



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	September 16, 2026
AGENDA ITEM:	CONSIDERATION OF ORDINANCE No. 26-10, CONSIDERATION OF AN ORDINANCE ADOPTING A GENERAL PLAN MAP AMENDMENT FOR APPROXIMATELY 16.5 ACRES OF PROPERTY LOCATED GENERALLY AT 3855 WEST 5400 SOUTH FROM MIXED USE HIGH INTENSITY TO RESIDENTIAL HIGH DENSITY. CONSIDERATION OF ORDINANCE No. 26-11 ADOPTING A ZONING TEXT AMENDMENT TO TAYLORSVILLE MUNICIPAL CODE, REPEALING CHAPTER 13.42 "SSD-X-WEST POINT ZONING DISTRICT" AND ENACTING CHAPTER 13.42 "SSD-R-SOLSTICE AT 54TH ZONING DISTRICT." CONSIDERATION OF ORDINANCE No. 26-12 ADOPTING A ZONING MAP AMENDMENT TO THE TAYLORSVILLE ZONING MAP FOR APPROXIMATELY 16.5 ACRES OF PROPERTY LOCATED GENERALLY AT 3855 WEST 5400 SOUTH FROM SITE SPECIFIC DEVELOPMENT MIXED-USE (SSD-WEST POINT), TO SITE SPECIFIC DEVELOPMENT RESIDENTIAL (SSD-SOLSTICE AT 54TH). CONSIDERATION OF ORDINANCE No. 26-13 APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TAYLORSVILLE AND EDGE HOMES UTAH, LLC FOR THE SSD-R-SOLSTICE AT 54TH ZONING DISTRICT. A ZONING TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE ADOPTING CHAPTER 13.45 SSD-R MOTION ZONING DISTRICT.
FILE #:	1GP26 - GPLAN-000609-2026; 5Z26 - DCA-000610-2026; 6Z26 - DCA-000611-2026
PUBLIC HEARING REQUIRED:	☐ Yes ☒ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☒ No
AUTHOR:	Grant Allen, Senior Planner
PRESENTERS:	Grant Allen, Senior Planner

SUMMARY:	Paxton Guymon and Brandon Parr, Edge Homes Utah, LLC, are requesting general plan map amendment, zoning text amendment, and zoning map amendment for 16.5 acres of property located generally at 3855 West 5400 South. The requests are to amend the general plan from Mixed Use High Intensity to Residential High Density; Amend Taylorsville Municipal Code by Repealing Chapter 13.42 "SSD-X-West Point Zoning District" and enacting Chapter 13.42 "SSD-R-Solstice at 54th Zoning District."; and Amend the Taylorsville Zoning Map for Approximately 16.5 acres of property located generally at 3855 West 5400 South from Site Specific Development Mixed-Use (SSD-West Point), to Site Specific Development Residential (SSD-Solstice at 54th). The proposed development includes 316 total attached and stacked housing units, 246 of which are townhome units, and 70 stacked condominium units. Exhibits attached contain information showing general plan amendment, regulatory language and corresponding exhibits for the proposed Chapter 13.42: SSD-R Solstice at 54th Zoning District, and zoning map amendment. These requests to be considered as a package with the associated Development Agreement. Should the Council vote to approve, the three applications establish the appropriate place type, zoning designation, and standards to enable subdivision and site plan applications for the project. The applications were presented to the Planning Commission at public hearings on July 14 and August 11, 2026. The Commission voted to forward a favorable recommendation to the City Council for the applications. Staff reviewed the SSD-R zoning map and text amendment request and identified several benefits that would result from the project's approval: 1. Townhomes comprise 2% of the city's total housing stock. The project provides a missing middle housing type, increasing the diversity of housing type options available in Taylorsville. 2. Approximately 91% of existing housing was built pre-2000, and 50% prior to 1980. Approval of this proposal will help modernize the city's housing stock. 3. The project is the second proposal for high intensity residential since the adoption of the 2025 Taylorsville General Plan, which contains the 5% Strategy. The incorporation of key design elements can provide a model for such places as Taylorsville works with the development community to execute the city's long-term vision. 4. The applicants have committed to providing up to 30 workforce housing units contingent upon final approvals through associated City & RDA matching fund approval. 5. The applicants are proposing restrictions for the owners' association for owner occupancy, so that units will remain owner-occupied in perpetuity. 6. The mix and size of proposed units, and owner-occupied housing provide further options for housing as identified in the General Plan. 7. Applicants have been forthright and responsive to public comments and concerns, adjusting concept and site details, and architectural elements as part of that response.
STAFF RECOMMENDATION:	Staff recommend approval of Ordinance Nos. 26-10, 26-11, 26-12, and 26-13.
PLANNING COMMISSION RECOMMENDATION:	☒ Approve ☐ Deny

PLANNING COMMISSION VOTE:	7-0
SUMMARY OF PUBLIC COMMENTS:	The requests were presented at two noticed public hearings. One email was received in response to the mailed notices and 10 total residents commented at the public hearings. Below is a summary of the concerns: • Infrastructure Sewer & Water: 2 mentions • Privacy: 2 mention • Density: 1 mentions • Pollution: 1 mentions • Traffic increase: 3 mentions • Stub Street: 3 mentions
ATTORNEY'S OFFICE	☒ Yes ☐ No
RECOMMENDED MOTION	ORDINANCE NO. 26-10 “I move that we approve Ordinance Number 26-10, an ordinance of the City of Taylorsville, to amend the General Plan map for property located at 3815; 3835-3849; 3871; 3855-3879 West 5400 South from Mixed Use High Intensity to Residential High Density with the condition that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until Edge Homes Utah, LLC closes on the purchase of the property in question as described in the ordinance. If this condition is not satisfied then in that event this ordinance shall not take effect and the property shall revert to the pre-existing, underlying General Plan designation of Mixed Use High Intensity in which the property is currently located.” ORDINANCE NO. 26-11 “I move that we repeal Chapter 13.42 SSD-X-West Point Zoning District and approve Ordinance Number 26-11, an ordinance of the City of Taylorsville, to enact 13.42 SSD-R Solstice at 54th Zoning District of the Taylorsville Land Development code with the condition that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until Edge Homes Utah, LLC closes on the purchase of the property in question as described in the ordinance. If this condition is not satisfied, then in that event this ordinance shall not take effect and the property shall revert to the pre-existing, underlying zoning districts and regulations in which the property is currently located.” ORDINANCE NO. 26-12 “I move that we approve Ordinance Number 26-12 amending the zoning map for property located at 3815; 3835-3849; 3871; 3855-3879 West 5400 South from Site Specific Development – Mixed Use – West Point (SSD-X-West Point) to Site Specific Development – Residential – Solstice at 54th (SSD-R-Solstice at 54th) with the condition that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until Edge Homes Utah, LLC closes on the purchase of the property in question as described in the ordinance. If this condition is not satisfied this ordinance shall not take effect and the property shall revert to the pre-existing, underlying zoning districts, uses and regulations in which the property is currently located.”

	ORDINANCE NO. 26-13 “I move that we approve Resolution Number 26-13, a resolution of the City of Taylorsville, approving the development agreement for the Solstice at 54th Project and authorizing the Mayor to sign the development agreement for the Solstice at 54th Project with the condition that the Mayor is not authorized to sign the development agreement and it will not become effective unless and until Edge Homes Utah, LLC closes on the purchase of the property in question as described in the resolution. If this condition is not satisfied, this resolution shall not take effect and the Mayor shall not be authorized to sign the development agreement.”
ATTACHMENTS:	Ordinance Nos. 26-10, 26-11, 26-12, 26-13 and corresponding exhibits.

Attachments:

See Below

TAYLORSVILLE, UTAH
ORDINANCE NO. 26-10

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING AN
AMENDMENT TO 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.”**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on September 16, 2026, to consider, among other things, approving a general plan amendment to the Taylorsville General Plan, Chapter 3 and the future land use map from Mixed Use High Intensity to Residential High Density; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.050, notice of a public hearing before the City’s Planning Commission was published on the city’s official website on June 30, 2026, and August 6, 2026; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also published on the Utah Public Notice Website on June 30, 2026, and August 6, 2026; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments on July 14, 2026. The Planning Commission voted 7-0 to continue the item to the August 11, 2026, meeting, during which the Planning Commission voted 7-0 to forward a positive recommendation to the Council regarding the proposed general plan amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on September 16, 2026; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed amendment to Chapter 3 of the Taylorsville General Plan, and future land use map, from mixed use high-intensity to residential high density, is hereby approved, as articulated in Exhibit “A.”

This ordinance, assigned Ordinance No. 26-10, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2026.

TAYLORSVILLE CITY COUNCIL

By: _____
Council Chairperson

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Robert Knudsen	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2026.

APPROVED this _____ day of _____, 2026.

Mayor Kristie S. Overson

ATTEST:

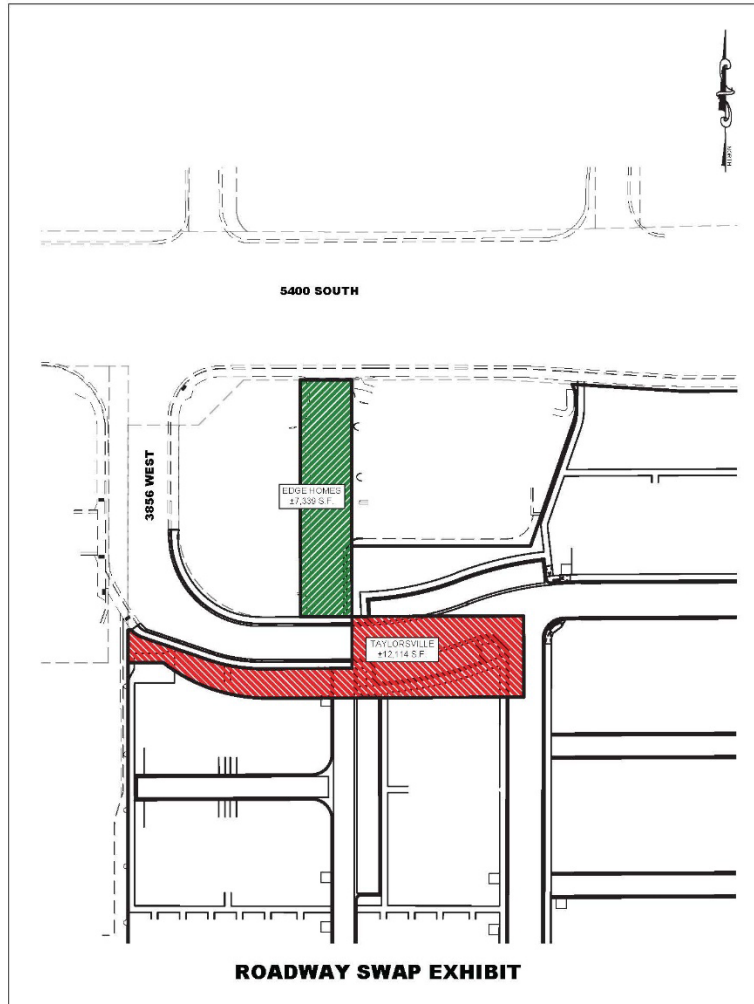
Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2026.

POSTED this _____ day of _____, 2026.

EXHIBIT A







CIVIL
STRUCTURAL
SURVEY

LEGAL DESCRIPTION PREPARED FOR
EDGE HOMES
TAYLORSVILLE CITY, UTAH
Job No. 2026-0026
(August 05, 2026)

PORTION OF EDGE PROJECT TO TAYLORSVILLE CITY

A portion of the Northwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the south line of 5400 South Street, said point being located N89°56'30"E along the Section line 823.94 feet and South 64.21 feet from the Northwest Corner of Section 17, T2S, R1W, S.L.B. & M.; thence N89°57'32"E along said right-of-way 40.00 feet; thence along that real property described at Deed Entry No. 13745540 in the official records of Salt Lake County and extension thereof S00°03'30"E 128.80 feet to the south line of said real property; thence along said real property the following two (2) courses: S89°45'26"W 40.00 feet; thence N00°03'30"W 183.55 feet to the point of beginning.

Contains: ±7,339 S.F.

PORTION OF TAYLORSVILLE CITY PARCEL TO EDGE PROJECT

A portion of the Northwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N89°56'30"E along the Section line 690.23 feet and South 257.95 feet from the Northwest Corner of Section 17, T2S, R1W, S.L.B. & M.; thence East 2.79 feet; thence along the arc of a non-tangent curve to the left 9.05 feet with a radius of 15.00 feet through a central angle of 34°35'08", chord: S53°58'09"E 8.92 feet; thence S71°15'42"E 55.89 feet; thence along the arc of a curve to the left 41.74 feet with a radius of 126.00 feet through a central angle of 18°58'52", chord: S80°45'08"E 41.55 feet; thence N89°45'26"E 69.99 feet; thence N00°03'30"W 40.08 feet to the north line of that real property described at Deed Entry No. 11905286 in the official records of Salt Lake County; thence along said real property the following six (6) courses: N89°45'26"E 133.24 feet; thence S00°14'38"E 63.00 feet; thence S89°45'26"W 198.91 feet; thence along the arc of a curve to the right 87.53 feet with a radius of 131.50 feet through a central angle of 38°08'16", chord: N71°10'26"W 85.92 feet; thence S89°56'30"W 27.14 feet; thence N00°03'30"W 25.08 feet to the point of beginning.

Contains: ±12,114 S.F.

TAYLORSVILLE, UTAH
ORDINANCE NO. 26-11

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING
TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE REPEALING
CHAPTER 13.42 “SSD-X-WEST POINT ZONING DISTRICT” AND ENACTING
CHAPTER 13.42 “SSD-R-SOLSTICE AT 54TH ZONING DISTRICT.”**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on September 16, 2026, to consider, among other things, approving a zoning text amendment to the Taylorsville Municipal Code, repealing Chapter 13.42 “SSD-X-West Point Zoning District” and enacting Chapter 13.42 “SSD-R-Solstice at 54th Zoning District;” and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.050, notice of a public hearing before the City’s Planning Commission was published on the city’s official website on June 30, 2026, and August 6, 2026; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also published on the Utah Public Notice Website on June 30, 2026, and August 6, 2026; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments on July 14, 2026. The Planning Commission voted 7-0 to continue the item to the August 11, 2026, meeting, during which the Planning Commission voted 6-0 to forward a positive recommendation to the Council regarding the proposed text amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on September 16, 2026; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed text amendment to the Taylorsville Municipal Code, repealing 13.42 “SSD-X-West Point Zoning District” and enacting 13.42 “SSD-R-Solstice at 54th Zoning District” is hereby approved, as articulated in Exhibit “A.”

This ordinance, assigned Ordinance No. 26-11, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2026.

TAYLORSVILLE CITY COUNCIL

By: _____
Council Chairperson

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Robert Knudsen	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2026.

APPROVED this _____ day of _____, 2026.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2026.

POSTED this _____ day of _____, 2026.

EXHIBIT A

CHAPTER 13.42 SSD-R-SOLSTICE AT 54TH ZONING DISTRICT

SECTION:

- 13.42.010: Purpose
- 13.42.020: Applicability
- 13.42.030: Land Use And Density
- 13.42.040: Architectural Design
- 13.42.050: Site Planning
- 13.42.060: Landscaping and Open Space Design
- 13.42.070: Grading And Drainage
- 13.42.080: Vehicular Circulation And Parking
- 13.42.090: Pedestrian Mobility And Circulation
- 13.42.100: Walls And Fences
- 13.42.110: Exterior Site Lighting
- 13.42.120: Other Development Standards
- 13.42.130: Figures

13.42.010: PURPOSE:

The Site-Specific Development-Residential-Solstice at 54th District (SSD-R-Solstice at 54th) is established to promote the public health, safety, and welfare of the community by facilitating the creation of a residential community in a connected setting. It is the purpose of this chapter to encourage design and development of land that suits the unique needs of the property and contributes to the diversity of housing options within the City while maintaining compatibility with surrounding land use. All new or future development within the SSD-R-Solstice at 54th Zoning District shall be in conformity with this title and any site-specific Development Plan approved by the Planning Commission. Specifically, this zone intends to:

- A. Enhance and protect the community image of the City of Taylorsville through clearly articulated development design policies and standards;

- B. Protect and promote Taylorsville's long-term economic viability through design standards which encourage and reward high-quality development and discourage less enduring alternatives;
- C. Promote orderly vehicular circulation for the surrounding area;
- D. Create a safe, comfortable, and efficient pedestrian experience within the development;
- E. Support and encourage the use of nearby transit;
- F. Enhance and protect the security, health, safety, and welfare of all residents of the City of Taylorsville; and
- G. Facilitate an understanding of the City's expectations and assist developers in compiling a complete and efficient application.

13.42.020: APPLICABILITY:

The provisions in this chapter shall apply to all new development, redevelopment, exterior remodels, additions to existing structures, refacing, signs, and accessory structures within the SSD-R-Solstice at 54th Zoning District. This chapter includes minimum development standards and will be used by City staff and, if applicable, the Planning Commission to review development applications. The policies established in these provisions shall be met through actual compliance with each design standard.

- A. Boundary Description: The SSD-R-Solstice at 54th Zoning District is limited to a specific area in the City, approximately 16.5 acres in size, as illustrated in section 13.42.130, figure 1, "*SSD-R-Solstice at 54th Zoning District*," of this chapter, comprised of four (4) parcels, and portions of parcels as shown in Figure 1a, "*Land Swap Exhibit*" and described in Figure 1b, "*Land Swap Descriptions*" described as follows:

Parcel 21-17-101-102-0000 (3855-3879 W 5400 S):

BEG E 1292.95 FT & S 71.71 FT FR NW COR SEC 17, T2S, R1W, SLM; S 0°03'30" E 138.58 FT; S 89°56'30" W 177.4 FT; S 0°03'30" E 103 FT; S 89°56'30" W 81.5 FT; S 0°03'30" E 6.25 FT; S 89°56'30" W 314 FT; S 0°03'30" E 200.33 FT; N 89°56'30" E 314 FT; S 0°03'30" E 13.25 FT; N 89°56'30" E 107.76 FT; S 0°05'30" W 251.5 FT; S 89°54'30" E 10 FT; S 0°05'30" W 305.17 FT; N 89°54'30" W 326.41 FT; N 0°03'30" W 531.25 FT; S 89°56'30" W 133.9 FT; N 0°03'30" W 276 FT; N 89°56'30" E 133.9 FT; N 0°03'30" W 228.68 FT; S 86°25'52" E 40.08 FT; S 0°03'30" E 136.14 FT; N 89°56'30" E 138.72 FT; N 19°08'16" E 102.02 FT; NW'LY ALG 40 FT RADIUS CURVE TO L 29.63 FT; S 86°25'52" E 84.24 FT; N 89°56'30" E 173.75 FT TO BEG. LESS & EXCEPT, BEG N 89°56'30" E 823.90 FT & S 00°03'30" E 247.73 FT FR THE NW COR SEC 17, T2S, R1W, SLM; N 89°45'26" E 173.25 FT; S 00°14'38" E 63 FT; S 89°45'26" W 198.91 FT; NW'LY 87.53 FT ALG A 131.50 FT

RADIUS CURVE TO R (CHD BEARS N 71°10'26" W 85.92 FT); N 89°56'30" E 106.76 FT; N 00°03'30" W 35.27 FT TO BEG. ALSO LESS & EXCEPT BEG N

89°56'30" E 1292.91 FT & S 0°03'30" E 73 FT & S 89°56'30" W 173.96 FT & N 86°25'15" W 295.65 FT FR NW COR SEC 17, T2S, R1W, SLM; S 86°25'15" E 40.08 FT; S 0°03'30" E 7.33 FT; S 89°57'32" W 40 FT; N 0°03'30" W 9.86 FT TO BEG.

Less the following boundary area Portion from Edge Homes Utah, LLC to Taylorsville City, subject to Land Purchase and Taylorsville City Council approval:

A portion of the Northwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the south line of 5400 South Street, said point being located N89°56'30"E along the Section line 823.94 feet and South 64.21 feet from the Northwest Corner of Section 17, T2S, R1W, S.L.B. & M.; thence N89°57'32"E along said right-of-way 40.00 feet; thence along that real property described at Deed Entry No. 13745540 in the official records of Salt Lake County and extension thereof S00°03'30"E 128.80 feet to the south line of said real property; thence along said real property the following two (2) courses: S89°45'26"W 40.00 feet; thence N00°03'30"W 183.55 feet to the point of beginning.

Contains: ±7,339 S.F. Parcel 21-17-101-074-0000 (3835-3849 W 5400 S):

BEG N 89°56'30" E 1396.3 FT & S 0°03'30" E 53 FT & S 13°24'08" E 196.92 FT & S 17°01'08" E 172.22 FT & N 89°54'30" W 16.89 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 14°16'52" E 55.05 FT; S 18°05'44" E 662.34 FT; N 89°54'30" W 543.38 FT; N 0°05'30" E 305.17 FT; N 89°54'30" W 10 FT; N 0°05'30" E 235.5 FT; S 89°54'30" E 117 FT; N 0°05'30" E 142 FT; S 89°54'30" E 215.94 FT TO BEG. 6.47 AC M OR L. 6282-267 6604-1253 6841-1025 5297-1423 7079-2412

Parcel 21-17-101-047-0000 (3871 W 5400 S):

BEG S 320.1 FT & E 720.33 FT FR NW COR SEC 17, T 2S, R 1W, S L M; S 0°03'30" E 200.33 FT; N 89°56'30" E 314 FT; S 0°03'30" E 13.25 FT; N 89°56'30" E 107.76 FT; S 0°05'30" W 16 FT; S 89°54'30" E 117 FT; N 0°05'30" E 136.31 FT; S 89°56'30" W 53.57 FT; N 0°03'30" W 202.83 FT; S 89°56'30" W 90 FT; S 0°03'30" E 103 FT; S 89°56'30" W 81.5 FT; S 0°03'30" E 6.25 FT S 89°56'30" W 314 FT TO BEG. 2.71 AC M OR L 5427-1849 9535-9413

Parcel 21-17-101-101-0000 (3815 W 5400 S):

BEG N 89°56'30" E 1293.01 FT; S 73 FT & S 0°03'30" E 3.53 FT FR NW COR SEC 17, T2S, R1W, SLM; S 86°14'39" E 22.12 FT; S 60°00'39" E 57.54 FT; S 20°07'27" E 122.34 FT; S 15°37'26" E 194.66 FT; N 89°54'30" W 199.90 FT; S 0°05'30" W 5.69 FT; S 89°56'30" W 53.57 FT; N 0°03'30" W 202.83 FT; N 89°56'30" E 87.40 FT; N 0°03'30" W 135.05 FT TO BEG.

Parcel 21-17-101-098-0000 (3901 W 5400 S):

BEG N 89°56'30" E 690.00 FT & S 0°03'30" E 99.07 FT FR THE NW COR OF SEC 17, T2S, R1W, SLM; N 89°57'32" E 39.91 FT; S'LY ALG A 44 FT RADIUS CURVE TO L 5.84 FT (CHD BEARS S 03°44'32" W); S 0°03'30" E 74.41 FT; SE'LY 107.82 FT ALG A 68.50 FT RADIUS CURVE TO L (CHD BEARS S 45°09'02" E 97.03 FT); N 89°45'26" E 198.91 FT; S 0°14'38" E 63.00 FT; S

89°45'26" W 198.91 FT; NWLY 87.53 FT ALG A 131.50 FT RADIUS CURVE TO THE R (CHD BEARS N 71°10'26" W 85.92 FT); S 89°56'45" W 27.15 FT; N 00°03'30" W 183.93 FT TO BEG. 0.57 AC M OR L. 10252-8236

Less the following boundary area Portion from Taylorsville City to Edge Homes Utah, LLC subject to land purchase and Taylorsville City Council approval: A portion of the Northwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N89°56'30"E along the Section line 690.23 feet and South 257.95 feet from the Northwest Corner of Section 17, T2S, R1W, S.L.B.& M.; thence East 2.79 feet; thence along the arc of a non-tangent curve to the left 9.05 feet with a radius of 15.00 feet through a central angle of 34°35'08", chord: S53°58'09"E 8.92 feet; thence S71°15'42"E 55.89 feet; thence along the arc of a curve to the left 41.74 feet with a radius of 126.00 feet through a central angle of 18°58'52", chord: S80°45'08"E 41.55 feet; thence N89°45'26"E 69.99 feet; thence N00°03'30"W 40.08 feet to the north line of that real property described at Deed Entry No. 11905286 In the official records of Salt Lake County; thence along said real property the following six (6) courses: N89°45'26"E 133.24 feet; thence S00°14'38"E 63.00 feet; thence S89°45'26"W 198.91 feet; thence along the arc of a curve to the right 87.53 feet with a radius of 131.50 feet through a central angle of 38°08'16", chord: N71°10'26"W 85.92 feet; thence S89°56'30"W 27.14 feet; thence N00°03'30"W 25.08 feet to the point of beginning.

Contains: ±12,114 S.F.

13.42.030: LAND USE AND DENSITY:

- A. Uses: Uses permitted under this chapter shall conform to the development standards provided elsewhere in this Development Code, the application procedures for development, and any overlay districts as applicable. Uses permitted as a conditional use shall comply with the requirements for administrative conditional use permits and/or non-administrative conditional use permits as applicable.
- B. The approval of any additional land uses beyond those allowed shall require and be contingent upon the favorable exercise of future legislative discretion by the City Council following all required notice and public hearings before the Planning Commission and City Council.
- C. Table Of Uses: All uses not included in the table below shall be deemed not permitted.

P = Permitted

AC = Administrative conditional

N = Not permitted

NC = Nonadministrative conditional

Land Use	SSD-R-Solstice at 54 th District
Accessory structure	NC

Accessory Dwelling Unit	N
Animals (household pets)	P
Backyard chickens	N
Bed and breakfast	N
Dwelling, Single-Family Attached	P
Dwelling, multiple-unit	P
Home occupation	P
Private park or open space	P
Planned unit development	P
Residential facility for elderly persons	P
Residential facility for persons with a disability	P
Residential lease, short term	N
Zero lot line development	P

- D. Dwelling units: The total number of dwelling units permitted in the Solstice at 54th Zoning District shall be up to 346 units.
- E. Density: Overall density within the SSD-R-Solstice at 54th Zoning District shall be limited to no more than twenty-one (21) residential dwelling units per acre.

13.42.040: ARCHITECTURAL DESIGN:

- A. Purpose And Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement.
- B. Building masses shall respond to "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level. Buildings shall be reduced in apparent mass or articulated to avoid large monolithic, box-like shapes.
- C. Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family attached dwellings (townhomes) shall be consistent with or reasonably similar to the designs and features shown in Section 13.42.130, figure 3C, "Architectural Elevations" of this chapter.
- D. Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for condominium dwellings shall be consistent with or reasonably similar to the designs and features shown in Section 13.42.130, figure 2B, "*SSD-R-Solstice at 54th Architectural Design – Condominiums*," of this chapter.

- E. Maximum Building heights: Buildings shall not exceed sixty-five (65'), measured from average finished grade to the midpoint between the highest ridge and the lowest eaves of the roof.
 - 1. Buildings located within fifty feet (50') from the southern property boundary shall not exceed thirty-six (36') measured from the average finished grade around the foundation to the midpoint between the highest ridge and the lowest eaves of the roof.
- F. Mechanical Units: Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties.
- G. Solar: Buildings may be designed and sited to maximize the use of solar gain for energy savings, and shall respect the solar access requirements of adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set forth in section 13.11.200 of this title.

13.42.050: SITE PLANNING:

- A. Purpose And Intent: Buildings shall be located to maximize the presentation of streetscaping and primary building entries to roadways, to provide clear orientation and access for both vehicles and pedestrians, to facilitate internal pedestrian circulation, and to place structures in consideration of the existing built context, the location of adjoining uses, and the location of roads.
- B. All building locations, building orientation, roadways, driveways, pedestrian ways, park spaces, landscape areas, amenity areas, vehicular parking areas, and dumpster locations, and sign locations, shall be consistent with section 13.42.130, figure 3A, "Dimensioned Site Plan", of this chapter.
- C. Building setbacks: All building setbacks shall be generally consistent with section 13.42.130, figure 3A, "Dimensioned Site Plan", of this chapter.
- D. Utilities And Mechanical Equipment: The visual and noise impacts of utilities and mechanical equipment shall be mitigated in the following manner and shall apply to all public and private rights-of-way and pedestrian areas within the development:
 - 1. All new permanent utility lines shall be installed underground;
 - 2. Abandoned utility boxes, meters and pedestals shall be removed;
 - 3. Damaged utility boxes, meters, and pedestals shall be repaired;
 - 4. Utility box and pedestals shall be placed such that they do not block pedestrian travel or required visibility triangles at street intersections and driveways;

5. All utility boxes and pedestals shall be screened or blended to match walls upon which they are mounted according to those standards as listed in Chapter 13.23.120(G) and Chapter 13.37 (2)(F) Design Standards.
 6. Any future changes after final site plan approval shall be subject to the screening requirements stated herein.
- E. Service, Refuse, And Storage Areas: Service, delivery, refuse and storage areas shall not be visually obtrusive. The visual impact of such areas shall be minimized.
1. Setbacks: No dumpster shall be located within five feet (5') of any side or rear commercial property line or ten feet (10') of any residence or residential district.
- F. Site Furniture and Features: Site furnishings, including, but not necessarily limited to, benches, waste receptacles, exterior lighting, planters, railings and bollards, shall be visually consistent throughout the SSD-R-Solstice at 54th zoning classification including color, materials, and design style. All components of outdoor site furniture shall be low maintenance, highly durable and resistant to weather, vandalism, graffiti, and theft.
- G. Common Amenities
1. The SSD-R-Solstice at 54th Zoning District shall include a clubhouse, pool and outdoor amenity area common amenities and facilities as illustrated in figures 5A-5D “Common Amenities” in this chapter.
 2. The developer, or management association upon completion of the SSD-R-Solstice at 54th Zoning District, shall be responsible for providing, protecting and maintaining amenities included as common amenities as illustrated in this chapter.

13.42.060: LANDSCAPING AND OPEN SPACE DESIGN

- A. Purpose And Intent: Landscaping shall be required within the subject site to:
1. Enhance the aesthetics of the development;
 2. Create a pedestrian-friendly environment;
 3. Break up the mass of buildings;
 4. Soften architectural materials;
 5. Provide screening for service areas;
 6. Enhance streetscapes;
 7. Provide shade and climate control;
 8. Create an attractive entrance and gateway to the project; and
 9. Provide buffers between incompatible land uses or site areas.

10. Landscape design should create connected spaces that function as open space that provide active or passive recreation opportunities for residents.
- B. Sight Lines: Adequate sight lines shall be consistent with Section 13.02.120 of this title.
- C. Landscape Irrigation/Water Conservation: Reasonable effort shall be made to conserve water by utilizing alternative means for maintaining a suitable landscape environment. Low water use and water conservation concepts may be incorporated into the landscape design without compromising the intent to establish significant visual amenities through landscaping.
- D. Landscape Standards:
1. Landscaped areas that serve aesthetic and functional purpose (open space) shall be deemed valued amenities. Location of landscaped areas shall generally comply with those shown in Section 13.42.130, figure 3A, "Dimensioned Site Plan" and figure 4, "Landscape Plan" of this chapter. In no case shall landscaped and open space cover less than 15% of the total site area.
 2. Installation: The installation of any landscaping shall be done by a licensed landscape contractor;
 3. Artificial Plants: Artificial plants of any type, size or color are prohibited as exterior landscaping within any lot;
 4. Mulching:
 - i. All planting beds shall be mulched with either wood, decorative rock, or other ground cover to stabilize soils, control erosion, and conserve water use; and
 - ii. Rock mulch shall be restricted to less than four inches (4") in size.
 5. Parking: Parking is prohibited within landscaped areas on a site.
 6. Trees: There shall be a mix of evergreen and deciduous trees.
- E. Landscape Maintenance and Replacement: The developer, or management association upon completion of the Project, shall be responsible for providing, protecting and maintaining landscaping in a healthy and growing condition. The following requirement shall be noted on the landscape plan:
1. Dead or diseased plant materials shall be removed and replaced within a reasonable time or within one month with the same type, size, and quantity of plant material as originally installed unless incompatible with the soil or weather conditions.

13.42.070: GRADING AND DRAINAGE:

- A. Water Quality Control and Drainage: The project shall implement appropriate measures to mitigate negative impacts on the storm sewer system and adjacent waterways and properties. On-site stormwater retention is required. On-site storm water designs shall comply with Title 17 Storm Drainage and Flood Control Development and shall be reviewed by the City Engineer for compliance prior to approval.
- B. Site Grading And Excavation: Buildings shall be designed to relate to existing grade conditions and to minimize cut-and-fill on-site. The following shall apply:
 - 1. Site grading designs shall allow for easy pedestrian access from sidewalks, pathways, trails, and parking areas.
 - 2. Modification to existing site topography shall be permitted where and to the extent that it contributes to good design and shall be executed in such a manner as to avoid drainage impacts (such as erosion, storm water runoff and road or landscape damage), both on-site and downstream.

13.42.080: VEHICULAR CIRCULATION AND PARKING:

- A. Purpose And Intent: The on-site vehicular circulation and parking system is deemed a critical factor in the safety and success of any development. The parking/access/circulation systems provide for the safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized.
- B. Vehicular Access: Roadway location and widths shall be consistent with section 13.42.130, figure 3A, "Dimensioned Site Plan", of this chapter. Private roadways within the site will be maintained by a management company or homeowners association.
 - 1. 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.
 - 2. Primary roadways will have at least 26' of asphalt.
 - 3. 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.
- C. Service/Delivery and Emergency Access: Service circulation within the development shall be designed to provide safe movements for all anticipated vehicles. The design of individual lots to accommodate truck access shall meet all regulatory requirements for turning radii without sacrificing other standards.
 - 1. Access roads and parking aisles shall include the necessary dimensions for the on-site maneuvering of refuse vehicles and firetrucks as determined by the City Engineer and applicable fire authority; a minimum twenty foot (20') wide,

unobstructed driveway, lane, or other access way and turnaround may be required for this purpose.

- D. Vehicle Parking: Unless otherwise noted below, dimensions of parking spaces shall conform generally with those shown in Section 13.42.130, figure 3A, “Dimensioned Site Plan” of this chapter.
1. The Project will provide overall parking at a rate of at least two and one-half (2 ½) vehicle parking stalls per residential unit. Two (2) car garages shall count as two (2) parking stalls; and each driveway at least eighteen feet (18') long and nine feet (9') wide.
 2. Minimum parking stall dimensions, exclusive of driveways, shall be 9' x 18'.
 3. All parking or roadway areas shall be paved with a solid surface and shall be arranged and striped to provide orderly and safe loading, unloading, and parking of vehicles.
 4. Parking lot and road striping shall be maintained on a regular basis so that striping is visible for the safe ingress/egress and parking of vehicles.
 5. A minimum of 75 surface stalls shall be reserved for guest parking.

13.42.090: PEDESTRIAN MOBILITY AND CIRCULATION:

- A. Purpose And Intent: Pedestrian systems shall be designed to be safe and to encourage walking throughout the project. Residences and community spaces shall be integrated with adjacent units and properties. Pedestrian pathways shall create a comprehensive system and provide convenient access to public rights-of-way. Pedestrian spaces and routes shall be designed to invite walking throughout the development. Routes shall be integrated to form a comprehensive circulation system, providing convenient, safe and visually attractive access to all destinations on the site.
1. Pedestrian pathway and crosswalks locations shall be generally consistent with section 13.42.130, figure 3A, “Dimensioned Site Plan” of this chapter.
- B. All sidewalks within the development shall be at least five feet (5') wide.

13.42.100: WALLS AND FENCES:

- A. Purpose And Intent: All fences and walls shall be decorative and contribute to the visual quality of the development, used to screen service areas, loading areas, and outdoor storage areas. When not required for security, screening, or grade transitions, fences and walls shall be as inconspicuous and low as possible.
- B. Perimeter Fence Design And Materials: a perimeter fence shall be installed along the southern, eastern and western eastern boundaries of the development where the development is adjacent to a freeway on-ramp and the backyards of neighboring

properties; provided, however, that a new fence is not required along the backyard property lines of the townhomes along the southern portion of the project where the existing concrete wall is located. The wall or fence along the eastern portion of the property (near the freeway on-ramp) must comply with the requirements and restrictions of the Jordan Valley Water Conservancy District and its management of the subsurface Jordan Aqueduct water line and related easement. The perimeter fence shall be a maximum of eight (8) feet high and reasonably similar in design and materials to the fencing products depicted in Section 13.42.130, figures 6A and 6B, "Fencing plan"; "Fencing Detail", in this chapter.

- C. Screening Requirements: Screening of accessory uses such as dumpsters, mechanical units, or storage areas shall be governed by those standards in Chapter 13.23 and Chapter 13.37 Design Standards.

13.42.110: EXTERIOR SITE LIGHTING:

- A. Purpose And Intent: Exterior lighting shall be used to provide illumination for the security and safety of entry drives, parking, pathways, and park space, without intruding on adjacent properties. Site lighting shall be architecturally compatible and consistent in design throughout the SSD-R-Solstice at 54th Zoning District.
- B. Fixture Design: Exterior lighting placement and design shall comply with an exterior lighting plan as shown 13.42.130, figure 7, "Lighting Plan" of this chapter. Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicle movements, without causing excessive off-site glare.
 - 1. The maximum height of lighting poles within landscaped and park areas is twenty feet (20'), measured from finished grade. Poles within these areas may be set on bases no more than eight inches (8") in height.
- C. Decorative Architectural Lighting: Special lighting that accents building features and creates visual interest is permitted, provided that design continuity is maintained among buildings.
 - 1. Neon tubing is not acceptable as a building accent or to accentuate the building's form.
 - 2. Lighting fixtures mounted directly on structures may be allowed when utilized to enhance specific architectural elements or to help establish scale or provide visual interest.
 - 3. "Wall pack lights" are not permitted.
 - 4. Using lighting to highlight entrances, art, terraces, and special landscape features is highly recommended.
- D. Pedestrian Area Lighting: Walkway lighting shall be scaled to the pedestrian to provide for safe use of pathways and pedestrian areas. Any walks, stairs, or ramps shall be lighted

for the safe passage of pedestrians. The use of lighted bollards or other low level fixtures is strongly encouraged to identify pedestrian walkways.

- E. Landscape Lighting: Landscape lighting which enhances and complements the landscape materials is permitted. Where landscape lighting is used, fixtures shall be concealed where possible (i.e., in trees, behind rocks or shrubs) to control glare.
- F. Light Spill: No unshielded lights, reflectors, spotlights, strobe lights, or searchlights shall be so located that they are pointed toward or are directly visible from public rights-of-way. All lighting shall be shielded and directed downward to avoid light spill beyond the property line. Intensities shall be controlled so that neighboring areas will not be adversely affected by glare or excessive light.

13.42.120: OTHER DEVELOPMENT STANDARDS:

- A. The private roads and amenities within the development shall be maintained in good condition and repair by a management company or homeowners association.
- B. The development governed by this SSD-R-Solstice at 54th Zoning District shall also be subject to a Development Agreement for Solstice at 54th, which shall be approved by the City and recorded with the Salt Lake County Recorder's Office against the subject real property. The Development Agreement shall include, without limitation, those owner occupancy requirements, rental restrictions, and other provisions approved by the City.

Unless otherwise specified within the SSD-R-Solstice at 54th District, all current development standards shall apply.

13.42.130: FIGURES:

Figure 1: SSD-R-SOLSTICE AT 54TH ZONING DISTRICT



The aerial image above depicts the subject parcels, presently identified as Salt Lake County Tax Parcel Nos.: *21-17-101-102 and 21-17-101-074 and 21-17-101-047 and 21-17-101-101*

DOI:10.1002/anie.201705184



Figure 1b Land Swap Descriptions



CIVIL
STRUCTURAL
SURVEY

LEGAL DESCRIPTION PREPARED FOR
EDGE HOMES
TAYLORSVILLE CITY, UTAH
Job No. 2026-0026
(August 05, 2026)

PORTION OF EDGE PROJECT TO TAYLORSVILLE CITY

A portion of the Northwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the south line of 5400 South Street, said point being located N89°56'30"E along the Section line 823.94 feet and South 64.21 feet from the Northwest Corner of Section 17, T2S, R1W, S.L.B. & M.; thence N89°57'32"E along said right-of-way 40.00 feet; thence along that real property described at Deed Entry No. 13745540 in the official records of Salt Lake County and extension thereof S00°03'30"E 128.80 feet to the south line of said real property; thence along said real property the following two (2) courses: S89°45'26"W 40.00 feet; thence N00°03'30"W 183.55 feet to the point of beginning.

Contains: ±7,339 S.F.

PORTION OF TAYLORSVILLE CITY PARCEL TO EDGE PROJECT

A portion of the Northwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N89°56'30"E along the Section line 690.23 feet and South 257.95 feet from the Northwest Corner of Section 17, T2S, R1W, S.L.B. & M.; thence East 2.79 feet; thence along the arc of a non-tangent curve to the left 9.05 feet with a radius of 15.00 feet through a central angle of 34°35'08", chord: S53°58'09"E 8.92 feet; thence S71°15'42"E 55.89 feet; thence along the arc of a curve to the left 41.74 feet with a radius of 126.00 feet through a central angle of 18°58'52", chord: S80°45'08"E 41.55 feet; thence N89°45'26"E 69.99 feet; thence N00°03'30"W 40.08 feet to the north line of that real property described at Deed Entry No. 11905286 in the official records of Salt Lake County; thence along said real property the following six (6) courses: N89°45'26"E 133.24 feet; thence S00°14'38"E 63.00 feet; thence S89°45'26"W 198.91 feet; thence along the arc of a curve to the right 87.53 feet with a radius of 131.50 feet through a central angle of 38°08'16", chord: N71°10'26"W 85.92 feet; thence S89°56'30"W 27.14 feet; thence N00°03'30"W 25.08 feet to the point of beginning.

Contains: ±12,114 S.F.

Figure 2A: SSD-R-SOLSTICE AT 54TH ARCHITECTURAL DESIGN TOWNHOMES (Front-Loaded; Alley-Loaded; and Back-to-Back Units):





Figure 3B: SSD-R-SOLSTICE AT 54TH ARCHITECTURAL DESIGN CONDOMINIUMS:



Figure 3A: Dimensioned Site Plan (Detailed pdf file can be viewed by contacting the city.)

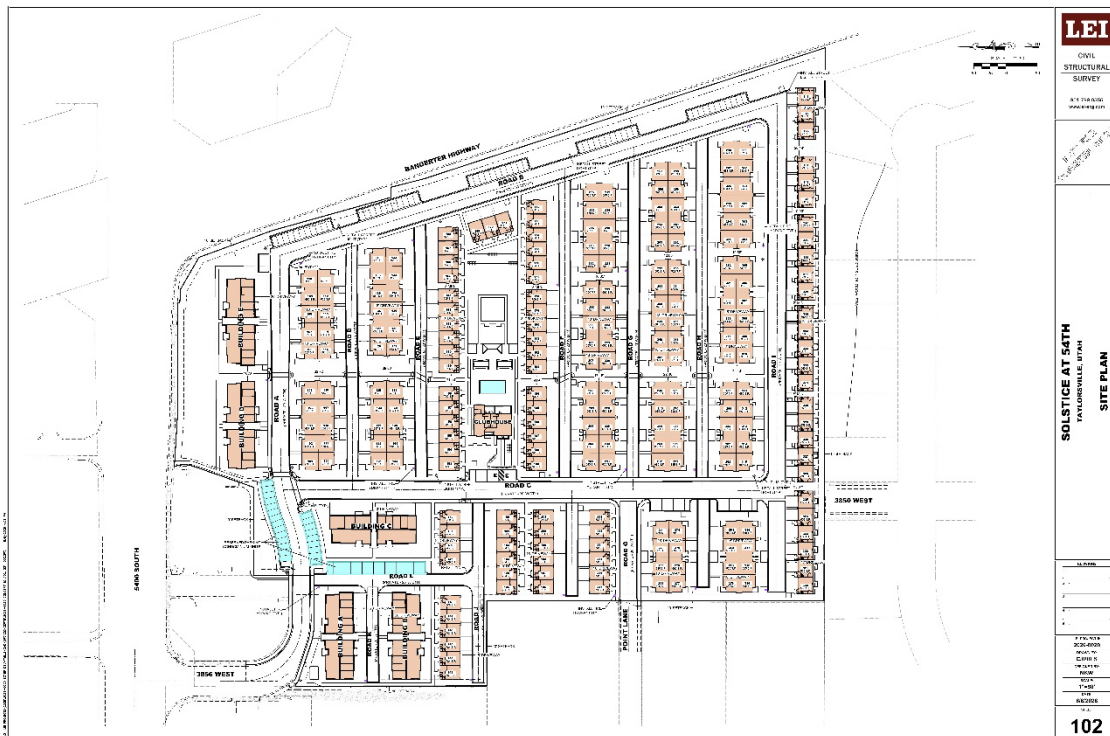


Figure 3B: SSD-R-Solstice at 54TH Site Plan – Product Location

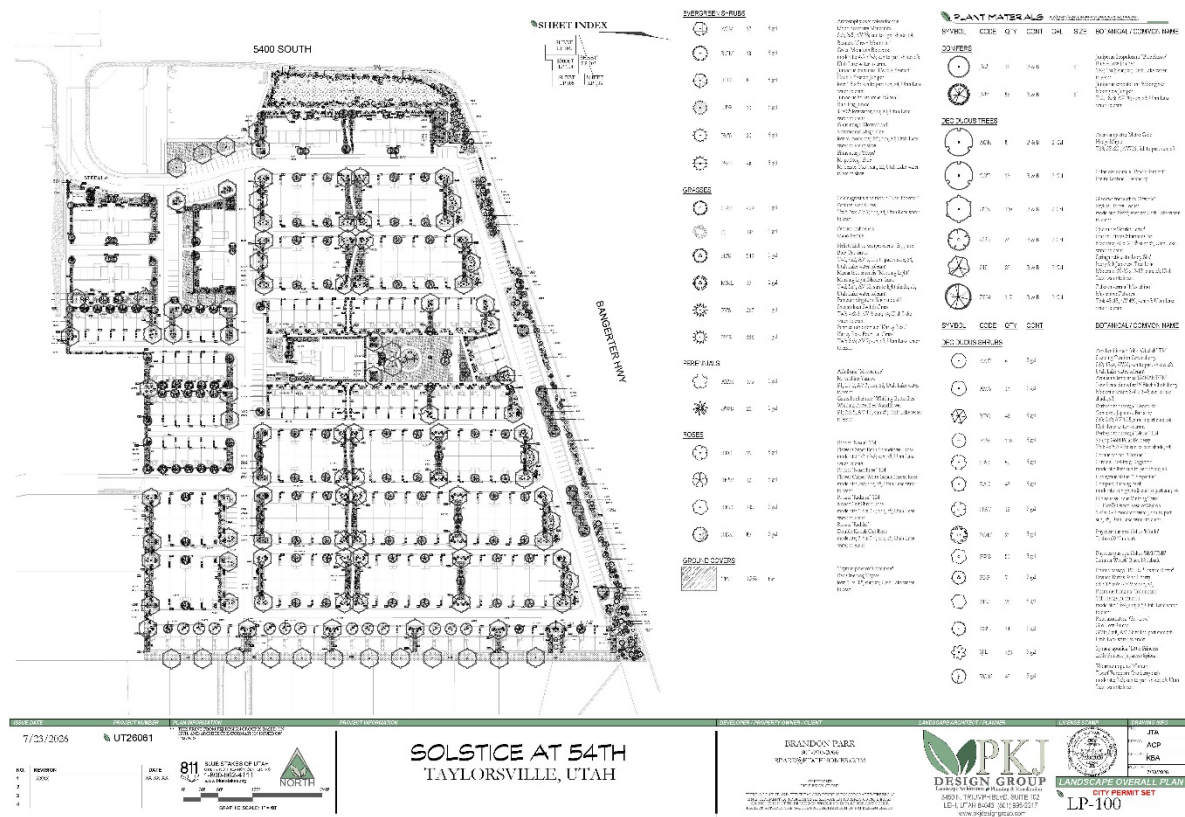


Figure 4C: Architectural Elevations





Figure 4: SSD-R-Solstice at 54th Landscape Plan & Plant Legend



5b Clubhouse



5c Shade structures, lawn and playground



5d Pool area



Figure 6a: Fencing Plan



Figure 6b: Fencing details

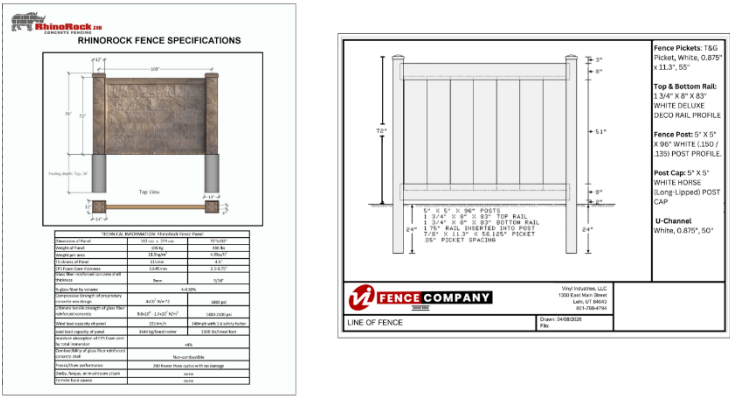
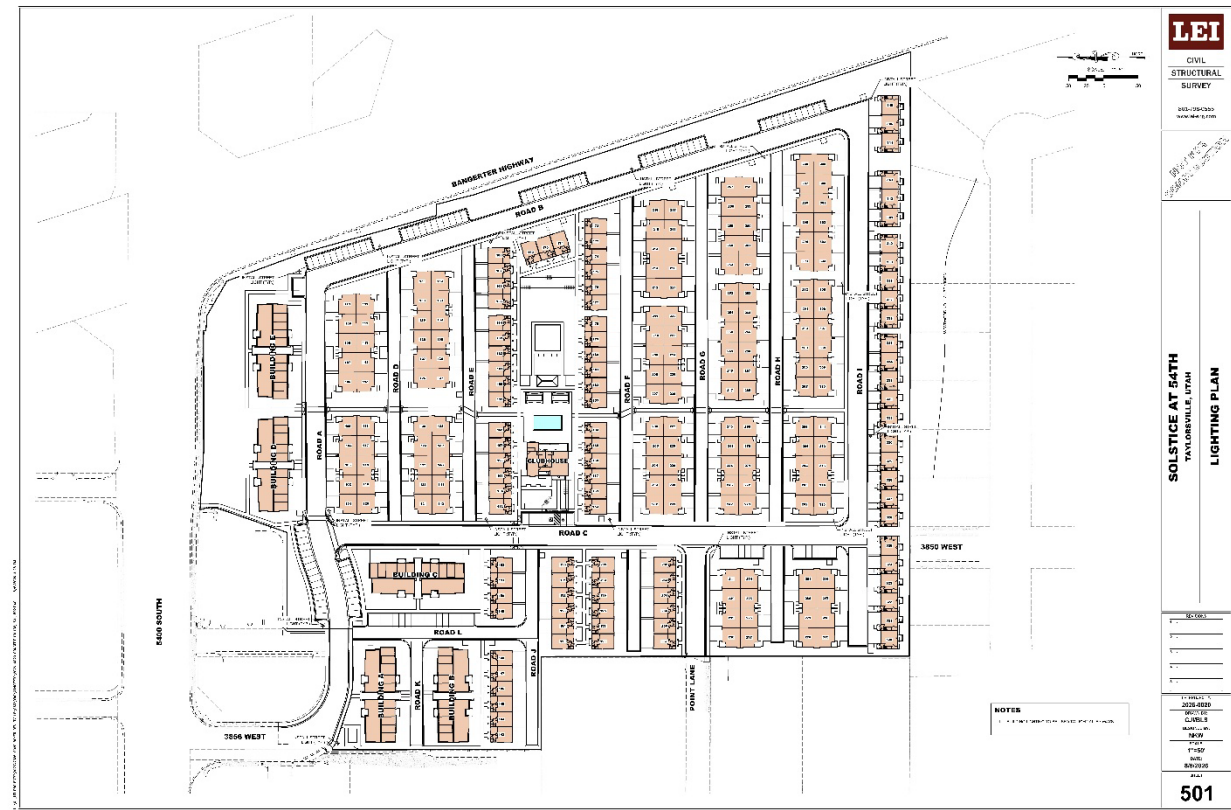


Figure 7: Lighting Plan



TAYLORSVILLE, UTAH
ORDINANCE NO. 26-12

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING MAP
AMENDMENT TO THE TAYLORSVILLE ZONING MAP FROM “SSD WEST
POINT,” TO “SSD SOLSTICE AT 54TH.”**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on September 16, 2026, to consider, among other things, approving an amendment to the Taylorsville Zoning Map, from ‘SSD West Point to SSD Solstice at 54th,” and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.050, notice of a public hearing before the City’s Planning Commission was published on the city’s official website on June 30, 2026, and August 6, 2026; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also published on the Utah Public Notice Website on June 30, 2026, and August 6, 2026; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments on July 14, 2026. The Planning Commission voted 7-0 to continue the item to the August 11, 2026 meeting, during which the Planning Commission voted 7-0 to forward a positive recommendation with conditions to the Council regarding the proposed zoning map amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on September 16, 2026; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed amendment to the Taylorsville Zoning Map, from “SSD Westpoint” to “SSD Solstice at 54th,” is hereby approved, as articulated in Exhibit “A.”

This ordinance, assigned Ordinance No. 26-12, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2026.

TAYLORSVILLE CITY COUNCIL

By: _____
Council Chairperson

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Robert Knudsen	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2026.

APPROVED this _____ day of _____, 2026.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

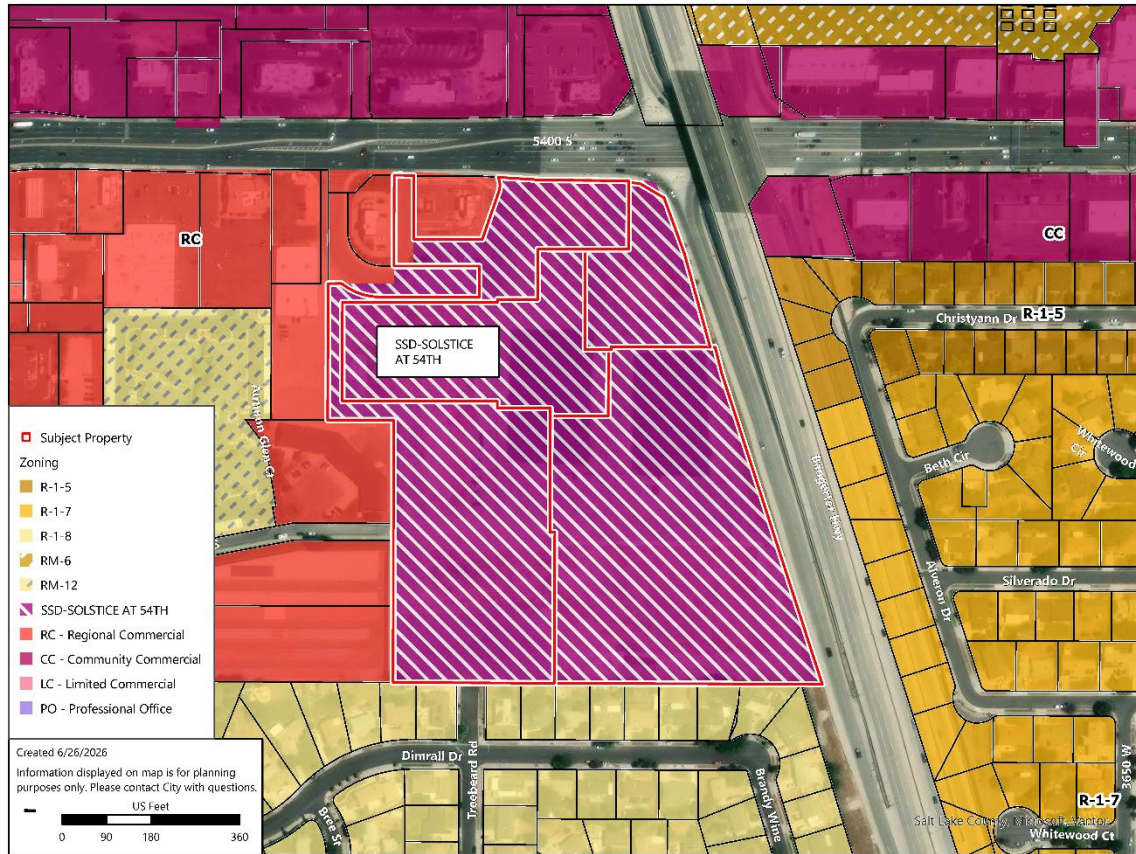
DEPOSITED in the Recorder's office this _____ day of _____, 2026.

POSTED this _____ day of _____, 2026.

EXHIBIT A

Exhibit A

Zoning Map: 3855 W 5400 S



TAYLORSVILLE, UTAH
ORDINANCE NO. 26-13

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TAYLORSVILLE AND
EDGE HOMES UTAH, LLC FOR THE SOLSTICE AT 54TH ZONING DISTRICT
PROJECT LOCATED GENERALLY AT 3855 WEST 5400 SOUTH.”**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on September 16, 2026, to consider, among other things, approving a Development Agreement between the City of Taylorsville and Edge Homes Utah, LLC for the Solstice at 54th Zoning District Project located generally at 3855 West 5400 South;” and

WHEREAS, Edge Homes Utah, LLC, will own certain real property located generally at 3855 West 5400 South, in Taylorsville, Utah, contingent upon final purchase of property, and among other conditions, approval of amendment requests, land swap and land purchase and this ordinance; and

WHEREAS, representatives of Edge Homes Utah, LLC have made application to the City for a general plan amendment, zoning text amendment, and zoning map amendment to assign a Residential High Density general plan designation, and Site-Specific Development Zoning district designation (“SSD-R-Solstice at 54th Zoning District”) to the Property for the purpose of developing the Project; and

WHEREAS, the City’s Economic & Community Development Director has determined that it is in the best interest of the public health, safety, and welfare to create a Site-Specific Development district for the purpose of developing said Project; and

WHEREAS, the intent of the Development Agreement is to facilitate the development of the Project in accordance with the site-specific land uses allowed and development standards adopted by the City as part of the SSD-R-Motion zoning district to provide for a creative development with unique and unusual characteristics for the benefit of all Parties; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed Development Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed Development Agreement for the Solstice at 54th Project is hereby approved and the Mayor is hereby authorized to sign the Development Agreement after it has been executed on behalf of Edge Homes Utah, LLC, as articulated in Exhibit “A.”

This ordinance, assigned Ordinance No. 26-13, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2026.

TAYLORSVILLE CITY COUNCIL

By: _____
Council Chairperson

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Robert Knudsen	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2026.

APPROVED this _____ day of _____, 2026.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2026.

POSTED this _____ day of _____, 2026.

EXHIBIT A

WHEN RECORDED, RETURN TO:

City of Taylorsville
Attn: City Recorder
2600 Taylorsville Blvd.
Taylorsville, Utah 84129

DEVELOPMENT AGREEMENT for SOLSTICE AT 54th

This Development Agreement for Solstice at 54th (this “**Agreement**”) is entered into as of _____, 2026, between the City of Taylorsville, a Utah municipal corporation (the “**City**”), and Edge Homes Utah, LLC, a Utah limited liability company (“**Developer**”). The City and Developer are jointly referred to as the “**Parties**” and each may be referred to individually as a “**Party**.”

RECITALS

A. Developer is either under contract to purchase, or is in the process of negotiating to purchase, the parcels of land located in Taylorsville City, Utah, described in Exhibit A hereto (collectively, the “**Property**”). The legal description of the Property is set forth in Exhibit A hereto. Developer’s acquisition of the Property is a condition precedent to the validity of this Agreement as explained in Section 15 below.

B. The Project was previously approved as a mixed use project known as “*Volta*” with 647 apartment units and retail uses under the City’s SSD-X-West Point Zoning District in Chapter 13.42 of the Taylorsville City Municipal Code (the “**Prior Project**”). The Prior Project, however, was never constructed and the Property remains vacant and undeveloped.

C. Developer desires to obtain different zoning and development approvals for the Property. Instead of developing the Property as a mixed-use apartment project, Developer desires to develop the Property as a “for-sale” residential community with townhomes and condominiums to be known as *Solstice at 54th* (the “**Project**”).

D. The Project will provide new home ownership opportunities in furtherance of the Moderate Income Housing element of the City’s General Plan, with down payment assistance and other incentives from Developer, the City, and the Utah First-time Homebuyer Assistance Program.

E. The Concept Plan of the Project is shown in Exhibit B hereto (the “**Concept Plan**”).

F. The City, acting pursuant to its authority under the Land Use Development and Management Act (as codified in Utah Code Ann. § 10-20-101 et seq., hereafter the “**Act**”) and the Taylorsville City Municipal Code (the “**City Code**”), and in furtherance of its land use policies, goals,

objectives, ordinances, resolutions, and regulations, has determined that this Agreement is necessary and appropriate for the use and development of the Property within the City.

G. The Property is currently zoned SSD-X-West Point under the Site Specific Development (SSD) District Regulations in Section 13.44 et seq. of the City Code (the “**SSD Regulations**”).

H. The Developer desires to develop the Property in conformity with this Agreement and desires a zone change on the Property to the Site-Specific Development Residential (SSD-R) Solstice at 54th zoning district (hereinafter, the “**SSD-R Solstice at 54th Zone**”) under the City’s SSD Regulations.

I. The Parties acknowledge that the purpose of the SSD Regulations is “*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.*”

J. The Parties agree that the Property fits the purposes of the SSD Regulations and that the Project, as depicted in the Concept Plan, accomplishes the objectives of the SSD Regulations. The development standards and regulations for the Project are set forth in the SSD-R Solstice at 54th Zone, which includes extensive Design Standards, and this Agreement.

K. The Parties acknowledge that development of the Property pursuant to this Agreement and the SSD-R Solstice at 54th Zone will provide certainty useful to Developer and the City. The Parties intend for the City to approve this Agreement concurrently with its approval of the SSD-R Solstice at 54th zoning district.

L. The City has determined that the proposed Project contains features which advance the City’s policies, goals, and objectives, including, without limitation, the purposes of the SSD Regulations. The Project will contribute to capital improvements which substantially benefit the City, and will result in planning and economic benefits to the City and its citizens. The Project will also increase the supply of new “for sale” homes that will advance the City’s objective of promoting new home ownership opportunities in the City.

M. The Parties, having cooperated in the drafting of this Agreement, understand and intend that this Agreement is a “development agreement” within the meaning of, and is entered into pursuant to, the terms of Utah Code Ann. § 10-20-508 (2026).

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

AGREEMENT

1. **Recitals; Definitions.** The Recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Act or City Code.

2. **Conditions of Enforceability.** The Parties acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City

Council, in its sole legislative discretion, approves all of the following items (collectively, the “**Conditions of Enforceability**”):

- 2.1. A General Plan Map Amendment, changing the General Plan designation of the Property from MH-High Intensity Mixed Use to RH – High Density Residential;
- 2.2. A zoning text amendment to Chapter 13.42 of the City Code, repealing the SSD-X-West Point Zoning District and replacing it with the SSD-R Solstice at 54th Zoning District; and
- 2.3. A zoning change for the Property from SSD-X-West Point to Site-Specific Development Residential (SSD-R) Solstice at 54th.

3. **Effective Date.** This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party’s signature line and the above-stated Conditions of Enforceability have been satisfied (the “**Effective Date**”), at which point this Agreement shall be recorded against the Property with the Salt Lake County Recorder’s Office.

4. **Developer’s Rights and Obligations.**

- 4.1. **Uses.** Developer shall develop and improve the Property in accordance with this Agreement and the SSD-R Solstice at 54th Zone.
- 4.2. **Density.** The Project shall be developed and improved in a manner consistent with the Concept Plan, which provides a layout with 70 condominium units and 246 townhome units (collectively, the “**Residential Units**”). The Residential Units shall be constructed in compliance with the SSD-R Solstice at 54th Zone.
- 4.3. **Owner Occupancy Requirements.** Developer shall not sell more than twenty percent (20%) of the Residential Units in the Project to investors. This means Developer shall sell at least eighty percent (80%) of the Residential Units to owner occupants. In addition, at no time shall more than twenty percent (20%) of the Residential Units within the Project be leased or rented to persons other than the owner of the applicable Residential Unit. The restrictions in this Section 4.3 are collectively referred to as the “**Owner Occupancy Requirements.**” The Owner Occupancy Requirements shall remain in full force and effect in perpetuity, shall run with the land, and shall be binding upon the HOA, all owners of Residential Units, and their respective successors and assigns.
- 4.4. **Recorded Covenants and Restrictions.** The Owner Occupancy Requirements described in the preceding Section shall be set forth in the written Covenants, Conditions and Restrictions (“**CC&Rs**”) to be recorded against the Property. The CC&Rs shall require the home owners association (“**HOA**”) to monitor and enforce the Owner Occupancy Requirements and to adopt such reasonable rules, procedures, reporting requirements, and enforcement mechanisms as are necessary to ensure continuing compliance. The City shall have the independent right to enforce the Owner Occupancy Requirements, regardless of whether the HOA has undertaken enforcement, and the Owner Occupancy Requirements may

not be amended, modified, waived, terminated, or otherwise impaired without the prior written consent of the City. The CC&Rs shall be recorded against the Property before any sales contracts are signed to sell any Residential Units in the Project.

- 4.5. **First Time Homebuyer Assistance Program.** Utah Senate Bill 240 (2023) created the First-time Homebuyers Assistance Program for allocation by the Utah Housing Corporation (the “**Program**”). Under the Program, up to \$20,000 may be provided to first-time homebuyers to assist them in purchasing a newly constructed but not yet inhabited home so long as the purchase price of the new home does not exceed \$450,000. As a key feature of the Project to meet the City’s objectives, Developer agrees to sell as many Residential Units as reasonably possible to buyers who qualify for and will utilize the Program to purchase a unit in this Project. Developer will cooperate in good faith with the City to market and promote the Program to eligible homebuyers who qualify under the Program.
- 4.6. **Moderate Income Housing; RDA Participation.** To further the objective of increasing moderate income and attainable home ownership opportunities within the City, Developer shall make available up to thirty (30) Residential Units for participation in a moderate income housing assistance program to be established in cooperation with the City and the Redevelopment Agency of Taylorsville City (the “**RDA**”). Subject to separate approval by the RDA and the available and lawful expenditure of RDA funds, the contemplated program may provide up to \$30,000.00 per qualifying Residential Unit in RDA assistance. For each Residential Unit receiving such RDA assistance, Developer or its affiliate shall provide a corresponding contribution of not less than \$30,000.00 through purchase price reduction, down payment assistance, mortgage interest rate buydown, closing cost assistance, and/or other purchaser incentives approved as part of the program.

The specific buyer eligibility requirements, funding commitments, deed restrictions, Developer contributions, administration, enforcement, and other terms of the housing assistance program shall be established in a separate written agreement approved by the RDA, the City, and Developer. Nothing in this Section 4.6 shall constitute an appropriation, reservation, encumbrance or binding commitment of City or RDA funds, and any financial participation by the City or RDA shall be expressly subject to separate approval by the applicable governing body, the availability and lawful expenditure of funds, and the execution of a separate written agreement as contemplated by this Section 4.6.

Developer shall provide the required Developer contribution (not less than \$30,000.00 per unit) for each qualifying Residential Unit for which RDA funding is ultimately approved and provided, up to a maximum of thirty (30) Residential Units.

- 4.7. **Private Lane.** The Property to be purchased by Developer includes the existing roadway (lane) located between the existing Dutch Bros coffee shop (3883 West 5400 South) and the Jimmy John’s sandwich store (3891 West 5400 South). In

connection with the subdivision plat approval for the Solstice at 54th Project, Developer will dedicate that lane to the City as a public roadway to ensure continued public access to the coffee shop and the sandwich store. This lane is identified on the Concept Plan (Exhibit B hereto) with diagonal cross-hatching. In exchange, the City will adjust the alignment of (and/or abandon a portion of) the roadway owned by the City that leads into the Project (3901 West 5400 South), identified as Salt Lake County Tax Parcel 21-17-101-098 to match the alignment shown on Exhibit B hereto. This “land swap” may be accomplished using quit-claim deeds, and will be reflected on the final plat recorded with the County.

5. **City Obligations.** The City shall review and approve development applications with respect to the Property in a timely manner, consistent with City’s routine development review practices and in accordance with all applicable laws and regulations. Nothing in this Agreement shall require the City to approve any development application that does not comply with the applicable requirements governing such application.

6. **Vested Rights and Reserved Legislative Powers.**

6.1. **Vested Rights.** Consistent with the terms of this Agreement, City agrees Developer has the vested right to develop and construct the Project in accordance with: (i) the SSD-R Solstice at 54th Zone, (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement. Such vested rights shall remain subject to subsequently enacted laws, regulations, standards, fees, and other requirements that may lawfully be applied to the Project pursuant to Section 6.2 and applicable law.

6.2. **Reserved Legislative and Police Powers.** Subject to the vested rights granted to Developer herein, the City expressly reserves all legislative, governmental, regulatory, and policy powers and authority that the City may not lawfully surrender, restrict, impair, or contract away. Subject to Section 6.1 above, nothing in this Agreement shall be construed to prevent, restrict, or otherwise limit the City from adopting, amending, applying, or enforcing any ordinance, regulation, standard, requirement, policy or other exercise of governmental authority that the City is required or permitted to adopt, amend, apply, or enforce under applicable federal or state law, including changes in law occurring after the Effective Date that affect public health and safety matters.

6.2.1. Without limiting the foregoing, the City may apply to the Property and the Project subsequently enacted or amended laws, ordinances, regulations, standards, and requirements relating to public health and safety, building and fire codes, engineering and construction standards, infrastructure, utilities, stormwater, environmental protection, emergency conditions, and other matters of governmental regulation to the extent permitted by law. Notwithstanding the retained police powers and legislative authority of the City, any such legislation or exercise of police powers shall not modify Developer’s vested rights as set forth herein unless facts and circumstances are present that meet the exceptions to the vested rights doctrine as set forth in Utah Code Ann. § 10-20-101 et seq., as adopted on

the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the vested rights doctrine under Utah law.

- 6.2.2. The vested rights granted to Developer under this Agreement are subject to all limitations, exceptions, and reserved governmental powers recognized under applicable law. Nothing in this Agreement creates any vested right beyond those rights expressly granted by this Agreement and applicable law, nor shall anything in this Agreement be interpreted as a waiver, surrender, or contractual limitation on the City's legislative discretion or police powers except to the limited extent expressly authorized by applicable law.

7. **Term.** This Agreement shall run with the land and shall continue in full force and effect until all Residential Units have been built and sold to third party purchasers. This Agreement shall not be construed to impose any development or improvement obligations on any persons who purchase the Residential Units.

8. **Developer Parties.** For purposes of this Agreement, the term “**Developer**” shall mean and include Edge Homes Utah, LLC, and its successors and assigns. The term “Developer” does not mean or include any person or entity who owns or lives in a constructed unit.

9. **Notices.** All Notices and other communication provided for herein or given in connection herewith shall be validly given or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail postage prepaid to the following addresses or to such other addresses as either Party may designate in writing and deliver in like manner. Any such change of address shall be given at least ten (10) days before the date on which the change is to become effective:

If to the City: City of Taylorsville
Attn: City Recorder
2600 Taylorsville Blvd.
Taylorsville, Utah 84129

If to Developer: Edge Homes Utah, LLC
Attn: Paxton Guymon, Esq.
13702 South 200 West, B-12
Draper, Utah 84020
Email: pguymon@edgehomes.com

10. **Mailing Effective.** Notices given by mail shall be deemed delivered seventy-two (72) hours following deposit with the U.S. Postal Service in the manner set forth above.

11. **No Waiver.** Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any other or succeeding breach.

12. **Authority.** The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force

and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing.

13. **Entire Agreement.** This Agreement, together with the Exhibits attached hereto, the documents and ordinances referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the Project and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, ordinances, or regulatory approvals.

14. **Amendment.** This Agreement may be amended in whole or in part with respect to all or any portion of the Property only by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

15. **Contingency of Property Acquisition.** Notwithstanding any other provision to the contrary in this Agreement, this Agreement shall not take effect unless and until the Developer (or an entity owned or controlled by Developer) completes the purchase of the Property described in Exhibit A. If the Developer does not acquire the Property within four (4) months days after the date of approval of this Agreement by the City Council, this Agreement shall be null and void, and neither party shall have any obligations or rights hereunder. Upon successful acquisition of the Property, the City shall proceed with recordation as provided in Section 3 above.

16. **Severability.** If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect.

17. **Governing Law.** Utah law shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah.

18. **Defaults & Remedies.** If either party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available at law provided the Party first complies with the dispute resolution provisions set forth in this Agreement.

19. **Attorney's Fees and Costs.** If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

20. **Binding Effect.** The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

21. **Assignment.** Developer may assign this Agreement, in whole or in part, only with the prior written consent of the Mayor, which consent shall not be unreasonably withheld, conditioned, or

delayed. Any assignee shall expressly assume in writing all obligations of Developer applicable to the assigned interest. Developer shall remain liable for the performance of all obligations under this Agreement unless and until Developer receives a written release executed by the Mayor. The Mayor shall not unreasonably withhold, condition, or delay such release upon a showing that the assignee is financially and otherwise capable of performing the applicable obligations under this Agreement.

22. **No Agency Created**. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

23. **Administrative Resolution of Disputes**.

23.1. **Administrative Review Required**. Except as otherwise expressly provided in this Agreement, any dispute, disagreement, controversy, question of interpretation, or difference of opinion between the Parties arising out of, relating to, or concerning this Agreement or the Project shall first be submitted to an independent administrative law judge for resolution. This requirement shall be construed broadly and shall include, without limitation, any dispute concerning the interpretation, meaning, application, administration, implementation, performance, enforcement, construction, development, design, engineering, inspection, approval, phasing, timing, completion, or compliance with this Agreement, the SSD R Solstice at 54th Zone, the Concept Plan, any development application or approval relating to the Project, or any obligation, right, standard, requirement, condition, or procedure applicable to the Project under this Agreement.

23.2. **Selection and Authority of Administrative Law Judge**. The Parties shall mutually agree upon an independent administrative law judge who is a licensed attorney in good standing in the State of Utah and who has substantial experience in municipal, land use, administrative, or real property law. If the Parties are unable to agree upon an administrative law judge within ten business days after written notice of a dispute, each Party shall select one qualified individual, and those two individuals shall select the administrative law judge. The administrative law judge shall have authority to interpret this Agreement, determine the respective rights and obligations of the Parties, resolve factual and legal disputes, establish reasonable procedures for the proceeding, receive such evidence as the administrative law judge considers appropriate, and enter a written decision granting such declaratory or specific relief as is authorized by this Agreement.

23.3. **Expedited and Informal Proceedings**. Proceedings before the administrative law judge are intended to provide a prompt, efficient, and comparatively informal mechanism for resolving disputes so that development and construction of the Project are not unnecessarily delayed. The administrative law judge may establish reasonable procedures, schedules, submission requirements, evidentiary standards, and hearing procedures consistent with that purpose and with fundamental fairness to both Parties.

23.4. **Condition Precedent to Judicial Action**. Submission of a dispute to the administrative law judge and issuance of a final written decision shall constitute a

condition precedent to either Party commencing an action in court arising from or relating to the dispute. Following issuance of the administrative law judge's written decision, either Party may seek appropriate judicial relief in the Third District Court for Salt Lake County, Utah, subject in all respects to the limitations upon remedies and damages contained in this Agreement. Nothing in this Section shall prohibit either Party from seeking temporary or emergency injunctive relief when reasonably necessary to prevent immediate and irreparable injury pending completion of the administrative proceeding.

- 23.5. **Costs.** The Parties shall each bear their own attorney fees, expert fees, and other costs incurred in connection with the administrative proceeding and shall share equally the fees and expenses of the administrative law judge.

24. **Limitation of Remedies; No Monetary Damages**

- 24.1. **No Monetary Damages.** Notwithstanding anything in this Agreement to the contrary, neither Party shall have any right to recover monetary damages from the other Party arising out of, relating to, or in connection with this Agreement or the Project, including any alleged breach, default, nonperformance, delay, interpretation, administration, implementation, enforcement, development, construction, approval, denial, inspection, or other action or omission relating to this Agreement or the Project. Each Party knowingly and voluntarily waives, to the fullest extent permitted by law, any claim against the other Party for compensatory, consequential, incidental, special, exemplary, punitive, expectation, reliance, lost profit, lost opportunity, diminution in value, delay, carrying cost, financing cost, or other monetary damages of any kind.
- 24.2. **Exclusive Remedies.** Except for rights or remedies that cannot lawfully be waived or limited (such as constitutionally-protected property rights), the remedies available to either Party for any breach, default, dispute, or other claim arising out of or relating to this Agreement or the Project shall be limited exclusively to declaratory relief, specific performance, and appropriate injunctive or other equitable relief necessary to enforce the express terms of this Agreement. Neither Party shall be entitled to an award or judgment requiring the payment of monetary damages by the other Party.
- 24.3. **Application to Administrative and Judicial Proceedings.** The limitations contained in this Section apply to every proceeding arising from or relating to this Agreement or the Project, whether brought before the administrative law judge under Section 23 or before any court or other tribunal, and regardless of the legal or equitable theory upon which relief is sought.
- 24.4. **Survival.** The limitations and waivers contained in this Section shall survive termination, expiration, invalidation, or completion of this Agreement and the Project.

25. **Table of Exhibits.** The following exhibits attached hereto and referred to herein are hereby incorporated herein and made a part of this Agreement for all purposes as if fully set forth

herein:

Exhibit A	Property Legal Description
Exhibit B	Concept Plan – Solstice at 54th

[signatures on following pages]

Wherefore, the Parties have executed this Agreement, and it shall be effective on the date stated in Section 3 above.

CITY OF TAYLORSVILLE

Signature: _____

Print Name: _____

Title: _____

Date: _____

APPROVED AS TO FORM

Office of the City Attorney

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this _____ day of _____, 2026, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn, did say that they are the _____ of the City of Taylorsville and that said document was signed on behalf of Taylorsville City by Authority of its City Council.

NOTARY PUBLIC

DEVELOPER:
EDGE HOMES UTAH, LLC

Steven Maddox, CEO/Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this ____ day of _____, 2026, personally appeared before me STEVEN MADDUX, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of Edge Homes Utah, LLC, and that said document was signed by him on behalf of Edge Homes Utah, LLC by authority of its governing documents.

NOTARY PUBLIC

EXHIBIT A
(Property Legal Description)

The Property includes Salt Lake County Tax Parcel 21-17-101-047 (approx. 2.71 acres); Parcel 21-17-101-074 (approx. 6.47 acres); Parcel 21-17-101-102 (approx. 6.03 acres); and Parcel 21-17-101-101 (approx. 1.28 acres). The overall boundary description of these adjacent parcels is as follows:

BEGINNING AT A POINT BEING ON THE SOUTH LINE OF 5400 SOUTH STREET AS SHOWN ON UTAH DEPARTMENT OF TRANSPORTATION PLANS FOR SR-173, PROJECT NO. 10049 AND RECORDED AS A RECORD OF SURVEY AS SURVEY NO. S2013-11-0477 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR, SAID POINT ALSO BEING 823.85 FEET NORTH 89°56'30" EAST AND 64.14 FEET SOUTH 00°03'30" EAST FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG SAID SOUTH LINE OF 5400 SOUTH STREET, NORTH 89°57'32" EAST 40.00 FEET; THENCE SOUTH 00°03'30" EAST 128.80 FEET; THENCE NORTH 89°56'30" EAST 138.72 FEET; THENCE NORTH 19°08'16" EAST 102.02 FEET; THENCE NORTHERLY 29.63 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°26'31", (CHORD BEARS NORTH 02°04'59" WEST 28.96 FEET) TO THE AFORESAID SOUTH LINE OF 5400 SOUTH STREET; THENCE, ALONG SAID SOUTH LINE OF 5400 SOUTH STREET, THE FOLLOWING TWO (2) COURSES: SOUTH 86°25'52" EAST 84.25 FEET, (2) NORTH 89°56'30" EAST 173.74 FEET TO THE EASTERLY LINE OF THAT CERTAIN PROPERTY CONVEYED TO REDEVELOPMENT AGENCY OF TAYLORSVILLE CITY IN A SPECIAL WARRANTY DEED, RECORDED ON OCTOBER 25, 2019 AS ENTRY NO. 13108380 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE SAID EASTERLY LINE OF REDEVELOPMENT AGENCY OF TAYLORSVILLE CITY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°03'30" EAST 3.53 FEET, (2) SOUTH 86°14'39" EAST 22.15 FEET, (3) SOUTH 60°00'39" EAST 57.54 FEET, (4) SOUTH 20°07'27" EAST 122.34 FEET, (5) SOUTH 15°37'26" EAST 194.66 FEET; THENCE SOUTH 89°54'30" EAST 16.03 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION IN A WARRANTY DEED FOR AN EXPRESSWAY KNOWN AS PROJECT NO. 1005 RECORDED ON DECEMBER 12, 1995 AS ENTRY NO. 6233607 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE, ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: SOUTH 14°16'52" EAST 55.05 FEET, (2) SOUTH 18°05'44" EAST 662.44 FEET (R = 662.34 FEET) TO A POINT BEING SOUTH 89°54'30" EAST 46.00 FEET FROM THE NORTHEASTERLY CORNER OF WESTWOOD NO. 3 SUBDIVISION; THENCE, ALONG NORTHERLY LINE WESTWOOD NO. 3 PROJECTION, NORTHERLY LINE OF WESTWOOD NO. 3 AND THE NORTHERLY LINE OF WESTWOOD NO. 1, NORTH 89°54'30" WEST 869.79 FEET; THENCE NORTH 00°03'30" WEST 531.25 FEET; THENCE SOUTH 89°56'30" WEST 133.90 FEET; THENCE NORTH 00°03'30" WEST 276.00 FEET; THENCE NORTH 89°56'30" EAST 27.15 FEET TO THAT CERTAIN PROPERTY CONVEYED TO CITY OF TAYLORSVILLE BY A SPECIAL WARRANTY DEED RECORDED ON JULY 3, 2014 AS ENTRY NO. 118764008 IN BOOK 10243 AT PAGE 3786 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE, ALONG SAID CITY OF TAYLORSVILLE PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) SOUTHEASTERLY 87.53 FEET ALONG THE ARC OF A 131.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°08'16", (CHORD BEARS SOUTH 71°10'26" EAST 85.92 FEET), (2) NORTH 89°45'26" EAST 198.91 FEET, (3) NORTH 00°14'38" WEST 63.00 FEET, (4) SOUTH 89°45'26" WEST 173.31 FEET; THENCE NORTH 00°03'30" WEST 183.58 FEET TO THE POINT OF BEGINNING.

Approx. 16.5 acres

EXHIBIT B
(Concept Plan)



Density:
70 Condominium Units
246 Townhome Units

316 Units (total)