

ORDINANCE 2025-O-19

Ordinance No. 2025-O-19

Date: October 28, 2025

AN ORDINANCE OF THE MAGNA CITY COUNCIL AMENDING THE ZONING MAP TO CHANGE THE ZONE OF TWO ADJOINING PROPERTIES AT 2646-2648 S 7200 W FROM C-3/ZC TO C-1 TO ACCOMMODATE A “VEHICLE SALES AND SERVICE” BUSINESS, AS MAGNA’S CURRENT C-3 ZONE (LEGACY ZONE) NO LONGER ALLOWS AUTO SALES

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 city; and

WHEREAS, the Magna City Council deems it necessary to amend its zoning map in order to promote the commercial development of the two adjoining properties at 2646-2648 S 7200W by changing the zone from the C-3/ZC Commercial zone to the C-1 Commercial zone; and

WHEREAS, the Planning Commission has recommended that the Council approve the rezone.

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 Application REZ2025-001480 filed by Jose Rodriguez and located at 2646 S 7200 W and 2648 S 7200 W within the City of Magna, is hereby reclassified from the C-3/zc zone to the C-1 zone, said property being described as follows:

Parcel #: 14-21-479-046-0000

Legal Description:

BEG N 495.00 FT & W 40.00 FT FR SE COR SEC 21, T1S, R2W, SLM; W 165.70 FT M OR L; S 214.00 FT; E 165.70 FT M OR L; N 214.00 FT TO BEG. LESS & EXCEPT, BEG N 0°16'22" W 495.10 FT & S 89°43'38" W 40.00 FT FR THE SE COR OF SEC 21, T2S, R2W, SLM; S 89°51'44" W 10.00 FT; S 0°16'22" E 129.55 FT; S 7°05'48" E 84.17 FT TO A PT ON THE W ROW LINE OF 7200 W ST; N 0°16'22" W 213.10 FT TO BEG.

Contains 0.77 acres in area.

Parcel #: 14-21-479-013-0000

Legal Description:

BEG 495 FT N & 205.7 FT W FR SE COR SEC 21, T 1S, R 2W, S L M; W 108 FT; S 214 FT; E 108 FT; N 214 FT TO BEG. 0.53 AC 5301-1427 5500-1578 5900-1576 6283-0219 8829-7 8829-0011 9396-4340 9396-7834 10350-2719

Contains 0.53 acres in area.

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.

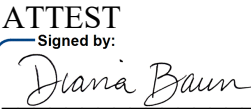
2. Effective Date. This Ordinance will take effect immediately pursuant to Utah Code § 10-3-712.

PASSED AND ADOPTED this 28th day of October 2025.

MAGNA CITY COUNCIL

Signed by:

77D3B989375E4F5...
By: Eric Barney, Mayor

ATTEST
Signed by:

5A3A98BF3BC64A6...
Diana Baun, Recorder

APPROVED AS TO FORM

Paul Ashton, City Attorney

Voting:

Council Member Barney	voting Aye
Council Member Hull	voting Aye
Council Member Pierce	voting Absent
Council Member Prokopis	voting Aye
Council Member Sudbury	voting Aye

SUMMARY OF MAGNA CITY ORDINANCE NO. 2025-O-19

On the 28th day of October, 2025 the Magna City Council enacted Ordinance No. 2025-O-19, rezoning two adjoining properties at 2646-2648 South 7200 West from the C-3/ZC Commercial Zone to the C-1 Commercial Zone.

MAGNA CITY COUNCIL

Signed by:



77D3B989375E4F5...
Eric G. Barney, Mayor

ATTEST

Signed by:



5A3A98DE3BC64A6...
Diana Baun, City Recorder

APPROVED AS TO FORM:



CITY ATTORNEY

Voting

Mayor Barney voting Aye
Council Member Hull voting Aye
Council Member Pierce voting Absent
Council Member Prokopis voting Aye
Council Member Sudbury voting Aye

A complete copy of Ordinance No. 2025-O-19 is available in the office of the Magna City Recorder, 860 Lavoy Drive, Suite 300, Taylorsville, Utah.



- A.** Letter of intent
- B.** Site Map
- C.** Legal Description

Surrounding Zoning and Use	
North	A-1/zc, School
South	A-1, residential and one vacant property, C-3 dealership
East	Residential, West Valley City
West	A-1, residential and drainage

GENERAL PLAN CONSIDERATIONS

These two properties are located in the Northeast Neighborhoods area of Magna. The northeast neighborhoods area calls for a mix of residential and job creating uses. The general plan calls for the job creating uses to be north of Entheos Academy and within the Inland Port boundary.

The future land use plan designates the future land use of this property as medium density residential. The Magna General Plan calls for a residential density of 12 units per acre and a prohibition of commercial uses. However, the “Catalyst Areas & Economic Stability” section of the plan also emphasizes “...it is important to retain and expand high-quality businesses that can lend to the economic success of the Municipality.”(pg. 51)

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 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.

PUBLIC INPUT

One of the reviewing engineers noted that these two properties are accessed from the south by the used auto dealership that also has its own parcel. One is owned by JR1 LLC and the other is owned by JRI LLC according to the information from Salt Lake County Tax Assessor. The applicant has since stated he does in fact own the property to the south with the dealership.

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission.

SUMMARY AND RECOMMENDATION

Summary of issues:

General Plan

The Magna General Plan calls for this area to be medium residential. The medium density residential character area calls for residential development up to 12 dwelling units per acre, and while it does not show commercial uses in this particular area, one of the future land use recommendations of the plan is to, “Enhance existing and future commercial nodes to allow higher density residential development, improve walkability, connect the commercial areas to surrounding neighborhoods, and increase retail square footage.” The existing auto dealership has been allowed to continue due to the previous dealership having not abandoned their property/use.

The property to the south has an access that is used to access all three of these properties. A reviewing engineer noted that he may not be the owner of that property, but the applicant has stated that they own the property as agent for JR1 LLC and JRI LLC and provided documentation to that effect.

This rezone is compatible with the current land use, although it does not conform to the mapped “medium density residential” designation on the future land use map of the general plan. The current zone C-3 had its uses greatly restricted with the code updates in 2023. The zoning condition on this property removes all of the conditional uses except for auto sales.

The proposed zone change from C-3/zc to C-1 would be more compatible with the existing zone. The C-3 zone has very few permitted uses and the zoning conditions restricts the conditional uses to only auto sales. The C-1 zone would allow for more use of the property.

The proposed amendment is compatible with the goal of fostering economic development in allowing various other commercial uses to potentially occupy the property in the future because the C-1 would allow for a wider range of uses to be permitted on this property.

Findings and Recommendation:

Planning staff finds that the property is an existing commercial business and that the adopted general plan encourages the continuation of the existing commercial base in Magna.

Staff also finds that although the general plan shows the subject property within an overall medium density residential community, based on the property’s frontage on a gateway road into Magna with a school to the north and commercial property to the south, redevelopment of the property into a residential use is neither practical nor desirable for this area.

In addition, the zoning ordinance adopted by Magna City in 2023 contains specific use standards and development standards that will apply to future commercial uses and/or redevelopment of the property to accommodate commercial uses other than the exiting auto sales and service business.

08-27-2025

Magna Township Planning Commission and Magna City Council
Magna Webster Center
8952 West Magna Main Street
Magna, Utah, 84044

Dear Members of the Magna Township Planning Commission and Magna City Council

Letter of Intent for Re-Zone C-3 to C-1

Jose Rodriguez is the owner:

2648 South 7200 West, Magna UT, 84044

Parcel number 14-21-479-013-0000

Acres 0.53

2646 South 7200 West, Magna UT, 84044

Parcel number 14-21-479-046-0000

Acres 0.77

The owner is making an application to re-zone the properties with the parcel number above.

These properties combined make 1.3 acres. Both parcels were in the spring of 2015 zone commercial as "C-2".

A re-zone application was submitted in the spring of 2017 for the properties mentioned above to change the commercial zone from C-2 to a C-3. To obtain a business license for a "used car dealership" which was approved on May 16, 2017 by Magna Metro Township Planning Commission. Property owner intent is to take the 1.3 acres and re-zone it from commercial C-3 to C-1.

Current Zone is C-3 which is now a "legacy zone". The new and updated C-3 zone no longer allows minor "Vehicle and equipment repair" as a permitted or conditional use. The C-1 zone allows for minor vehicle and equipment repair.

The services include electronic tune-ups, brake repairs, air conditioning repairs, auto detailing, muffler, frontend alignments, shocks, struts, tires, batteries, windows, windows tint. The hours of operation will be Monday through Saturday, 9:00 am to 6:00 pm. Overhead doors will remain closed during auto service hours. There will be no outside storage permitted at this location.

We respectfully request your approval of our re-zone application, and we are available to answer any questions or provide additional information as needed.

Thank you for considering our request. We look forward to working with the city to ensure the success in Magna City.

Enter at least the first two digits of an Address. Limited to the first 1000 results

COUNTY



Base Maps

Pictometry ▾

Parcel

Parcel Record 14214790130000

Owner	JR1, LLC
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Address	2648 S 7200 W
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Total Acreage	0.53
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Tax Class Id

Property Type	537
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Tax District	ABY
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Tax District	% Exempt
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
11	0.00
12	0.00
13	0.00
14	0.00
15	0.00
16	0.00
17	0.00
18	0.00
19	0.00
20	0.00
21	0.00
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90	0.00
91	0.00
92	0.00
93	0.00
94	0.00
95	0.00
96	0.00
97	0.00
98	0.00
99	0.00
100	0.00

Exempt Type

Municipal Zone C-3/z

MLS Number	1268495
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Valuation / Tax Year 2025

Land Value	\$ 409,800
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Land Value	\$ 187,500
Building Value	\$ 560,500

Banking Value:	\$ 588,584
Final Value:	\$ 970,300

Legal Description:

BEG 495 FT N & 205.7 FT W FR SE COR SEC 21, T 15, R 2W, S 14 M; W 108 FT; S 214 FT; E 108 FT; N 214 FT TO
BEG. 0.53 AC 5301-1427 5500-1578 5900-1576 6283-021
8829-7 8829-0011 9396-4340 9396-7834 10350-2719

Land

Structures

Value History

Results 1

Zoom to Results

Clear Graphic

Export Results



Salt Lake County
Rashelle Hobbs, Recorder
2001 South State Street
Suite #N1-600
Salt Lake, UT 84190
(385) 468-8145

Receipt: 25-49595

ProductName	Extended
COMP COMPUTER PRINTOUTS OWNERSHIP DESCRIPTIONS	\$2.00
# Of Computer Printouts	2
Computer Printout Ownership/Descriptions	\$2.00
Subtotal	\$2.00
Service Fee	\$2.00
Total	\$4.00
Tender (Credit Card New)	\$4.00
Transaction ID	24505006603
Service Fee	\$2.00
Credit Card #	*****4364
Entry method	EMV TAP
Auth Code	038508
Credit Card Invoice #	BPI445S251

Signature _____

Have a great day!

8/13/25, 11:36 AM MST Jattermann
Workstation: RE-CSHD-DTP



DocQuery

Parcel Number • 14-21-479-013-0000

Active Parcel Number

Acreage • 0.5300

Address • 7236 W MINESIDE DR • MAGNA • 84044

Owner of Record

JR1, LLC,

Legal Description • Property Description For Taxation Purposes Only

BEG 495 FT N & 205.7 FT W FR SE COR SEC 21, T 1S, R 2W, S L M; W 108 FT; S 214 FT; E 108 FT; N 214 FT TO BEG. 0.53
AC 5301-1427 5500-1578 5900-1576 6283-0219 8829-7 8829-0011 9396-4340 9396-7834 10350-2719

*DocQuery***Parcel Number • 14-21-479-046-0000**

Active Parcel Number

Acreage • 0.7700**Address • 2646 S 7200 W • MAGNA • 84044****Owner of Record**

JR1 LLC,

Legal Description • Property Description For Taxation Purposes Only

BEG N 495.00 FT & W 40.00 FT FR SE COR SEC 21, T1S, R2W, SLM; W 165.70 FT M OR L; S 214.00 FT; E 165.70 FT M OR L; N 214.00 FT TO BEG. LESS & EXCEPT, BEG N 0°16'22" W 495.10 FT & S 89°43'38" W 40.00 FT FR THE SE COR OF SEC 21, T2S, R2W, SLM; S 89°51'44" W 10.00 FT; S 0°16'22" E 129.55 FT; S 7°05'48" E 84.17 FT TO A PT ON THE W ROW LINE OF 7200 W ST; N 0°16'22" W 213.10 FT TO BEG.