

Planning Commission Staff Report

File # 1GP26 - GPLAN-000609-2026

Public Hearing and Consideration of a General Plan Map Amendment Request, Amending Chapter 3 of the Taylorsville General Plan, and Future Land Use Map from Mixed Use High Intensity to Residential High Density, located generally at 3855 W 5400 S., in Taylorsville, Utah.

File# 5Z26 - DCA-000610-2026

Public Hearing and Consideration of a Zoning Text Amendment Request Repealing Chapter 13.42 SSD-X-West Point Zoning District and Enacting 13.43 SSD-R Solstice at 54th Zoning District located generally at 3855 W 5400 S.

File# 6Z26 - DCA-000611-2026

Public Hearing and Consideration of a Zoning Map Amendment Request, Amending the Taylorsville Zoning Map from SSD West Point to SSD Solstice at 54th located generally at 3855 W 5400 S.



Department of Community Development

Date:	July 9, 2026
Meeting Date:	July 14, 2026
Agenda Item:	[noted in title blocks above]
Subject Property Address:	3815; 3871; 3855-3879; 3835-3849 W. 5400 S..
Applicant:	Brandon Parr, Paxton Guymon, Edge Homes
Author:	Grant Allen AICP, Senior Planner
Parcel #:	21171011020000, 21171010740000, 21171010470000, and 21171011010000 (currently owned by the RDA)
Applicable Ordinances:	Including, but not limited to Chapters 13.05 and 13.19
Agenda Item #:	10, 11, & 12.

Attachments:

Exhibit A: Zoning Map

Exhibit B: General Plan Map

Exhibit C: Aerial Image of Subject Property

Exhibit D: Vicinity Map

Exhibit E: Concept Plan

Exhibit F: Design Guidelines

Exhibit G: Owner Affidavit

Exhibit H: Letter from Edge Homes

Summary:

Paxton Guymon of Edge Homes attended a preapplication meeting and met with city staff and review agencies to discuss concept plans for developing multifamily residential on three undeveloped parcels within the Solstice at 54th development. The applicants are requesting a General Plan Amendment, Site-Specific Development Residential (SSD-R) Zoning Map and Zoning Text amendment. The requested zoning amendments would establish the regulatory framework for future development of the 16.5 acre subject property located at 3815; 3871; 3855-3879; 3835-3849 W. 5400 S. in Taylorsville.

Site Description

The subject property is currently zoned SSD-X Westpoint and consists of four formerly developed parcels with a total area of 16.5 acres (approximately 718,740 square feet). The four parcels have minimal surface improvements from previously demolished shopping center structures.

The properties included in the proposed development currently have two access points: via an approved drive aisle providing access from 5400 South, and from a connection to 5515 South. The northern border is adjacent to two commercial pad sites, and 5400 South; the eastern border adjacent to Bangerter Highway; the southern border adjacent to single family residential; the western border adjacent to commercial businesses, storage facility, small commercial strip-mall, and State Liquor Store.

North	South	East	West
Adjacent, Regional Commercial (RC), 5400 S,	R-1-8 (Residential)	Adjacent, Bangerter Highway;	Regional Commercial (RC)

General Plan Analysis

The Taylorsville General Plan is intended to guide land use and development decisions that address the present and future needs of the City and to accomplish coordinated, efficient, and harmonious growth and development within the City.

The Future Land Use map designates the subject properties in the Westpoint District of a Site Specific Planning Area (SSPA). The following statements describes the intent of the Westpoint District in Chapter 3 of the General Plan (pg 3- 33 – 3-34):

Future Vision:

The Westpoint SSPA is a designated targeted residential growth area, and as such will have a much heavier residential component than current conditions. The future Volta mixed use development at location of the former Westpoint Shopping Center provides a blueprint for future redevelopment of the Westpoint District. Taking advantage of existing and future transportation improvements, the Westpoint District should continue to redevelop into a higher density mixed use environment providing additional housing for the City's westside. Bringing site coordination and improved mixed use living environments will help Westpoint become a highly desirable compact mixed-use residential neighborhood.

Development Priorities:

- *Redevelop blighted and under utilized properties south of 5400 South. New development should be in scale and architecturally compatible with the adopted design concepts of the proposed Volta Mixed use Development.*
- *Redevelop the study area north of 5400 South into an integrated mixed use community with retail uses emphasized on the 5400 South frontage.*

The applicant's development proposal for residential only, does not match the existing General Plan, or wholly match intended use of the current Future Land Use designations. The request to change designation must be considered and approved prior to the approval of this SSD-R map and text amendment request.

This mixed stacked unit and townhome proposal, does align with other priorities and vision of the Westpoint District, with respect to targeted residential growth area, and facilitating multi-family residential development.

Staff Analysis

The acreage and proposed use requires that the applicants develop the project under the SSD standards per [§13.20.060\(B\)](#) *Density: ...Property over five (5) acres in size shall follow the site- specific development standards.*

The purpose of the SSD zone is established in [§13.19.010](#) of the Taylorsville Land Development Code(LDC):

"The SSD Zone is created to establish the enabling legislation and procedure for developing site specific development within the City. The SSD District designation is provided in order to allow the most efficient and creative development of lands that have unique or unusual characteristics. The SSD District is intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development. The SSD District is used when the uses on a specific parcel of property are appropriate for the location, but may not be appropriate for a community wide land use ordinance. The SSD Zone shall:

- 1. Develop uses and development standards as described in subsection F of this section;*
- 2. Clearly articulate rules for how an area will develop;*
- 3. Build in flexibility beyond that allowed by the typical land use ordinances;*
- 4. Contain more precise linkages between density, land use and public facility requirements;*
- 5. Contain provisions that will respond to changing conditions without the need for a zone change or amendment;*
- 6. Contain regulations which apply to a particular area without changing Citywide ordinances;*
- 7. Be used as the basis for a development agreement; and*
- 8. Contain comprehensive and cohesive integration of all aspects of development and guidance that need to be administered for the development of the site."*

The development package submitted by the applicant illustrates the following development characteristics:

Land Use and Density

The current approved land use is mixed use, and includes 40 units per acre of residential as part of the existing SSD project approval and amendments that took place in 2021.

The proposed land use for this project is residential, consisting of approximately 316 attached and stacked housing units, resulting in an overall residential density of 19.15 units per acre. The applicants are seeking to offer the proposed units as for-sale only, with no intention of retaining ownership. In addition, developer is proposing restrictions in the owners association for owner occupancy, so that units will remain owner occupied in perpetuity. The current proposal includes 3-bedroom units in stacked condos, and 3-bedroom units in 3-story townhome units. This exceeds the maximum density in the Land Development Code, further requiring the SSD-R request. SSD-R zones that have been approved include:

Chapter, Zoning District	Project	Density
13.38 SSD-X-Bennion Point (2015)	Summit Vista	22-30 dua
13.39 SSD-R Muirhouse (2018)	Muirhouse Townhomes	15.3 dua
13.40 SSD-R Thornhill (2019)	Thornhill Park Apartments	18 dua
13.34 SSD-R Taylor Villas (2024)	Taylor Villas	10 dua

Access

Access to the proposed site is from 5400 South through existing public access from the North, and a connection to 5515 South to the west.

Private primary roadways are proposed around the development, that will accommodate two-way traffic, on street parking in some locations, and emergency access. The roadways will provide access to additional parking spaces and garages throughout the development. Primary roadways will be at least 26 feet in width, with some alleyways for townhomes to be 20 feet wide.

Sidewalks and pedestrian connectivity are illustrated in the concept plan, however, Staff recommends that further details be included to facilitate more complete evaluation, such as sidewalk widths, cross-sections showing, pedestrian connectivity, connections, and access safely and comfortably around the proposed development.

Architectural Design

Renderings and example unit “photos” of the proposed housing types can be reviewed in Exhibit F. The condominiums are proposed to be in four-story buildings, and less than 65 feet in height. The three-story townhomes are proposed to be less than 50 feet in height. The applicant has described architectural elements for articulation, balconies, fenestration patterns, rooflines and alternating but cohesive aesthetic.

Additionally, the architectural style and character will utilize a combination of brick, stone, composite siding and stucco. Examples of facades, and material styles can be seen additionally in the renderings.

The applicant also describes the elements to encourage a strong streetscape, and interest for walkability around the site, and focusing on a strong neighborhood identity throughout the neighborhood.

Site Design

The site proposes design and elements to promote a high quality livable, residential community focused on owner occupancy. The concept shows articulation of interior attached town homes with stacked condominiums on the north and west perimeter of the site. Amenity areas are provided throughout the site as well as a club house and pool at the center of the project for residents.

A detailed landscape plan has not been submitted; however, the concept plan does show landscaped areas and buffers for sidewalks and parking areas. Notably, there is a restrictive easement along the eastern boundary that limits trees in the easement. The applicant states that a detailed landscaping plan is forthcoming.

Staff recommends exploring the minimum landscape requirements in [Chapter 13.25](#), with the intention to enhance the character of the area and provide heat mitigation benefits through tree and vegetation location. Intentional use and variety of drought-tolerant plants along sidewalks can turn sidewalks from a route to a parking space to create an inviting path that draws residents out, while the separations between driveways also present an opportunity to incorporate low impact design landscaping methods to break up the appearance of paving and concrete along the roadway, soften the appearance of the buildings, and promote the efficient use of water.

The submitted concept plan does not include an open space calculation. Taylorsville Land Development Code provides different standards for open space:

Section	Project	Standard
§13.12.070	Traditional Neighborhood Overlay Zone available to create compact, walkable community.	Minimum 15% useable open space.
§13.39.050(D)	Muirhouse Townhomes	Common and private open space minimum 40% of the gross site area.
Chapter 13.45 (Not specifically codified)	Taylor Villas	Provide outdoor play area that is no less than 10% of net project area.

Parking

Section 2 in Exhibit F illustrates the parking plan for the project. Each townhome unit will have 2 garage spaces and 2 driveway spaces. The stacked condominium units will have 2 spaces per unit. The applicant indicates there will be 1,124 parking spaces for the approximate number of units, with additional parking provided for guest parking, bringing the total approximate parking up to 1,199 total spaces. Proposed driveways to be a minimum of depth of 18 feet.

Currently, with the proposed parking on site for units and guests, the overall parking ratio is 3.7 spaces per unit, while current city code requires 1.5-2.5 spaces per unit for multifamily dwellings, depending on bedroom count, per [§13.24.080](#).

Review Process

The SSD zoning tool requires that specific development regulations be adopted in conjunction with an SSD zoning map amendment. At this time, Staff is still in process with drafting a zoning text amendment that would create a new chapter for SSD-R-Solstice at 54th Zoning District. This chapter will include the regulatory language, exhibits, and other information specific to the development project.

Staff will refer to this Chapter to reference development standards required for this property. The technical drawings will be required to aid staff and Planning Commission in further review of the proposed project and completion of the requested SSD Ordinance. The exhibits included in this staff report are the elements that have been provided to-date and serve as an example of some of the elements to be included in the proposed SSD text amendment.

This application is a legislative action, therefore, the Planning Commission serves as an advisory body to the City Council, who will ultimately take final action on the applications in accordance with LDC [Chapter 13.05](#) and Utah Code.

Discussion Items

The applicant has been working with staff on revisions of major city code standards and has corrected those with the updated concept included in the exhibits.

For discussion purposes, staff would like to discuss the following elements with the Planning Commission:

- Open space
 - “Useable”
 - Amenities
 - Landscaping
- Street and streetscape design
 - Sidewalk widths
 - Park strips
 - Sidewalk N/S of proposed road
- Building Heights & Building Massing
- Architectural design
 - Street presence
 - Compatibility
- Fencing and buffering

- Access
 - Street Connections required to existing streets

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on June 30, 2026. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of July 9, 2026, staff have not received public comment regarding this application.

Findings

1. This application was initiated by Paxton Guymon, Edge Homes
2. The applicants are requesting a General Plan Amendment to Chapter 3 of the Taylorsville General Plan, and Future Land Use Map from Mixed Use High Intensity to Residential High Density.
3. The applicants are requesting a Zoning Text amendment repealing Chapter 13.24 SSD-X-West Point Zoning District and Enacting 13.43 SSD-R-Solstice at 54th Zoning District.
4. The applicants are requesting a Zoning Map amendment for the properties identified in Exhibit A from "SSD West Point" to "*Site Specific Development Residential (SSD-R Solstice at 54th Zoning District)*"
5. The subject property is made up of four parcels with a cumulative area of approximately 16.5 acres. One of the parcels is currently owned by the Redevelopment Agency of Taylorsville (parcel #21171011010000)
6. The current General Plan Map designation for the property is "Mixed Use High Intensity" and is in the Westpoint Site Specific Planning Area.
7. The current Zoning is the SSD-X-West Point Zoning District.
8. The proposed development concept (Exhibit G) includes a mix of stacked condominium units and townhome units.
9. Chapters [13.05](#) and [13.19](#) and of the Taylorsville Land Development Code include standards and requirements for rezoning a property to the SSD zoning district.
10. Staff has worked with applicant to resolve some preliminary concept revisions and recommends the Planning Commission review updated concept and discuss the merits of the project prior to making a formal recommendation.
11. A public notice was sent to all affected entities and residents within 300 feet of the property on June 30, 2026, and published on the Utah State Notice Website and the City's website.
12. As of July 9, 2026, staff have not received public comment regarding this application.
13. The City Council is the decision-making authority for a Zoning Map and Text amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapters [13.05](#) and [13.19](#), and other applicable sections of the Taylorsville City Code.

Conditions

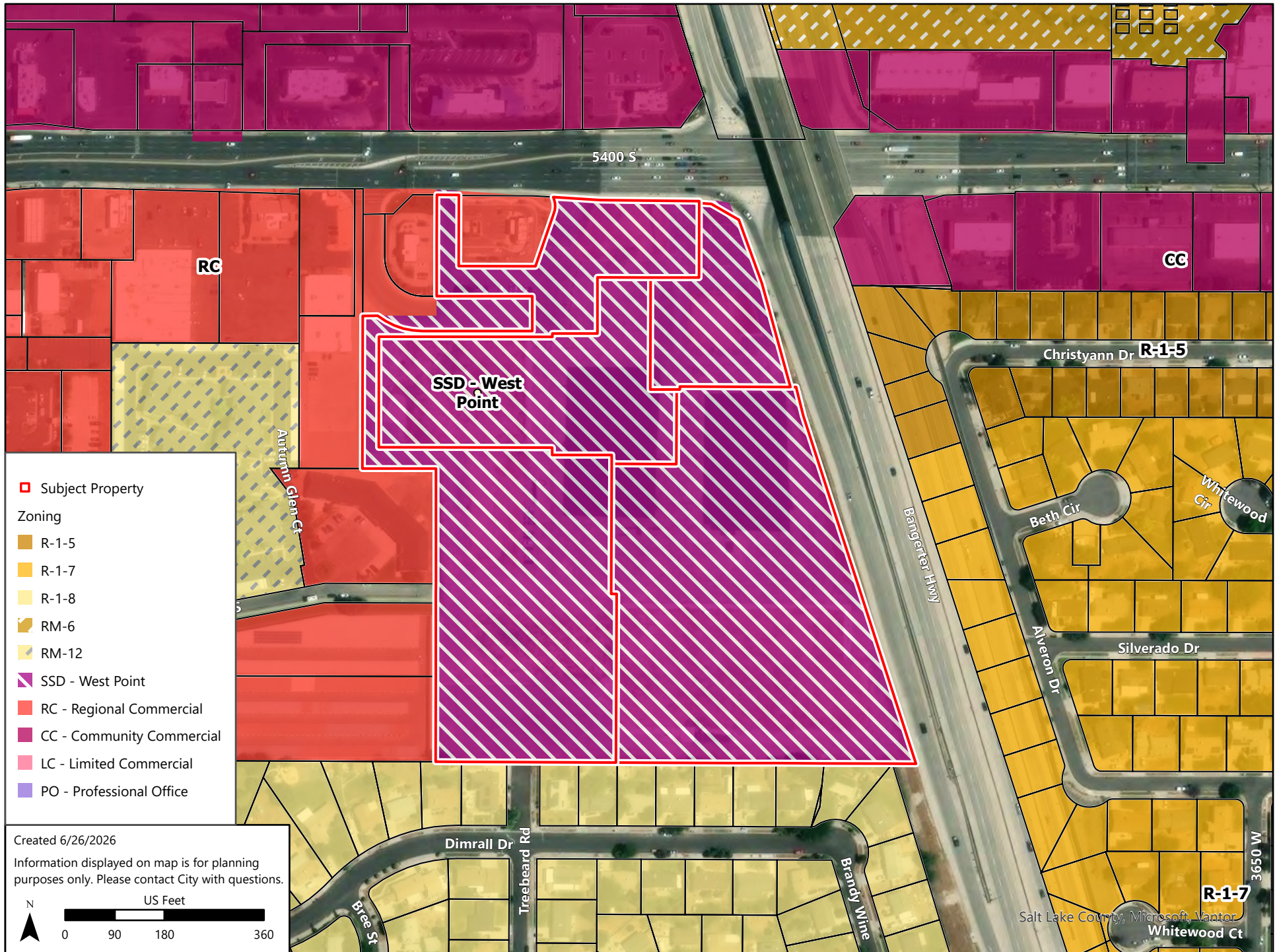
N/A.

Staff Recommendation

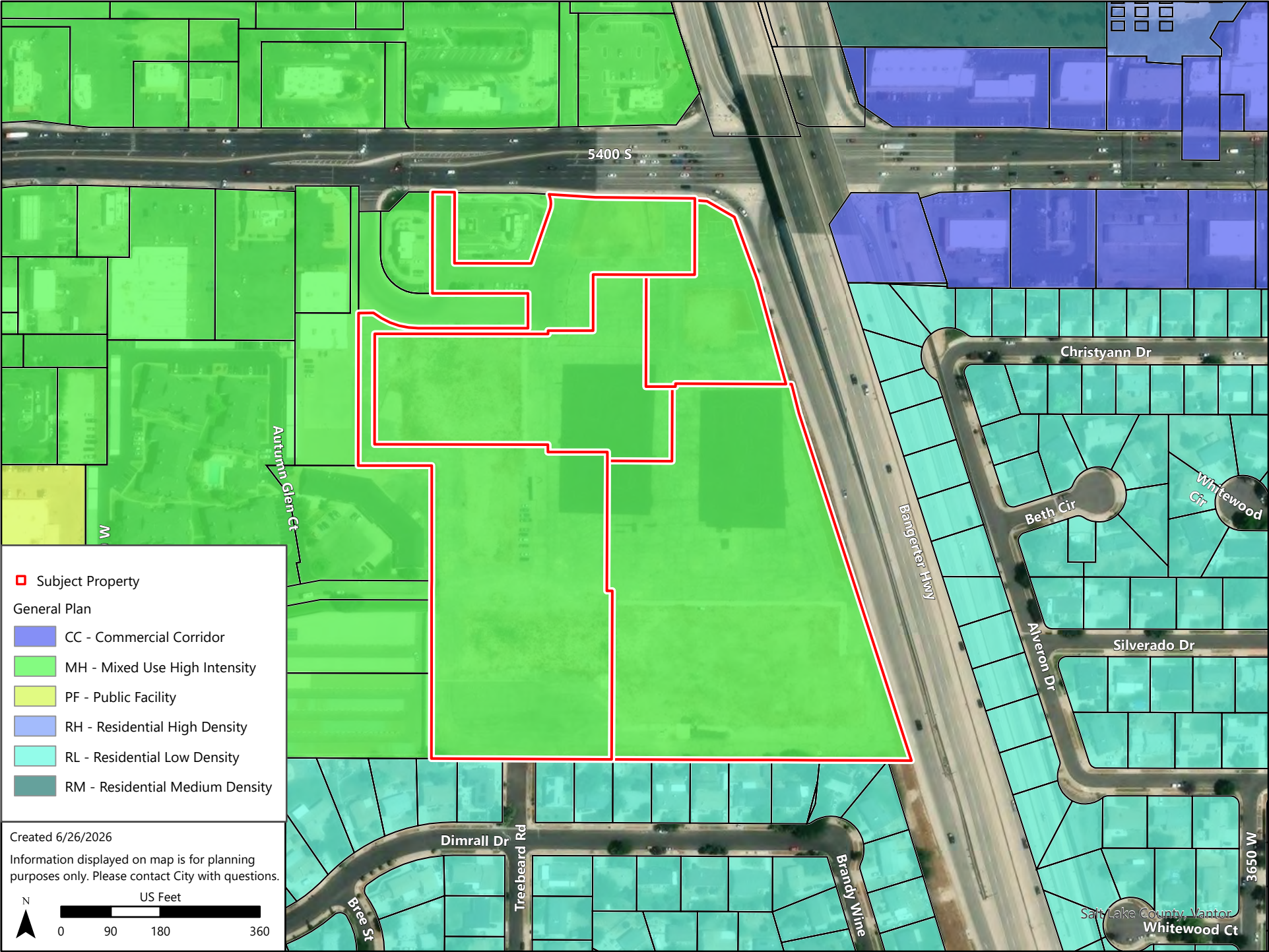
Staff recommend the Planning Commission review and discuss the proposal and make a formal recommendation to the City Council at a future meeting.

Recommended Motion

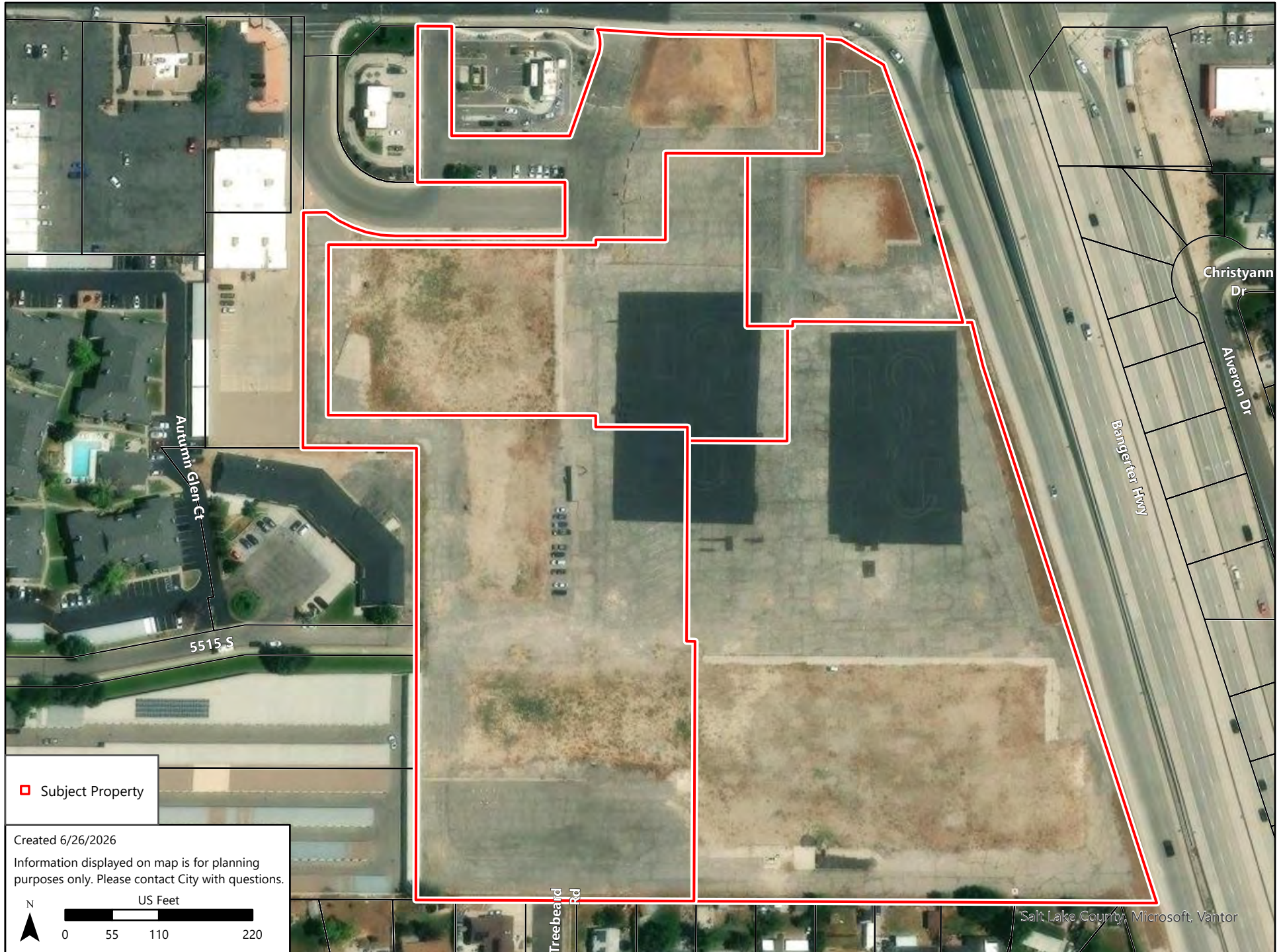
I move that we continue File # 1GP26 - GPLAN-000609-2026, File# 5Z26 - DCA-000610-2026, and # File# 6Z26 - DCA-000611-2026 to the July 28, 2026 Planning Commission meeting for the following specific reasons.



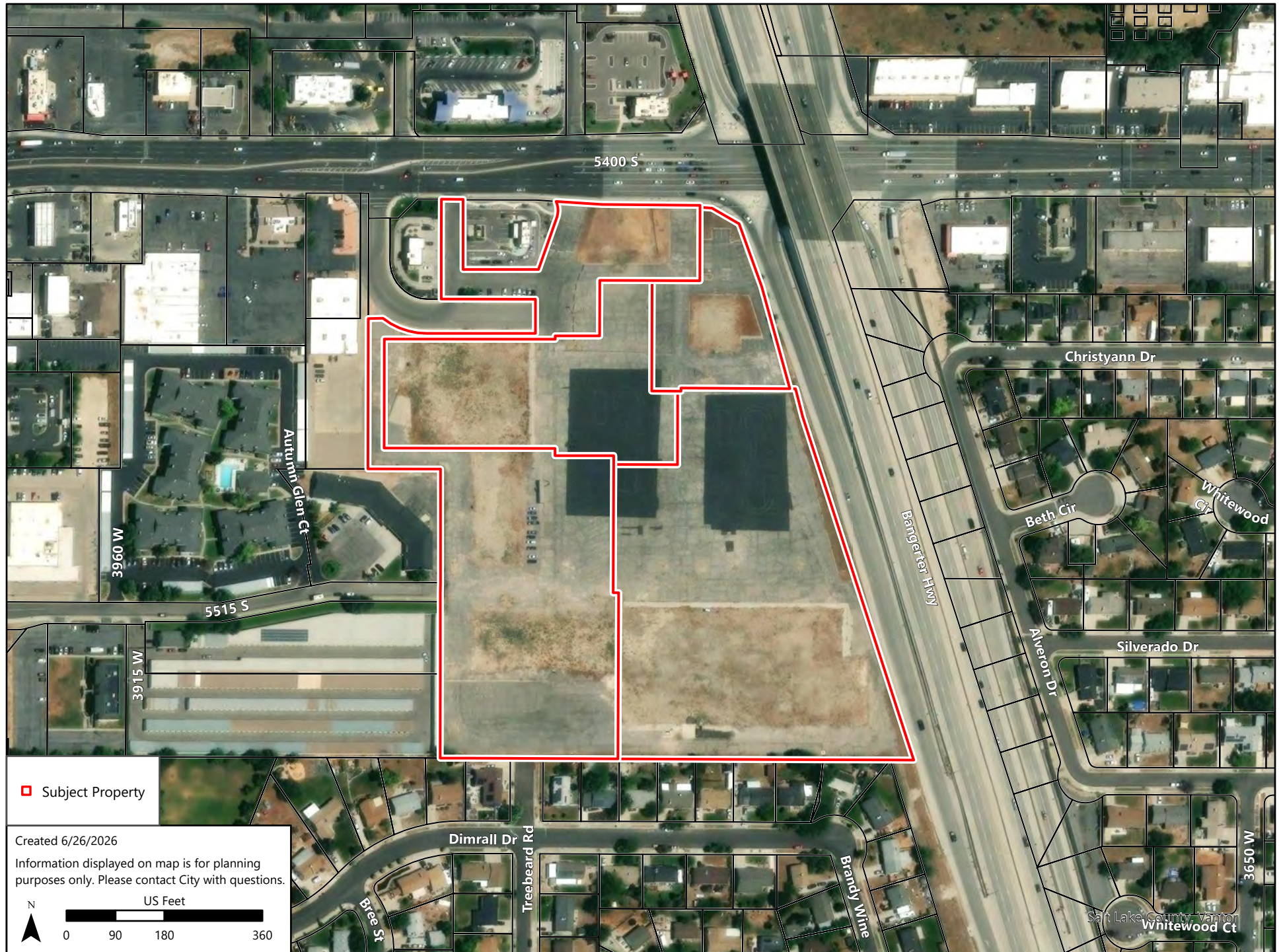
General Plan Map: 3855 W 5400 S



Site Map: 3855 W 5400 S



Vicinity Map: 3855 W 5400 S





ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
6/23/2026		UT26061		THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 4/15/2026				BRANDON PARR 801-910-2066 BPARR@EDGEHOMES.COM		LANDSCAPE ARCHITECT / PLANNER				JTA ACP KBA 6/23/2026	
NO. REVISION		DATE		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		SOLSTICE AT 54TH TAYLORSVILLE, UTAH		COPYRIGHT: PKJ DESIGN GROUP		PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com		COLOR ILLUSTRATION CITY PERMIT SET LP-COLOR			
1 XXXX		XX-XX-XX		0' 30' 60' 120' 240'		GRAPHIC SCALE: 1" = 60'		THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.							

SOLSTICE AT 54TH

MASTER PLANNED DEVELOPMENT



16.5 ACRE RESIDENTIAL COMMUNITY

5400 SOUTH BANGERTE HIGHWAY | TAYLORSVILLE, UT

1A: Solstice at 54th

Introduction

EDGEhomes' Solstice at 54th project has been thoughtfully planned as a 16.5-acre planned residential community located in Taylorsville. Solstice at 54th is designed with sustainability in mind and will provide stable residential housing while honoring the City's vision of redevelopment and advancing the moderate-income housing element of the City's general plan.

The Property is located within the Westpoint District (a "Site-Specific Planning Area") and is designated as a "target residential growth area" under Land Use Objective 3.10 of the City's new General Plan. Our project will revitalize the area, introducing new residents whose presence will support and stimulate nearby retail and commercial growth.

The Solstice at 54th site is located at 5400 South and Bangerter Highway. This new community reimagines an underutilized site into a vibrant residential, for-sale environment that prioritizes livability, connectivity, and long-term value.

As part of the City's redevelopment area, Solstice at 54th plays a key role in transforming underperforming commercial property into a modern, sustainable community that supports Taylorsville's broader goals of reinvestment, promoting owner occupied housing, and economic vitality. The development is designed to complement surrounding neighborhoods while supporting existing local businesses.

Through the City's Redevelopment Agency, 20 price-controlled workforce housing units will be provided to assist first-responders, teachers, nurses, City employees, and other moderate-income households become home-owners. Solstice at 54th helps meet the State's mandated housing criteria.

Project Highlights:

- 16.5 acres
- Centralized Amenity Area
- 2,200+ square-foot Clubhouse
- Swimming Pool
- Playground
- Gathering & Seating Areas
- Convenient Access to Bangerter Highway
- Strong Customer Base for Surrounding Businesses

1B: Site Plan

Designed to embrace a modern lifestyle, Solstice at 54th offers a mix of residential living within walking distance of surrounding businesses. This community features a blend of townhome and condominium buildings that appeal to a diverse range of residents from young professionals to growing families and active retirees.

The development benefits from the convenient access to 5400 South and Bangerter Highway, offering strong regional connectivity and enhancing its appeal to a wide range of residents. This accessibility, combined with the project's residential density, will help generate a consistent and reliable customer base for surrounding businesses. The project layout is depicted below.



2A: Unified Pattern of Development

Solstice at 54th will adhere to a cohesive set of site design standards intended to promote high-quality architecture and a vibrant, livable community environment consistent with Taylorville City's recently adopted General Plan. The community will be developed consistent with the images and design standards set forth herein.

Site Organizations and Layout

The site is designed around a connected street network that prioritizes access to 5400 South and Bangerter Highway. The layout emphasizes direct connections to local businesses and regional connectivity.

Architectural Character and Building Placement

Architecture will reflect a high-end, contemporary design aesthetic utilizing durable, quality materials that complement the surrounding urban fabric. Architecture will be consistent with the images shown in these Design Standards. Variations in rooflines, façades, and setbacks will be employed to create visual interest and avoid monotony.

Open Space and Landscaping

Landscaping will be integral to the project's character. Planting palettes will incorporate native and drought-tolerant species to enhance sustainability and reduce long-term maintenance needs. The Clubhouse and Pool Area will be the central gathering point of the project.

Access, Circulation, and Parking

Internal streets will vary in size according to their level of traffic use. All internal streets will be privately owned and maintained by the Solstice at 54th Homeowners Association. Roadway and alleyway widths are described in Sections 2B and 2C below.





2B: Setbacks & Parking Standards

The Solstice at 54th community is designed to balance density and livability within the context of Taylorsville City General Plan. Emphasis will be placed to ensure that this community integrates seamlessly with adjacent residential and commercial uses.

Building Setbacks and Separation

Residential buildings will generally be spaced a minimum of 8 feet apart with fire-rated protection as required by building code. Where possible, building placement will reinforce a defined street edge, with garages and driveways positioned to reduce visual dominance along public roadways such as Bangerter Highway and 5400 South.

Buildings will be placed a minimum of 10 feet from the perimeter boundary lines of the project. Additional landscaping elements such as trees, berms, swales, or shrubs will be used in areas directly adjacent to existing residential homes to buffer the two uses.

Driveways and Parking Design / On-Street Parking

Driveways serving individual units will maintain a minimum depth of 18 feet to allow for vehicle parking. Perpendicular parking stalls will be 9 feet x 18 feet, and parallel parking stalls will be 8' x 22'.

Townhome parking requirements are 4 spaces/unit (2 garage spaces, 2 driveway spaces). Condominium parking requirements are 2 spaces/unit (1 garage or covered parking space plus 1 driveway or uncovered parking space). Additional guest parking will be spread throughout the site. Applying this matrix, Solstice at 54th will provide 1,124 parking stalls through a combination of garages, driveways, and reserved covered stalls. Additional guest parking is spread throughout the community, resulting in a total of 1,199 parking spaces.

On-street parking will be limited to one side of the street where designated to maintain safe travel lanes and accommodate emergency vehicle access. No on-street parking will be allowed in private alleyways.

Garage and Façade Relationship

Garages will be designed to be subservient to front porches and building façades, reducing their visual prominence from the front view. Architectural articulations and design features will be employed to ensure garage doors do not dominate the public view.

Roadway and Alleyway Width Standards

All primary roadways will accommodate two-way traffic, on-street parking (one side where allowed), emergency access, and pedestrian safety within a compact, walkable street network. Primary roadways will have at least 26' of asphalt. All alleyways will be 20' wide, accommodate two-way traffic, prohibit parking on both sides, provide access to garages and support safe, low-speed shared use between vehicles and pedestrians.



2C: Alleyway Design and Shared Access Standards

Safety and Shared Use Design

All alleyways will be designed with pedestrian safety as a primary consideration. Each alley will be at least 20-feet in width, providing adequate space for both vehicle passage and pedestrian movement within a shared-surface environment. Features such as enhanced paving materials, clear sightlines and adequate lighting will ensure that both vehicles and pedestrians can safely share these spaces.

Design elements may include:

- Textured or decorative paving to visually cue drivers to pedestrian presence
- Curbless or shared-surface design to reinforce the multi-use nature of alleyways
- Landscape accents or planters to soften edges and define pedestrian zones

Private alleyways and landscaping will be maintained by the Solstice at 54th Homeowner's Association. Their size and appearance will be consistent with the images shown in these design standards.



2D: Building Heights and Massing

Height and Urban Form

The project will feature a mix of 3- and 4-story buildings that create a strong street presence, reinforce a pedestrian-oriented scale, and frame community spaces and internal streets with visually engaging façades.

Building Height Standards

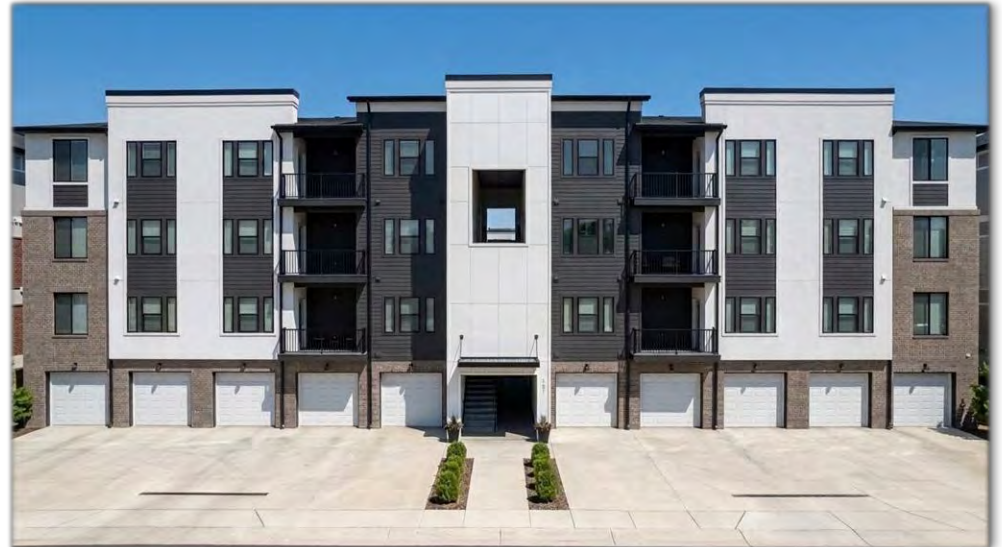
Building heights will vary by product type and location to create architectural diversity and interest throughout the community. 4-story condominium buildings shall be less than 65 feet in height, measured from the average adjacent finished grade to the average pitch of the roof. 3-story townhomes buildings shall be less than 50 feet in height, measured from the average adjacent finished grade to the average pitch of the roof.

Building Articulation

Building forms will be broken up using horizontal and vertical articulation, balconies, varied rooflines, and changes in materials and colors. These elements will ensure visual richness and maintain a comfortable human scale despite the higher density consistent with the images shown in these design standards.

Roof Forms, Architectural Elements, and Covered Parking Structures

Rooflines will vary across building clusters to enhance visual interest while maintaining a cohesive overall aesthetic. Pitched, flat, or parapet roofs may be utilized as appropriate to each architectural style. Building entries and corner elements will receive additional design emphasis through articulation, glazing, and materials that enhance the project's urban character and contribute to a unified neighborhood identity.





3A: Open Space Framework

The Solstice at 54th community plan provides functional open space in the form of a clubhouse and pool area, playground, gathering and seating areas, and landscaping. Open spaces will not only provide recreational opportunities and visual relief within a dense urban setting but will also serve as essential components of the project's stormwater management.

Landscaping Design and Materials

Landscaping throughout Solstice at 54th will establish a unified aesthetic that complements the architecture and reinforces the urban character of the community. A mix of native and drought-tolerant species will be utilized to create visual interest, ensure sustainability, and minimize long-term maintenance needs. Street trees, plantings, and buffer zones will be carefully arranged to define edges, provide shade, and soften building massing. Landscape maintenance standards will ensure that all open spaces remain attractive, functional, and safe over time. All common space landscaping will be owned and maintained by the Solstice at 54th Homeowner's Association.

A professionally designed landscape plan, provided at the subdivision and site plan approval stage, will be utilized to ensure consistent theming and visual appeal throughout the project.



3B: Site Amenities

Clubhouse Area

Solstice at 54th includes a suitable amenity package. A Clubhouse and pool area are planned to accommodate a range of residents' needs and activities. This clubhouse, exceeding 2,200 square feet, will serve as the primary community hub. It will include a food serving area, fitness room, restrooms, and lounge spaces for informal gatherings, meetings, or events. Interior design will emphasize openness and comfort, featuring ample natural light, durable materials, and a modern aesthetic.

Pool and Outdoor Amenity Area

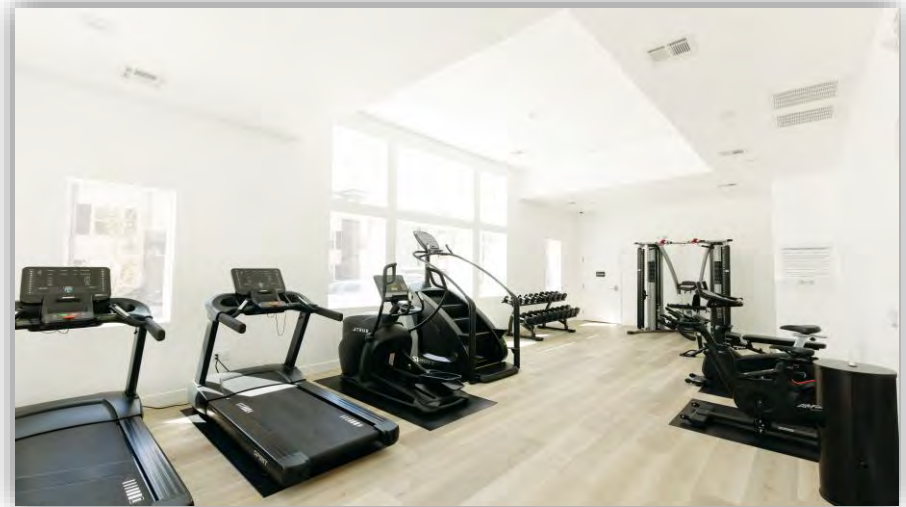
Adjacent to the clubhouse, a 20' x 40' outdoor swimming pool will serve as a key recreational feature within the development. The pool area will include ample lounge seating, shaded awnings, and social seating areas, designed to create a resort-style atmosphere for residents. Landscaping, fencing, and lighting will be incorporated to provide safety, privacy, and aesthetic appeal.

Design and Integration

The clubhouse building materials, rooflines, and detailing will complement the surrounding townhome and condominium architecture, reinforcing a cohesive community identity.



3C: Clubhouse Interior



4A: Architecture

The design of buildings within the project will emphasize timeless, durable materials, human-scale proportions, and thoughtful detailing that contribute to a distinctive yet harmonious neighborhood identity.

Architectural Character and Consistency

All buildings within Solstice at 54th will exhibit a consistent architectural style and character. While individual buildings may vary in form and detailing, the overall composition will maintain a cohesive aesthetic designed to stand the test of time.

Building Materials and Façade Treatments

Primary exterior materials will include a combination of brick, stone, composite siding, and stucco to ensure a fully finished and high-quality appearance. Brick or stone will be used as grounding materials to convey permanence and quality. Composite siding will offer a contemporary aesthetic and long-term resilience. Stucco finishes will be applied with attention to texture and detailing to complement other materials and architectural forms. Façades and exterior materials will be consistent with the images shown in these Design Standards.

Roof Design and Pitches

Roof forms within the development will have varied designs to create visual diversity and architectural variation. Primary roof pitches will generally range from 3:12 to 9:12, allowing for distinct massing and varied streetscapes. Overhangs, parapets, and cornice details may be used to provide shadow lines and articulation, reinforcing architectural character and continuity.

Color Palette and Coordination

Exterior colors will be muted and natural in tone, reflecting the quality and permanence of the architecture. The palette will generally include a range of earth tones, warm neutrals, grays, off-whites, and subtle accent hues that harmonize with brick, stone, and composite materials.

Porches and Entry Features

Front porches and patios are essential architectural elements, serving to enhance the streetscape and encourage community interaction. Porch materials and detailing will be consistent with the main building architecture, with attention given to columns, railings, and trim design to ensure a unified appearance.

Architectural Detailing and Durability

Architectural detailing will focus on clean lines, proportionate massing, and quality craftsmanship. Window and door trim, cornices, and accent materials will be used to provide depth and variation. The combination of durable materials, well-defined forms, and refined detailing will create an environment that maintains its appeal over time.



5A: Purpose

The specifications set forth in these design standards for Solstice at 54th shall govern the development and construction of all improvements in the project. To the extent there are any differences or inconsistencies between the standards set forth herein, on the one hand, and the provisions of the City code, on the other hand, the standards and specifications in these design standards shall govern. Moreover, the site layout, building architecture, and site amenities within the project shall be built in a manner consistent with the images contained in these design standards.



6A: Finley Townhomes (Back-to-Back)



Finley (10 Plex)
Color D



Finley
Back Elevation



Finley (10 Plex)
Color E



Finley
Side Elevation



Finley (10 Plex)
Color F

— Finley Townhomes —

D Brick - Pewter Matte
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
B&B/Siding - Gray Slate
B&B/Siding Trim - Gray Slate
Roof - Charcoal

E Stone - White Sand Devino
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
B&B/Siding - Arctic White
B&B/Siding Trim - Arctic White
Roof - Charcoal

F Stone - White Sand Devino
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
B&B/Siding - Iron Ore
B&B/Siding Trim - Iron Ore
Roof - Charcoal

6B: Grayson Townhomes (3-Story Alley Load)

Grayson (5 Plex)
Color DGrayson
Back ElevationGrayson (5 Plex)
Color EGrayson 2
Side ElevationGrayson (5 Plex)
Color FGrayson 2 Townhomes

D Brick - Pewter Matte
Lap Siding - Grey Slate
B&B - Grey Slate
Composite Trim - Grey Slate
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal

E Stone - White Sand Devino
Lap Siding - Arctic White
B&B - Arctic White
Composite Trim - Arctic White
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
Roof - Charcoal

F Stone - White Sand Devino
Lap Siding - Iron Ore
B&B - Iron Ore
Composite Trim - Iron Ore
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
Roof - Charcoal

6C: Townhomes (3-Story Front Load)



Grace (5 Plex)
Color A



Grace
Back Elevation



Grace (5 Plex)
Color B



Grace
Side Elevation



Grace (5 Plex)
Color C

Grace Townhomes

A Brick - Pewter Matte
Lap Siding - Grey Slate
B&B - Grey Slate
Composite Trim - Grey Slate
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal

B Stone - White Sand Devino
Lap Siding - Arctic White
B&B - Arctic White
Composite Trim - Arctic White
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
Roof - Charcoal

C Stone - White Sand Devino
Lap Siding - Iron Ore
B&B - Iron Ore
Composite Trim - Iron Ore
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
Roof - Charcoal

6D: Asher Condominiums (4-Story 14-Plex)



Asher (14 Plex)
Color D



Asher
Back Elevation



Asher (14 Plex)
Color E



Asher
Side Elevation



Asher (14 Plex)
Color F

ASHER CONDOS

D Brick - Pewter Matte
Lap Siding 1 - Iron Ore
Lap Siding 2 - Gray Slate
Rustic Lap Siding - Rugged Pine
Board and Batten - Gray Slate
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal

E Stone - White Sand Devino
Lap Siding 1 - Iron Ore
Lap Siding 2 - Arctic White
Rustic Lap Siding - Rugged Pine
Board and Batten - Arctic White
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
Roof - Charcoal

F Stone - White Sand Devino
Lap Siding 1 - Iron Ore
Lap Siding 2 - Iron Ore
Rustic Lap Siding - Rugged Pine
Board and Batten - Iron Ore
Stucco - Repose Gray
Stucco Trim - Repose Gray
Roof - Charcoal

General Plan Map Amendment; Text Amendment; Zoning Map Amendment; and Development Agreement - for new Edge Homes' project at former Volta Site (5400 South 3855 West)

Property Owner's Affidavit

I (we) Boyer West Point, L.C., being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

_____ Owner's Signature	_____ Owner's Signature (co-owner if applicable)
Subscribed and sworn to before me this _____ day of _____, 20_____.	
_____ Notary Public	
Residing in _____	
My commission expires: _____	

Agent Authorization

I (we), Boyer West Point, L.C., the owner(s) of the real property located at Volta site; 5400 S. 3855 W., Taylorsville, Utah, do hereby appoint Edge Homes; Paxton Guymon as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, and authorize Edge Homes; Paxton Guymon to appear on my (our) behalf before any City Board or Commission considering this application.

_____ Owner's Signature	_____ Owner's Signature (co-owner if applicable)
On the _____ day of _____, 20_____, personally appeared before me _____ the signer(s) of the above <i>Agent Authorization</i> who duly acknowledged to me that they executed the same.	
_____ Notary Public	
Residing in _____	
My commission expires: _____	

General Plan Map Amendment; Text Amendment; Zoning Map Amendment; and Development Agreement - for new Edge Homes' project at former Volta Site (5400 South 3855 West)

Property Owner's Affidavit

I (we) JRT Investments, LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if applicable)

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

I (we), JRT Investments, LLC, the owner(s) of the real property located at Volta site; 5400 S. 3855 W., Taylorsville, Utah, do hereby appoint Edge Homes; Paxton Guymon as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, and authorize Edge Homes; Paxton Guymon to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if applicable)

On the _____ day of _____, 20_____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledged to me that they executed the same.

Notary Public

Residing in _____

My commission expires: _____

General Plan Map Amendment; Text Amendment; Zoning Map Amendment; and Development Agreement - for new Edge Homes' project at former Volta Site (5400 South 3855 West)

Property Owner's Affidavit

I (we) JT Foothill Village, L.C., being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if applicable)

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

I (we), JT Foothill Village, L.C., the owner(s) of the real property located at Volta site; 5400 S. 3855 W., Taylorsville, Utah, do hereby appoint Edge Homes; Paxton Guymon as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, and authorize Edge Homes; Paxton Guymon to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if applicable)

On the _____ day of _____, 20_____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledged to me that they executed the same.

Notary Public

Residing in _____

My commission expires: _____

May 13, 2026

City of Taylorsville
Attn: Dina Blaes
Community and Economic Development Director
dblaes@taylorsvilleut.gov
Attn: Grant Allen, AICP
Senior Planner
gallen@taylorsvilleut.gov

Re: Application for General Plan Map Amendment

Dear Ms. Blaes and Mr. Allen:

Edge Homes Utah, LLC (“**Edge Homes**”) has secured the exclusive contract to purchase Salt Lake County Tax Parcels 21-17-101-047; 21-17-101-074; and 21-17-101-102. Additionally, Edge Homes intends to purchase Tax Parcel 21-17-101-101 from the Taylorsville City Redevelopment Agency. Together, these four (4) parcels comprise 16.5 acres, the boundaries of which are depicted in Exhibit A hereto (the “**Property**”).

While the Property was previously slated for the “*Volta*” for-rent apartment project, that development did not proceed, and the land remains vacant. The current condition of the Property is less than ideal, as shown in the photos attached hereto as Exhibit B.

Edge Homes is proposing a new vision for the site, one that involves “for sale” owner occupied housing (rather than apartments) and a much lower density count per acre. We will transform this underutilized site into a thriving new residential community.

The purpose of this letter is to formally request Taylorsville City to amend its General Plan Map to change the designation of the Property from “MH – High Intensity Mixed Use” to “**RH – High Density Residential**.” This request is made in conjunction with three (3) related land use applications for the Property, as follows:

- (i) **Text Amendment (Development SSD Text Amendment):** to replace the “SSD-X West Point Zoning District” (Chapter 13.42 of the City Code) with a new ordinance: the SSD-R Bennion Place Zoning District;
- (ii) **Zoning Map Amendment (Development Code Map Amendment):** to rezone the Property to SSD-R Benion Place; and
- (iii) **Development Agreement:** to establish negotiated provisions for the Property including rental restrictions, owner occupancy requirements, and moderate income housing initiatives. This includes a joint commitment from the City and Edge Homes to provide down payment assistance and other financial incentives to assist moderate income households achieve home ownership.

We respectfully request that the City process this General Plan Map Amendment along with the other three (3) applications listed above as they are filed with the City. As detailed below, our proposed development of the Property is directly consistent with the City's land-use objectives and the community vision outlined in the City's recently updated General Plan. By transitioning from the previously approved "Volta" apartments to a homeownership model, Edge Homes is providing a significant benefit to Taylorsville residents with a lower-impact footprint. To facilitate this project, we request the General Plan Map designation of the Property be amended to be **RH – High Density Residential**.

- 1. Project Overview & Residential Character.** Edge Homes proposes a premier residential community featuring attached townhomes and condominiums. The project will be known as “**Solstice at 54th**.” The neighborhood will include a beautiful clubhouse, premium recreational amenities, and thoughtfully designed open spaces. An initial concept plan of our the project is shown in Exhibit C hereto (which is subject to adjustments as we proceed through the development review and approval process).

Crucially, this project prioritizes stability and owner-occupancy:

- **Owner-Occupied Housing:** Edge Homes **will not** retain any units as rental properties, nor will we sell units to institutional investors.
 - **Occupancy Requirements:** Our proposed Development Agreement mandates that at least 80% of all units be sold to owner-occupants. The owners association will enforce this same owner-occupancy requirement in perpetuity.
 - **Reduced Density:** The project density is proposed to be 19.6 units per acre (not to exceed 24 units per acre)—a significant reduction from the 40 units per acre previously approved for the Volta project. As shown in the attached concept plan, our proposed density provides a nice blend of product types and a functional layout.
 - **Stable, Family-Oriented Community:** Each dwelling unit within the project will feature a minimum of three bedrooms and two bathrooms, specifically designed to support long-term family residency. By prioritizing larger family-sized units, the project will foster greater community stability and reduce the high turnover rates typically associated with studio and one-bedroom apartment projects.
- 2. Revitalization and Growth.** The Property is located within the Westpoint District (a “Site-Specific Planning Area”) and is designated as a “target residential growth area” under Land Use Objective 3.10 of the City's new General Plan. Our project will revitalize the area, introducing new residents whose presence will support and stimulate nearby retail and commercial growth. Surrounding retail uses will undoubtedly benefit from the new customer base our development will provide.

3. **Commitment to Moderate Income Housing.** This project actively advances the Moderate Income Housing element (Chapter 8) of the City's General Plan. We anticipate a retail starting price for condominium units of approximately \$350,000 (subject to market conditions), offering homeownership to households earning 80% or less of the Area Median Income.

Furthermore, our Development Agreement proposes that at least **twenty (20) units** be reserved for sale exclusively to City employees, educators, first responders, and moderate income buyers. This program will utilize a collaborative financial structure, namely:

- **City Contribution:** Up to \$30,000 per unit from RDA affordable housing funds to be applied towards the buyer's downpayment.
- **Edge Homes Contribution:** A matching contribution from Edge Homes of \$30,000 per unit via interest rate buydowns, downpayment assistance, and other buyer credits.
- **Combined Benefit:** A total of \$60,000 in assistance per eligible homebuyer.

Additionally, we will help buyers leverage Utah's First-Time Homebuyer Assistance program, which provides \$20,000 in interest-free grants to eligible buyers. Following our success with this program at the "Taylor Villas" subdivision, we look forward to expanding these benefits to more residents within this new community.

4. **Next Steps and Collaboration.** Comprehensive application materials—including architectural renderings, design guidelines, and detailed site layouts—will be provided with the three related applications listed on page 1 of this letter. Once your team has reviewed these materials, we welcome the opportunity to meet with staff to address any questions. We also believe early dialogue with the Mayor and City Council is vital for establishing a shared vision and reaching a consensus on development negotiations.

We appreciate your time and consideration of this project. We are eager to transform this site into a vibrant, lasting residential community that serves as a cornerstone for the City of Taylorsville. As you have seen, once the project is rezoned and approved for development, we will waste no time in commencing full scale development and construction work at the site.

Sincerely,

EDGE HOMES UTAH, LLC



Paxton R. Guymon, Esq.
General Counsel

Enclosures

cc: Steven Maddox, CEO

EXHIBIT A
(Property Boundaries – 16.5 Acres)

5400 South



- Note – the buildings depicted on the Property in the image above no longer exist.

EXHIBIT B
(Photos of Current Property Condition)



(Current Condition of the Property)



EXHIBIT C
(Initial Concept Plan)

