

City of Taylorsville
CITY COUNCIL MEETING
Minutes
Wednesday, September 16, 2026
Council Chambers – Room No. 140
2600 W Taylorsville Blvd
Taylorsville, Utah 84129

ATTENDANCE

Elected Officials Present

Mayor Kristie S. Overson
Council Chair Robert Knudsen
Council Vice Chair Curt Cochran
Council Member Anna Barbieri
Council Member Ernest Burgess

Staff Present

John Taylor, City Administrator
Scott Harrington, CFO/Asst. City Admin.
Dina Blaes, Strategic Engagement
Jamie Brooks, City Recorder
Brady Cottam, Police Chief
Tracy Cowdell, City Attorney
Richard Rich, UFA Battalion Chief
Betsy Valora, Deputy City Recorder
Ben White, City Engineer
Brittany Kempff, RDA Secretary

Excused: Council Member Meredith Harker

Others Present:

6:00 P.M. BRIEFING SESSION

Chair Knudsen conducted the briefing session which was convened at 6:01 p.m. A roll call took place and all council members except Meredith Harker were present.

1. Review Agenda

Chair Knudsen reviewed the agenda and clarified the presenters for the reports, verified the need for a closed session, and discussed the possibility of doing the RDA meeting during the briefing session. It was explained that the RDA meeting would be at the end of the Council meeting.

Council Member Cochran asked for verification of what constituted a commercial truck. Chief Cottam explained the size of the vehicle was used for the classification. An officer would see the commercial classification on the registration of the vehicle. John Taylor, City Administrator, explained it was a Department of Motor Vehicles (DMV) classification.

Council Member Burgess had been contacted about excessive trash along a fence. Taylor had concerns about putting a garbage can at the site and whose responsibility it would be to keep the garbage can cleaned out. Council Member Burgess would forward the emails he had received to Mayor Overson and Taylor.

Chair Knudsen asked if the Council would be able to discuss timing for Edge Homes to move forward quickly, regarding agenda items 5.1-5.4. His concern was for Edge Homes to be able to move forward without being held up with financing. Taylor explained that financing likely would not be committed to the project until they had a commitment from the Council for the project to move forward. However, the builder should be in a good place to get the financing secured. Mayor Overson was excited to see the agenda and knew the project was moving in a good direction.

2. Adjourn

The briefing session adjourned at 6:12 p.m.

6:30 P.M. REGULAR MEETING

ATTENDANCE

Elected Officials Present

Mayor Kristie S. Overson
Council Chair Robert Knudsen
Council Vice Chair Curt Cochran
Council Member Ernest Burgess
Council Member Anna Barbieri
Council Member Meredith Harker

Staff Present

John Taylor, City Administrator
Scott Harrington, CFO/Asst. City Admin.
Dina Blaes, Strategic Engagement
Tracy Cowdell, City Attorney
Brady Cottam, Police Chief
Jamie Brooks, City Recorder
Richard Rich, UFA Battalion Chief
Brittany Kempff, RDA Secretary
Betsy Valora, Dep. City Recorder

Excused:

Others Present: Howard Wilson, John Gidney, Paxton Guyman, Susan Holman, David Wright, Jim Dunnigan, Debbie Barton, Lynn Handy, Douglas Stowell

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

1.1 Pledge of Allegiance & Reverence – Council Member Barbieri

Council Member Barbieri led everyone in reciting the Pledge of Allegiance, after which she offered a prayer.

1.1 Mayor's Report – *Mayor Overson*

Mayor Overson opened her report by reflecting on a visit to Taylorsville Elementary School, where she had the opportunity to speak with second-grade students about government and community service. She noted that Starry Nights was in the final two weeks of the concert series at Centennial Plaza. The Arts Council was commended for their work at the previous week's event which drew a large crowd across two nights due to the volume of performers. Overson then reported on her attendance at the Unified Fire Authority (UFA) Board meeting, where she received the agency's comprehensive annual budget book and noted that UFA had received a Distinguished Budget Presentation Award, highlighting the agency's careful stewardship of tax dollars. She concluded her report with an overview of the community's September 11th remembrance activities, which included participation by Taylorsville police officers in the Mayor Brent Taylor Foundation's service event in South Jordan, a memorial service organized by the Taylorsville Interfaith Community that drew approximately 200 attendees, a volunteer day of service at the museum and dairy grounds and along the Jordan River trail, a complimentary breakfast served to approximately 60 on-duty first responders outside City Hall, and a successful food drive that filled a local church pantry and delivered additional donations to the Taylorsville food pantry and several elementary schools.

1.2 Calendar of Upcoming Events – *Chair Knudsen*

Chair Knudsen reviewed the upcoming community events.

1.4 Citizen Comments

There were no citizen comments.

2. APPOINTMENTS

There were no appointments on the agenda.

3. REPORTS

3.1 Taylorsville Dayzz – *Jim Dunnigan*

Taylorsville Dayzz committee chair, Jim Dunnigan, presented the annual Taylorsville Dayzz report, joined by several committee members. He reported that Saturday night attendance matched numbers from two years prior, which was considered a strong result given weather challenges including smoke and rain on Thursday evening. Committee members provided individual updates on their respective areas of

responsibility. Volunteer coordinator Nancy Henderson reported that approximately 1,653 volunteer hours were contributed across 438 shifts by groups including high school organizations, a military academy group, and local stake members, not including time contributed by the committee itself. Parade Chair Debbie Barton reported approximately 90 parade entries, including six floats — above the typical four or five — and credited the police department for their coordination and safety efforts along the parade route. Entertainment coordinator Susan Holman reported a diverse lineup of performers across the east and west stages, with audiences frequently exceeding available seating. Booth coordinator John Gidney reported approximately 85 vendor booths and noted that demand from vendors already exceeded available space, with some vendors inquiring about the following year well before the event concluded. Council Member Meredith Harker noted the addition of America250 stickers on flags distributed by the Youth Council, which she felt added to the patriotic atmosphere. Mr. Dunnigan shared a letter received from a Taylorsville resident expressing deep appreciation for the event and the sense of community it fostered. Council Chair Knudsen extended the Council's gratitude to all committee members.

3.2 Indigent Defense Report – *Douglas Stowell*

Mr. Stowell reported on indigent defense statistics for the most recent quarter, including 271 pretrial conference cases, 61 reviews, 145 orders to show cause, 13 sentencing hearings, 84 dispositions, 10 bench trials, 18 new arraignments, and 89 failures to appear — an improvement from 146 the prior quarter, with the higher winter figure attributed to transportation difficulties faced by lower-income clients because of the travel distance to the West Jordan Justice Court. Stowell also commented on broader court system trends, noting that South Jordan had closed its justice court and transferred its misdemeanor caseload to Salt Lake County Justice Court, which he characterized as short-sighted given the transportation burden on defendants and the mismatch of case types for district court judges. He noted that Lehi had conducted an economic analysis of a similar proposal and ultimately opted to retain its own court, and commended Taylorsville for maintaining and improving its court facility now located in West Jordan.

3.3 Prosecutor Report – *Tracy Cowdell*

City Attorney, Tracy Cowdell presented an overview of how the prosecutor's office had modernized its case management processes. He described the transition from a paper-based system — involving physical file folders, manual data entry, and large filing rooms — to a fully digital, encrypted system approved by the Bureau of Criminal Identification and the American Bar Association. The new system automatically pulled scheduling data from the court's database each night, stored all case files digitally in the cloud, and allowed the prosecutor to assign tasks electronically to support staff. Cowdell noted this modernization eliminated the need for several full-time equivalent staff positions previously dedicated to data entry and file management. He concluded by presenting a cost-per-case comparison showing that Taylorsville prosecuted cases at approximately \$49 per case, significantly below comparable neighboring cities such as Herriman and Bluffdale, attributing this efficiency to the automated system.

4. CONSENT AGENDA

4.1 Review/Approval of Meeting Minutes – September 2, 2026

MOTION: Council Member Cochran moved to approve the minutes of the September 2, 2026, meeting. The motion was seconded by Council Member Burgess.

Council Member Burgess Yes
Council Member Cochran Yes
Council Chair Knudsen Yes
Council Member Harker Yes
Council Member Barbieri Yes

Motion Passed 5-0

5. PLANNING MATTERS

- 5.1 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 – *Grant Allen***
- 5.2 Ordinance No. 26-11 – Consideration of an Ordinance 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 – *Grant Allen***
- 5.3 Ordinance No. 26-12 – Consideration of an Ordinance 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) – *Grant Allen***
- 5.4 Ordinance No. 26-13 – Consideration of an Ordinance Approving a Development Agreement Between the City of Taylorsville and Edge Homes Utah, LLC for the SSD—Solstice at 54th Zoning District – *Grant Allen***

Grant Allen, Planner III, presented all four planning ordinances together, as they related to the same property located generally at 3855 West 5400 South — a 16.5-acre site proposed for redevelopment by Edge Homes Utah, LLC under the name "Solstice at 54th." Allen provided a comprehensive overview of the project's context, design, and entitlement history before the Council considered each ordinance individually.

Allen described the site as currently zoned SSD-X West Point, a mixed-use designation from a prior approval. The proposed project replaced that approval with an all-residential development consisting of a mixture of condominium buildings and townhomes, with three four-story

condominium structures and multiple townhome building types spread across the site. Interior roads would be private streets. Amenities would include a clubhouse, pool, playground, and extensive landscaping, with a central pedestrian pathway providing connectivity throughout the site. Allen noted that the project aligned with the city's five percent strategy for focused growth adopted in the prior year's general plan.

Regarding building heights, Allen noted that the condominium buildings would reach 55 feet and townhome styles would range from 36 to 40 feet. In response to neighborhood feedback received during Planning Commission hearings, the applicant agreed to cap townhomes along the south boundary at 36 feet, consistent with standards applied in other city subdivisions, and this restriction was codified explicitly in the zone text. The applicant also redesigned the pedestrian connection from the southern units to the central amenity area in response to Planning Commission input.

Parking was addressed in detail. Townhome units would have two garage spaces and two driveway spaces. Condominiums would have two spaces per unit. Guest parking was distributed throughout the site rather than concentrated in one area. In total, the development would provide 3.7 spaces per unit, well exceeding the city's minimum standard of 2.5 spaces per unit for multifamily dwellings.

Allen described a notable challenge involving a Jordan Valley Water easement along the eastern boundary adjacent to Bangerter Highway, which prohibited above-ground construction, including trees, limiting traditional sound buffering options. Through a collaborative meeting involving city staff and the applicant, a solution was reached involving a compacted foam wall product known as RhinoCast, which would provide sound abatement without violating the easement terms. This element remained subject to an encroachment permit from Jordan Valley Water.

Allen also previewed future agenda items stemming from the project. A land swap involving some of the land would require a separately noticed public hearing and was scheduled to return before the Council on October 7th alongside related Redevelopment Agency (RDA) board items. The development agreement also included a commitment by the applicant to offer 30 affordable units, with a corresponding request for the city's RDA to provide matching homebuyer assistance. Owner-occupancy requirements would be codified through the CC&Rs and HOA documents to ensure the units remain owner-occupied long-term.

Council members raised several questions. Council Chair Knudsen asked about the secondary access road at Point Lane connecting to 4015 West, which Allen confirmed would be opened through to 4050 West. Council Member Harker confirmed the layout of condominium versus townhome buildings on the site plan. The absence of commercial uses was discussed; Allen explained that the applicant had concluded, based on site analysis, that the interior access challenges and the presence of existing commercial tenants fronting the site made commercial uses impractical. Council members and the Mayor generally agreed with this assessment.

Paxton Guymon of Edge Homes Utah, LLC then addressed the Council. He expressed appreciation for the collaborative process with planning staff and the Planning Commission, noting that neighborhood and commissioner feedback led to meaningful design improvements. Guymon emphasized that this project would promote homeownership as opposed to the prior Volta

approval, which had contemplated 649 rental apartment units at 39 units per acre. The proposed project would be approximately 19 units per acre, with a commitment that at least 80% of units would be sold to owner-occupants. He described plans to fill the eastern boundary berm and add an eight-foot wall on top, an arrangement made possible through negotiations with Jordan Valley Water facilitated by city staff. Guymon noted that, subject to rezone approval and completion of the land swap, Edge Homes intended to close on the land purchase in the first week of January, begin entitlement submittals immediately, and commence construction in the spring of 2027. He confirmed that financing was not contingent on third-party lenders, as Edge Homes' majority owner was a publicly traded Japanese company with the capital to fund projects directly. On pricing, Guymon indicated condominiums were expected to sell in the range of \$300,000 to \$350,000, and townhomes in the range of \$470,000 to \$550,000, with buydown mortgage rate programs available to assist buyers in qualifying.

Mr. Cowdell noted for the record that the motions for all four ordinances would include a condition making each approval contingent upon Edge Homes Utah, LLC — or a subsidiary — closing on the purchase of the property, with the ordinances reverting to their prior designations if the purchase was not completed.

MOTION: Council Member Barbieri moved to approve Ordinance No. 26-10, an ordinance of the City of Taylorsville to amend the General Plan Map for property located at 3815, 3835 through 3849, 3871, and 3855 through 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; and that if this condition is not satisfied, the ordinance shall not take effect and the property shall revert to the preexisting underlying General Plan designation of Mixed Use High Intensity. Council Member Cochran seconded the motion.

Council Member Burgess	Yes
Chair Knudsen	Yes
Council Member Barbieri	Yes
Council Member Harker	Yes
Council Member Cochran	Yes

Motion Passed 5-0

MOTION: Council Member Burgess moved to approve Ordinance No. 26-11, an ordinance of the City of Taylorsville to repeal Chapter 13.42 SSD-X West Point Zoning District and enact Chapter 13.42 SSD-R Solstice at 5400 South 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; and that if this condition is not satisfied, the

ordinance shall not take effect, and the property shall revert to the preexisting underlying zoning district and regulations. The motion was seconded by Council Member Harker

Council Member Barbieri	Yes
Chair Knudsen	Yes
Council Member Burgess	Yes
Council Member Cochran	Yes
Council Member Harker	Yes

Motion Passed 5-0

MOTION: Council Member Cochran moved to approve Ordinance No. 26-12, an ordinance amending the Zoning Map for property located at 3815, 3835 through 3849, 3871, and 3855 through 3879 West 5400 South from Site Specific Development Mixed-Use, SSD-X West Point, to Site Specific Development Residential, 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; and that if this condition is not satisfied, the ordinance shall not take effect and the property shall revert to the preexisting underlying zoning districts, uses, and regulations. The motion was seconded by Council Member Barbieri.

Chair Knudsen	Yes
Council Member Barbieri	Yes
Council Member Burgess	Yes
Council Member Harker	Yes
Council Member Cochran	Yes

Motion Passed 5-0

MOTION: Council Member Harker moved to approve Ordinance No. 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, 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; and that if this condition is not satisfied, the resolution shall not take effect and the Mayor shall not be authorized to sign the Development Agreement.¹ Council Member Burgess seconded the motion.

Council Member Harker	Yes
Chair Knudsen	Yes
Council Member Burgess	Yes

¹ This was an ordinance. The word "resolution" was used in error.

Council Member Barbieri	Yes
Council Member Cochran	Yes

Motion Passed 5-0

2. FINANCIAL MATTERS

There were no financial matters on the agenda.

3. OTHER MATTERS

Council Member Harker spoke about the upcoming Boo Dash event and asked for commitments from the council to help pass out candy.

4. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

There were no items for subsequent consideration.

5. NOTICE OF FUTURE PUBLIC MEETINGS

Chair Knudsen briefly reviewed the dates and times of upcoming public meetings.

MOTION: Council Member Cochran moved to recess the City Council meeting and convene the RDA Meeting. The motion was seconded by Council Member Burgess.

Council Member Barbieri	Yes
Chair Knudsen	Yes
Council Member Harker	Yes
Council Member Burgess	Yes
Council Member Cochran	Yes

Motion passed 5-0

The meeting recess began at 8:04 p.m.

A meeting of the Redevelopment Agency Board took place. Separate minutes are on file.

Council Chair Knudsen reconvened the City Council meeting at 8:38 p.m.

6. CLOSED SESSION

MOTION: Council Member Cochran moved to adjourn to a closed session meeting to discuss eminent litigation and the deployment of security devices. After the closed session, City Council meeting will adjourn from there. The motion was seconded by Council Member Burgess.

Council Member Burgess Yes
Council Member Cochran Yes
Council Member Harker Yes
Council Member Barbieri Yes
Council Chair Knudsen Yes

Motion passed 5-0

7. ADJOURNMENT

Meeting adjourned at 9:31 p.m.



Betsy Valora, Deputy City Recorder

Minutes Prepared with the Aid of HeyGov Artificial Intelligence

