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

Magna Planning Commission

Public Meeting Agenda

Thursday, November 12, 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# 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 September 10, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
2) 2027 Planning Commission Meeting Schedule (Discussion)
3) Discussion and Presentation of the Magna Park Study - Findings & Initial Concepts Designs. **Presenters:** Daniele Benigni, Long Range Planner and Sam Taylor, Landmark Design
4) Land Use Training – Rezones. **Counsel:** Claire Gillmor
5) (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.
6) Other Business Items. (As Needed)

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
860 W Levoy Dr. Ste 300 • Taylorsville, UT 84123
Phone: (385) 391-8268

MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, September 10, 2026, 6:00 p.m.

Approximate meeting length: 59 minutes
Number of public in attendance: 5
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	
Jeff White		x	
Ted Shaw	x	x	
Ronnie Thompson	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
Claire Gillmor	x	x

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:00 p.m.

1) Approval of July 9, 2026, Planning Commission Meeting minutes.
Motion: To approve July 9, 2026, Planning Commission Meeting minutes.
Motion by: Commissioner Shaw
2nd by: Commissioner Jenkins
Vote: Commissioners voted unanimously in favor (of commissioners present)

PUBLIC HEARING(S)

Hearings began at – 6:04 p.m.

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)

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

DRAFT

Commissioners and staff had a brief discussion regarding sign rule differences of height and larger for commercial. Change and detrimental effects. Zoning conditions, 45-foot height restriction and not residential.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant
Name: Alisha Kay
Address: Not provided
Comments: Ms. Kay said it is better with the building itself and if something came up it would be easier down the road. Better align use, rather than legal non-conforming use.

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

No one from the public is present to speak.

Commissioner Shaw motioned to close the public hearing, Commissioner Jenkins seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application # REZ2026-001658 Applicant, Alisha Kay is requesting a rezone from R-M to C-1. **Acreage:** 2.74 acres to the Magna City Council for approval as presented.

Motion by*:* Commissioner Thompson
2nd by: Commissioner Shaw
Vote*:* Commissioners voted unanimously in favor (of commissioners present)

BUSINESS MEETING

Meeting began at – 6:15 p.m.

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.

   Announced Jeff Larson was voted on the Council representing District 5. The commission will have a vote for Vice Chair in October.

   Mr. Starley and Mr. Tucker provided updates on the Future Land Use Map, choices, and planning efforts. The MSD has a new Economic Development Director. Retail potential on north side of the corridor and circulation. Look at WFRC Transportation Plan. When should the general plan update? Interest in development patterns and entering study. High density and taxability. Look at the general plan and write thoughts down. Plan next steps next month.

3) Other Business Items. (As Needed)
   No other business items to discuss.

Commissioner Thompson adjourned.

MEETING ADJOURNED

Time Adjourned – 6:59 p.m.

DRAFT

Magna City
8952 W Magna Main St
Magna, UT 84044
Phone: (385)258-3690

Magna City Planning Commission

2027 Regular Meeting Schedule

Meeting Place: Webster Center (8952 W Magna Main St Magna, UT 84044)

Time: 6:00PM (*Unless otherwise posted)*

Pursuant to State Law and Magna Ordinance, Commissioners may participate electronically.

The Public is Welcome to Attend

Thursday January 14, 2027

Thursday February 11, 2027

Thursday March 11, 2027

Thursday April 8, 2027

Thursday May 13, 2027

Thursday June 10, 2027

Thursday July 8, 2027

Thursday August 12, 2027

Thursday September 9, 2027

Thursday October 14, 2027

Thursday November 18, 2027

Thursday December 9, 2027

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 Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.

MSD Parks Master Plan

Magna Planning Commission Briefing

November 12, 2026 6:00PM

Meeting Purpose

- Clarify what the Parks & Recreation Plan is and why it matters
- Explore what we heard through the community survey
- Share preliminary takeaways and what they could mean for the plan
- Answer any questions you may have

Planning Process



What does a parks plan actually do?

A parks plan is a long-term decision-making tool

- Understand what MSD communities own and the condition of existing facilities
- Identify where there are gaps or unmet needs
- Understand how future needs may change or evolve
- Establish priorities before individual projects are proposed
- Help the MSD and Magna make informed decisions about where to spend limited resources
- Provide a basis for pursuing grants, partnerships, and other funding
- Create a long-term direction while allowing projects and priorities to change over time

Is there anything else that would make this plan genuinely useful to Magna?

What are we planning for?

- **Parks:** Land, facilities, amenities, maintenance, and future needs
- **Trails:** Connections between neighborhoods, parks, and destinations
- **Capital Improvements**: Parks and facility improvements over the next 20 years
- **The System as a Whole:** How these pieces work together
- **Action:** Taking strategic action over the next 10 - 20 years

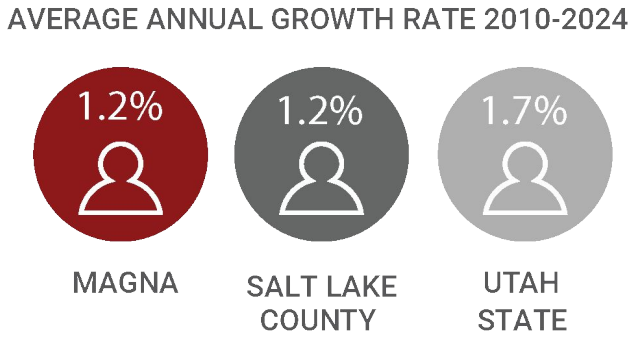
What will this plan provide?

- **Overview of Existing System**
- **Snapshot of Community Interests**
- **Park and Trail Development Standards**
- **Park Concepts**
  - **Magna Copper Park**
  - **Magna Neighborhood Park**
- **Key Recommendations/Action Plan**
- **Implementation & Maintenance Costs** (*As part of Capital Facilities Plan (CIP)*)

Magna Today

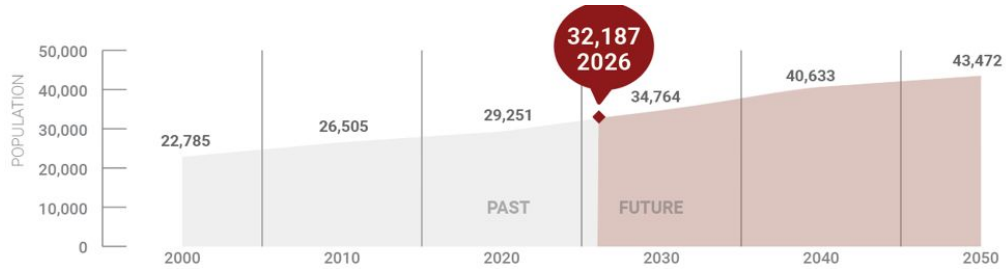
Demographic Indicators

- **Magna is steadily growing**
  - Estimated population: 32,187 *(WFRC Population Projections)*
  - Average Annual Growth Rate (AAGR): 1.2%
  - AAGR equal to County and less than state

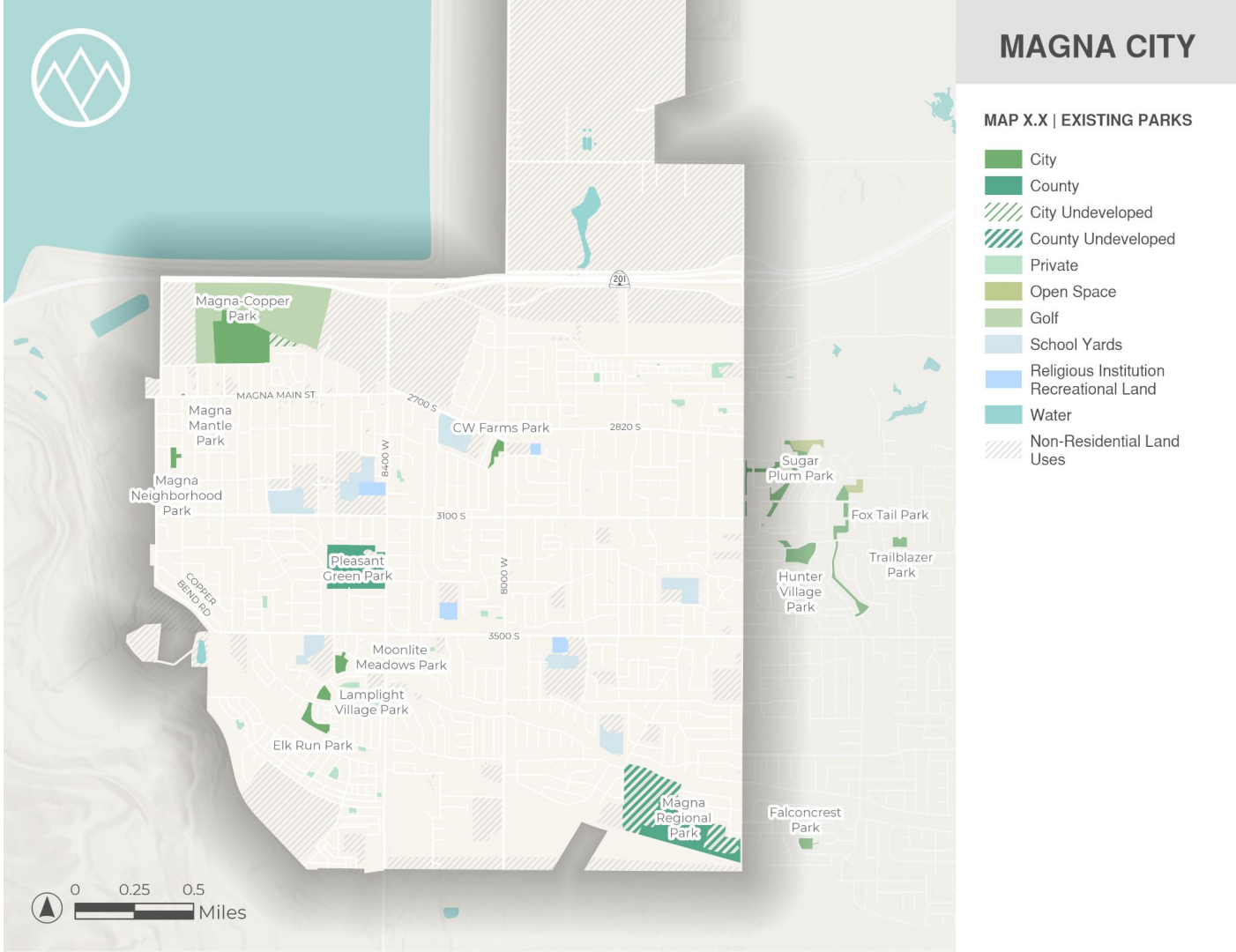


Demographic Indicators

- **Magna will continue to steadily grow**
  - 2026 Population: 32,187
  - 2035 Population: 38,185
  - 2050 Population: 43,469
  - *WFRC Traffic Area Zone (TAZ) Population Projections*



Existing Parks



Park classifications (e.g., Regional, Community, Local) describe how a park fits within the overall system and informs typical amenities

Parks System: Existing Parks

Community (10-30 acres)
Magna Copper Park

Local (less than 3 acres)
Elk Run Park CW Farms Park Lamplight Village Park Magna Mantle Park Magna Neighborhood Park Moonlight Meadows Park

Park classifications (e.g., Regional, Community, Local) describe how a park fits within the overall system and informs typical amenities

Parks System: Park Acreage



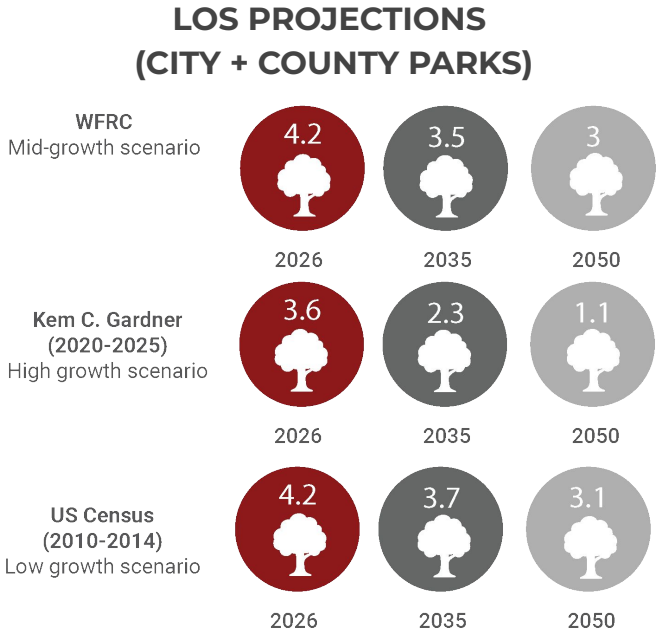
Level of Service (LOS) measures parkland relative to population, typically expressed as acres per 1,000 residents.

Parks System: LOS

4.2 acres / 1,000

(CURRENT LOS)

- Maintaining a mid-growth scenario LOS of **4.2 acres per 1,000 residents** is recommended as a preliminary long-term goal.
    - Includes undeveloped park acres
- **28 acres** needed by 2035
- **22 additional acres** needed by 2050



Walkshed Analysis determines what areas can access a given park in a 10-minute walk

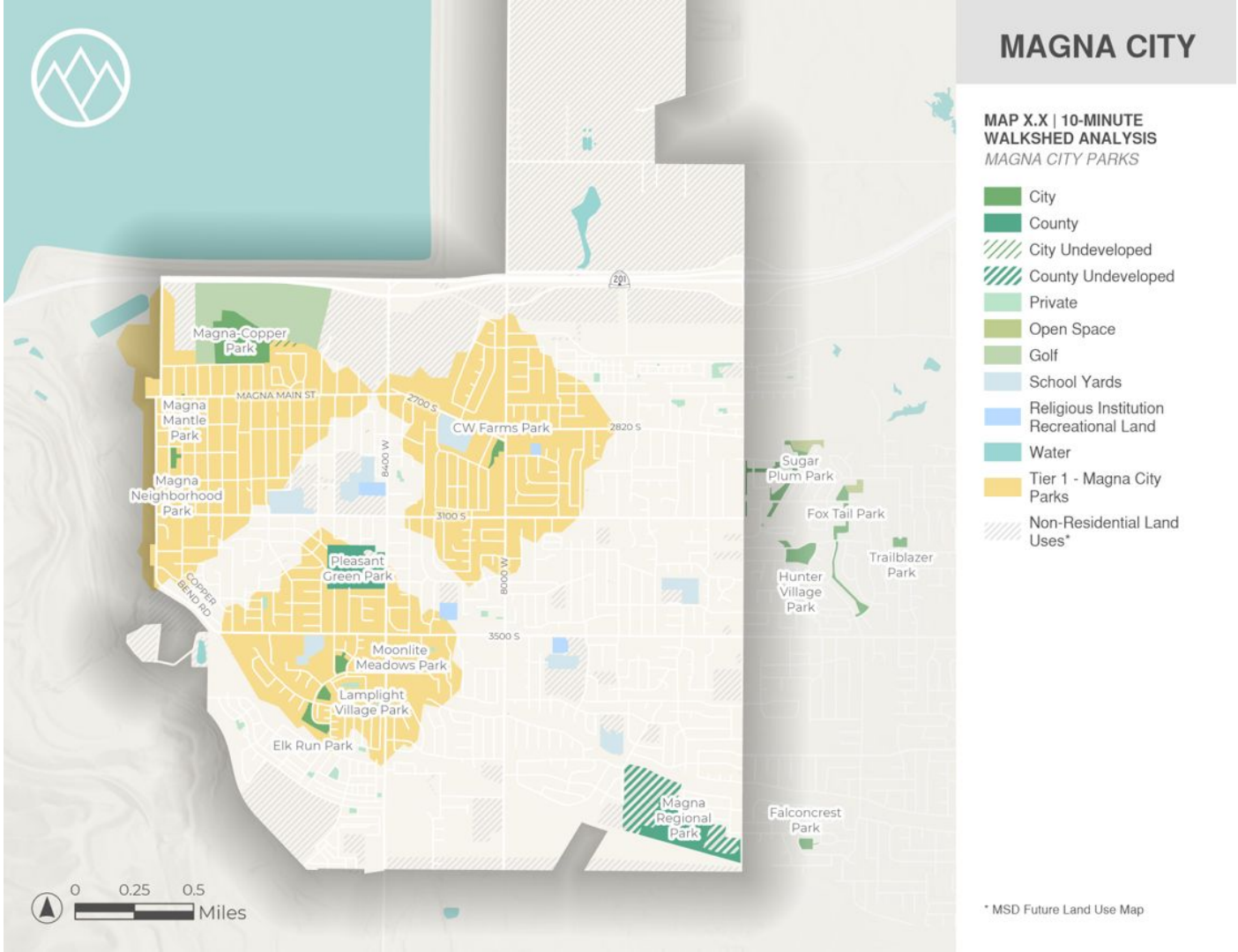
Distance Analysis determines what areas can access a given park based on a given distance

Parks System: Walk/Driveshed

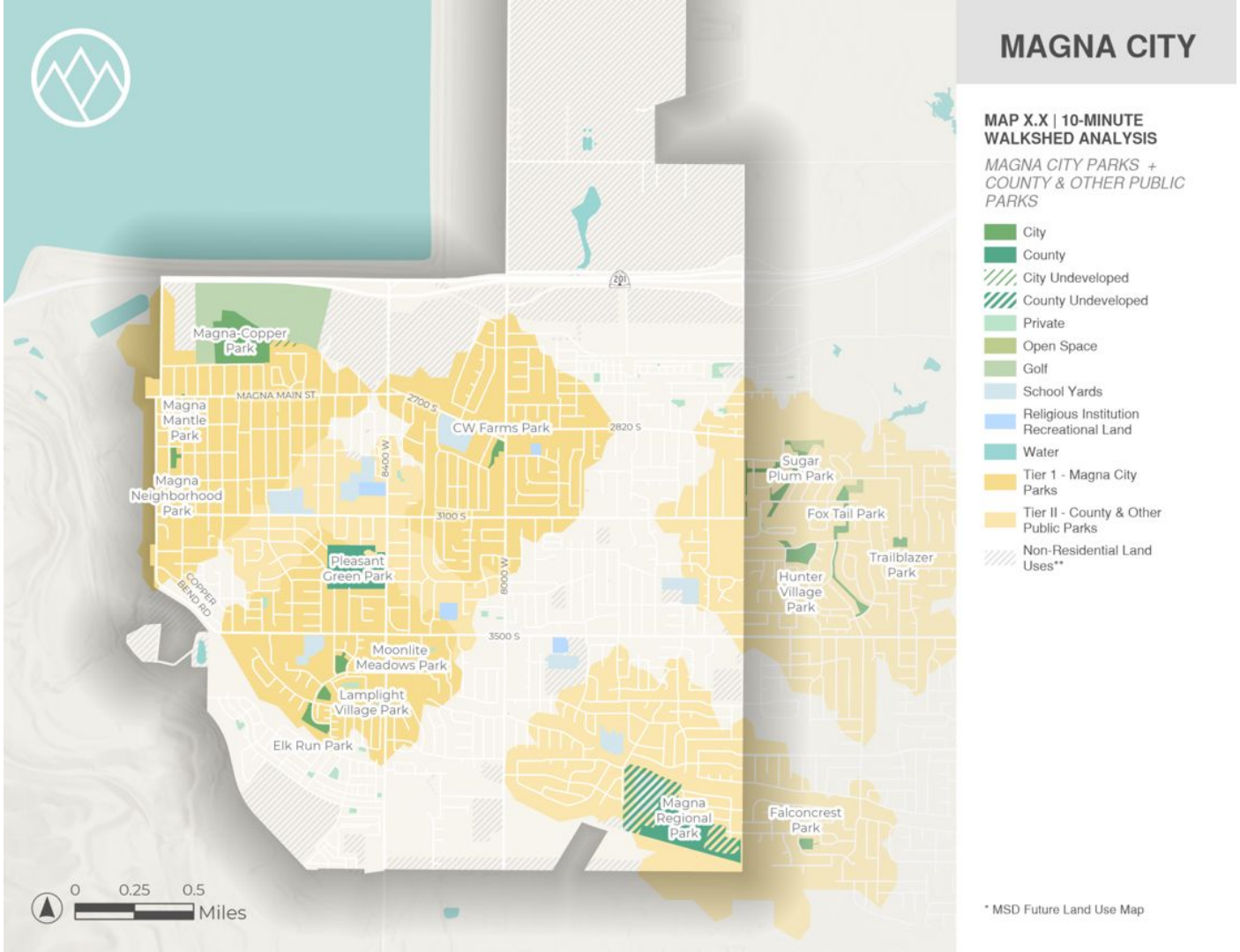
- **For some residents, a 10-minute walk will get you to a park**
  - There are several notable gaps in the system

- **A drive provides strong access to parks**
  - Tradeoff: good vehicular access is often in conflict with pedestrian access and safety

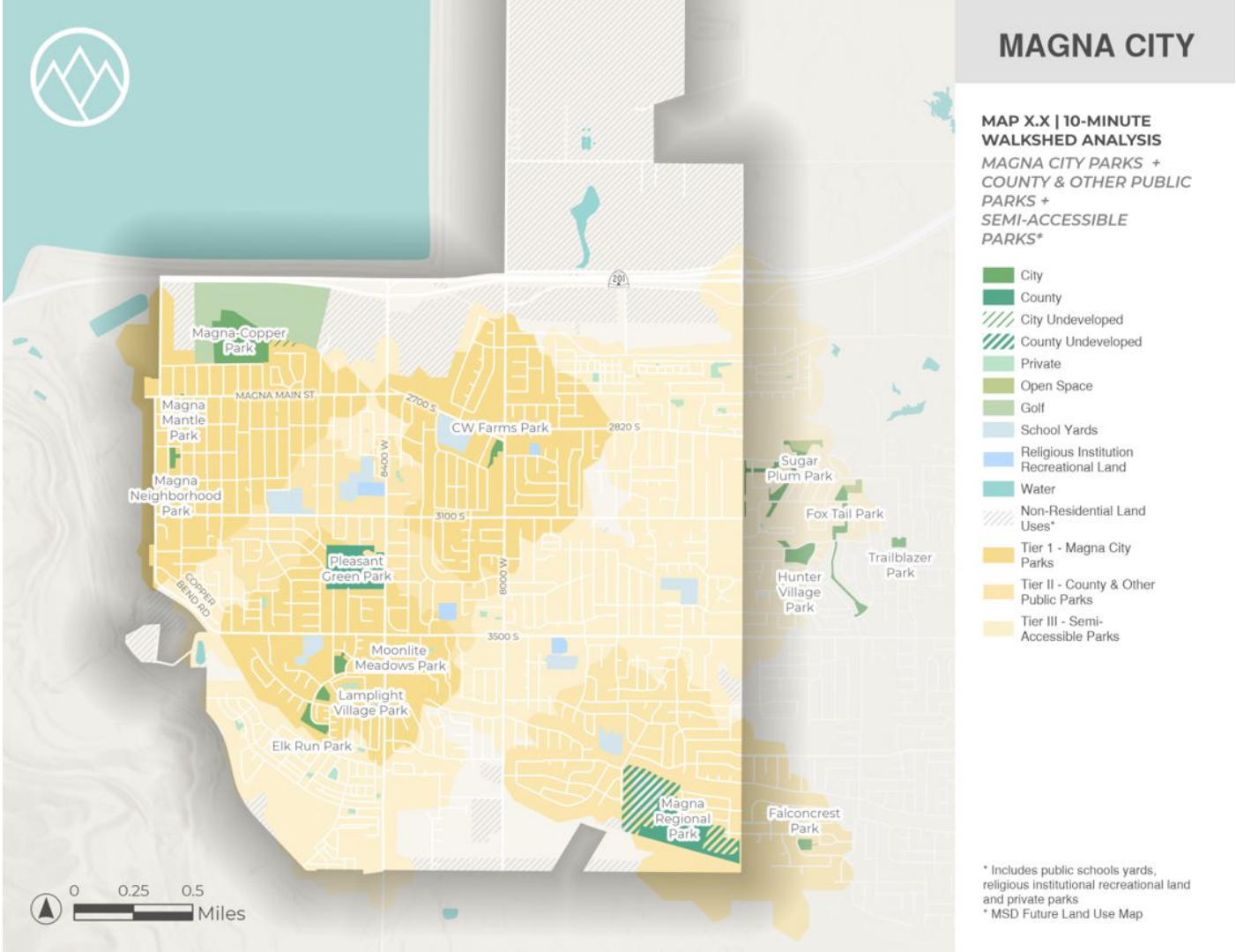
Walkshed Analysis determines what areas can access a given park in a 10-minute walk



Walkshed Analysis determines what areas can access a given park in a 10-minute walk

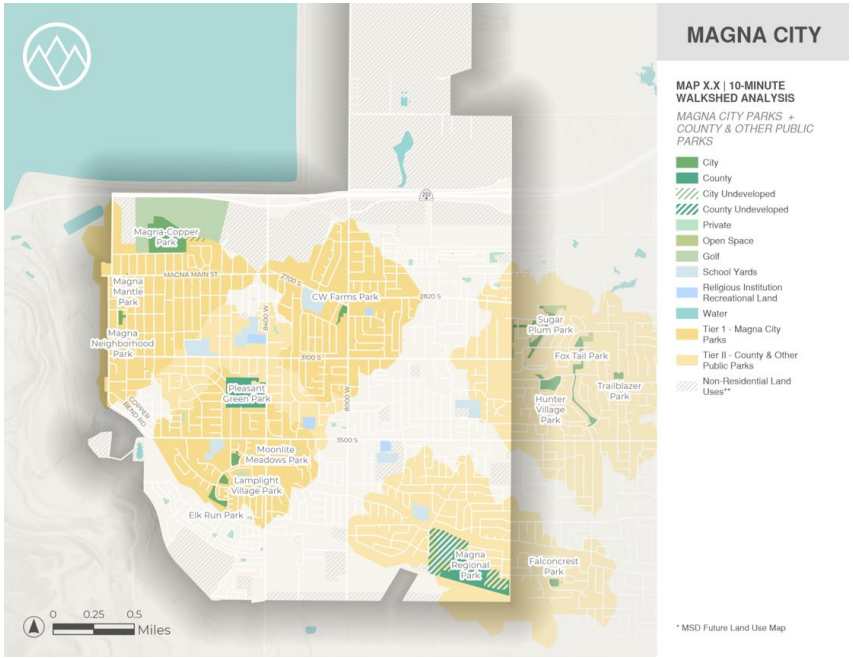


Walkshed Analysis determines what areas can access a given park in a 10-minute walk

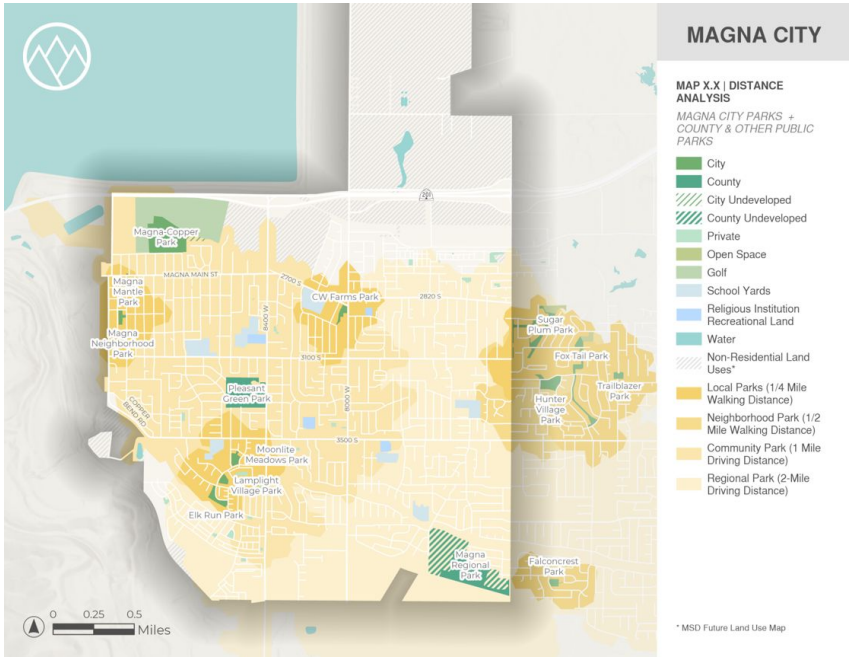


Park Gaps

10-Minute Walk (City + County Parks)



Distance Analysis (City + County Parks)



Park Gaps

10-Minute Walk (City + County Parks)

- Opportunity for park development in eastern and southwestern Magna

Distance Analysis (City + County Parks)

- Well distributed. Primary opportunities in northeastern edge and small portion west

Conditions Summary is a summary of the MSD's conditions assessment

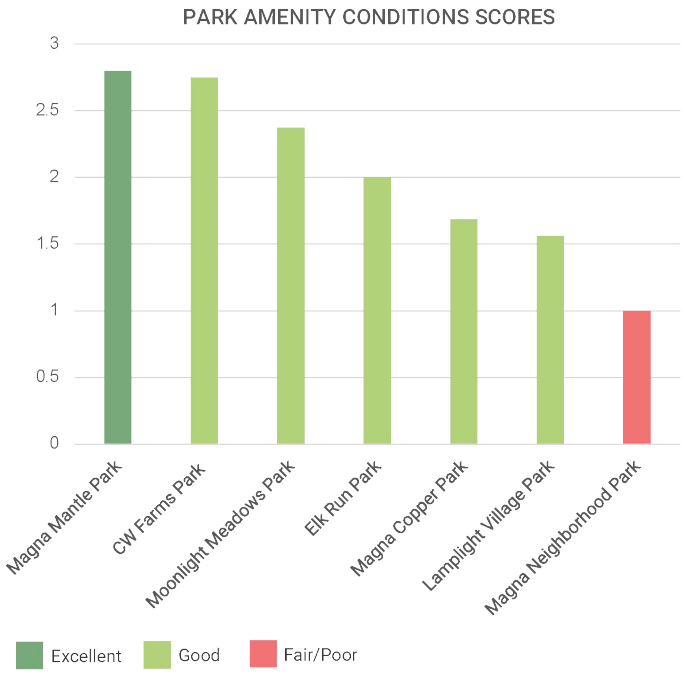
Park System: Conditions Summary

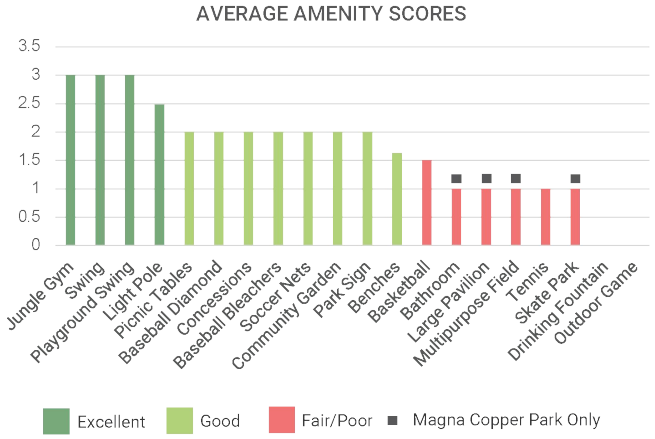
TABLE 1 - MAGNA PARKS CONDITIONS SUMMARY

Park Name		Bathroom	Picnic Tables	Large Pavilion	Benches	Light Pole	Drinking Fountain	Outdoor Game	Baseball Diamond	Concessions	Baseball Bleachers	Multipurpose Field	Soccer Nets	Basketball	Tennis	Jungle Gym	Swing	Playground Sign	Skate Park	Community Garden	Park Sign	Park Scores	Rating
COMMUNITY PARKS (10-30 acres)																							
Magna Copper Park	27.7	2	2	2	1.8	2	0	0	2	2	2	1	2	1	1	3	3	3	1	2	2	1.7	Good
LOCAL PARKS (<3 acres)																							
Elk Run Park	3.1	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	Good
CW Farms Park	2	-	-	-	2	3	-	-	-	-	-	-	-	-	-	3	-	3	-	-	-	2.8	Excellent
Lamplight Village Park	1.6	-	-	-	1	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	1.6	Good
Magna Mantle Park	0.1	-	-	-	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.8	Excellent
Magna Neighborhood Park	1.6	-	-	-	0	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	1	Fair
Moonlight Meadows Park	2.2	-	-	-	1.8	-	-	-	-	-	-	-	-	-	-	3	3	-	-	-	-	2.4	Good
GRAND TOTAL	**38.3**	**1**	**2**	**1**	**1.6**		**0**	**0**	**2**	**2**	**2**	**1**	**2**	**1.5**	**1**	**3**	**3**		**1**	**2**	**2**		
Rating		Fair	Good	Fair	Good	Good/Excellent	Poor	Poor	Good	Good	Good	Fair	Good	Fair/Good	Poor	Excellent	Excellent	Excellent	Fair	Good	Good	2.1 - Good	

Conditions Summary is a summary of the MSD's conditions assessment

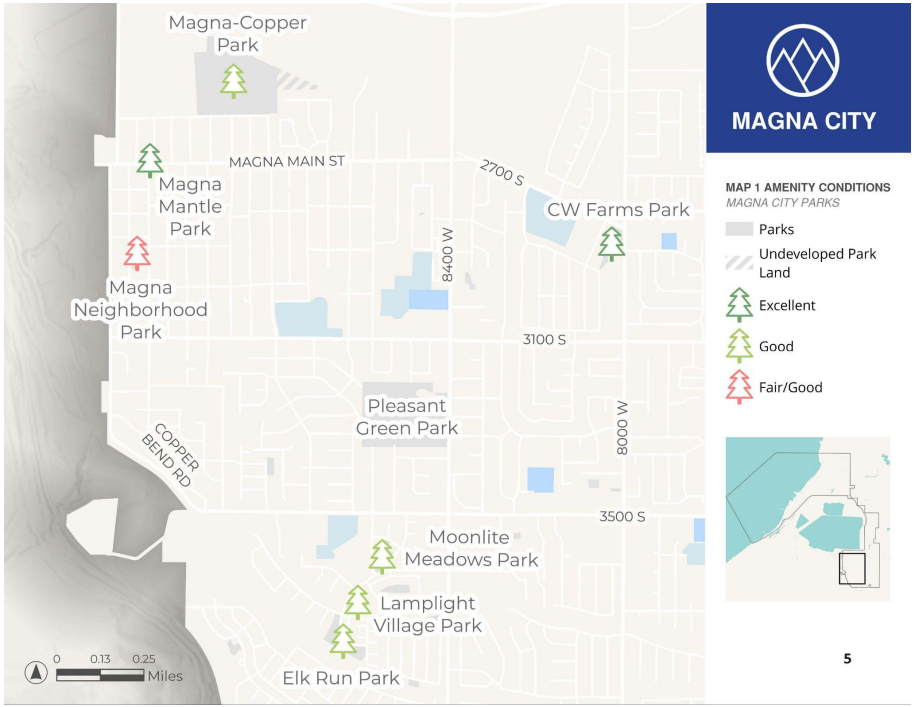
Park System: Conditions Summary



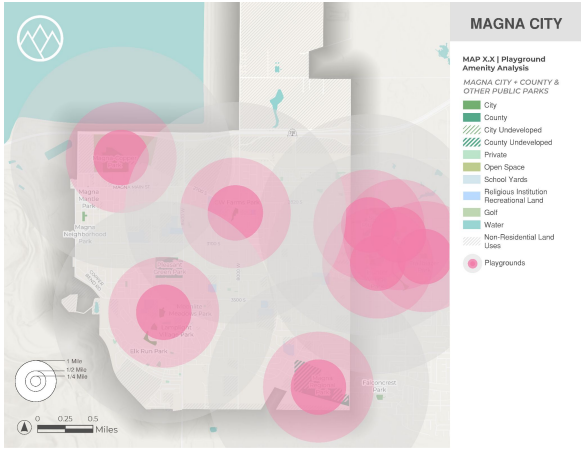


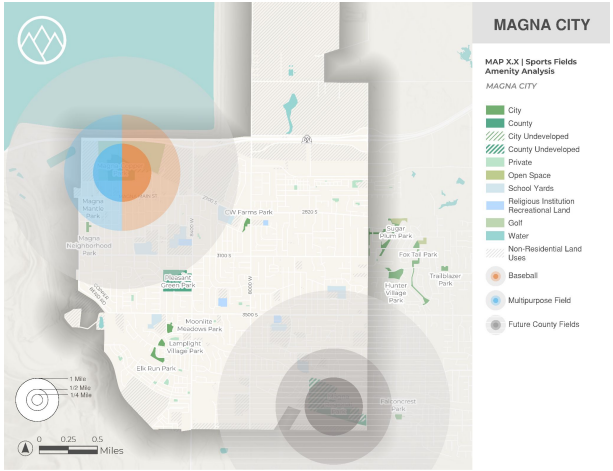
Conditions Summary is a summary of the MSD's conditions assessment

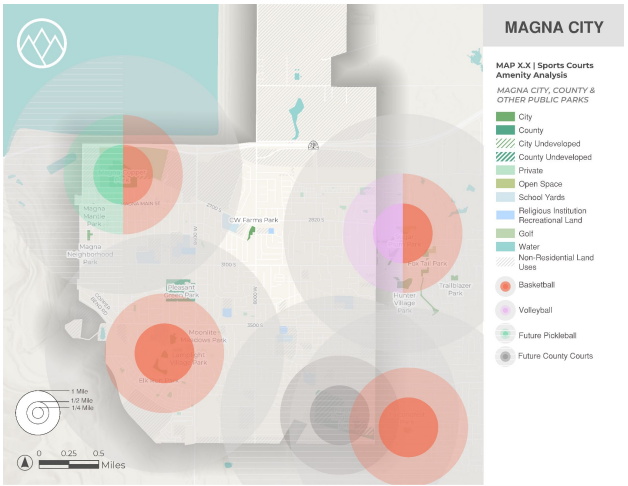
Park System: Conditions Summary



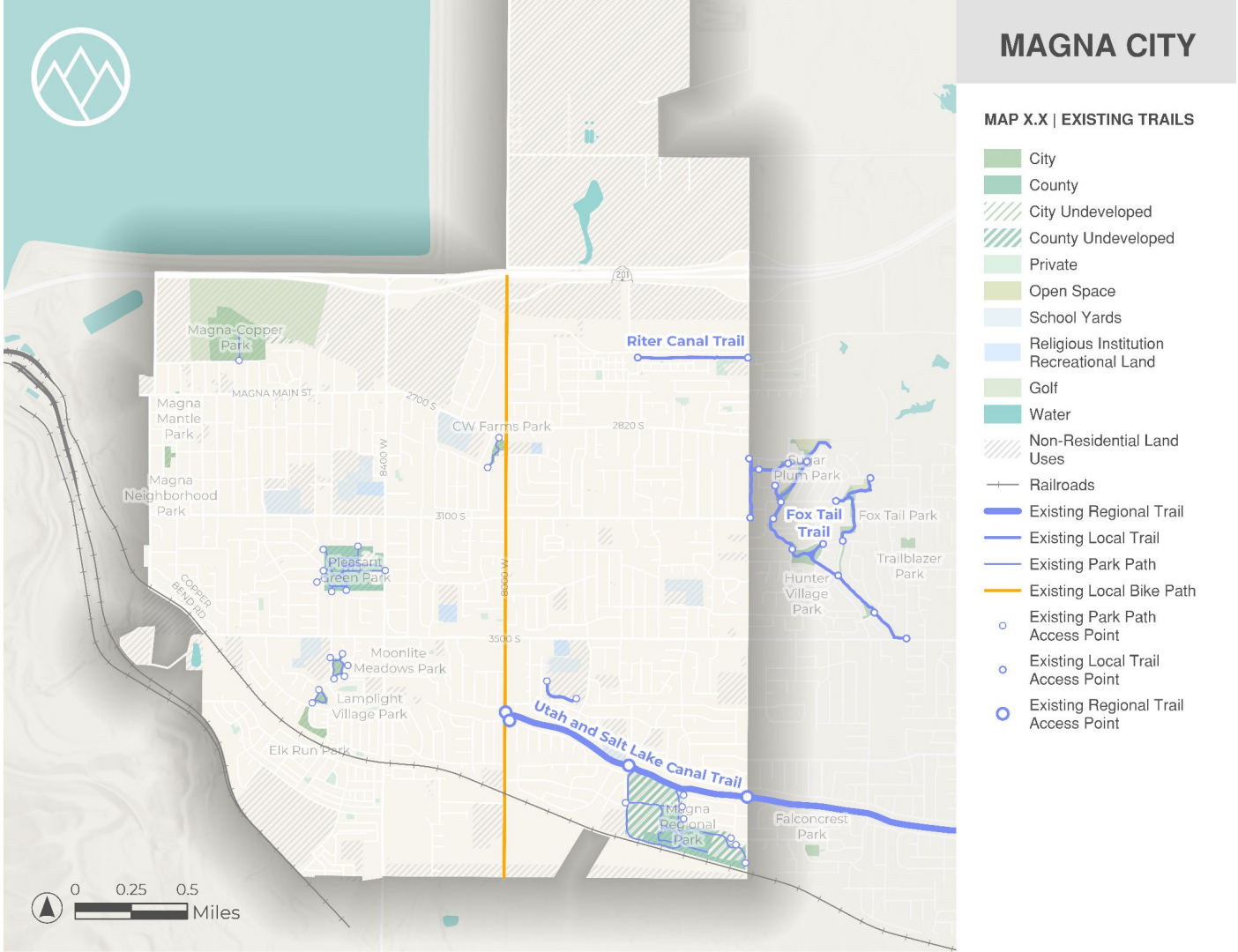
Park Amenity Distribution







Existing Trails

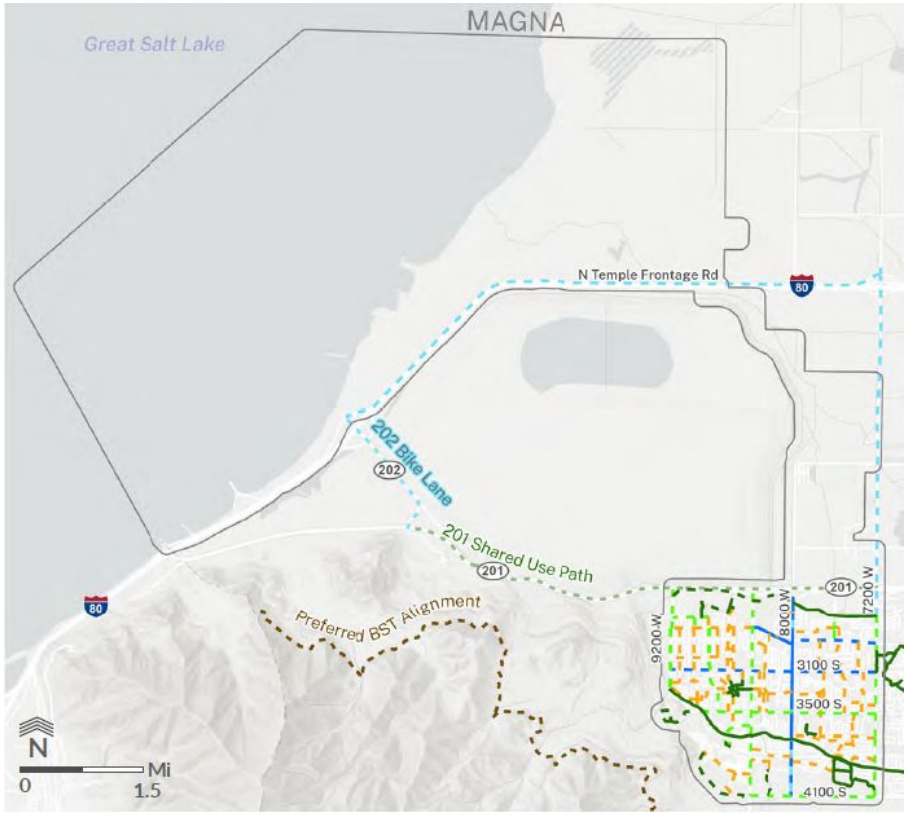


Proposed Trails

Magna Active Transportation Plan

MAP 5.2
PROPOSED PROJECTS - GREATER MAGNA

Proposed Projects	Existing Facilities
Bike Lane	Bike Lane
Buffered Bike Lane	Buffered Bike Lane
Marked Shared Roadway	Marked Shared Roadway
Sidepath	Sidepath
Shared-use Path	Shared-use Path
Unpaved Trail	



Trails: Existing

- **Magna's existing trails:**
  - **Riter Canal Trail**
  - **Utah and Salt Lake Canal Trail**
  - **8000 W buffered Bike Lane**
  - **2700 S buffered Bike Lane**

Does not include side paths and unbuffered bike lanes

Trails: Proposed

- Magna City
  - Extended Salt Lake Utah Canal Trail
  - Magna Copper Park Shared Use Path
  - Ritter Canal Shared Use Path
  - Pleasant Green Cemetery Shared Use Path
  - SW Development Connector
  - Coon Canyon Creek Shared Use Path
- Greater Magna
  - 201 Shared Use Path
  - 202 Bike Trail
  - 3100 S Buffered Bike Lane

Does this overview feel accurate? Did we miss anything?

What we heard from the community

Engagement Avenues

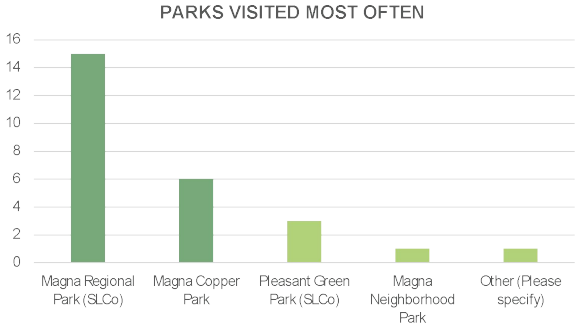
- Survey: **27** respondents
- Public Open House: **TBD**

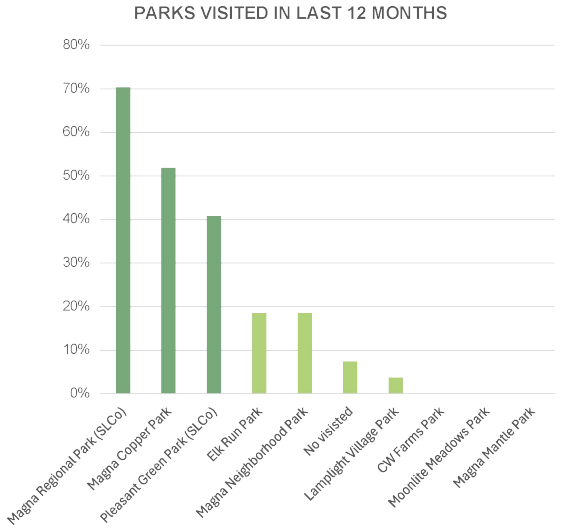
Survey Results: Who took the survey

- **Residency:** 30% have lived in Magna for over 21 years
- **Age:** 96% were working age adults (18-65)
- **Income:** Wide range represented
- **Children at home:** 44% do not have children living at home

Survey: Takeaways for Parks

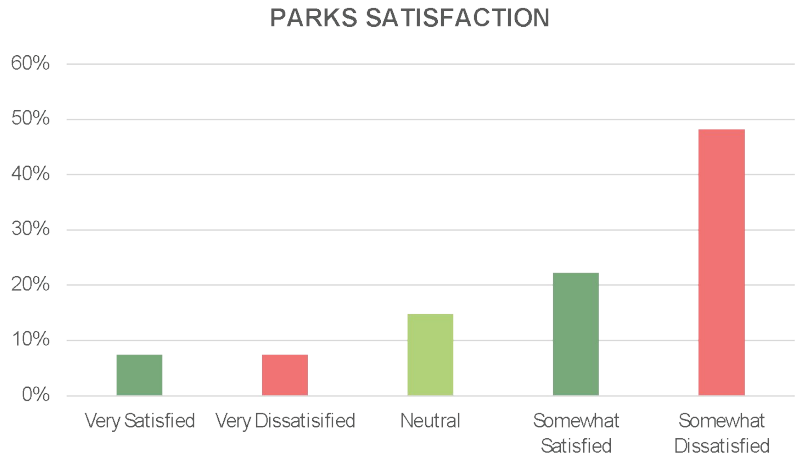
➔ Magna Regional Park, Magna Copper Park, and Pleasant Green Park are Magna's top visited parks.





Survey: Takeaways for Parks

➔ Most respondents are “somewhat dissatisfied” with Magna City parks.



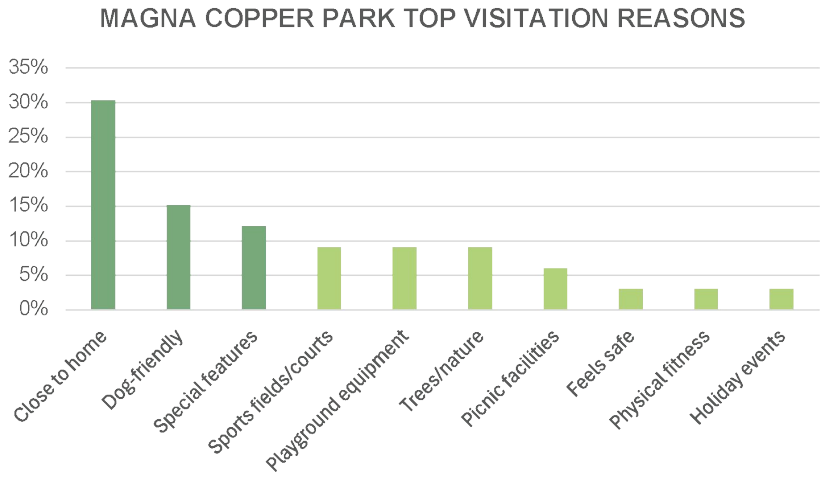
Magna Copper Park

Having a park within walking distance is important to **69%** of survey respondents.

Survey: Takeaways for Parks

➔ **Most respondents visit Magna Copper Park because it is:**

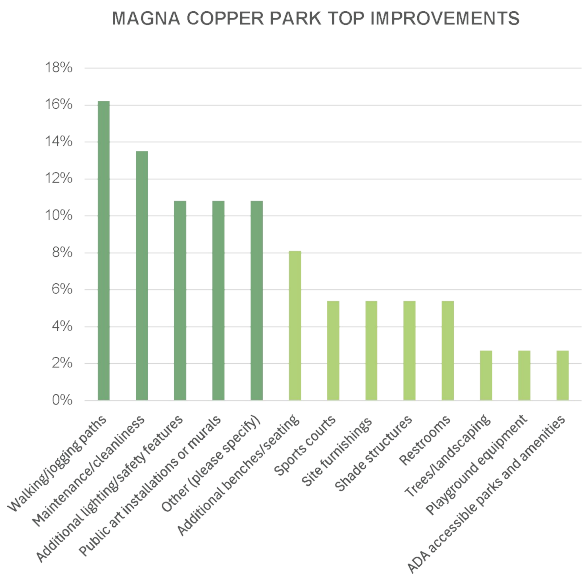
1. Close to home
2. Dog friendly
3. Has special features



Survey: Takeaways for Parks

➔ **Survey takers would like to see improvements in:**

1. Walking/jogging paths
2. Maintenance/cleanliness
3. Additional lighting/safety features
4. Public art installations
5. ”Other”
    a. Primarily dog park

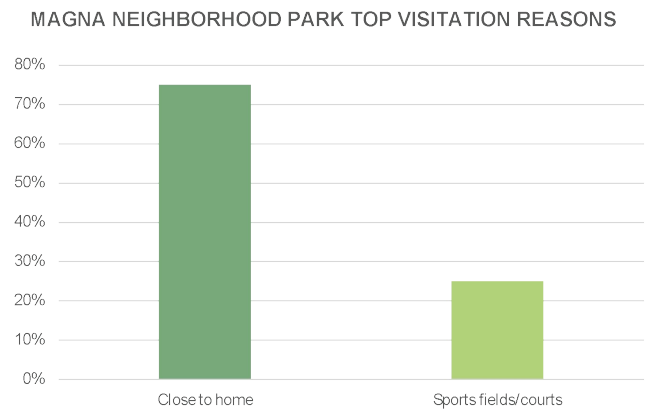


Magna Neighborhood Park

Survey: Takeaways for Parks

➔ **Top reasons visited**

1. Close to home
2. Sports courts

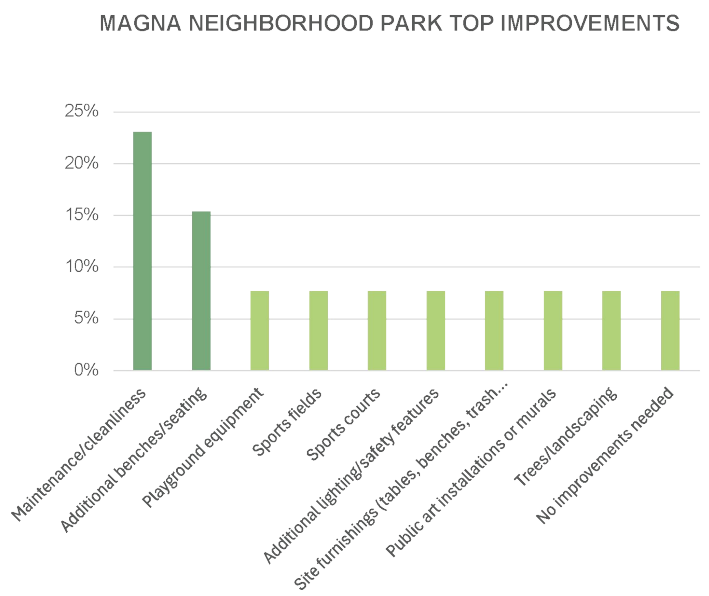


Magna Neighborhood Park

Survey: Takeaways for Parks

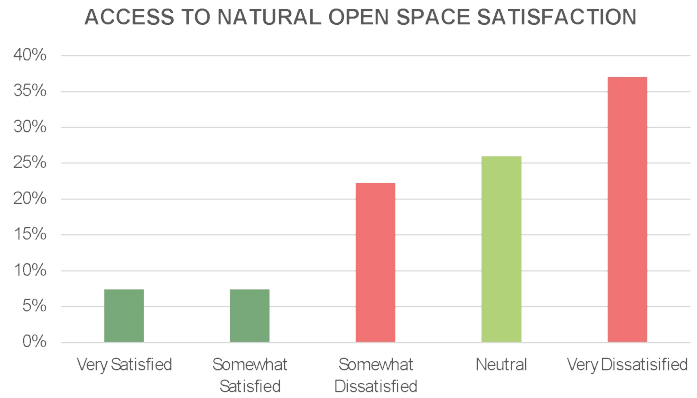
➔ **Survey takers would like to see improvements in**

1. Maintenance/cleanliness
2. Additional benches/seating



Survey: Takeaways for Open Space

➔ Survey respondents are primarily “very dissatisfied” with open space in Magna, then “neutral” following by “somewhat dissatisfied.”



PARKS & OPEN SPACE

Q

What stood out to you, and is there anything you would add?

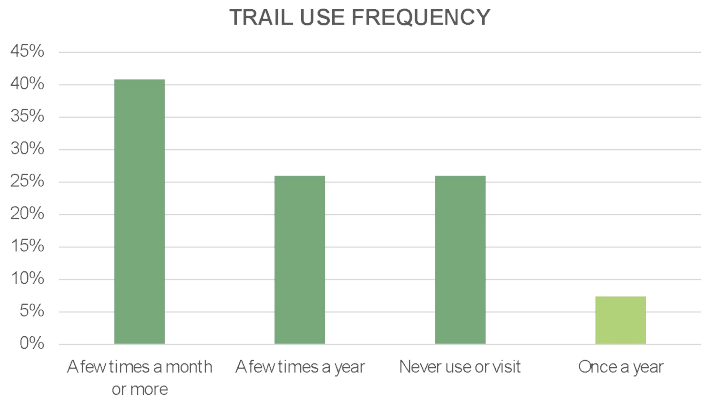
Survey: Takeaways for Trails

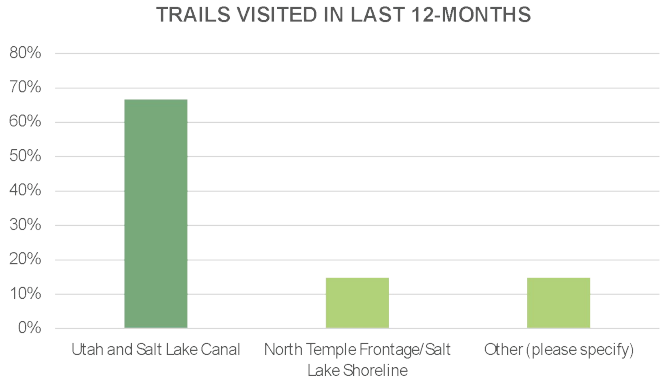
Most survey takers are “very” to “somewhat” dissatisfied with trails.



Survey: Takeaways for Trails

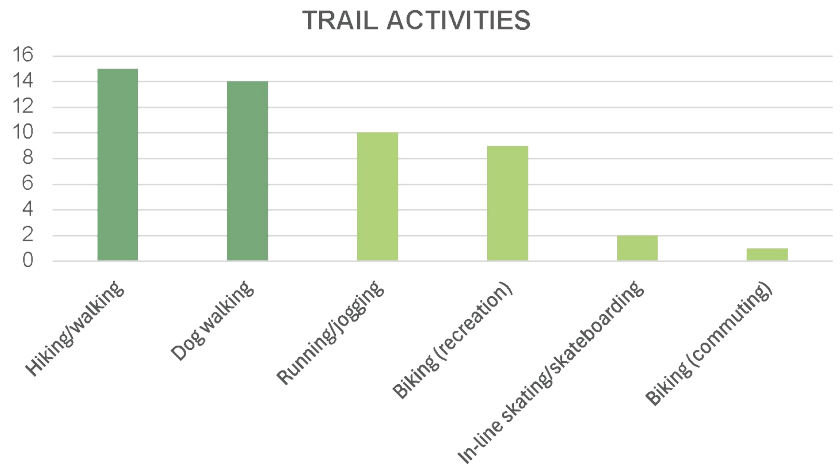
➔ **Most survey takers use trails a few times a month or more and use the Utah & Salt Lake Canal trail.**





Survey: Takeaways for Trails

➔ **Top trail activities include hiking/walking and dog walking.**



TRAILS

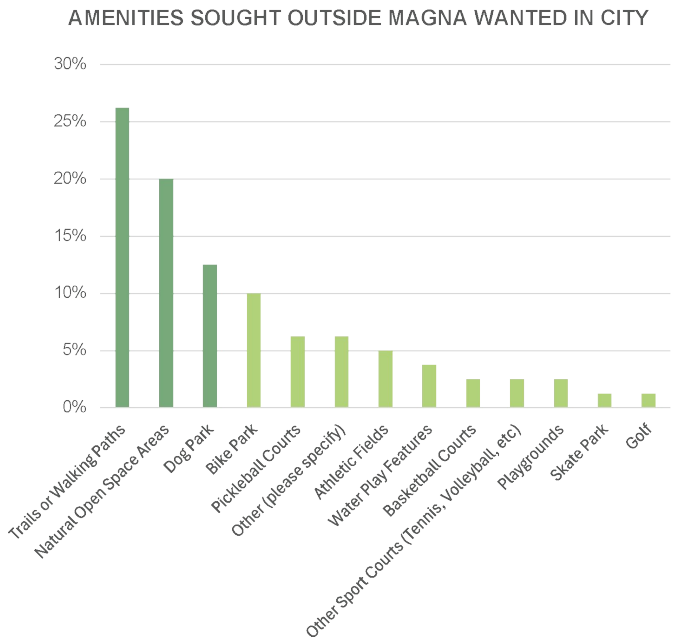
Q

What stood out to you, and is there anything you would add?

Survey: Priorities & Investment

➔ **Survey takers traveled outside of Magna to access several amenities including primarily:**

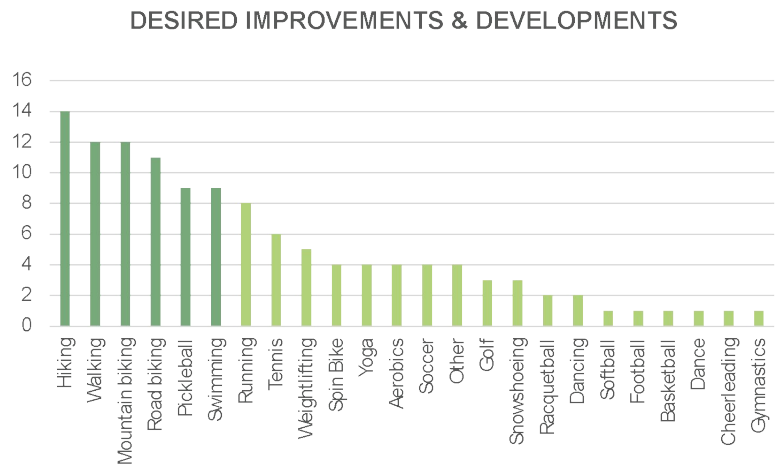
1. Trails or walking paths
2. Natural open space areas
3. Dog parks



Survey: Priorities & Interests

➔ **Survey takers want to see improvements and development primarily in:**

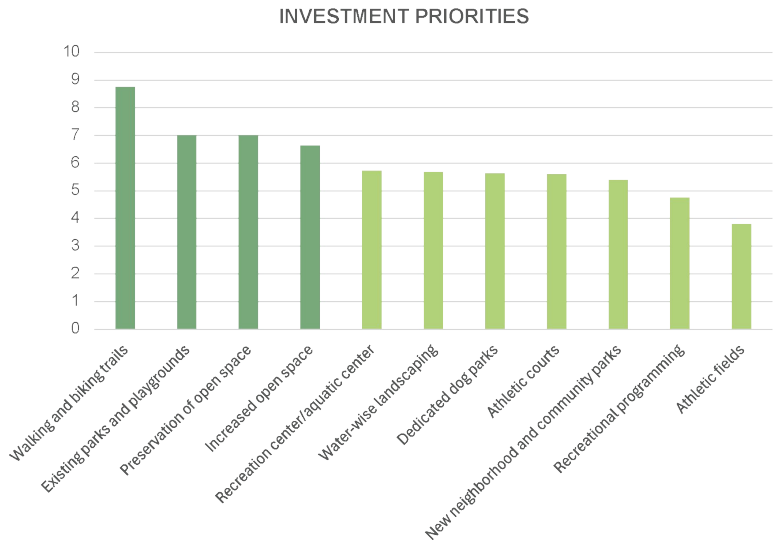
1. Hiking
2. Walking
3. Mountain Biking
4. Road Biking
5. Pickleball
6. Swimming



Survey: Priorities & Interests

➔ **Survey takers want to see investment primarily in:**

1. Walking & Biking trails
2. Existing parks & playgrounds
3. Preservation of open space
4. Increased open space



PRIORITIES + $



What stood out to you, and is there anything you would add?

What it means for the Plan

PARK PLANNING

- Maintain and improve existing parks before expanding the system.
- Fill park access gaps through park development as opportunities become available.

PARK CONCEPTS

Magna Copper Park

- Prioritize walking/jogging paths, lighting & safety features, public art, and the dog park.
- Consider enhancing undeveloped eastside of park with natural open space features

TRAIL & OPEN SPACE PLANNING

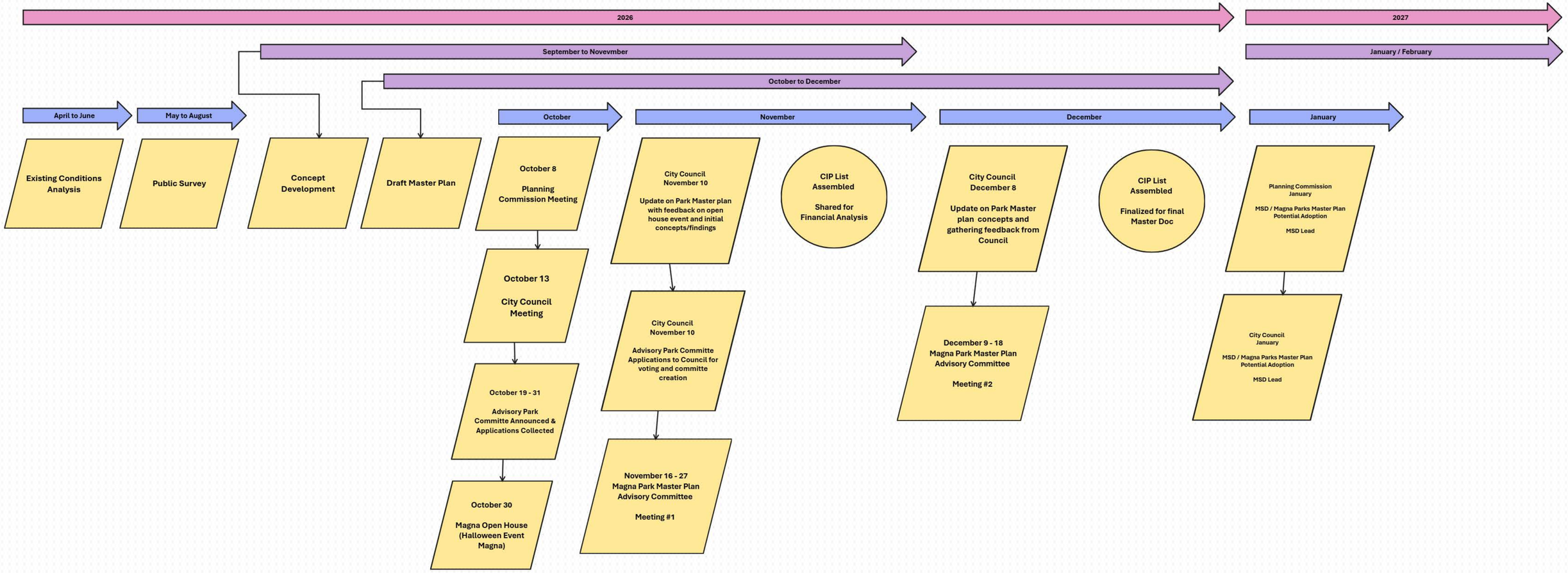
- Continue to develop a network of recreational trails within Magna
- Leverage natural open space and trail development to offset park access gaps
- Continue regional collaboration for the development of the 201 shared use path and 202 bike lane in order to improve residential access to the Great Salt Lake

Did we get it right? What would you add or change?

Next Steps

- Present concepts for Magna Copper Park and Magna Neighborhood Park
- Collect public input on park concepts during public open house
- Continued capital planning and financial analysis
- Draft plan

Thank you!


2026
2027
September to Novevmber
January / February
October to December
April to June
May to August
October
November
December
January
Existing Conditions Analysis
Public Survey
Concept Development
Draft Master Plan
October 8
Planning Commission Meeting
October 13
City Council Meeting
October 19 - 31
Advisory Park Committe Announced & Applications Collected
October 30
Magna Open House (Halloween Event Magna)
City Council November 10
Update on Park Master plan with feedback on open house event and initial concepts/findings
City Council November 10
Advisory Park Committe Applications to Council for voting and committe creation
November 16 - 27
Magna Park Master Plan Advisory Committee
Meeting #1
CIP List Assembled
Shared for Financial Analysis
City Council December 8
Update on Park Master plan concepts and gathering feedback from Council
December 9 - 18
Magna Park Master Plan Advisory Committee
Meeting #2
CIP List Assembled
Finalized for final Master Doc
Planning Commission January
MSD / Magna Parks Master Plan Potential Adoption
MSD Lead
City Council January
MSD / Magna Parks Master Plan Potential Adoption
MSD Lead