



# Zone Change Staff Report

**Meeting Body:** Planning Commission

**Meeting Date:** May 14, 2026

**File Number & Project Type:** REZ2026-001592

Current Zone: A-1/zc

Proposed Zone: R-1-6

**Address:** 7610 W 2820 S

**Planner:** Justin Smith, Planner

**Applicant:** Jose Salas

**Key Findings:**

- Proposed zoning is compatible with surrounding area
- Proposed zoning is in line with the Adopted General Plan

**Staff Recommendation:**  
Recommend the recommendation of approval of the rezone to R-1-6

**Exhibits:**

- A. Narrative and Site Plan
- B. Legal Description

**DESCRIPTION**

The applicant, Jose Salas, is looking to rezone the property from A-1/zc to R-1-6. The purpose of the rezone is to subdivide the property into two properties. The applicant is seeking to split off the backyard to put a home there.

**SITE & VICINITY DESCRIPTION**

Surrounding Zoning and Use	
North	R-1-6/zc
South	A-1/zc
East	A-1/zc
West	R-1-6/zc
Known Overlays/Site Constraints	
High Liquefaction Potential	

Located along the north side of 2820 S. Sits along a corner lot with a gravel road and 2820 S.





### GENERAL PLAN CONSIDERATIONS

The Magna General Plan was adopted in 2021. This property is shown to be in the Northeast Neighborhood Area as shown in the Adopted General Plan on page 28. The General Plan calls out this property as currently having a residential use and for the future land use the General Plan (shown on page 40) shows that this area is designated as a residential mixed density area. Residential Mixed Density areas are further described on page 42. The target density is single family and duplex zoning to achieve roughly 5 dwelling units per acre with target building heights being 1-3 stories in height.

### 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:

<b>GUIDELINES FOR CONSIDERING ZONING MAP AMENDMENTS</b>
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**

As of writing this staff report on April 17, 2026 there have not been any comments from the public. If there are any that were provided between the release of this staff report and the time of the Magna Planning Commission meeting, then those comments will be shared with the members of the Magna Planning Commission.

The rezone application has received some comments from MSD staff during the review process. None of the comments pertain to the rezone itself, but pertain to potential future applications at this address. Unified Fire Authority has commented that Craig Rocky Vince Lane does not meet Fire Lane access requirements to be 18 feet wide. Engineering has also noted that any future road improvements would have to comply with Title 14. The Health Department has provided a comment stating that water and sewer availability letter would be required. That will be necessary for when the applicant submits an application to develop the lot. Building an ADU or subdividing the lot would both require that the owner provide a water and sewer availability letter as part of the process.

**SUMMARY AND RECOMMENDATION**

**Summary of issues:**

The applicant is seeking to rezone this lot from A-1/zc to R-1-6. The purpose of this rezone is to subdivide the property in the future into two different lots in harmony with the density pattern for this

area in the adopted general plan. The zoning condition in place on this property restricts the applicant from having a dwelling group on the property. The A-1 zone formerly required that the property be 10,000 square feet in size, but with the code updates that were approved in 2023 that requirement changed to a minimum area of 1 acre. The current property does not comply with the current requirements of the A-1 zone, while it would be able to comply with the R-1-6 zone. The R-1-6 zone would also allow for there to be a second property in what is currently a backyard. The second property in the rear would likely have to be subdivided under the flag lot requirements in Title 18. Flag lots that are under 1.5 acres in size are required to either be 1.5 times the minimum lot size requirement or meet the minimum lot size requirement and have an access easement large enough that when combined with the lot, it adds up to 1.5 times the minimum lot size requirement.

Craig Rocky Vince Lane is not a public road but is privately owned by the same landowner that lives at the north end of the road. Craig Rocky Vince Lane somewhat lines up with Oshea Lane from the Gabler's Grove neighborhood to the north, but it is not wide enough in its current form to fully line up with Oshea Lane. Craig Rocky Vince Road is currently 16.5 feet wide and would have to be widened to 18 feet to meet Fire Lane requirements. Oshea Lane to the north is full 50 foot right-of-way. Magna's adopted transportation plan does show Craig Rocky Vince as a future public street.

The proposed R-1-6 zone is more compatible for the property than the current A-1/zc zone. The A-1 zone has been updated to have a minimum area requirement of 1 acre and a minimum width of 100 feet. This property does not meet either of those requirements as it is 0.43 acres (roughly 18,730 square feet) in size, 99 feet wide, and 190.5 feet deep. The R-1-6 zone requires that each property be a minimum of 6,000 square feet and 60 feet wide. The flag lot requirements would require that a R-1-6 zoned lot be 9,000 square feet in size which the applicant would be able to provide.

The applicant is proposing to rezone the land in order to subdivide for two single family homes. This matches the general trend in the area of single family homes. In addition, the land to the north is already zoned R-1-6/zc.

**Recommendation:**

The MSD Planning Staff recommend:

1. **Approval:** The MSD Planning recommends that the Magna Planning Commission recommend approval of the rezone application REZ2026-001592 to change the zone at 7610 W 2820 S from A-1/zc to R-1-6.

Would like to change zoning A-1/zc to R-1-6



Craig Rocky Vince Ln Craig Rocky Vince Ln

Would like to Subdivide Lot in 2 Parcel.

South Lot: 88ft by 100ft

North Lot: 100ft by 100ft

New Home on North West Side: 40ft by 40ft

Lot Owner: Jose Sulas

3-10-2026

**Legal Description****14-28-126-015-0000**

BEG 614 FT S & 16.5 FT W FR NE COR OF NW 1/4 SEC 28, T 1S, R2W, SL  
MER, W 99 FT N 190.5 FT M OR L; E 99 FT; S 190.5 FT MOR L TO BEG. 0.43  
AC, M OR L 4843-0776. 5479-95 5479-0096 5568-1406, 1407 6898-1539 9860-  
7114 09860-7117 11436-1424 11453-3972