

**City of Taylorsville
Planning Commission Meeting Minutes
August 11, 2026
Briefing – 6pm / Regular Session – 6:30 pm
2600 West Taylorsville Blvd – Council Chambers**

Attendance-

Planning Commission

David Young, Chair
Barbara Muñoz, Vice Chair
Marc McElreath
B. Murphy (Alternate)
Don Russell
Cindy Wilkey
Gordon Willardson
David Wright

Staff

Grant Allen, Senior Planner
Dina Blaes, Strategic Engagement
Ryan Richards, Dep. City Atty (Remote)
Betsy Valora, Deputy City Recorder

Others Present: John Anderson, Ernest Burgess, Paxton Guymon, Bob Knudsen and Kevin Weaver

Present Electronically: Dana Burton

BRIEFING SESSION – 6 PM

1. TBD

Senior Planner Grant Allen informed the Planning Commission that staff were working on the Detached Accessory Dwelling Unit (DADU) ordinance and hoped to present it at the August 25th meeting.

2. City Council Meeting Discussion

Commissioner Cindy Wilkey reported on the August 5, 2026, City Council meeting. Commissioners Murphy and Russell would report on the August 19th and September 2nd meetings respectively.

The briefing session adjourned at 6:11 p.m.

GENERAL MEETING – 6:30 PM

Chair Young began the general meeting at 6:30 p.m. by reading a statement explaining the function of the Planning Commission.

Consent Agenda:

3. Approve Minutes from the July 14, 2026 and July 28, 2026 Planning Commission Meetings.

MOTION: Commissioner Russell moved to approve the minutes of the July 14th and July 28, 2026 meetings as presented. The motion was seconded by Commissioner Wilkey and passed unanimously.

Main Agenda:

4. 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.

File: 1GP26 – GPLAN – 000609-2026
Applicant: Edge Homes
Location: 3855 W 5400 S
Presenter: Grant Allen, AICP, Senior Planner

5. 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: 5Z26-DCA-000610-2026
Applicant: Edge Homes
Location: 3855 W 5400 S
Presenter: Grant Allen AICP, Senior Planner

6. 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.

File: 6Z26-DCA-000611-2026
Applicant: Edge Homes
Location: 3855 W 5400 S
Presenter: Grant Allen AICP, Senior Planner

Allen explained that the next three items involved the same project, so he would make a single presentation for the three applications involving approximately 16.5 acres of

property at 3815 West, 3871 West, 3855-3879 West, and 3835-3849 West 5400 South which had been continued from the July 14th meeting. The property was once the home of a Kmart store and had been known briefly since then as the Volta property but was now Solstice at 54th. The current General Plan designated the area as the West Point Area Specific Site Planning Area, which contemplated three- to six-story buildings at a density of 15 to 40 dwelling units per acre, consistent with the city's 5% strategy for concentrating higher-intensity development in select areas.

Allen reminded the Commission that the previously approved land use under the Volta project had authorized a mixed-use development with a residential density of 40 units per acre, comprising over 600 apartment units. The current applicant, Edge Homes, sought to amend the General Plan and zoning to shift the designation from mixed use to residential only, proposing 316 for-sale units — a combination of townhomes and stacked condominium units. He presented updates prepared by the applicant in response to feedback from the July 14th meeting across the following areas:

Land Use and Density The proposed development would yield a density of no more than 24 units per acre. The applicant had previously indicated an intent to offer units for sale only, and at that time, the Commission encouraged the applicant to maximize the number of workforce-attainable housing units. Allen noted that the forthcoming development agreement, to be reviewed by the City Council, would contain language establishing deed restrictions to hold a portion of the units as affordable. The applicant subsequently confirmed they could commit to 30 workforce housing units, contingent on the city's continued matching funding.

Architectural Design and Height. The updated elevations reflected a maximum height of 65 feet for the condominium buildings and a maximum 50 feet for townhome products. Allen noted that the SSD text incorporated a specific provision restricting any building located within 60 feet of the southern property boundary to a maximum height of 36 feet, responding directly to neighbor concerns raised at the previous meeting.

Site Design and Access. The proposed internal road network had been reviewed by Unified Fire Authority. Internal alleys were 20 feet wide, perimeter access roads measured 26 feet, and driveways were 9 x 18 feet. A five-foot standard sidewalk system and an eight-foot pathway along the eastern boundary were also proposed. Allen noted that cross-section drawings for certain alley configurations were anticipated as the project advanced.

Landscaping and Open Space. The applicant committed to 15% usable open space, though Allen observed that the applicant's own measurements suggested the green area was closer to 28–30% depending on methodology. The updated landscaping plan was described as comprehensive, featuring a wide variety of plant materials. In response to a previous question from Commissioner Wright regarding a continuous north-south pedestrian connection, Allen confirmed the applicant had extended the internal pathway from the amenity area southward through the project.

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101 **Parking.** The updated parking plan provided four spaces per townhome unit — two in the
102 garage and two in the driveway — and two spaces per condominium unit, yielding 1,124
103 reserved spaces. An additional 75 guest parking spaces were distributed throughout the
104 site, for a total of 1,199 parking spaces.

105 **Fencing and Buffering.** Allen described progress made through a meeting with the
106 Jordan Valley Water Conservancy District, facilitated by Chief of Strategic Engagement
107 Dina Blaes and City Administrator John Taylor. A solution was identified permitting the
108 applicant to apply for an encroachment and install a Rhino Rock wall — a foam-core
109 product with a masonry appearance — atop a four-foot berm along the eastern boundary
110 within the aqueduct easement, effectively producing a 12-foot barrier against highway
111 noise and visual impacts. The existing six-foot wall along the southern boundary would
112 be replaced by a vinyl fence, with the SSD text capping building heights along that
113 boundary at 36 feet.

114 **Setback Study.** The applicant submitted a setback analysis comparing the distances
115 between the proposed southern townhomes and the property line (15 feet) against the
116 distances of existing homes to that same line, which ranged from approximately 24 to 65
117 feet. Allen noted that attempting to increase the setback further had proven difficult to
118 reconcile with fire access width requirements.

119 Allen responded to several questions from planning commissioners, none of which were
120 picked up by the audio equipment.

121 **SSD Zoning Text.** Allen walked the Commission through the draft SSD-R-Solstice at
122 54th zoning text (Chapter 13.42 SSDR), which would repeal the existing Chapter 13.42
123 SSDX West Point Zoning District. The text established permitted land uses, the maximum
124 unit count of 316, a density cap of 24 units per acre, height restrictions, architectural
125 standards, site planning requirements, landscaping maintenance and replacement
126 obligations, parking standards, pedestrian circulation requirements, fencing standards,
127 and exterior lighting provisions. A provision which referenced a future development
128 agreement was also included, to be reviewed by the City Council. It addressed occupancy
129 standards, deed restrictions, and affordability commitments. Allen noted that because the
130 property lay within a Redevelopment Agency (RDA) project area, a separate state-
131 required process for the sale of property within that area would also proceed in
132 conjunction with the application.

133 Commissioner Wright asked about future landscape maintenance and Allen explained
134 that was addressed in the proposed code. Ms. Blaes described the city's code
135 enforcement program, noting 368 active cases and a monthly administrative law judge
136 docket for unresolved violations, though no specific SSD landscaping violations were
137 noted in recent months. She observed that Covenants, Conditions & Restrictions
138 (CC&Rs) adopted by homeowner associations (HOAs) in comparable SSD developments

139 typically exceeded the city's own maintenance standards, and that the development
140 agreement review would address the CC&Rs.

141 **Land Swap Exhibit.** Allen presented an exhibit illustrating a proposed land exchange
142 between the city and the applicant. The city presently owned a road access spur leading
143 to Dutch Bros Coffee and Jimmy John's along 5400 South; however, no formal easement
144 or public right-of-way existed connecting that spur to the private land serving those
145 businesses. The proposed swap would dedicate the currently private area to the city as
146 a public road, while conveying the city-owned land to the applicant for incorporation into
147 the development. Blaes clarified that the swap was intended to resolve a longstanding
148 access oversight and would be effectuated as a real estate transaction separate from the
149 Planning Commission's zoning recommendation.

150 Commissioner Wright raised a concern about the treatment of the northern public
151 roadway end where asphalt currently met the proposed development's sidewalk,
152 suggesting that greater pedestrian connectivity and a more inviting transition between the
153 commercial and residential areas would be desirable. Blaes affirmed that his preference
154 for improved treatment of that interface could be communicated as part of the
155 recommendation, and that the applicant could be asked to respond.

156 Commissioner Wright also raised the topic of open space percentage, noting that a prior
157 SSD project (Muir House) had been held to 40%. Allen clarified that the code did not
158 permit the city to require 40% but rather established a range of 15% to 40% as a
159 consideration — meaning 40% could be strongly encouraged but not mandated.

160 Applicant representative Paxton Guymon of Edge Homes addressed the Commission and
161 highlighted several design revisions made since the July 14th meeting. In direct response
162 to the Commission's prior feedback regarding escape paths and interior pedestrian
163 connectivity, the applicant relocated proposed buildings flanking the central amenity area
164 to create wider pedestrian pathways — some measuring nearly 40 feet — connecting the
165 northern entrance to the clubhouse and continuing south. This adjustment reduced the
166 guest parking stalls on the west side of the clubhouse from 18 to 7, but the overall guest
167 parking count increased by a net of five stalls through additions along the eastern portion
168 of the site. Covered parking for the condominium units was consolidated into a different
169 location once it was learned that the Jordan Valley Water Conservancy District prohibited
170 covered structures within the aqueduct easement.

171 Regarding the eastern boundary, the applicant explained the rationale for eliminating the
172 previously proposed walking path in that area in favor of the four-foot berm and eight-foot
173 Rhino Rock wall combination. The applicant noted this product had been used previously
174 in the Taylor Villas project in Taylorsville and described it as more durable than vinyl
175 fencing. The HOA reserve account structure was cited as the mechanism for long-term
176 repair and replacement. The applicant expressed openness to investigating whether a
177 connection could be made between the proposed wall and the existing Utah Department

178 of Transportation sound wall at the southeast corner of the property, acknowledging a
179 gap between the two that a neighbor had raised as a concern.

180 The applicant confirmed the pedestrian pathway through the interior had been
181 straightened to a five-foot concrete walkway running continuously from the north to the
182 south end of the project. On the question of open space, the applicant stated that,
183 measured across all green areas, the site achieved closer to 28%–30%. Commissioner
184 Willardson recommended limiting lawn due to Utah's desert climate.

185 On landscaping, the applicant emphasized that as a for-sale community, maintaining the
186 quality of the landscaping was directly tied to property values and was therefore a priority.
187 He described the water-wise and largely xeriscaped character of the landscaping plan
188 and noted receptiveness to alternative ground covers such as Idaho fescue and hybrid
189 Bermuda grass to reduce water consumption. Lawn in the detention basin area was
190 confirmed but noted as subject to change based on Commission preference.

191 The applicant provided a project timeline, projecting that with city council approval in
192 September or October 2026, purchase of the property could close in November 2026,
193 with construction drawings and a plat completed over the following three to four months
194 and site work commencing in spring 2027. The anticipated absorption rate was ten units
195 per month, suggesting a three-year build-out. The applicant described a two-phase
196 approach, with Phase 1 covering the northern portion of the site including the clubhouse,
197 and Phase 2 covering areas south of the clubhouse.

198 In response to a question from Chair Young, Guymon confirmed that electric vehicle
199 charging capability would be offered as a standard upgrade in all garage units, and that
200 EV charging stations in guest parking areas near the clubhouse were under active
201 consideration following recent vendor proposals. Condominium units would also include
202 garage spaces suitable for EV charging installation.

203 Chair Young opened the public hearing that had been continued from the July 14th
204 meeting.

205 John Anderson, a resident from the neighborhood south of the property, expressed relief
206 that the stub street connection was not included in the plans and asked that it remain
207 closed. He also indicated that residents did not wish for a pedestrian walkway to be added
208 through the wall at that location. He further requested that the city explore whether the
209 Rhino Rock wall along the eastern boundary could be extended to serve the adjacent
210 residential neighborhood's sound buffering needs as well, noting a gap in sound
211 protection along Bangerter Highway in that area.

212 Kevin Weaver, a resident of Dimrall Drive directly adjacent to the project, expressed
213 appreciation for the information shared and reiterated that limiting through-access from
214 the development into the neighborhood was a priority concern for residents. He also
215 relayed a request from a neighbor regarding the height of the existing cinder block wall

216 along the southern boundary, noting that portions of the wall were only six feet tall while
217 others reached eight to ten feet. He wondered whether the wall could be raised to provide
218 greater visual privacy given the height of the proposed townhomes.

219 There was no one else either in person or online who expressed a desire to speak, so
220 Chair Young closed the public hearing.

221 **MOTION: Commissioner McElreath moved to forward a positive recommendation**
222 **to the City Council for File Nos. 1GP26-GPLAN-000609-2026, 5Z26-DCA-**
223 **000610-2026, and 6Z26-DCA-000611-2026 based on the information,**
224 **conditions, and findings and also the site plan updated and outlined by**
225 **the applicant on August 11, 2026. The motion was seconded by**
226 **Commissioner Russell and passed unanimously.**

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228 *Adjournment:*

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230 **MOTION: Commissioner Wright moved to adjourn. The motion was seconded by**
231 **Commissioner Muñoz and passed unanimously.**

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233 The meeting adjourned at 7:59 p.m.

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238 _____
239 Jamie Brooks, MMC
240 City Recorder

241 *Meeting Minutes Prepared with the Aid of HeyGov Artificial Intelligence*
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