

MAGNA CITY, UTAH

Ordinance No. 2026-O-01

Date: January 27, 2026

AN ORDINANCE ADOPTING THE PROJECT AREA PLAN FOR THE BROADWAY COMMUNITY REINVESTMENT PROJECT AREA.

WHEREAS the Community Reinvestment Agency of Magna (the “**Agency**”), having prepared the Project Area Plan (the “**Plan**”) for the Broadway Community Reinvestment Project Area (the “**Project Area**”) pursuant to Utah Code Annotated (“**UCA**”) Title 17C, Chapter 5, has adopted on this same date the Plan as the Official Community Reinvestment Project Area Plan for the Project Area; and

WHEREAS Section 17C-5-109 of the Utah Limited Purposes Local Government Entities – Community Reinvestment Agency Act (the “**Act**”) mandates that, before a community reinvestment project area plan approved by an agency under UCA Title 17C, Chapter 5 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS the Act also requires that certain notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

THEREFORE, BE IT ORDAINED BY THE MAGNA CITY COUNCIL AS FOLLOWS:

1. The Magna City Council hereby adopts and designates the Plan for the Broadway Community Reinvestment Project Area, as approved by the Agency on this same date, as the official plan (the “**Official Plan**”) for the Project Area, the respective boundaries of which are shown and described on the legal description and map attached hereto as **Exhibit A** and incorporated herein by this reference.

2. City and Agency staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective under UCA § 17C-5-110.

3. Pursuant to the Act, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

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

PASSED AND ADOPTED this 27th day of January 2026.

MAGNA CITY COUNCIL

By: Mick Sudbury, Mayor

ATTEST

Diana Baun
Diana Baun, City Recorder

Voting:

Council Member George	voting <u>aye</u>
Council Member Jensen	voting <u>aye</u>
Council Member Olsen	voting <u>aye</u>
Council Member Pierce	voting <u>aye</u>
Council Member Prokopis	voting <u>aye</u>

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EXHIBIT A
Broadway Community Reinvestment Project Area

LEGAL DESCRIPTION:

Parcel no 14283270070000

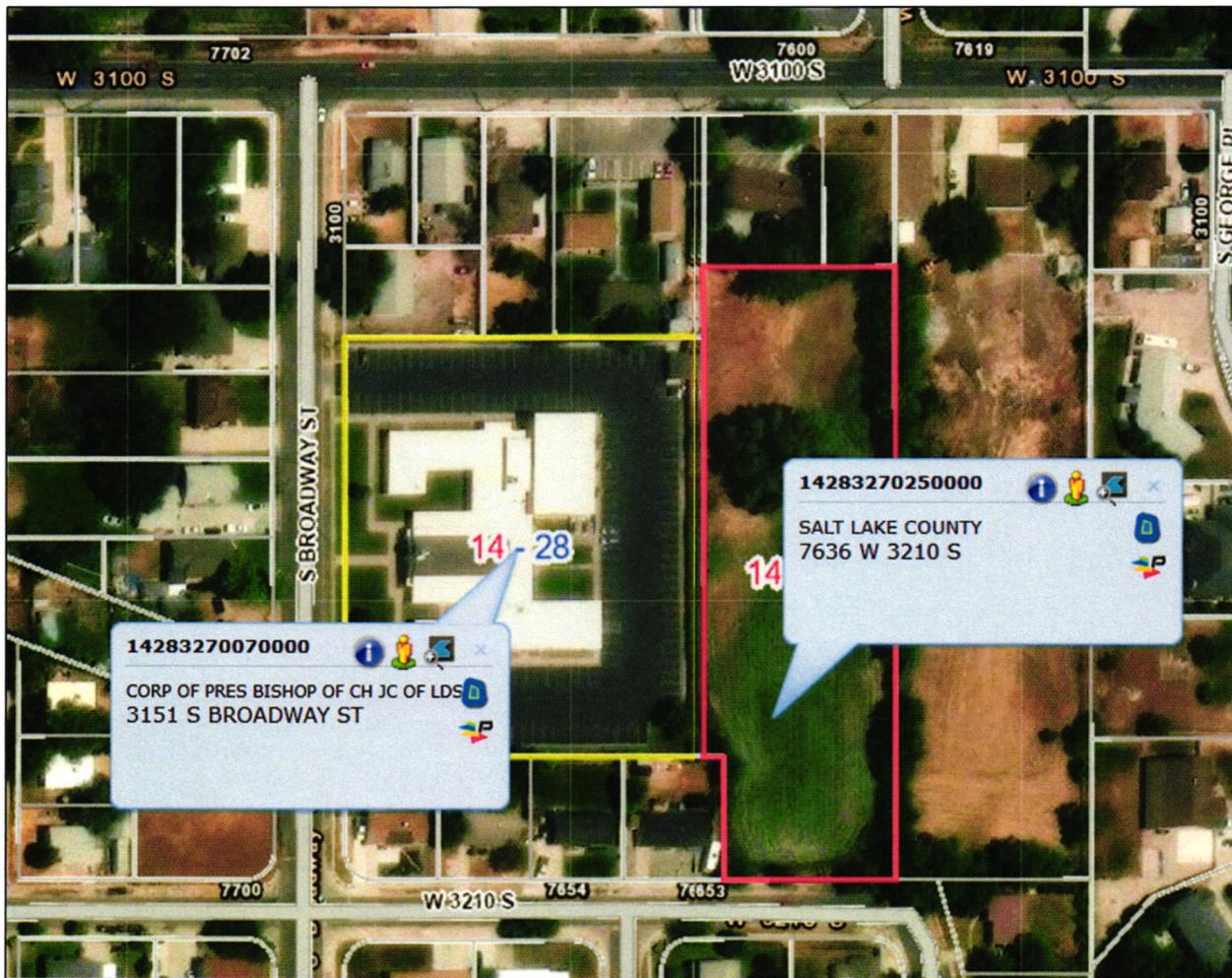
COM 631.07 FT W & 222.59 FT S FR CEN SEC 28 T 1S R 2W SL MERE 302.5 FT S 353.4 FT S 89^{53'} W 302.5 FT N 353.4 FT TO BEG 2.4 AC

AND

Parcel no 14283270250000

BEG S 89^{53'13"} W 164.37 FT & S 0^{01'08"} E 32.96 FT & S 0^{01'08"} E 130.79 FT FR CEN SEC 28, T 1S, R 2S, SLM; S 0^{01'08"} E 516.43 FT; S 89^{53'} W 149 FT; N 0^{07"} W 104.57 FT; S 89^{53'} W 17.5 FT; N 412.2 FT; E 166.54 FT TO BEG. 1.93 AC M OR L.

MAP:



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**MAGNA BROADWAY COMMUNITY REINVESTMENT PROJECT
AREA PLAN**

FINAL

Adopted on January 27, 2026

Section 1: Introduction

This Project Area Plan describes the boundaries of the Project Area and describes the increased development within the Project Area as contemplated by the Agency.

The Redevelopment Agency of Magna City (the “**Agency**”) is looking at parcel nos. 14283270070000 and 14283270250000 (“**Project Area**”) as an area for economic development and growth in the City’s property tax base and potentially sales tax revenues. The Agency has prepared this plan (“**Plan**”) to describe the anticipated development within the Project Area. The Agency is currently under contract to purchase the western parcel in the Project Area

This Plan has been prepared per Utah State Code considering the economic impacts of anticipated commercial, retail, educational, and housing development as it relates to a return on investment for the community while also providing a return for the development community to attract desirable development to the Project Area. The current property is a for a surplus religious chapel building and a detention basin parcel owned by Salt Lake County. Vacant land is not the highest and best use of the property within the Project Area. The goal of the Project Area is to develop mixed use or higher density residential housing units that will support the surrounding community. This Plan describes the potential future development within the Project Area

This plan follows Utah Code Annotated (UCA) Title 17C Chapters 1 and 5 of the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the “**Act**”). Requirements of the Act include public notice and hearing obligations. The Agency has followed all applicable requirements of the Act in preparing and adopting this Plan.

This document is prepared in good faith as a current reasonable estimate of the economic impact of the expected development within the Project Area. Fundamental economic and other circumstances may influence the actual impact. Based on the Agency’s reasonable assumptions, the information contained within this report represents the reasonable expectations for project area development within the Project Area. The Agency makes no guarantee that the projections contained in this Plan document or in the Budget for the Project Area accurately reflect the future development within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, as may be amended; this Plan shall not be interpreted to limit or restrict the powers of the Agency as granted by the Act.

Section 2: Boundaries of the Community Reinvestment Project Area (17C-5-105(1))

The Project Area encompasses parcel nos. 14283270070000 and 14283270250000 as shown on the map attached hereto as **APPENDIX A** (the “**Project Area Map**”). The Project Area is entirely located within the

legal boundaries of Magna City. It is directly south of Interstate 201 and west of Interstate 85. The property encompasses approximately 4.33 acres of land as recorded in the Salt Lake County Recorder's office.

The land within the Project Area is currently owned by the Church of Jesus Christ of Latter-Day Saints and by Salt Lake County. The Agency is currently under contract to purchase the surplus church parcel.

A legal description of land within the Project Area is attached as **APPENDIX B**.

Section 3: Project Area Characteristics and How They Will Be Affected by Project Area Development (17C-5-105(2))

Land Uses in the Project Area

Parcel no. 14283270070000 of the Project Area is zoned PI (Public Institutions) and parcel no. 14283270250000 of the Project Area is zoned R-1-6 (single family-residential zone) as shown on the zoning map attached hereto as **APPENDIX C**. Currently, the City zoning and General Plan do not permit residential uses in PI zoning, nor do they permit high-density housing in R-1-6 zoning. Actual development—including building locations, layouts, and uses will likely differ from this concept plan. All contemplated development must follow proper planning and zoning ordinances and requirements and be approved by Magna City. Nothing in this plan usurps or supersedes the City's land use authority. The Agency anticipates that development within the Project Area will involve zoning changes.

Layout of Principal Streets in the Project Area

The area is bounded on the West by South Broadway Street which is an existing arterial and provides adequate access to the Project Area for the anticipated development.

Population in the Project Area

Currently, there are no residents within the Project Area. However, the anticipated development includes new residential units. This anticipated development will provide additional housing in Magna City.

Building Intensities in the Project Area

Development in the Project Area is and will be required to follow all Magna City planning and zoning ordinances as they currently exist or that might be amended in the future, including design, density, and development standards. The anticipated project area development includes higher-density or multi-use housing and other commercial/retail space or amenities.

Section 4: Standards That Will Guide Community Development (17C-5-105(3))

Development Objectives

The Agency and the City desire the Project Area to develop into additional housing for Magna City, along with the potential for complementary mixed-use development. Utah currently faces a housing shortage.

The development of additional housing and retail projects within the Project Area is intended to supply cost-effective housing and commercial needs that will contribute to the economic vitality of this area of Magna City.

Design Objectives

Eventual developers will be held to the highest standards per the City general plan, planning and zoning ordinances, and other applicable building codes and ordinances of the City.

All development will be submitted to the City via the normal development approval process, which includes site plans to include development data and any other appropriate material describing the development, land coverage, setbacks, heights, off-street parking to be provided, and any other information as deemed appropriate by the City.

Approvals

The Agency may seek the contractual right to approve any and all design and construction plans for any development within the Project Area to ensure any and all development within the Project Area is consistent with the Project Area Plan. Nothing in this Plan usurps any aspect of the City's land use authority.

Section 5: How the Purposes of the Act Will be Attained (17C-5-105(4))

The Act contains the following definition of Project Area Development:

“Project area development” means activity within a project area that, as determined by the board, encourages, promotes, or provides development or redevelopment for the purpose of implementing a project area plan, including:

- (a) promoting, creating, or retaining public or private jobs within the state or a community;
- (b) providing office, manufacturing, warehousing, distribution, parking, or other facilities or improvements;
- (c) planning, designing, demolishing, clearing, constructing, rehabilitating, or remediating environmental issues;
- (d) providing residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to the structures or spaces;
- (e) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating existing structures;
- (f) providing open space, including streets or other public grounds or space around buildings;
- (g) providing public or private buildings, infrastructure, structures, or improvements;

- (h) relocating a business;
- (i) improving public or private recreation areas or other public grounds;
- (j) eliminating blight or the causes of blight;
- (k) redevelopment as defined under the law in effect before May 1, 2006; or
- (l) any activity described in Subsections (47)(a) through (k) outside of a project area that the board determines to be a benefit to the project area.

(Utah Code § 17C-1-102(47)).

The creation of the Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

Provision of development that enhances economic and quality of life basis. The development of the Project Area will provide numerous economic and community benefits including the creation of a number of relatively affordable housing units and the generation of a significant amount of new personal and real property tax revenues for the City and the other taxing entities.

Stimulation of associated business and economic activity by the development. This Project will meaningfully enhance the City's tax base as well as all other taxing entities through personal and real property. The anticipated development of the Project Area will potentially lead to increased diversity of the tax base resources available for performing governmental services, increased support for efficient use of undeveloped land within Magna City, and increased potential for appropriate public and private development efforts in the community.

Section 6: How the Plan is Consistent with the City's General Plan (17C-5-105(5))

This Plan and the development contemplated within the Project Area will conform to the City General Plan, Land Use Regulations, and the Magna City Development Code. Magna's General Plan identifies the need for job opportunities and affordable housing options. The development of the Project Area promotes these goals.

Section 7: Description of the Specific Projects That Are the Object of the Proposed Community Development (17C-5-105(7))

The proposed development within the Project Area will be higher-density or mixed-use housing and potentially ancillary retail. This proposed use meets the objectives of the Agency, Magna City, and the Magna Municipal Code. Personal and real property tax generation is desired by all taxing entities. As part of this development, the eventual developer may be required to make improvements to roads and utility infrastructure, which will benefit surrounding properties in addition to enabling development of the Project Area.

Section 8: Selection of Developers/Participants (17C-5-105(8))

The Agency and City will select or approve such development that is brought forth by a developer that meets the development objectives as set forth in this Plan. The Agency and City reserve the right to approve or reject any development plan(s) that do not meet the intent of this Project Area.

The Agency and City will ensure that all development conforms to the Project Area Plan and is approved by the City. All development opportunities will need to be vetted by the City and will include development plans and financial information to support the viability and sustainability of the project and the developer to fulfill all obligations that could or will be required. This process will include City staff and third-party providers to review financial statements, verify benefits of the development to the City, review engineering studies, prepare appraisal reports, etc.

Section 9: Reasons for the Selection of the Project Area (17C-5-105(9))

The development of this area was enabled by the availability of parcel nos. 14283270070000 and 14283270250000 which show high potential for growth in an area that needs additional high density or mixed use housing.

Section 10: Descriptions of Conditions Existing in the Area (17C-5-105(10))

The Project Area consists of approximately 4.33 acres as shown on the Project Area Map. The Agency wants to encourage development of otherwise surplus or vacant property within an established Magna neighborhood. The development within the Project Area will grow the tax base of Magna City and the local economy to provide greater funding sources to continue to meet the demand and services of City residents.

Section 11: Descriptions of Incentives (17C-5-105(11))

The Agency may make expenditures and offer incentives as allowed by the Act. As noted above, the Agency is currently under contract to purchase the western parcel in the Project Area. By purchasing this parcel, the Agency gains the ability to encourage desirable development of a parcel that would otherwise remain underutilized.

All incentives and payments to participants, land owners, or developers will be on a post-performance basis and will be offered only according to the terms of a written participation agreement that adequately protects the Agency and the taxing entities by ensuring performance by the participant prior to the payment of any reimbursement or incentive from the Agency to the participant. Subject to the provisions

of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for the period the Agency and the taxing entities may deem appropriate under the circumstances.

Section 12: Results of the Public Benefit Analysis (17C-5-105(12) and -105(13))

The Agency has performed an analysis of the public benefits of the anticipated development within the Project Area. In summary, the Agency's public benefit analysis found that the creation of the Project Area, the provision of certain incentives, payments, and infrastructure reimbursements, and other Agency activities as described in this Plan and allowed by the Act will provide significant public benefits to the Project Area and the greater Magna City area. The Agency believes that the expenditure of project area funds to encourage the development of the Project Area and provide significant benefits to Magna City and the other taxing entities.

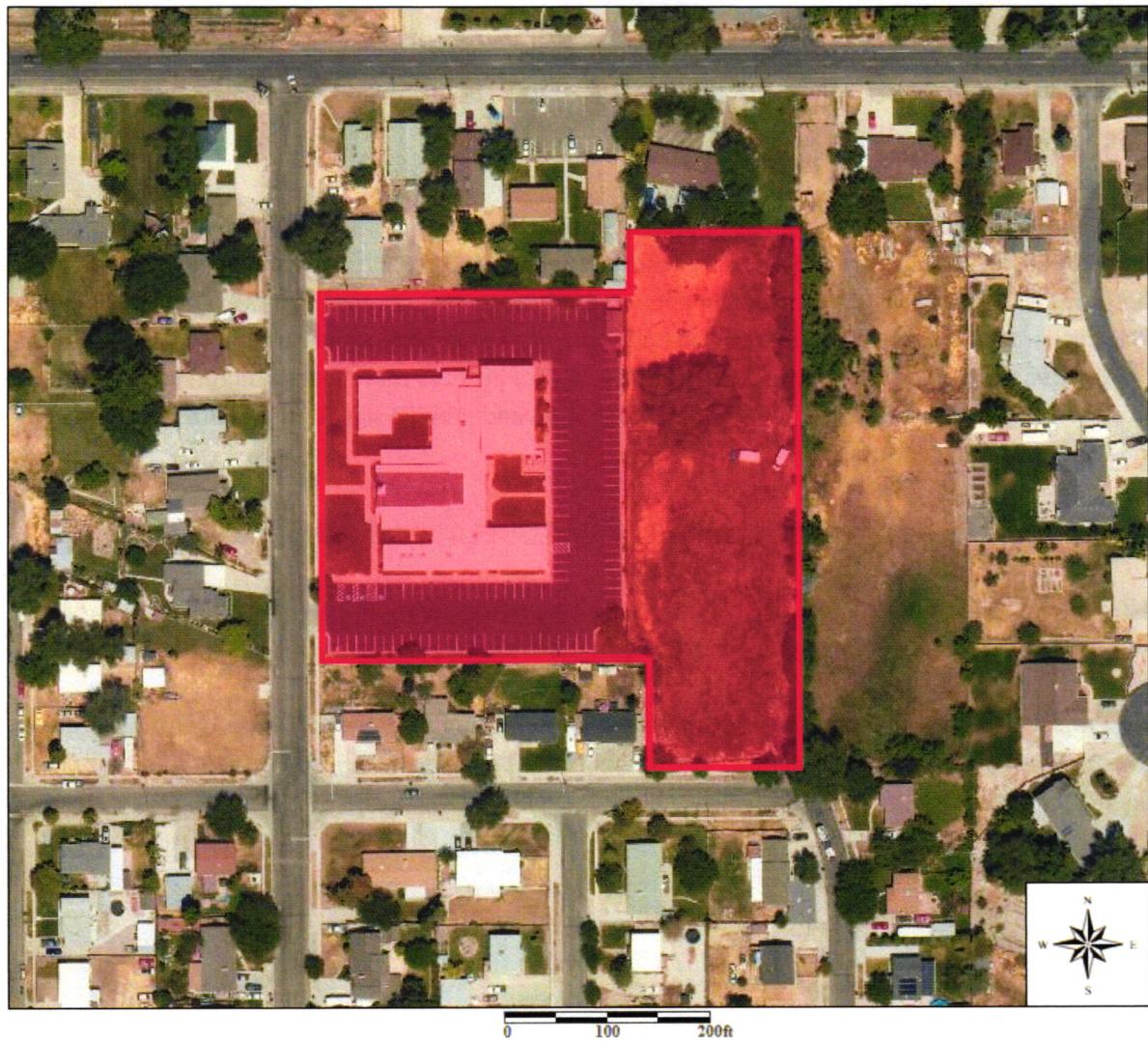
Section 13: Other Information (17C-5-105(14) and -105(15))

There are no existing buildings or uses in the community reinvestment project area that are included in, or eligible for inclusion in, the National Register of Historic Places or the State Register.

The Project Area will not be subject to a Taxing Entity Committee; instead, the Agency anticipates potentially entering into interlocal agreements with the taxing entities in order to obtain additional funding for the anticipated project area development.

APPENDIX A – Project Area Map

Area shown in red is the proposed Project Area



APPENDIX B – Project Area Legal Description

Parcel no 14283270070000

COM 631.07 FT W & 222.59 FT S FR CEN SEC 28 T 1S R 2W SL MERE 302.5 FT S 353.4 FT S 89^{53'} W 302.5 FT N 353.4 FT TO BEG 2.4 AC

Parcel no 14283270250000

BEG S 89^{59'13"} W 164.37 FT & S 0^{01'08"} E 32.96 FT & S 0^{01'08"} E 130.79 FT FR CEN SEC 28, T 1S, R 2S, SLM; S 0^{01'08"} E 516.43 FT; S 89^{53'} W 149 FT; N 0^{07"} W 104.57 FT; S 89^{53'} W 17.5 FT; N 412.2 FT; E 166.54 FT TO BEG. 1.93 AC M OR L.

APPENDIX C – Zoning Map

