



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

Magna Planning Commission

Public Meeting Agenda

****AMENDED****

Thursday, September 10, 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 the Broadway Building
3151 South Broadway 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 July 9, 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)

REZ2026-001658 - Applicant, Alisha Kay is requesting a rezone from R-M to C-1. **Acreage:** 2.74 acres. **Property:** 3665 South 8400 West. **Planner:** Gordon Bennett (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.



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MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING Thursday, July 9, 2026, 6:00 p.m.

Approximate meeting length: 56 minutes

Number of public in attendance: 1

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
Jeff Larson (Vice Chair)	x	x	
Jeff White			x
Ted Shaw	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
Claire Gillmor	x	x

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:02 p.m.

Commissioner Weight advised the commission will be seating Commissioner Jenkins and Commissioner Thompson as voting members tonight.

- 1) Approval of June 11, 2026, Planning Commission Meeting minutes.

Motion: To approve June 11, 2026, Planning Commission Meeting minutes.

Motion by: Commissioner Thompson

2nd by: Commissioner Larson

Vote: Commissioners voted unanimously in favor (of commissioners present)

Commissioner Larson motioned to forgo the recurring planning commission discussion item, Commissioner Thompson seconded the motion.

- 2) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARING(S)

Hearings began at – 6:06 p.m.

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

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Ordinance.

Commissioners and staff had a brief discussion regarding the tables and valuations, comparisons with neighboring communities, and engineering.

Commissioner Weight opened public comment.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Weight closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001636 Consideration of a resolution amending Magna's land use fee schedule to the Magna Council for approval.

Motion by: Commissioner Thompson

2nd by: Commissioner Larson

Vote: Commissioners voted unanimously in favor (of commissioner's present)

OAM2026-001644 - Consideration of amending Section 15.08.011 of the Magna Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Ordinance.

Commissioner Weight opened public comment.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Weight closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001644 Consideration of amending Section 15.08.011 of the Magna Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah to the Magna Council for approval.

Motion by: Commissioner Larson

2nd by: Commissioner Thompson

Vote: Commissioners voted unanimously in favor (of commissioner's present)

OAM2026-001643 - Consideration of an ordinance limiting Tattoo and Body Art businesses, Tobacco Specialty Shops, Pawnbrokers, and Check Cashing in Magna based on population. **Planner:** Brian Tucker (Discussion, Hearing, Action)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the Ordinance.

Commissioners and staff had a brief discussion regarding regulating one per 10,000, business licensing, permitted uses, and the difference between tobacco and grocery stores. Defensible ratios, fewer rather than more.

Commissioner Weight opened public comment.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Weight closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001643 Consideration of an ordinance limiting Tattoo and Body Art businesses, Tobacco Specialty Shops, Pawnbrokers, and Check Cashing in Magna based on population to the Magna Council for approval with numbers apply with round down, rather than up.

Motion by: Commissioner Larson

2nd by: Commissioner Thompson

Vote: Commissioners voted unanimously in favor (of commissioner's present)

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

MEETING ADJOURNED

Time Adjourned – 6:58 p.m.



Zone Change Staff Report

Meeting Body: Planning Commission

Meeting Date: September 10, 2026

File Number & Project Type:

REZ2026-001658 Rezone

Current Zone:

R-M/zc

Proposed Zone:

C-1

Address:

3665 S 8400 W

Planner:

Gordon Bennett, Planner I

Applicant:

Alisha Kay

Key Findings:

- Magna 2021 General Plan would consider a rezone of this kind to meet the future land use goals.

Staff Recommendation:

Approval of rezone from RM to C-1

Exhibits:

- Applicant Rezone Narrative

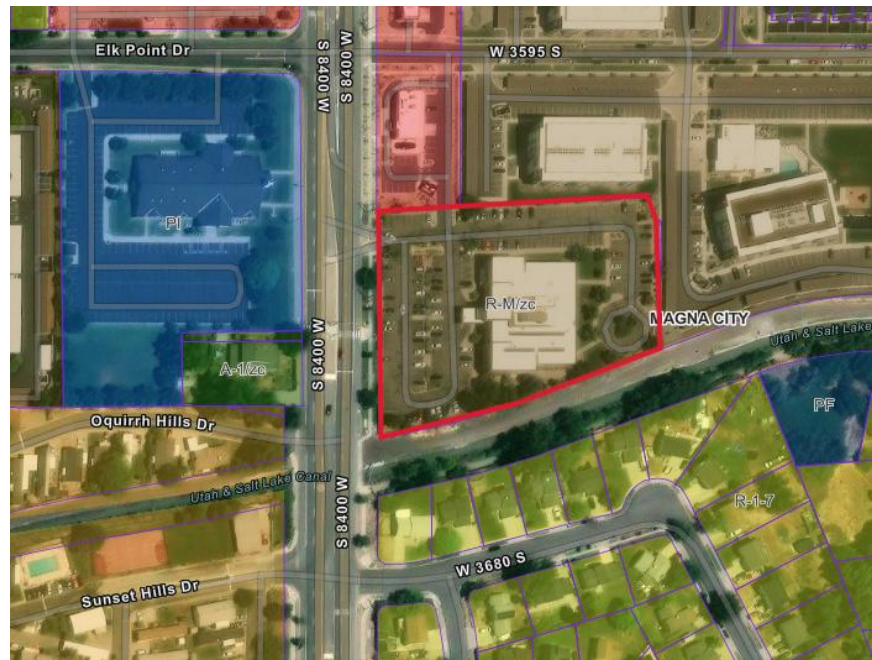
DESCRIPTION

The applicant, Alisha Kay, is seeking a rezone of the parcel at 3665 S 8400 W from R-M Residential Multi-family Zone to C-1 Commercial. The parcel of the proposed rezone is home to the Magna Medical Center, which is a complex that provides various medical services and individual medical practices.

SITE & VICINITY DESCRIPTION

Surrounding Zoning and Use	
North	C-2, RM
South	R-1-7
East	R-M
West	R-M
Known Overlays/Site Constraints	
Overpressure 0.2	
High Susceptibility Liquefaction	

The site of the proposed rezone is shown in the aerial view below within the red outline:



GENERAL PLAN CONSIDERATIONS

In reference to pages 30-31 of the 2021 Magna General Plan, the parcel at 3665 S 8400 W is part of Area 3, The Southeast Neighborhoods Area, specifically the 3500 S Corridor. Although this area is primarily low-density residential, the areas of 3500 S and 8400 are Manga's primary commercial and retail locations that aim to provide community focused services. This proposed rezone would be consistent with these land use goals.

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

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 Magna Planning Commission for review and will be summarized on September 10th.

SUMMARY AND RECOMMENDATION

Summary of issues:

Currently, the zoning of the parcel at 3665 S 8400 W is R-M, which is a Multi-Family Residential Zone according to Chapter 19.30 of Magna Code. Given the current use of the parcel, which is comprised of various medical offices and individual medical practices, the C-1 Commercial Zone would be more aligned with the sites' primary use as medical offices, which are permitted uses in the C-1 Zone according to Section 19.32.030 of Magna Code. In addition, the original RM zoning was approved subject to two conditions: 1) building height limited to 45 feet, and 2) no residential land uses allowed. The C-1 zone has a height limit of 45 feet and does not allow residential land uses. Thus, the C-1 zone is in harmony with the original limitations placed on the property by zoning conditions.

MAGNA 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 rezone application REZ2026-001658 to change the zone at 3665 S 8400 W from R-M to C-1.
2. **Denial:** Having considered the Guidelines for Zoning Map Amendments contained in Chapter 19.16 of the Magna City zoning ordinance, the planning commission recommends denial of application REZ2026-001658 to change the zone at 3665 S 8400 W from R-M to C-1.

Recommendation:

The staff recommends approval of the rezone of the parcel at 3665 S 8400 W from R-M to C-1.

ATTACHMENTS

Exhibit A:

Proposal Narrative

Magna Medical Office Building is proposing a request to rezone the property located at 3665 South 8400 West, Manga Utah from R-MZC to C-1.

- The existing **R-MZC** zoning is not the best fit for the property's medical / commercial function.
- The requested **C-1** zoning would better align the site with its intended use.
- The rezone would improve consistency with surrounding development patterns and service expectations.
- The property serves the public and operates more like a neighborhood commercial site than a residential multifamily site.

Thank you for your consideration and please let us know if you have any questions or need further information.

Brian Zehnder, Manager
Magna Medical Office Building