

MAGNA CITY

Ordinance No. 2025-O-22

Date: November 18, 2025

AN ORDINANCE OF THE MAGNA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP TO REZONE IDENTIFIED PROPERTIES TO THE PUBLIC FACILITIES (PF), PUBLIC INSTITUTIONS (PI), PARKS & RECREATION (PR), AND OPEN SPACE (OS) ZONES

RECITALS

WHEREAS, Magna City is a municipality and has authority to adopt zoning change 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 update Magna City's official zoning map by rezoning identified properties as shown in Exhibit A to the Public Facilities (PF), Public Institutions (PI), Parks & Recreation (PR), and Open Space (OS) zones 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 November 13, 2025 to consider amending the official zoning map to rezone identified properties to the Public Facilities (PF), Public Institutions (PI), Parks & Recreation (PR), and Open Space (OS) zones (the "Proposed Action") in accordance with Utah Code §§ 10-9a-205 and 10-9a-502; and

WHEREAS, the Planning Commission has recommended that the Council approve REZ2025-001525 to amend the official zoning map and rezone the properties as shown in Exhibit A.

BE IT ORDAINED BY THE MAGNA CITY COUNCIL as follows:

1. The official Magna City Zoning Map is hereby amended to apply Chapter 19.22 (Parks and Recreation Zone) and Chapter 19.38 (Public Facilities and Institutions Zones) to the properties identified 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 upon posting pursuant to Utah Code § 10-3-712.

PASSED AND ADOPTED this 18th day of November 2025.

MAGNA CITY COUNCIL



By: Eric Barney, Mayor

ATTEST



Diana Baun, Recorder

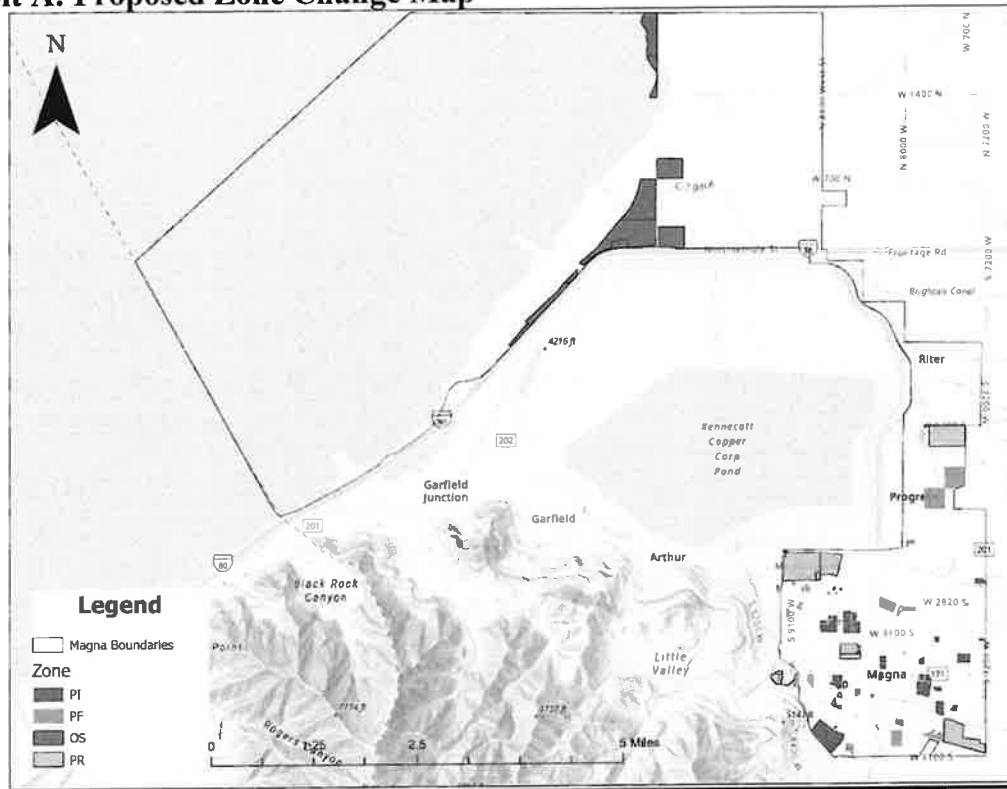
Voting:

| | |
|-------------------------|-----------------------|
| Mayor Barney | voting <u>excused</u> |
| Council Member Hull | voting <u>aye</u> |
| Council Member Pierce | voting <u>aye</u> |
| Council Member Prokopis | voting <u>aye</u> |
| Council Member Sudbury | voting <u>aye</u> |

(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 per Utah Code §10-3-711: November 18, 2025
Effective date of ordinance: November 18, 2025

Exhibit A: Proposed Zone Change Map



SUMMARY OF
MAGNA CITY
ORDINANCE NO. 2025-O-22

On November 18, 2025 the Magna City Council enacted Ordinance No. 2025-O-22. to amend Magna City's official zoning map and rezone identified properties as shown in Exhibit A to the Public Facilities (PF), Public Institutions (PI), Parks & Recreation (PR), and Open Space (OS) zones.


By: Eric Barney, Mayor

ATTEST


Diana Baun, Recorder

Voting:

| | |
|-------------------------|-----------------------|
| Mayor Barney | voting <u>excused</u> |
| Council Member Hull | voting <u>aye</u> |
| Council Member Pierce | voting <u>aye</u> |
| Council Member Prokopis | voting <u>aye</u> |
| Council Member Sudbury | voting <u>aye</u> |

A complete copy of Ordinance No. 2025-O-22 is available in the office of the Magna City Recorder, 860 W. Levoy Dr., Ste. 300, Taylorsville, UT 84123.



Zone Change Staff Report

Meeting Body: City Council

Meeting Date: November 25, 2025

File Number & Project Type:
REZ2025-001525

Current Zone: Varies

Proposed Zone: Open Space, Public Facilities, Public Institution, Parks & Recreation

Address: Varies (Exhibit A)

Planner: Bianca Paulino, Daniele Benigni

Applicant: N/A

Key Findings:

- There are several properties with public, institutional, park, and open space uses that are not zoned to match their current use.
- The rezone changes support the Magna General Plan by aligning zoning designations with existing and planned land uses.
- The new zones will give the City better oversight over land use decisions.

Staff Recommendation: Staff recommends that the City Council approve the proposed zone changes and amend the official zoning map as shown in Exhibit A.

Exhibits:

A. Proposed Zone Change Map

DESCRIPTION

The proposed zone change would amend Magna City's official zoning map to rezone multiple properties to the newly established Public Facilities (PF) and Public Institutions (PI) zones. These zones include uses such as schools, churches, and government buildings. In addition, existing parks and open spaces would be rezoned to the Parks & Recreation (PR) and Open Space (OS) zones.

These changes are intended to align how each property is currently used with the appropriate zoning designation. Updating the map will ensure that zoning accurately reflects existing public and institutional uses and provides a clearer framework for the City to guide future land use decisions within these zones.

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)

Legend

— Magna Boundaries

Zone

- PI
- PF
- OS
- PR

0 2.5 5 Miles

Black Rock Canyon

Garfield Junction

Garfield

Arthur

Little Valley

Kennecott Copper Corp. Pond

Magna

River

Brighton Canal

Frontage Rd

W 1400 N

W 1000 N

W 700 N

W 100 W

W 200 W

W 300 W

W 400 W

W 500 W

W 600 W

W 700 W

W 800 W

W 900 W

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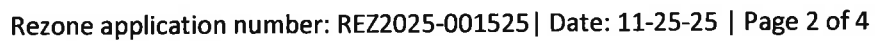
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APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16.080 includes the following guidelines a planning commission and 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 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. |

PUBLIC INPUT

Planning Staff has received one written public comment regarding the proposed action. The comment states:

“The elders of Christ Presbyterian Church wish to express our strong opposition to rezoning our church’s property. We are not a ‘public’ or ‘quasi-public’ entity, as described in your letter, and this rezoning appears to be a taking without compensation.” - Jason Wallace, Pastor (for the Session)

Any additional comments that are received will be forwarded to the Magna City Council for review and will be summarized on November 25, 2025.

SUMMARY AND RECOMMENDATION

Summary of issues:

Staff finds that:

1. There are several properties with existing public facility, public institution, parks and recreation, and open space uses are not currently zoned to reflect their current use.

2. The proposed rezone changes support the Magna General Plan (2021) to “review the current zoning designations and requirements to ensure that zoning provisions are consistent with the intent of the General Plan”. The rezone changes help implement the long-term vision of the General Plan by aligning zoning designations with existing and planned land uses throughout Magna.
3. The proposed rezone changes would provide the City greater oversight over land use decisions if properties within Open Space (OS), Public Facilities (PF), Public Institutions (PI) and Parks & Recreation (PR) zones are proposed for sale, redevelopment, or rezoning.

Recommendation:

Staff recommends that the City Council approve the proposed zone changes and amend the official zoning map as shown in Exhibit A.

COUNCIL OPTIONS

As the legislative body for Magna City, the City Council has the following options:

1. **Approval:** The council approves REZ2025-001525 to change the zones and amend the official zoning map as shown in Exhibit A.
2. **Approval with changes:** The council approves REZ2025-001525 to change the zones and amend the official zoning map as shown in Exhibit A with changes.
3. **Denial:** The Council denies REZ2025-001525 to change the zones and amend the official zoning map as shown in Exhibit A.