



**MAGNA CITY COUNCIL
MEETING MINUTES
September 22, 2026**

Broadway Building
3151 S. Broadway Street (7700 W)
Magna, Utah 84044

Council Members Present: Mayor Mick Sudbury, Council Member Terry George, Council Member Michael Jensen, Council Member Megan Olsen, Council Member Steve Prokopis, Council Member Jeff Larson

Staff Present: Kelly Bush – City Manager, Diana Baun – City Recorder, Clayton Preece -City Attorney, Joel Grant – HR Director, Lea Kingsley – Grant Coordinator, Matt Starley – Long Range Planner, Brian Tucker – Planning Manager

Others Present: Susan Luhan, Melinda Burrell, Mark Malles, Jack Nelson, Doyle Jenkins, Peggy Laken, Brandis Dehune, James Tooney, Tyler Shaw, Trevor Andre, Gail Johnston, Dan Peay, Troy Larson, Sabrina Webber

1. CALL TO ORDER

Mayor Mick Sudbury called the meeting to order at 6:00 PM

2. Determine Quorum

A quorum was present with all Council Members in attendance.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. PUBLIC COMMENTS (Limited to 2 minutes per person)

Mayor Sudbury opened the public comment period and reminded speakers of the time limit and the need to maintain decorum and respect.

Susan Luhan addressed the Council first, requesting that public comments be placed earlier in the agenda permanently and that the time limit be extended to three to five minutes. She also expressed concern that council members had responded to public comments at the prior meeting, contrary to what the agenda stated.

Melinda Burrell spoke next, describing her concerns regarding how the recent investigation into the mayor had been handled, recounting interactions she had with a city employee and with individuals online, and expressing her belief that the situation had been improperly managed.

Mark Malles offered comments in support of Mayor Sudbury, describing positive personal experiences and praising the mayor's character.

Jack Nelson expressed support for the mayor, the council, and the city's staff, noting his longtime residency in Magna and appreciation for the progress made in the community.

Doyle Jenkins encouraged patience and asked the community to allow the investigative process to conclude. He also thanked the Council and MSD for addressing a property cleanup issue he had previously raised.

Peggy Laken expressed concerns about the investigatory report, stating she felt the mayor's perspective was not fairly represented. She described improvements that had occurred in her neighborhood with the mayor's involvement.

Brandis Dehoney spoke about her experiences with the mayor as a business owner on Main Street and described observing his dedication to responding to residents' concerns. She urged the Council to work together and put aside personal disagreements.

James Tooney voiced appreciation for having a locally elected mayor and expressed support for Mayor Sudbury. He encouraged unity and cooperation between the mayor and council.

Tyler Shaw agreed that public comments should occur earlier in the meeting and expressed support for the mayor based on his record of helping individuals in the community. He encouraged the Council and mayor to work together and remain focused on improving Magna.

Trevor Andre, representing the Magna Water District, spoke positively about his professional interactions with the mayor, describing a strong working relationship.

Gail Johnston, a longtime resident, expressed concern about the mayor's management style and the findings of the investigative report. She shared her belief that the workplace had become dysfunctional and toxic under the mayor's leadership and urged accountability.

Dan Peay, former mayor, spoke about the importance of cooperation between the mayor and council, stating that differences can be resolved through communication and mutual respect.

Troy Larson addressed past personal experiences where the mayor and others had assisted him and his family during difficult circumstances. He stated that while he would not comment on the investigation directly, he respected the mayor's efforts and character.

Sabrina Webber questioned the issue of accountability in light of the investigative report and asked for responses to specific findings related to law enforcement involvement, treatment of employees, and other concerns. She emphasized the importance of transparency.

An email submitted by **Jessaca Nebeker** was read into the record by City Recorder Diana Baun. The email questioned potential sanctions for the mayor following the investigative findings and asked why residents should continue to place trust in him given past and present concerns.

After concluding all individuals who had signed up, Mayor Mick Sudbury closed the public comment period.

5. CONSENT AGENDA

A. Approval of City Council Meeting Minutes

- 1) September 8, 2026 City Council Workshop Meeting
- 2) September 8, 2026 City Council Meeting

Council Member Jensen moved to approve the September 8, 2026 City Council Meeting Minutes noted above as posted. Council Member George seconded the motion; vote was 5-0, unanimous in favor.

6. PRESENTATION ITEMS

A. Magna Yuzawa Student Ambassadors

The scheduled presentation from the Magna Yuzawa Student Ambassadors did not occur due to their absence.

B. Quarterly Financial Report

Director of Finance Daniel Hoffman presented the Quarterly Financial Report for the fourth quarter of Fiscal Year 2026, covering April through June. He explained the City's fund accounting structure, described revenue and expenditure trends, and provided an overview of restricted and unrestricted fund balances. He noted that revenues exceeded projections by approximately 10 percent and that expenditures remained within budget. Council members asked several clarifying questions regarding chart formats and available funds. Mr. Hoffman indicated he would provide alternate visuals, such as waterfall charts, in future reports.

7. PUBLIC HEARING ITEMS - None

8. COUNCIL BUSINESS (Motion and Voting)

A. Discussion and Potential Action Regarding Purchasing of Equipment from Play & Park

Grant Coordinator Lea Kingsley presented two playground structure options for a neighborhood park, explaining associated costs, grant-based discounts, installation considerations, and possible customization of color schemes. Council members discussed site conditions, funding, safety surfacing, lighting, and alignment with overall park planning. Council expressed interest in reviewing broader park plans from Long-Range Planning Manager Matt Starley before making a final decision.

Council Member Jensen moved to table this agenda item to a future agenda when Mr. Starley is available to present the full park plan. Council Member Olsen seconded the motion; vote was 5-0, unanimous in favor.

B. Discussion and Potential Action Regarding **Ordinance 2026-O-23, Amending the Zoning Map to Change the Zone of Property at 3665 S 8400 W From R-M Residential Multi-Family to C-1 Commercial**

Planning Manager Brian Tucker presented the ordinance and background information. He explained that the existing medical office building on the property no longer aligned with the residential multifamily

zoning designation under the City's updated code and recommended approval. Following the presentation:

Council Member Jensen moved to approve Ordinance 2026-O-23, Amending the Zoning Map as stated above. Council Member George seconded the motion; vote was 5-0, unanimous in favor.

C. Discussion Only Regarding Proposed Updates to Titles 1 and 2 of Magna Municipal Code

Deputy City Attorney Clayton Preece presented an overview of draft updates to Titles 1 and 2 of the City's code, explaining that Magna had inherited Salt Lake County ordinances upon incorporation and now needed to adopt updated language reflecting Magna's own structure and processes. He requested council review and feedback prior to bringing the ordinance for adoption at a future meeting. Council members expressed general satisfaction while requesting additional time for review.

9. STAKEHOLDER REPORTS

A. Unified Fire Authority

Unified Fire Authority Chief Kelly Millard reported on training opportunities offered to the community, recent fire incidents, and ongoing educational outreach on e-bike and e-scooter safety. Chief Miller also highlighted a recent residential structure fire response complicated by a water main break and thanked the Magna Water District for prompt assistance.

B. Unified Police Department

Chief Christopher Benedict provided the monthly policing statistics for August 2026, including call volumes, citations, DUIs, and specialized unit activity. He described canine and drone deployments and answered council questions regarding their use and function.

10. COUNCIL REPORTS

Council Member Terry George had no report, noting his next meeting would occur the following Monday.

Council Member Michael Jensen similarly reported that his next meeting was scheduled for the next day.

Council Member Megan Olsen reported ongoing work with staff on the community Halloween event and publicly thanked staff, particularly Kelly Bush, for recent assistance and expertise.

Council Member Steve Prokopis provided updates regarding UPD budget amendments, promotional ceremonies, and the Citizens Academy. He also reported preliminary discussions occurring at the county level related to future service structures. Council Member Prokopis then offered personal remarks regarding the challenges facing the city arising from the mayoral investigation, describing the Council's responsibilities, actions taken, and intentions to implement recommendations to protect the city and staff.

11. FUTURE AGENDA ITEMS

The Council reviewed upcoming items, which included continued review of Titles 1 and 2 of the Code, playground and park plan discussions with Matt Starley when ready, the DABS variance ordinance, and scheduling of a CRA meeting. Staff confirmed these items would be placed on an upcoming agenda.

Council Member Jensen moved to recess the City Council Meeting and enter a closed session for the reasons noted below. Council Member George seconded the motion; vote was 5-0, unanimous in favor.

**12. CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH
CODE §52-4-205**

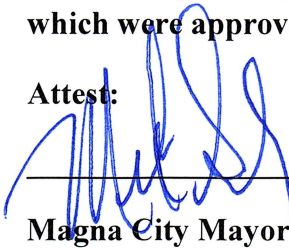
- A. **Discussion of the character, professional competence or physical or mental health of an individual.**
- B. **Strategy sessions to discuss pending or reasonably imminent litigation.**
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property.
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Other lawful purposes as listed in Utah Code §52-4-205

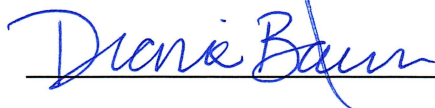
13. ADJOURN

Immediately upon adjourning the closed session, the City Council Meeting was adjourned.

This is a true and correct copy of the September 22, 2026 Magna City Council Meeting Minutes, which were approved on October 13, 2026.

Attest:



Magna City Mayor

Magna City Recorder



PLAY & PARK STRUCTURES OFFER

Neighborhood Park



Option 1

Materials, Install: \$124,353.00

50% Discount on Main structure:
\$41,680.00

Freight: \$10,436.66

Total Amount: \$93,109.66

PLEASE NOTE: RENDERINGS ARE FOR VISUAL PURPOSES ONLY. ANY PRODUCTS AND/OR SITE DETAILS HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.





\$3,145.00

5,823.00

\$689.00

\$79,526.00
-\$41,680.00
= \$37,846.00

5,212.00

Option 2

Materials & Install: \$135,000.00

50% Discount on Main Structure: \$47,003.50

Freight: \$11,139.41

Total Amount: \$99,135.91

Additional \$6,026.25 cost



A PARK
UT 84044

PLEASE NOTE: RENDERINGS ARE FOR VISUAL PURPOSES ONLY. ANY PRODUCTS AND/OR SITE DETAILS HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.



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PLEASE NOTE: RENDERINGS ARE FOR VISUAL PURPOSES ONLY. ANY PRODUCTS AND/OR SITE DETAILS HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.

\$ 89,004.00
-\$ 47,003.50
= \$42,000.50

\$5,823.00

\$4,314.00

\$689.00

\$5,212.00



Surfacing

1 | UNITARY RUBBER

Poured In Place (PIP) Rubber

- Superior impact absorption to meet ASTM standards
- Customizable with graphic design for added play value and visual impact
- Resilient non-skidding surface for longevity in compliance



SurfaceMax 5" Wear Course



Concrete border

Compacted aggregate

Existing earth

Standard Colors



Premium Colors



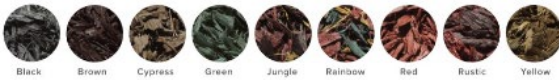
All colors are approximate and may vary by region. Full color selection available by request.



RR.COM | 800.727.1907

Bonded Rubber

- Comprised of wire free, cleaned, recycled rubber
- Installed and troweled by hand to provide resilient, seamless appearance
- One layer system can meet most critical fall height requirements



All colors are approximate and may vary by region.



Value	Moderate	Premium
Required Maintenance		
Site Preparation		
Longevity		
Price		

2 | GRASS TURF

3 | LOOSE FILL



- Can be installed without required skilled labor
- Economic option but will require more frequent maintenance for ASTM compliance

Loose Fill Rubber

- Durable with superb impact attenuation
- Made from clean, wire-free rubber in multiple color options

Engineered Wood Fiber (EWF)

- Non-toxic and does not contain paint, chemicals, or additives
- Provides sufficient attenuation to meet minimal ASTM standards

Value	Moderate	Premium
Required Maintenance		
Site Preparation		
Longevity		
Price		

Value	Moderate	Premium
Required Maintenance		
Site Preparation		
Longevity		
Price		



12 INCH DEPTH

\$4,658.00



OPTIONS

SURFACING

Surfacing

1 | UNITARY RUBBER

Poured In Place (PIP) Rubber

- Superior impact absorption to meet ASTM standards
- Customizable with graphic designs
- Resilient non-skidding surface for playground equipment



SurfaceMax 5" Wear Course
Customized attenuation layer pending the height requirements



All colors are approximate and may vary by region. Full color selection available by request.



RK.COM | 800

color options



Engineered Wood Fiber (EWF)

- Non-toxic and does not contain paint, chemicals, or additives
- Provides sufficient attenuation to meet minimal ASTM standards

12 INCH DEPTH

\$4,658.00



Value ● Moderate ● Premium ●

Required Maintenance

Site Preparation

Longevity

Price



\$4,658.00



OPTIONS

SURFACING

103



MAGNA PARK
MAGNA, UT 84044

30-185534

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play&park
structures

544 CHESTNUT ST.
CHATTANOOGA, TN 37403
800.727.1907
PLAYANDPARK.COM

FANTASY

Option 1

- ▶ SubTotal: \$124,353.00
- ▶ Discount: \$41,680.00
- ▶ Freight: \$10,436.66
- ▶ Total Amount: \$93,109.66



MAGNA PARK
MAGNA, UT 84044

830-185782

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play&park
structures

544 CHESTNUT ST.
CHATTANOOGA, TN 37403
800.727.1907
PLAYANDPARK.COM

FANTASY

Option 2

- ▶ SubTotal: \$135,000.00
- ▶ Discount: \$47,003.50
- ▶ Freight: \$11,139.41
- ▶ Total Amount: \$99,135.91
- ▶ Additional \$6,026.25 cost

Color Options

Rotomold Colors

Choose from 15 colors



Nature Rotomold Plastic Colors

for Apex, MaxClimb, and Rock Wall Climbers



Metal Colors

Choose from 28 powder coat colors



HDPE Plastic Colors

Available 1-color or 2-color for graphics



Raptor Cable Colors

for Meridian products only



Standard Climber Cable Color



Fabric Shade & Canopy



DualShade Colors

Available only for Paragon Accent Shade



*While all our shade fabrics are fire retardant, these colors are approved by the California Fire Marshal, which is the highest rating for fire resistance.

Color Palettes

Choose from one of our 24 most popular color palettes or create a custom palette of your own!



Safari Color Palette



Wheatgrass Color Palette



Succulent Garden Color Palette



Castle Rock Color Palette



Color Palettes

Choose from one of our 24 most popular color palettes or create a custom palette of your own!



Hummingbird Color Palette



Nation's Best Color Palette



Upbeat Color Palette



Caterpillar Color Palette



Color Palettes

Choose from one of our 24 most popular color palettes or create a custom palette of your own!



Spring Color Palette

Yellow Roto Plastic 1	Blue Decks
Blue Roto Roof	Spring Green 1-color HDPE
Orange Tube / Tunnel	Spring Green / White 2-color HDPE
Metallic Uprights	True Blue Shade
Orange Metal Accents	Spring Green Roto Attachment



Ginger Snap Color Palette

Orange Roto Plastic 1	Gray Decks
Sky Blue Roto Roof	Blue 1-color HDPE
Sky Blue Tube / Tunnel	Sky Blue / White 2-color HDPE
Champagne Uprights	Silver Shade
Orange Metal Accents	Sky Blue Roto Attachment



Captivate Color Palette

Gray Roto Plastic 1	Gray Decks
Orange Roto Roof	Orange 1-color HDPE
Chartreuse Tube / Tunnel	Gray / Black 2-color HDPE
Bronze Uprights	Charcoal Shade
Bronze Metal Accents	Orange Roto Attachment



Honeydew Color Palette

Orange Roto Plastic 1	Gray Decks
Orange Roto Roof	Orange 1-color HDPE
Chartreuse Tube / Tunnel	Orange / White 2-color HDPE
Ocean Uprights	Dove Blue Shade
Butterscotch Metal Accents	Chartreuse Roto Attachment

Color Palettes

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Coral Reef Color Palette

Chartreuse Roto Plastic 1	Gray Decks
Orange Roto Roof	Orange 1-color HDPE
Azure Tube / Tunnel	Orange / White 2-color HDPE
Metallic Uprights	Dove Blue Shade
Orange Metal Accents	Azure Roto Attachment



Fantasy Color Palette

Royal Purple Roto Plastic 1	Blue Decks
Chartreuse Roto Roof	Purple 1-color HDPE
Chartreuse Tube / Tunnel	Azure / White 2-color HDPE
Starlight Black Uprights	Dove Blue Shade
Ice Mint Metal Accents	Azure Roto Attachment



Laser Color Palette

Sky Blue Roto Plastic 1	Blue Decks
Blue Roto Roof	Blue 1-color HDPE
Chartreuse Tube / Tunnel	Blue / White 2-color HDPE
Metallic Uprights	Navy Blue Shade
Sea Mist Metal Accents	Chartreuse Roto Attachment



Waterfall Color Palette

Sky Blue Roto Plastic 1	Blue Decks
Blue Roto Roof	Blue 1-color HDPE
Blue Tube / Tunnel	Sky Blue / White 2-color HDPE
Spring Green Uprights	Navy Blue Shade
Spring Green Metal Accents	Blue Roto Attachment

Color Palettes

Choose from one of our 24 most popular color palettes or create a custom palette of your own!



Secret Cove Color Palette

	Sky Blue Roto Plastic 1		Gray Decks
	Blue Roto Roof		Blue 1-color HDPE
	Blue Tube / Tunnel		Blue / White 2-color HDPE
	Champagne Uprights		Navy Blue Shade
	Chartreuse Metal Accents		Blue Roto Attachment



Rainwater Color Palette

	Blue Roto Plastic 1		Gray Decks
	Blue Roto Roof		Blue 1-color HDPE
	Gray Tube / Tunnel		Gray / Black 2-color HDPE
	Azure Uprights		Navy Blue Shade
	Blue Metal Accents		Gray Roto Attachment



Recharge Color Palette

	Azure Roto Plastic 1		Gray Decks
	Azure Roto Roof		Blue 1-color HDPE
	Chartreuse Tube / Tunnel		Blue / White 2-color HDPE
	Blue Uprights		Navy Blue Shade
	Chartreuse Metal Accents		Chartreuse Roto Attachment



Limestone Color Palette

	Chartreuse Roto Plastic 1		Gray Decks
	Chartreuse Roto Roof		Gray 1-color HDPE
	Gray Tube / Tunnel		Azure / White 2-color HDPE
	Bronze Uprights		Silver Shade
	Azure Metal Accents		Gray Roto Attachment

Color Palettes

Choose from one of our 24 most popular color palettes or create a custom palette of your own!



Mineral Color Palette

	Brown Roto Plastic 1		Brown Decks
	Beige Roto Roof		Azure 1-color HDPE
	Beige Tube / Tunnel		Brown / Beige 2-color HDPE
	Ocean Uprights		Dove Blue Shade
	Sea Mist Metal Accents		Sandstone Roto Attachment



On the Rocks Color Palette

	Gray Roto Plastic 1		Brown Decks
	Gray Roto Roof		Brown 1-color HDPE
	Brown Tube / Tunnel		Brown / Beige 2-color HDPE
	Ocean Uprights		Silver Shade
	Ice Mint Metal Accents		Brown Roto Attachment



Petal Color Palette

	Periwinkle Roto Plastic 1		Gray Decks
	Azure Roto Roof		Sky Blue 1-color HDPE
	Azure Tube / Tunnel		Gray / Black 2-color HDPE
	Sea Mist Uprights		Silver Shade
	Ice Mint Metal Accents		Sky Blue Roto Attachment



Peacock Color Palette

	Periwinkle Roto Plastic 1		Blue Decks
	Royal Purple Roto Roof		Spring Green 1-color HDPE
	Royal Purple Tube / Tunnel		Spring Green / White 2-color HDPE
	Periwinkle Uprights		Lime Shade
	Spring Green Metal Accents		Royal Purple Roto Attachment

REZ2026-001658



Rezone
3665 S 8400 W
Magna Council
September 22nd, 2026



**Municipal Services
District**

Site Aerial View



Current Zoning



- The parcel at 3665 S 8400 W is zoned R-M, which is a Multi-Family Residential Zone according to Chapter 19.30 of Magna Code



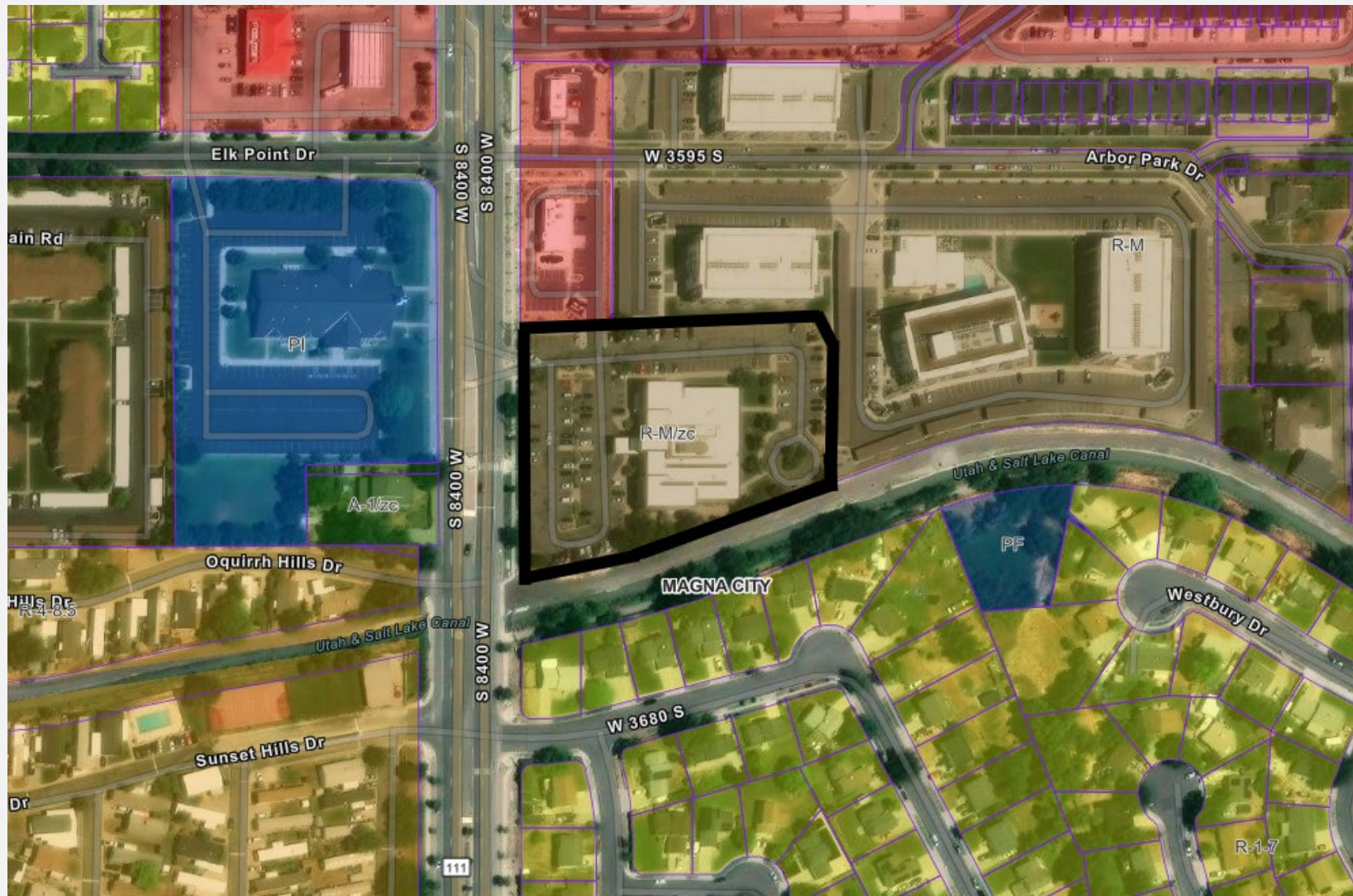


Proposed Zoning

- The applicant is looking to rezone the parcel from R-M to C-1
- The C-1 Zone is defined by Section 19.32.030 of Magna Code as a Commercial Zone



Existing Conditions





General Plan Considerations

- 2021 Magna General Plan
 - The parcel is part of Area 3, The Southeast Neighborhoods Area
 - The Southeast Neighborhoods Area is part of the 3500 S Corridor
 - The areas of 3500 S and 8400 W are Magna's primary commercial and retail locations that aim to provide community focused services
 - The proposed rezone would be consistent with these land use goals





Analysis

- 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
- The original R-M zoning was approved subject by two conditions:
 - Building height must be limited to 45 feet
 - No residential land uses allowed
- The C-1 Zone has a height limit of 45 feet and does not allow residential land uses



Recommendation



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



Conclusion





Diana Baun

From: Jessaca Nebeker <jessaca.nebeker@gmail.com>
Sent: Tuesday, September 22, 2026 5:01 PM
To: Diana Baun
Cc: Kelly Bush; molsen; sprokopis@magna.utah.gov; mjensen@magna.utah.gov; tgeorge
Subject: Question/Statement to be Read into Tuesday, September 22, 2026, City Council Meeting

You don't often get email from jessaca.nebeker@gmail.com. [Learn why this is important](#)

Diana,

I am reaching out to ask if it would be possible to have questions/statements read aloud in the Magna City Council Meeting tonight, Tuesday, September 22, 2026. I will not be able to attend the meeting in person but I am planning on watching the meeting through Zoom.

Members of the Council

After reading the 85-page Report of Investigation Regarding Mayor Sudbury, I have a few questions. Are there going to be any sanctions placed on Mayor Sudbury for the Remainder of his term in office? This is not the first time Mr. Sudbury has overstepped his authority, it is becoming a pattern.

Mr. Sudbury

Why do you believe that after such a damning report of investigation we, the citizens of Magna City, should allow you to stay in office as the Mayor of Magna City, and to vote for you to be on the Magna Water District's Board of Trustees. In 2018 – 2020 while sitting on the Magna Water District's Board of Trustees you were reprimanded for your conduct towards employees, and proved with training on the limitations and authority, and standards of conduct in the Administrative Rules & Regulations of the District. During the two to three years, you were sanctioned and ordered to an Anger Management course. Six years later and Mr. Sudbury, you are right back at it, overstepping your authority, this time as Mayor of Magna City, and you want to keep your seat on the Magna Water District's Board of Trustees too!? Please tell us why we should vote for you? Why should we allow you to keep any authority over Magna City?

I am also CCing City Council Members on this email to make sure I am reaching out to the correct individual.

Thank you,

Jessaca M Nebeker
Cell: 801-815-1981