ORDINANCE 2025-O-13

Ordinance No.2025-O-13 Date: September 9, 2025

AN ORDINANCE OF THE MAGNA CITY COUNCIL AMENDING THE ZONING MAP TO CHANGE THE ZONE OF PROPERTY AT 7372 W 2820 SOUTH FROM A-1 AGRICULTURAL TO R-1-8 RESIDENTIAL.

RECITALS

WHEREAS, Magna City is a municipality and has authority to regulate Zoning in general pursuant to Utah Code Ann. Subsection 10-3c-103 (2); and

WHEREAS, Magna City has authority to adopt zoning ordinances, including a zoning map pursuant to Utah Code Ann. § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, ("MLUDMA"), Title 10, Section 9a, Utah Code, to establish zones within the metro township; and

WHEREAS, the Magna City Council deems it necessary to amend its zoning map in order to promote the residential development of the property at 7372 W 2820 South by changing the zone from the A-1 Agricultural zone to the R-1-8 Residential zone; and

WHEREAS, the Planning Commission has recommended that the Council [yet to be decided].

BE IT ORDAINED BY THE MAGNA CITY COUNCIL as follows:

1. Section 19.14.020, The Zoning Map of Magna City is hereby amended as follows:

   The property described in application REZ2025-001428 filed by Amy Cosby, and located at 7372 W 2820 South, within Magna City, is hereby reclassified from the A-1 Agricultural zone to the R-1-8 Residential zone, said property being described as follows:

   Parcel #: 14-28-229-013-0000

   Legal Description: Lot 2, Hulse Subdivision

2. The official zoning map kept on file with the Planning and Development Services Division of the Municipal Services District of Greater Salt Lake shall be changed to reflect this ordinance.

3. Effective Date. This Ordinance will take effect immediately pursuant to Utah Code § 10-3-712.

PASSED AND **ADOPTED** this 9th day of September 2025.

MAGNA CITY COUNCIL

_____
By: Eric Barney, Mayor

ATTEST

_____
Diana Baun, Recorder

Voting:

Council Member Barney voting _____
Council Member Hull voting _____
Council Member Pierce voting _____
Council Member Prokopis voting _____
Council Member Sudbury voting _____

Zone Change Staff Report

Meeting Body:

Magna City Council

Meeting Date:

August 26, 2025

File Number & Project Type:

REZ2025-01428 Rezone

Current Zone: A-1 Agricultural

Proposed Zone: R-1-8

Address:

7372 W 2820 S

Planner:

Gordon Bennett, Planner I

Applicant: Amy Cosby

Key Findings:

- Magna 2021 General Plan would consider the area of the parcel to be primarily residential.

Staff Recommendation:

Approval of rezone from A-1 to R-1-8.

Exhibits:

A. Applicant Rezone Narrative

DESCRIPTION

The applicant, Amy Cosby, is looking to rezone the parcel at 7372 W 2820 S from an A-1 Agricultural Zone to an R-1-8 Single-family Residential Zone. The purpose of the rezone would be to allow for an infill subdivision to provide single-family housing that reflects the layout and character of the surrounding area, which is primarily made up of single-family housing.

SITE & VICINITY DESCRIPTION

Surrounding Zoning and Use	
North	A-1
South	A-1
East	A-1
West	A-1
Known Overlays/Site Constraints	
N/A	

The parcel of the proposed rezone, shown in the red outline in the aerial view below, is located off 2820 S, a major arterial road in Magna.

GENERAL PLAN CONSIDERATIONS

According to the 2021 Magna General Plan, the parcel is located in the Northeast Neighborhoods Area of Magna, and that area is primarily distinguished as residential use as stated in page 28. On page 29, the plan states, "The Northeast Neighborhoods Area has approximately 79 acres of vacant or underutilized land appropriate for residential development." Under Future Land Use Considerations, the plan states, "There are several parcels or groups of parcels that are appropriate for medium- to higher density housing." The proposed R-1-8 zone would allow development of the property for single-family homes in a density pattern similar to adjoining properties.

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16.080 includes the following guidelines a planning commission and/or Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING MAP AMENDMENTS
1. The proposed amendment is compatible with the Adopted General Plan.
2. The proposed amendment promotes the public health, safety and welfare.
3. The proposed amendment is a more suitable zoning classification for the property than the current classification.
4. The proposed amendment is compatible with the intent and general purposes of this Ordinance.
5. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
6. The proposed amendment benefits the citizens of the Municipality as a whole.
7. The proposed amendment does not create a significant number of nonconformities.
8. The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

SUMMARY AND RECOMMENDATION

Summary of issues:

The purpose of the applicant's request to rezone the parcel from an A-1 Zone to an R-1-8 Zone is that as of December 10th, 2024, the A-1 Zone requires a minimum lot size of 1 acre. Prior to the adoption of this ordinance, the minimum lot size of an A-1 Zone was 10,000 square feet, with a minimum lot width of 65 feet. Chapter 19.26 of Magna Code defines and A-1 Zone as an Agricultural Zone that promotes the development of residential in association with small agricultural uses like gardens, pastures, horses, and other animals for family food production. The surrounding subdivisions are all currently zoned A-1 but

were subdivided and developed prior to the adoption of this latest lot size legislation. Given the existing land uses and lot sizes in the area, Long Range Planning staff may eventually initiate an area-wide rezone to replace the existing A-1 zoning with residential zone(s) that more closely represent existing conditions. Chapter 19.28 of Magna Code defines the R-1-8 Zone as a single-family residential zone with a minimum lot size of 8,000 square feet, with minimum lot width of 65 feet. Based on the width and configuration of the parcel, the applicant plans to subdivide into 10,000 square-foot lots. However, the minimum lot width and setback requirements of the R-1-8 zone will allow the flexibility to work with the property to create a subdivision in harmony with the surrounding community. At a future date, a subdivision plat will come before the planning commission for review and approval.

MAGNA PLANNING COMMISSION RECOMMENDATION:

On Thursday, August 14th, 2025, the Magna Planning Commission recommended approval of rezoning the parcel at 7372 W 2820 S from and A-1 to R-1-8 Zone.

ATTACHMENTS

Exhibit A:

Proposal Narrative - Wade Manor Subdivision

The applicant is requesting a rezoning of 2.47 acres of currently undeveloped land located in Magna, Utah, from AG-1 to R-1-8. The intent is to develop a residential subdivision known as Wade Manor, which will consist of single-family homes designed to meet local housing needs and reflect the character of the surrounding neighborhoods.

The property is currently vacant with no structures or active land use. The proposed rezoning will support orderly residential growth and is consistent with surrounding land uses and Magna City's forecast to rezone for single family homes. Site plans have been prepared and submitted for review. The proposed development will include appropriate access, utilities, and subdivision design in accordance with local requirements.