



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

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME:	HCA Residential
PROJECT ADDRESS:	6170 West 7800 South
DATE:	September 8, 2026
TO:	Brandon Parr – Edge Homes
FROM:	Tayler Jensen, AICP

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:

1. Submission Information
 - a. 48 Hour Review for Completeness when Items are submitted to ensure a complete application
 - b. First Review – 20 Business Days
 - c. Redline Return Meeting and IRMA
 - d. Subsequent Reviews (Preliminary) – 10 Business Days (Final Reviews are all 20 Business Days)
2. Review Process:
 - a. Committee of the Whole
 - b. Design Review Committee (Last Tuesday of each Month)
 - c. Planning Commission (1st and 3rd Tuesday of Each Month)
 - d. City Council (2nd and 4th Tuesday of Each Month)
3. [Future Land Use Map Amendment](#).
 - a. Proposal is for ~12.63 DU/AC which is High Density Residential, current map shows Low Density Residential, Very-Low Density Residential, Medium-Density Residential, Community Commercial, Future Park and Parks and Open Land



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4. [Rezone](#) To PC and IOZ
5. [Master Development Agreement and Plan](#) (Required for IOZ)
6. Major Subdivision ([Preliminary](#)) and ([Final](#))
7. [Site Plan](#) (For Condo Area) Preliminary and Final Required

Comments:

1. This is Area B of the IOZ which stated intent is: to provide for , medical offices, neighborhood and additional housing to the west of Mountain View Corridor and housing mixed with limited commercial uses to the east of Mountain View Corridor
2. Submission needs to include: Design Guidelines, Written Explanation of the project that describes the thematic elements of the project, place making concepts, one or more signature features and other details that will provide reasons that the development will create a long-term benefit to the city. Preliminary Traffic Study ([13-6K-3](#))
3. Review the Design Standards for IOZ ([13-6K-5-1](#))
 - a. Minimum building height 2 stories, max 4 stories
 - b. 50% of residential units must have a 60 SF balcony
 - c. Materials: Brick or stone on first floor, and brick cement composite materials and stucco on upper floors
 - d. 4 sided architecture required
 - e. Townhomes shall have a build to line of 10' to 20' if garages face street minimum front yard setback is 22
 - f. Side yards between buildings is 10
 - g. 1 door must face the street
 - h. 4 sided architecture required
 - i. Variation in the façade is required at a width equal to the unit width
 - j. Minimum unit width is 15'
 - k. No Group of Townhomes shall exceed 250'
 - l. 25% of townhomes must have a 40 SF porch
 - m. 2 distinctive architectural elements required
4. Streets should be "Complete Streets" Street Tree Plan and Street Lighting Plan is required
5. Blocks Should not exceed 500'
6. Parking Standards in Title 13 Chapter 12 shall be followed, unless you're providing a parking study which may or may not be approved by the City
7. 10% of project needs to be improved open space



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8. This proposal is not something that I would recommend approval of. Buildings don't meet design criteria, I don't see the a signature amenity, road lengths are excessive, too little open space, community design feels oppressive, dystopian and lacking imagination which does not provide long term benefits to the City
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PUBLIC UTILITIES ENGINEER:

Colby Cain

801-569-5089

Colby.Cain@westjordan.utah.gov

Comments:

1. Show all existing and proposed utilities
 2. Complete an Adequate Public Facilities Checklist using a pre-qualified engineering firm
 3. Existing waterline thru the north part of the property
 4. No public utilities in private streets
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PUBLIC WORKS ENGINEER:

Todd Johnson

801-569-5044

todd.johnson@westjordan.utah.gov

Comments:

1. Interior roads must meet local road standards (50'), even if private.
2. Collector roads should measure as 70' right-of-way.
3. 7400 South must match the preliminary bridge design set to cross Mountain View Corridor. Grading may be needed adjacent to the bridge.
4. Transportation Master Plan must be amended to remove extension of Fallwater Drive which comes through the property.
5. Roadway improvements shown require additional right-of-way. Partial roads are not permitted without City Council approval with a development agreement.



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6. The grades shown do not appear feasible to reach the density desired. The maximum grade change without the use of retaining walls is 4', with a maximum change of 12'.
 7. Parking is a significant concern and should be addressed with staff.
 8. A traffic impact study (TIS) is required.
 9. Intersection separation distances must meet city standards.
 10. Roadways are not permitted to extend over 750' (with an approved exception from the City Engineer for all roads over 450').
 11. Parking will not be permitted along neighboring collector roadways. Frontage should be internal to match.
 12. This will require an Adequate Public Facilities Check
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TRAFFIC ENGINEER:

Nestor Gallo

801-569-5047

nestor.gallo@westjordan.utah.gov

Comments:

- 1.
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FIRE DEPARTMENT:

Paul Brockbank

801-260-7354

paul.brockbank@westjordan.utah.gov

Comments:

1. The Fire Department must be able to reach all exterior portions of a structure within 150' of a fire apparatus access road (public way).
2. Maximum hydrant spacing is 500'. Roads in excess of that distance must have a third on the street. West Jordan code does not allow public utilities on private streets, lanes, or alleys.
3. Road grades exceeding 7% must be reviewed and approved by the City Engineer and Fire Marshal.



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4. Minimum turn radii throughout the complex shall be 30 feet inside and 50 feet outside. Use a 50' design vehicle to verify.
5. Any dead-end in excess of 150' is required to have an approved emergency vehicle turnaround.
6. Any dead-end greater than 750' requires special permission and the drivable surface of the road shall be 26' for the entire length.
7. If phasing is anticipated, show phasing plan for the entire project in the preliminary plan set.

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.

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.