ORDINANCE 2025-O-14

Ordinance No. 2025-O-14 Date: August 26, 2025

AN ORDINANCE OF THE MAGNA CITY COUNCIL TO CONSIDER AN ORDINANCE ADDING CHAPTER 19.38 TO TITLE 19 OF THE MAGNA MUNICIPAL CODE ESTABLISHING PUBLIC FACILITIES AND PUBLIC INSTITUTION ZONES

RECITALS

WHEREAS, Magna City is a municipality and has authority to adopt a land use regulation pursuant to Utah Code § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Section 9a, Utah Code; and

WHEREAS, the Council deems it necessary to amend its land use ordinances to add Chapter 19.38 in order to better reflect current land uses and provide appropriate zoning tools to guide future development, and for the protection and preservation of the public health, safety, and general welfare;

WHEREAS, the Magna City Planning Commission held a public hearing on August 14, 2025, to consider adding Chapter 19.38 to the Title 19 of the Magna Municipal Code establishing Public Facilities and Public Institutions Zones (the "Proposed Action") in accordance with Utah Code §§ 10-9a-205and 10-9a-502; and

WHEREAS, the Planning Commission has recommended that the Council adopt the proposed amendment.

BE IT ORDAINED BY THE MAGNA CITY COUNCIL as follows:

1. CHAPTER 19.38 Public Facilities and Institutions Zones is hereby adopted as set forth in Exhibit A.

2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

3. Direction to Staff. Staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

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

PASSED AND **ADOPTED** this 26th day of August, 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 ___

(Complete as Applicable)

Date ordinance summary was posted to the Magna City website,
the Utah Public Notice website, and in a public place within Magna City
per Utah Code §10-3-711:_____
Effective date of ordinance: _____

EXHIBIT A

CHAPTER 19.38 PUBLIC FACILITIES AND INSTITUTIONS ZONES
19.38.010 Purpose of Provisions
19.38.020 Scope
19.38.030 Schedule of Permitted Uses
19.38.040 Development Standards
19.38.050 Required Yards and Setbacks
19.38.060 Additional Standards

19.38.010 Purpose of Provisions

Public Facilities and Institutions Zones are established to provide public or quasi-public uses.

A. Public Facilities Zone (PF): The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map.

B. Public Institutions Zone (PI): The purpose of the PI zone is to provide areas for educational institutions, municipal uses, churches, and athletic facilities, whether publicly or privately owned, that host organized team sports. These uses utilize relatively large areas of land and are established for the health and betterment of the community at large. This zone is intended to provide immediate recognition of such areas on the official zoning map.

19.38.020 Scope

The provisions of this Chapter shall apply to any real property located in a PF or PI Zones as shown on the official zoning map. No building, structure or real property may be used, and no building or structure may be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, this code, or other laws.

19.38.030 Schedule of Permitted Uses

A. Schedule of Permitted Uses. The specific uses listed in the following schedule are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Title.

B. Procedure for Multiple Uses (Combination of Uses). If a development proposal involves a combination of uses other than accessory uses as identified in Table 19.38.030, the more restrictive provisions of this Title shall apply. For example, if a portion of a development is subject to conditional use ("C") approval and the other portion is subject only to permitted use ("P") review, the entire development shall be reviewed and approved by the conditional use process.

C. Abbreviations. The abbreviations used in the schedule mean:

1. P = Permitted Use. This use is allowed in the zone but may be subject to additional restrictions and approval processes as provided in this Title.
2. C = Conditional Use. This use is conditional because of the unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent uses, incompatibility in some areas of the zone, or compatibility only if special provisions or conditions are required to mitigate the detrimental impacts of the use. The Planning Commission is the land use authority for uses with this designation.
3. X = Prohibited Use. This use is prohibited in this zone. Any use not specifically identified in Table 19.38.030 is prohibited in this zone.

Table 19.38.030 – Uses Allowed in the PF and PI Zones.		
Use Categories	PF	PI
AGRICULTURAL:		
No Agricultural Uses are permitted in the PF or PI Zones.		
RESIDENTIAL USES:		
No Residential Uses are permitted in the PF or PI Zones.		
RETAIL AND SERVICES:		
Child Care	P	P
FOOD AND DRINK:		
See "Accessory Uses"		
RECREATIONAL:		

Commercial Recreation	P	P
Private, Non-Profit Recreational Grounds and Facilities	P	P
Reception Center	P	P
Recreation Facility - Private, Public, or Commercial	P	P
Theaters and Concert Halls, Indoor	C	C
LODGING:		
No Lodging Uses are permitted in the PF or PI Zones.		
INDUSTRIAL:		
No Industrial Uses are permitted in the PF or PI Zones.		
INSTITUTIONAL USES:		
Church, Synagogue, Mosque, Temple, Cathedral, or Other Religious Buildings	P	P
Cemetery	C	C
Community Garden	P	P
Micromobility Support Infrastructure	P	P
Private or Charter School	C	C
Public Parks	P	P
Public Service Training Facility	P	X
Public School	P	P
Public Use	P	P
Public Utility, Major	P	X
Public Utility, Minor	P	P
Sewage Treatment Facility	P	X

Solar Energy System, Accessory	P	P
Water Pumping Plant and Reservoir	P	X
Water Treatment Facility	P	X
Wind Energy System, Accessory	P	P
Wireless Telecommunication Facility	P	P
PLANNED UNIT DEVELOPMENTS:		
No Planned Unit Development Uses are permitted in the PF or PI Zones.		
SPECIALTY:		
Park and Ride	P	P
ACCESSORY USES:		
Sidewalk Displays and Cafes	P	P
Food Truck / Mobile Restaurant / Food Cart	P	P
Food Courts / Outdoor Vendors	P	P
Mobile Store	P	P
Recreational Areas and Facilities	P	P
Solar Energy Systems	P	P
Swimming Pools and Hot Tubs	P	P
Office - General, related to primary use	P	P
Temporary Uses, subject to 19.44.	P	P

19.38.040 Development Standards

Any development in the PF and PI Zones shall comply with the development standards of Table 19.38.040 and all other applicable standards in this Title.

Table 19.38.040: Development Standards.		
Standard	PF	PI
Minimum Lot Size, in square feet (sq. ft.) [A]	NA	
Minimum Frontage, in feet (ft.)	NA	
Minimum Lot Width, in feet (ft.)		
Maximum Lot Coverage of Primary and Accessory structures Combined, in square feet (sq.ft.)	NA	
Maximum Height, Primary buildings (in feet) [B]	50'	40'
Maximum Height, Accessory structures (in feet)	20'	

A. Multiple parcels that are part of the same public facility "campus" may be combined in calculating the lot area.
B. Public or Quasi-Public Buildings may be allowed additional height at a ratio of one (1) additional foot for every five (5) feet of additional setback above the minimum from the nearest adjoining residential use. In no case may the building height exceed sixty-five feet (65').

19.38.050 Required Yards and Setbacks

Any development in the PF or PI Zones shall comply with the yard and setback standards matching the adjacent zoning and all their applicable standards found in their Titles.

19.38.060 Additional Standards

It is the responsibility of the applicant to comply with all other standards of Title 19 and all other municipal ordinances.

SUMMARY OF MAGNA CITY
ORDINANCE NO. 2025-O-14

On August 26, 2025 the Magna City Council enacted Ordinance No. 2025-O-14 to add Chapter 19.38 to Title 19 of the Manga City Municipal Code to establish the Public Facilities and Public Institutions Zones.

_____
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 ___

A complete copy of Ordinance No. 2025-O-14 is available in the office of the Magna City Recorder, 860 W. Levoy Dr., Suite 300, Taylorsville, UT 84123.

Magna City Council Staff Report

Meeting Body: Magna City Council

Meeting Date: August 26th, 2025

File Number & Project Type: OAM2025-001454 – a proposed amendment adding Chapter 19.38 to Title 19 establishing Public Facilities (PF) and Public Institutions Zones (PI).

Planner: Bianca Paulino Long Range Planner, Daniele Benigni Long Range Planner

Applicability: Citywide

Key Findings:

- There are properties with existing public facility or public institution uses that are not zoned appropriately to reflect their current use.
- The proposed amendment would provide the City greater oversight over land use decisions.

Staff Recommendation:

The MSD Planning Staff recommend that the Magna City Council adopt the attached ordinance.

Exhibits:

A.

PROJECT DESCRIPTION

The proposed ordinance amendment would add Chapter 19.38 to Title 19 of the Magna City municipal code establishing Public Facilities (PF) and Public Institutions (PI) zones. The purpose of this ordinance is to align existing land uses with appropriate zoning designations and provide the City with greater oversight regarding land use decisions if properties zoned as PF or PI are proposed for sale or redevelopment.

BACKGROUND/ISSUES TO CONSIDER

There are existing public facility and public institution land uses in Magna City that are not consistent with the purpose of their current zoning designations. For example, religious institutions such as churches are allowed in single-family residential zones. The purpose of single-family residential zones is to "establish primarily single-family neighborhoods". There is a disconnect between the institutional permitted use, and typically the structure that houses the institutional use, and the predominant single-family structure and use.

This disconnect is tenable in most cases with the existing institutional use becoming part of the fabric of the neighborhood, but as these existing uses change, it is important for the City to have greater oversight and decision-making authority over future land uses. This is particularly important when a property may be rezoned or proposed for a different use than its current one.

This proposed amendment would create the Public Facilities (PF) and Public Institutions (PI) zones as part of the zoning ordinance. Planning Staff will then return to the

Planning Commission at a future date with a rezone proposal for specific properties whose current zoning does not align with existing land uses and that are more appropriately classified under the Public Facilities (PF) or Public Institutions (PI) zone definitions.

ANALYSIS

There are properties in Magna City that are currently used for public facilities or public institution purposes but are not zoned to reflect those uses. To address this issue, the proposed ordinance establishes the Public Facilities (PF) and Public Institutions (PI) zones, providing zoning designations that better align with existing uses and ensure a consistent regulatory framework.

The creation of the Public Facilities (PF) and Public Institutions (PI) zones also gives the City greater oversight if public facilities or public institution properties are proposed for sale, redevelopment, or rezoning. By adding Chapter 19.38 to the land use ordinance, the City gains the zoning tools needed to guide future development in a way that supports long-term planning and City goals.

GENERAL PLAN CONSIDERATIONS

This amendment supports the Magna General Plan (adopted March 23, 2021). It aligns with the following goals from the Land Use and Neighborhoods chapter:

-Goal: Review the current zoning designations and requirements to ensure that zoning provisions are consistent with the intent of the General Plan.

-Goal: Increase parks, trails, recreation, and open space opportunities to support healthy and active lifestyles for residents.

(Magna General Plan, 2021, Land Use and Neighborhoods section, p. 38)

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16.080 includes the following guidelines the Planning Commission and City Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING TEXT AMENDMENTS
The proposed amendment is compatible with the Adopted General Plan.
The proposed amendment promotes the public health, safety and welfare.

The proposed amendment is compatible with the intent and general purposes of this Ordinance.
The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The proposed amendment benefits the citizens of the Municipality as a whole.
The proposed amendment does not create a significant number of nonconformities.

PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report.

MAGNA CITY COUNCIL OPTIONS:

As a decisioning body for zoning map amendments and text changes, the Magna City Council has the following options:

1. **Approval:** The Magna City Council recommends approval of application OAM2025-001454 to amend Title 19 of the Magna City code.
2. **Approval with changes:** The Magna City Council recommends approval of application OAM2025-001454 to amend Title 19 of the Magna City code with the following changes:
3. **Denial:** Having considered the Guidelines for Zoning Text Amendments contained in Chapter 19.16 of the Magna City zoning ordinance, the Magna City Council recommends denial of application OAM2025-001454 to amend Title 19 of the Magna City code.

STAFF RECOMMENDATION

Staff find that:

1. There are properties with existing public facility or public institution uses that are not zoned appropriately to reflect their current use.
2. The Public Facilities (PF) and Public Institutions (PI) zones would provide the City greater oversight over land use decisions if properties zoned as PF and PI were to be sold, redeveloped, or rezoned.

3. Planning Staff will return to the Planning Commission at a later date with a proposal to rezone applicable properties to the Public Facilities (PF) or Public Institutions (PI) zones.

Given the above findings, staff recommend the following action:

The Planning Staff recommend that the Magna City Council approve the attached ordinance.

Ordinance Amendment – Title 19
Public Facilities & Public Institutions Zones

OAM2025-001454
Magna City Council
August 26th, 2025
Planner: Bianca Paulino & Daniele Benigni

Purpose

To align existing land uses with appropriate zoning designations and provide the City with greater oversight regarding land use decisions.

Land Use and Neighborhoods section (p.38) of the Magna General Plan…

- Goal: "Review the current zoning designations and requirements to ensure that zoning provisions are consistent with the intent of the General Plan"
- Goal: "Increase parks, trails, recreation, and open space opportunities to support healthy and active lifestyles for residents"

Suggested Amendments

1. **Add Chapter 19.38 to Title 19 of the Magna City Municipal Code, establishing Public Facilities (PF) and Public Institutions (PI) zones.**

Staff Findings

Staff finds that the ordinance amendment:

1. Supports the vision of the Magna General Plan;
2. Maintains conformity with Utah State Code; and
3. Adds Chapter 19.38 to Title 19 of the Magna City municipal code and establishes Public Facilities (PF) and Public Institutions (PI) zones.

Staff Recommendation

Council adopt the proposed amendment, to add Chapter 19.38 to Title 19 of the Magna City municipal code establishing Public Facilities (PF) and Public Institutions (PI) zones.

MAGNA
CITY