

# 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

|                                  |                                                                                                 |
|----------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Date:</b>                     | August 6, 2026                                                                                  |
| <b>Meeting Date:</b>             | August 11, 2026                                                                                 |
| <b>Agenda Item:</b>              | [noted in title blocks above]                                                                   |
| <b>Subject Property Address:</b> | 3815; 3871; 3855-3879; 3835-3849 W. 5400 S.                                                     |
| <b>Applicant:</b>                | Brandon Parr, Paxton Guymon, Edge Homes                                                         |
| <b>Author:</b>                   | Grant Allen AICP, Senior Planner                                                                |
| <b>Parcel #:</b>                 | 21171011020000, 21171010740000, 21171010470000, and 21171011010000 (currently owned by the RDA) |
| <b>Applicable Ordinances:</b>    | Including, but not limited to Chapters 13.05 and 13.19                                          |
| <b>Agenda Item #:</b>            | 4, 5, & 6.                                                                                      |

**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
- Exhibit I:** Schematic Design Package
- Exhibit J:** Floor Plans & Elevations
- Exhibit K:** Architecture Location Exhibit
- Exhibit L:** Updated Concept Plan
- Exhibit M:** Proposed Landscape Package
- Exhibit N:** Setback Study Exhibit
- Exhibit O:** Road Swap Exhibit
- Exhibit P:** 5400 South Setback Rendering
- Exhibit Q:** ALTA Survey
- Exhibit R:** Draft SSD-R-Solstice at 54<sup>th</sup> Zoning District Text

## Updated Summary:

Paxton Guymon of Edge Homes attended the July 14, 2026, Planning Commission meeting and presented the Solstice at 54<sup>th</sup> project proposal, answered commission questions as well as responded to public comments offered at the public hearing.

Since the meeting, Edge Homes have submitted updated schematic design drawings, architectural floor plans and elevations, landscape plans, updated concept drawing, setback drawings & renderings in response to staff and commission comments.

## 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 54<sup>th</sup> 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 is adjacent to Bangerter Highway; the southern border is adjacent to single-family residential; the western border is adjacent to commercial businesses, a storage facility, a small commercial strip mall, and a 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 describe 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 the 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 underutilized 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 matches the 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 aligns 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 require 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 total attached and stacked housing units resulting in an overall residential density of 19.15 units per acre. Of the 316 units, 246 are proposed to be townhome units with a mix of back-to-back and attached townhomes, with the remaining 70 stacked condominium units. The applicants are seeking to offer the proposed units as for sale only, with no intention of retaining ownership.

In addition, the 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:

| <b>Chapter, Zoning District</b>                         | <b>Project</b>            | <b>Density</b> |
|---------------------------------------------------------|---------------------------|----------------|
| <a href="#"><u>13.38 SSD-X-Bennion Point</u></a> (2015) | Summit Vista              | 22-30 dua      |
| <a href="#"><u>13.39 SSD-R Muirhouse</u></a> (2018)     | Muirhouse Townhomes       | 15.3 dua       |
| <a href="#"><u>13.40 SSD-R Thornhill</u></a> (2019)     | Thornhill Park Apartments | 18 dua         |
| <a href="#"><u>13.34 SSD-R Taylor Villas</u></a> (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**

The applicant has provided floor plans and elevations further detailing proposed architectural details for the proposed buildings, as shown in Exhibit J. The condominiums are proposed to be in four-story buildings, and less than sixty-five (65) feet in height, with the current elevations for condominium building showing fifty-five feet, four and one half inches (55' 4 1/2") tall to peak of roof. Two styles of the three-story townhomes are proposed to be less than fifty (50) feet in height, with the elevations showing heights forty feet and two and three eighths inches (40' 2 3/8") tall; and thirty-seven feet and eleven and five eighths inches (37' 11 5/8") tall to peak of roof. The third style of town home the applicant has confirmed modification to the heights in response to feedback that the townhomes bordering the south property line will be a maximum of approximately 36 feet, with the elevations showing thirty-six feet and six inches (36' 6") tall to peak of roof.

The proposed elevations confirm the architectural elements as previously described by the applicant 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.

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 townhomes with stacked condominiums on the north and west perimeters of the site. Amenity areas are provided throughout the site as well as a clubhouse and pool at the center of the project for residents. In response to feedback at the July 14, 2026, Planning Commission meeting, the applicant has expanded a connected path from the southern boundary of the site, continuing north to the amenity area.

A detailed landscape plan is shown in Exhibit M and shows a broad mix of trees including conifers and deciduous, shrubs including evergreen and deciduous, grasses, perennials, and roses. Much of the landscape plan confirms elements as identified previously in the concept plan of landscape areas and buffers for sidewalks and parking areas.

As was noted and discussed in the previous Planning Commission meeting, the restrictive easement along the eastern boundary of the property presented a challenge to the applicant for landscaping and amenities. The applicant and staff in meeting with the Jordan Valley Water Conservancy District discussed elements that would be appropriate along this restrictive area. The landscape plan shows a path, with a full landscaped area running the entire boundary of the property.

The draft SSD text also includes language which reinforces existing landscaping requirements as referenced in [Chapter 13.25](#), such as 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 applicant as part of response to comments in previous Planning Commission meeting indicated a commitment of 15% to useable open space as part of the project.

| Section                                   | Project                                                                                | Standard                                                                |
|-------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <a href="#">§13.12.070</a>                | Traditional Neighborhood Overlay Zone available to create compact, walkable community. | Minimum 15% useable open space.                                         |
| <a href="#">§13.39.050(D)</a>             | 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

Pages 1 & 2 in Exhibit I, show updated site plan, illustrating driveways and parking areas 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 length of eighteen (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. SSD draft text was included as Exhibit R with this staff report for review by the Planning Commission. This text will be the regulatory language for the Solstice at 54<sup>th</sup> site, and includes exhibits as shown. Staff will refer to this Chapter to reference development standards required for this property.

As part of the recommendation to City Council, the existing Chapter 13.42 SSD-X-West Point Zoning District will be repealed and the 13.42 SSD-R-Solstice at 54<sup>th</sup> Zoning District will be adopted.

This application is a legislative action; therefore, the Planning Commission serves as an advisory body to the City Council, which 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 follow up on the previous discussion items, as well as discuss and review the following with the Planning Commission:

- Follow-up:
  - 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
- New:
  - Draft SSD Text Comments

## **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.

Staff received 1 previous public comment prior to the July 14, 2026, Planning Commission meeting. At that meeting, a public hearing was held. Several residents commented on their concerns about the project.

Since the last meeting, staff received one inquiry in person about the previous planning commission meeting, and questions related to the discussion.

As of August 7, 2026, Staff has not received any other 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 13.42 SSD-X-West Point Zoning District and enacting 13.42 SSD-R-Solstice at 54<sup>th</sup> 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 54<sup>th</sup> 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 updated development concept (Exhibit L) includes a mix of stacked condominium units and townhome units, totaling 316 units.
9. Chapters [13.05](#) and [13.19](#) of the Taylorsville Land Development Code include standards and requirements for rezoning a property to the SSD zoning district.
10. Staff have worked with the applicant to resolve preliminary concept revisions and further revisions in response to Planning Commission and public comment feedback and recommends the Planning Commission review the updated concept plan, documentation, and draft development code text and discuss the merits of the project prior to making a formal recommendation.
11. The applicants are in process with the City for a land swap for access from 5400 South.
12. 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.
13. Prior to the July 14, 2026, Planning Commission meeting, staff received 1 public comment. At the July 14, 2026, Planning Commission meeting, a public hearing was held and residents commented. Since that meeting, staff have discussed the project with one resident regarding questions from the July 14, 2026, Planning Commission meeting and hearing. As of August 7, 2026, staff have not received any further public comment regarding this application.
14. 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 recommends that the Planning Commission forward a positive recommendation to the Taylorsville City Council for Files # 1GP26 - GPLAN-000609-2026, #5Z26 - DCA-000610-2026, and #6Z26 - DCA-000611-2026, based on the information, findings and conditions outlined in this staff report.

### **Recommended Motion**

I move that we forward a positive recommendation to the Taylorsville City Council for Files # 1GP26 - GPLAN-000609-2026, File# 5Z26 - DCA-000610-2026, and # File# 6Z26 - DCA-000611-2026 based on the information, finding and conditions outlined in the staff report.