



Planning and Development Services
860 Levoy Drive, Suite 300 • Taylorsville, UT 84123
Phone: (385) 910-5600

Magna Planning Commission

Public Meeting Agenda

****AMENDED****

Thursday, June 11, 2026, 6:00 P.M.

Location

Microsoft Teams

<https://teams.microsoft.com/meet/243126794412950?p=fPIbN0PNKliUZZbNg6>

Meeting ID: 243 126 794 412 950

Passcode: 5aX3Ew3G

Dial in by phone

[+1 213-357-4434,,697523208#](tel:+12133574434697523208) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 697 523 208#

**Anchor Location Magna Webster Center
8952 West Magna Main Street
Magna, Utah**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of May 14, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) (Continued discussion) The Planning Commission and planning staff will have a discussion regarding an Overview of Magna’s General Plan, Zoning Ordinances, and possible amendments.
- 3) Other Business Items. (As Needed)

PUBLIC HEARING(S)

OAM2026-001628 – A proposal to amend Section 19.50.020 of the Landscaping, Screening, and Water-Efficiency Standards chapter of the Magna zoning ordinance to limit the exemptions for single-family dwellings in harmony with the original intent of the adopted ordinance. **Planner:** Curtis Woodward (Discussion/Recommendation)

OAM2026-001636 - Consideration of a resolution amending Magna's land use fee schedule. **Presenter:** Brian Hartsell (Discussion, Hearing, Action)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, May 14, 2026, 6:30 p.m.**

Approximate meeting length: 2 hours 18 minutes

Number of public in attendance: 16

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Weight

**NOTE: Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.*

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Aaron Weight (Chair)	x	x	
Dan Cripps	x	x	
Jeff Larson (Vice Chair)	x	x	
Jeff White	x	x	
Ted Shaw	x	x	
Ronnie Thompson (Alternate)	x	x	
Doyle Jenkins (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Matt Starley	x	x
Max Chavez	x	x
Clayton Preece	x	x
Claire Gillmor	x	x

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of April 9, 2026, Planning Commission Meeting minutes.
Motion: To approve April 9, 2026, Planning Commission Meeting minutes.
Motion by: Commissioner Cripps
2nd by: Commissioner Shaw
Vote: Commissioners voted unanimously in favor

- 2) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARING(S)

Hearing began at – 6:33 p.m.

REZ2026-001592 – Jose Salas is applying for a rezone from A-1/zc to R-1-6. **Acreage:** .43 acres. **Location:** 7610 West 2820 South. **Planner:** Justin Smith (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Staff Report and Matt Starley provided additional information regarding the surrounding properties.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Jose Salas

Address: 7610 West 2820 South

Comments: Mr. Salas said he wants to build a home in the north portion and build a house with a basement with three floors, roughly 40x40. Sewer runs from main street to the house on the north side. East side is 32 feet and has enough space to make a street to go to the back position. Would like this to be done this year by January and it is a family home. Currently, they live in the front house, neighbors gave an easement and changed the owner recently. Will find a different place for the trucking company.

Commissioner Cripps motioned to open the public hearing, Commissioner Shaw seconded that motion.

No one from the public is present to speak.

Commissioner Cripps motioned to close the public hearing, Commissioner Larson seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding feasibility and dedication.

Motion: To recommend application #REZ2026-001592 Jose Salas is applying for a rezone from A-1/zc to R-1-6 with staff recommendations and information on the property and applicant to move forward with a subdivision to the Magna City Council for approval.

Motion by: Commissioner Cripps

2nd by: Commissioner Larson

Vote: Commissioners voted unanimously in favor

CEZ2025-1149 - Conditional Use Permit - Suspension or Revocation – (Continued from March 12, 2026) - Notice is hereby given that, pursuant to Magna Municipal Code § 19.16.040.F, the Magna Planning Commission will hold a public hearing to determine whether there has been a failure to comply with the terms and conditions of the Conditional Use Permit issued on March 31, 2010 (the “CUP”), or any violation of Title 19 of the Magna Municipal Code occurring on the property for which the CUP was approved. The property subject to the hearing is located at 8840 West Magna Main Street, Magna, Utah 84044. At the public hearing, the Planning Commission will receive evidence and hear argument regarding alleged violations of the CUP and will determine whether the Conditional Use Permit should be suspended or revoked. **Counsel:** Clayton Preece, Smith Hartvigsen (Discussion/Hearing/Action)

Greater Salt Lake Municipal Services District Counsel, Clayton Preece, Smith Hartvigsen provided an analysis of the process, conditional use permit and determination whether there has been a failure to comply with the terms and conditions. He provided a presentation with photographs and discussed potential decisions.

Ms. Pierce and Mr. Sweazey provided a presentation and advised on Business Licenses and Taxes and on the items addressed at the last meeting. They touched on a rezone and potential uses. They did the work and removed tires, metal, and car parts to make room behind the fence to move the vehicles. They restriped the lot for visibility, launched an auction site to reduce the number of vehicles. They want what’s right for the community and are trying to be compliant, sale cars, wrecking/towing, and repair cars and be in Magna.

Commissioners asked and questioned why it continues to be non-compliant and what the boundaries are,

Commissioners had a brief discussion regarding the October 2022 agreement and violations acknowledged. Work done over the last few days, conditions agreed to in the original Conditional Use Permit, multiple violations over the years and dealing with down the road, revocation and what happens down the road. Currently allowed uses in the C-3 zone will govern, not existing.

Motion: To revoke file #CEZ2025-1149 Conditional Use Permit - Suspension or Revocation Notice is hereby given that, pursuant to Magna Municipal Code § 19.16.040.F, the Magna Planning Commission will hold a public hearing to determine whether there has been a failure to comply with the terms and conditions of the Conditional Use Permit issued on March 31, 2010 (the “CUP”), or any violation of Title 19 of the Magna Municipal Code occurring on the property for which the CUP was approved. The property subject to the hearing is located at 8840 West Magna Main Street, Magna, Utah 84044. At the public hearing, the Planning Commission will receive evidence and hear arguments regarding alleged violations of the CUP and will determine whether the Conditional Use Permit should be suspended or revoked with documented and evidenced.

Motion by: Commissioner Larson

2nd by: Commissioner Shaw

Vote: Commissioner Cripps voted nay, all other commissioners voted in favor. Motion passed.

BUSINESS MEETING (cont.)

Meeting began at – 8:12 p.m.

- 3) The Planning Commission and planning staff will have a discussion regarding an Overview of Magna’s General Plan, Zoning Ordinances, and online access.

Counsel will have the documents available by the 28th for commissioner review, to be heard on June 11th. Provide the municipal code for access and will discuss navigating at the June meeting.

Commissioner Larson motioned to move the Planning Commission meeting starting at 6pm moving forward, Commissioner Cripps seconded that motion. Commissioners voted unanimously in favor.

Commissioner Cripps motioned to adjourn, Commissioner Larson seconded that motion.

MEETING ADJOURNED

Time Adjourned – 8:48 pm



Ordinance Amendment

Meeting Body:

Magna Planning Commission

Meeting Date:

June 11, 2026

File Number & Project Type:

OAM2026-001628

Amending section 19.50.020 of the zoning ordinance to clarify the exemptions from landscaping requirements that apply to single and two family dwellings.

Planner: Curtis Woodward

Key Findings:

1. The original intent of 19.50.020 was to require a minimum landscape requirement for homes.
2. Generally applicable regulations were added to Chapter 19.50 that should also apply to single and two family dwelling lots.

Staff Recommendation:

Staff is asking for a positive recommendation to the Council.

Exhibits:

Proposed ordinance

PROJECT DESCRIPTION

This ordinance amendment clarifies that new single- and two- family dwellings constructed in Magna are required to comply with basic front yard landscaping requirements but are exempt from the irrigation zone/water budget standards and the landscape design standards. The ordinance also clarifies that they are not exempt from landscape maintenance ordinances, including weed abatement and tree trimming within or adjacent to the public right of way.

ISSUES/CONCERNS**Issue:**

The original intent of 19.50.020.D was to limit the landscaping installation requirement for new single- and two- family dwellings to basic landscaping in front yards and street-facing side yards as set forth in 19.50.040.C of the code. However, other sections of Chapter 19.50 address issues of ongoing yard maintenance, including weed abatement and keeping trees trimmed away from sidewalks and streets.

Analysis:

The proposed amendment is intended to clarify the requirements that apply minimum requirements for landscaping at the time of new home construction, while also holding property owners responsible for cutting down/removing weeds and keeping trees trimmed as to not interfere with sidewalk or roadway use.

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 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. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the public hearing on June 11th.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The proposed amendment is in harmony with the original intent of the adopted ordinance, while removing any ambiguity as to whether ongoing maintenance provisions are applicable to existing properties.

Recommendation:

Staff recommends approval as drafted.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2026-001628 to amend Title 19 of the Magna code. **Staff Recommendation**
2. **Approval with changes:** The planning commission recommends approval of application OAM2026-001628 to amend Title 19 of the Magna code with the following changes:
 - a. ...
 - b.

3. **Denial:** Having considered the Guidelines for Zoning Text Amendments contained in Chapter 19.16 of the Magna zoning ordinance, the planning commission recommends denial of application OAM2026-001628 to amend Title 19 of the Magna code.

ORDINANCE 2026-_____

Ordinance No. _____

Date: _____

AN ORDINANCE OF THE MAGNA CITY COUNCIL AMENDING SECTION 19.50.020 OF THE ZONING ORDINANCE TO CLARIFY THE EXEMPTIONS FROM LANDSCAPING REQUIREMENTS THAT APPLY TO SINGLE AND TWO FAMILY DWELLINGS NOT WITHIN A PLANNED UNIT DEVELOPMENT OR PLANNED COMMUNITY

RECITALS

WHEREAS, Magna City is a municipality and has authority to adopt land use regulations pursuant to Utah Code § 10-20-101 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Chapter 20, Utah Code; and

WHEREAS, the Council deems it necessary to amend its land use ordinances to clarify that single and two family dwellings are subject to minimum front yard landscaping requirements but are exempt from irrigation system and detailed landscape design requirements, and for the protection and preservation of the public health, safety and general welfare;

WHEREAS, the Magna Planning Commission held a public hearing on June 11, 2026 to consider amending 19.50.020.D to clarify the single family dwelling exemptions to landscaping requirements in accordance with Utah Code §§ 10-20-302 and 10-20-503; and

WHEREAS, the Planning Commission has recommended that the Council (approve/deny) the ordinance amendment as drafted.

BE IT ORDAINED BY THE MAGNA CITY COUNCIL as follows:

1. Section 19.50.020 is hereby amended 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 23rd day of June 2026.

MAGNA CITY COUNCIL

By: Mick Sudbury, Mayor

ATTEST

Diana Baun, Recorder

Voting:

Council Member George	voting	___
Council Member Jensen	voting	___
Council Member Olsen	voting	___
Council Member Pierce	voting	___
Council Member Prokopis	voting	___

(Complete as Applicable)

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

Effective date of ordinance: _____

EXHIBIT A

19.50.020 Scope And Applicability

The standards of this Chapter apply to:

- A. **New Development.** Any new development and/or off-street parking facilities shall comply with the provisions of this Chapter. Existing landscaping shall be made to conform to the provisions of this ordinance when landscaping for public agency projects, private commercial, industrial, or multifamily projects are modified or rehabilitated. Routine maintenance does not qualify as a modification or rehabilitation.
- B. **Building Additions.** Building additions which increase building coverage by twenty percent (20%) or more require the entire property to fully comply with this Chapter. Single- and two-family dwellings are subject to this part only if more than fifty percent (50%) of the front or side yard area is disturbed. The Director or Designee may grant relief from full compliance based on exemption factors cited in the Subsection 19.50.020.F.
- C. **Building Renovations.** Building renovations, whether involving interior or exterior work, do not trigger a requirement for the property to fully comply with this ordinance. However, if such work involves the removal of existing plants, new plants shall be installed that create comparable landscape design value.
- D. **Residential Properties.**
 - 1. **Single- and Two-Family Dwellings.** Single- and two-family dwellings, except where located within a planned unit development or master planned community, shall comply with Subsection 19.50.050.A(1), but are exempt from ~~(all other)~~ sections **19.50.030 and 19.50.040** of this Chapter.
 - 2. **Fewer than Five (5) Units.** Residential properties with fewer than five (5) units shall comply with the provisions of this Chapter for front yards and side yards (**only**). The rear yard is not subject to the requirements of sections **19.50.030 and 19.50.040** of this Chapter.
 - 3. **Five (5) or More Units.** Residential properties or developments with five (5) or more units are subject to all provisions of this Chapter, including rear yards.
- E. **Off-Street Parking Expansions.**
 - 1. **Fifty Percent (50%) or less.** A parking expansion which increases the number of parking stalls by fifty percent (50%) or less requires that the newly established expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this Chapter.
 - 2. **Fifty Percent (50%) or more.** A parking expansion which increases the number of parking stalls by fifty percent (50%) or more requires that the entire expansion area be brought into compliance with both the interior and exterior/perimeter landscape requirements of this Chapter. The pre-existing parking area, while not required to be retroactively brought into compliance with this Chapter's interior parking area landscape requirements, shall conform to exterior/perimeter area landscape standards.
 - 3. **Repeated Expansions.** Repeated expansions of parking facilities over time are combined in determining whether the fifty percent (50%) threshold has been reached.
- F. **Exemptions.** The provisions of this Chapter do not apply to the following:

1. Exemption for Historic District Contributing Buildings. Properties listed on either the State of Utah or National Historic Registers may be exempt from these regulations, subject to review by the Director or Designee.
2. Exemptions from Water Allowance Limitations. Areas dedicated and used for the following specific purposes are exempt from the landscape water allowance limitations of this Chapter:
 - a. Sports fields;
 - b. Turf areas within public parks;
 - c. Golf courses; and
 - d. Cemeteries.
3. Limits to Exemptions. Although exempt from landscape water allowance limitations, all other provisions of this Chapter apply. In particular, landscaping shall be provided in the interior and perimeter areas of off-street parking facilities, adjacent to buildings, and along walkways.

SUMMARY OF
MAGNA CITY
ORDINANCE NO.

On June 23, 2026, the Magna City Council enacted Ordinance No. _____, amending section 19.50.020 of the zoning ordinance to clarify the exemptions from landscaping requirements that apply to single and two family dwellings not within a planned unit development or planned community.

By: Mick Sudbury, Mayor

ATTEST

Diana Baun, Recorder

Voting:

Council Member George	voting	___
Council Member Jensen	voting	___
Council Member Olsen	voting	___
Council Member Pierce	voting	___
Council Member Prokopis	voting	_____

A complete copy of Ordinance No. _____ is available in the office of the Magna City Recorder, 860 West Levoy Drive, Suite 300, Taylorsville, Utah.