

MAGNA CITY COUNCIL

Ordinance No. 2026-O-23

Date: September 22, 2026

AN ORDINANCE OF THE MAGNA CITY COUNCIL AMENDING THE ZONING MAP TO CHANGE THE ZONE OF PROPERTY AT 3665 S 8400 WEST FROM R-M RESIDENTIAL MULTI-FAMILY TO C-1 COMMERCIAL.

RECITALS

WHEREAS, Magna City ("Magna") is a municipality and has authority to adopt a zoning ordinance, including a zoning map pursuant to Utah Code § 10-20-501 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Section 20, Utah Code; and

WHEREAS, the Council deems it necessary to amend its land use ordinances to amend the zoning map to change the zone of the property at 3665 S. 8400 West from R-M to C-1, and for the protection and preservation of public health, safety and general welfare; and

WHEREAS, the Magna Planning Commission held a public hearing on September 10, 2026 to consider the proposed zoning map amendment in accordance with Utah Code §§ 10-20-205 and 10-20-502; and

WHEREAS, the Planning Commission has recommended that the Council approve the Ordinance as presented to them and detailed below.

BE IT ORDAINED BY THE MAGNA CITY COUNCIL as follows:

1. Section 19.14.020, Zoning Maps, of Magna City code is hereby amended as follows:

The property described in application REZ2026-001658 filed by Alisha Kay, and located at 3665 S 8400 West, within Magna City, is hereby reclassified from the R-M Residential Multi-family zone to the C-1 Commercial zone, said property being described as follows:

Parcel #: 14-32-201-065-0000

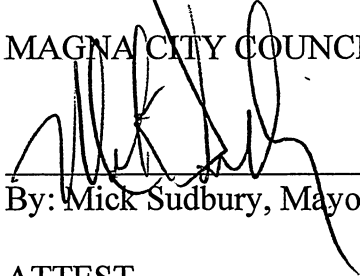
Legal Description: Beginning South 0°06'07" West 1095.47 & North 87°10'29" East 82.89 Feet More Or Less From the North 1/4 Corner Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 87°10'29" East 399.37 Feet More or Less; thence South 14°27'22" East 35.16 Feet More or Less; thence South

82°18'23" East 8.58 Feet More or Less; thence South 0°42'12" West 190.73 Feet More or Less; thence South 69°42'43" West 227.24 Feet More or Less; thence South 73°20' West 87.28 Feet More or Less; thence South 77°30' West 121.10 Feet More or Less; thence North 0°11'52" East 336.26 Feet to the Point of Beginning.

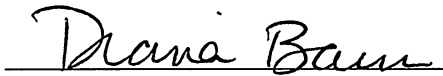
2. The official zoning map kept on file with the Planning and Development Services Division of the Municipal Services District of Greater Salt Lake shall be changed to reflect this ordinance.
3. Effective Date. This ordinance will take effect immediately upon posting pursuant to Utah Code § 10-3-712.

PASSED AND ADOPTED this 22nd day of September 2026.

MAGNA CITY COUNCIL


By: Mick Sudbury, Mayor

ATTEST


Diana Baun, 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 Prokopis	voting	<u>aye</u>
Council Member Larson	voting	<u>aye</u>

(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: September 25, 2026
Effective date of ordinance: September 25, 2026



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:

- A. Applicant
Rezone Narrative

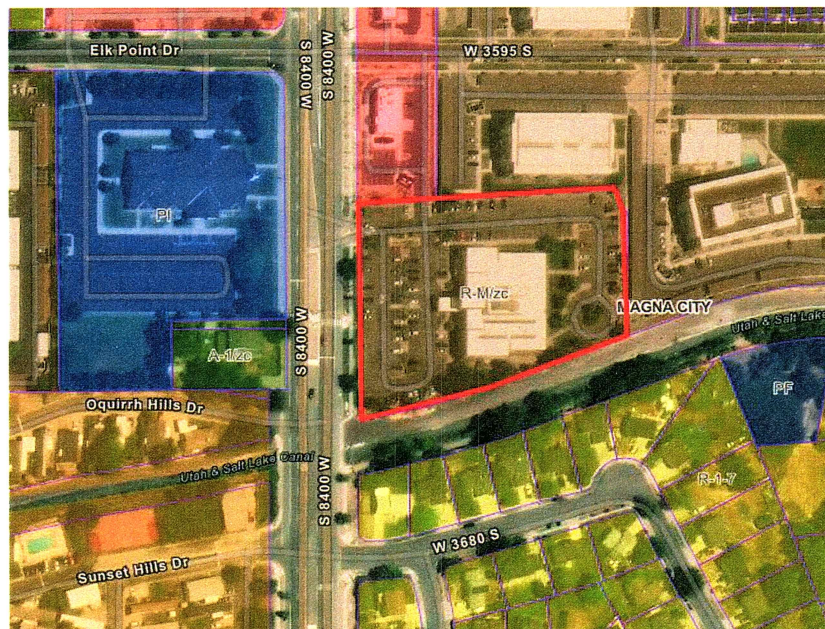
DESCRIPTION

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