoft Word - mso114.doc](#)



There appears to be 24 proposed lots.
From our ERC map, 19 lots can be serviced.

PUBLIC WORKS ENGINEER:

Nate Nelson

801-569-5072

nate.nelson@westjordan.utah.gov

Comments:

1. 5490 West needs to be dedicated to West Jordan City and constructed from the Highland Loop to the northern subdivision boundary.
2. The two properties to the south were developed recently and the public improvements were deferred.
3. There is funding available for reimbursing the developer for completing the public improvements along 5490 West.



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4. The right-of-way along 5490 West in front of the Winter Circle and Bella Estates Subdivision has been dedicated by the developer.
5. The area where we transitioned from a public road to a private road, the developer is responsible for the construction of a temporary turnaround area.
6. There is an existing mailbox located within the private road that will need to be relocated to the North.
7. 5490 West is mapped as a Collector Road at the recently adopted Transportation Master Plan.

TRAFFIC ENGINEER:

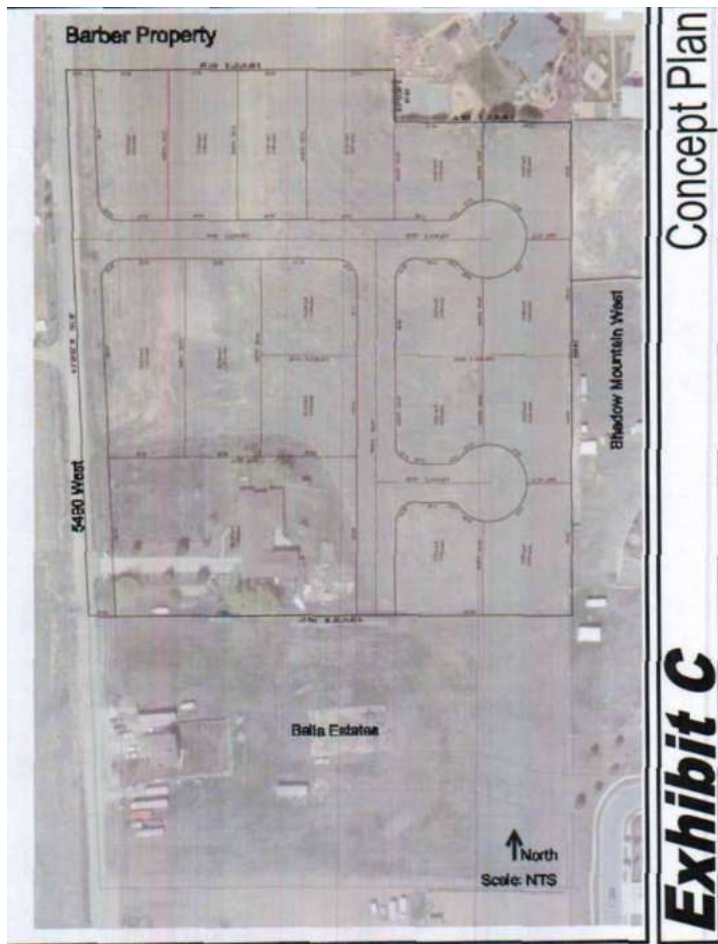
Nestor Gallo

801-569-5047

nestor.gallo@westjordan.utah.gov

Comments:

1. The proposed local road shown on the Concept Plan exhibit C meets the neighborhood connectivity requirements.
2. The developer is responsible for the right-of-way dedication and road improvements along 5490 West.



FIRE DEPARTMENT:

Paul Brockbank

801-260-7354

paul.brockbank@westjordan.utah.gov

Mike Jensen

801-260-7304

mike.jensen@westjordan.utah.gov

Comments:

1.

Please be advised that these comments are intended to identify significant issues specific



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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.

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.