



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

<https://msd.utah.gov/agendas/>

Magna Planning Commission

Public Meeting Agenda Special Meeting

Thursday, March 16, 2023 6:30 P.M.

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 385-468-6707. 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.

PUBLIC HEARING(S)

REZ2023-000816 – The Magna Metro Township Council has initiated a public process to explore rezoning property located on Magna Main Street (2700 South), located between 8800 West and 9200 West from the existing C-3 (Commercial) and R-2-6.5 (Medium Density Residential) to the Downtown Historic District (DH) Mixed Use Zone. **Acres:** 22.5. **Location:** Magna Main Street, between 8800 West and 9200 West, 9180 West between 2600 South and 2700 South, and 8950 West, between 2600 South and 2700 South (See attached map). **Planner:** Brian Tucker (Motion/Voting)

The Planning Commission will hold a public hearing to take public comment and discuss rezoning property to the Downtown Historic District (DH) Mixed Use Zone, a zone that was adopted in July 2022 to implement the vision identified in the Magna General Plan (2021) for the Historic Preservation Future Land Use Area. The Downtown Historical Mixed-Use Zone is intended to promote a mixture of uses consistent with the district’s historic role in Magna. Emphasis is placed on entertainment, theaters, restaurants, retail, and specialty shops. Medium-density residential and office infill on upper floors is encouraged, as is the continued presence of the library, museum, senior center, and supporting uses. After taking public comment, the Planning Commission will make a recommendation to the Magna Metro Township Council. The Council will then hold a public meeting, at a later date, where they may take action that includes rezoning some or all of the property identified in this notice.



BUSINESS MEETING

- 1) 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.

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GREATER SALT LAKE
**Municipal Services
District**

Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

msd.utah.gov

File # REZ2023-000816

Zoning Map Amendment

Public Body: Magna Metro Township Planning Commission

Applicant: Magna Metro Township Council

Meeting Dates: March 16th, 2023

Staff: Brian Tucker, Planning Manager

Request: The Magna Metro Township Council has initiated a public process to explore rezoning property located on Magna Main Street to the Downtown Historic District (DH) Mixed Use Zone. The Planning Commission will hold a public hearing to take public comment and discuss rezoning property to the Downtown Historic District (DH) Mixed Use Zone, a zone that was adopted in July 2022 to implement the vision identified in the Magna General Plan (2021) for the Historic Preservation Future Land Use Area. After taking public comment, the Planning Commission will make a recommendation to the Magna Metro Township Council.

Current Zone: C-3 (Commercial) and R-2-6.5 (Medium Density Residential)

Proposed Zone: Downtown Historic District (DH) Mixed Use Zone

Property Location: Magna Main Street, between 8800 West and 9200 West, 9180 West between 2600 South and 2700 South, and 8950 West, between 2600 South and 2700 South

SITE & VICINITY DESCRIPTION

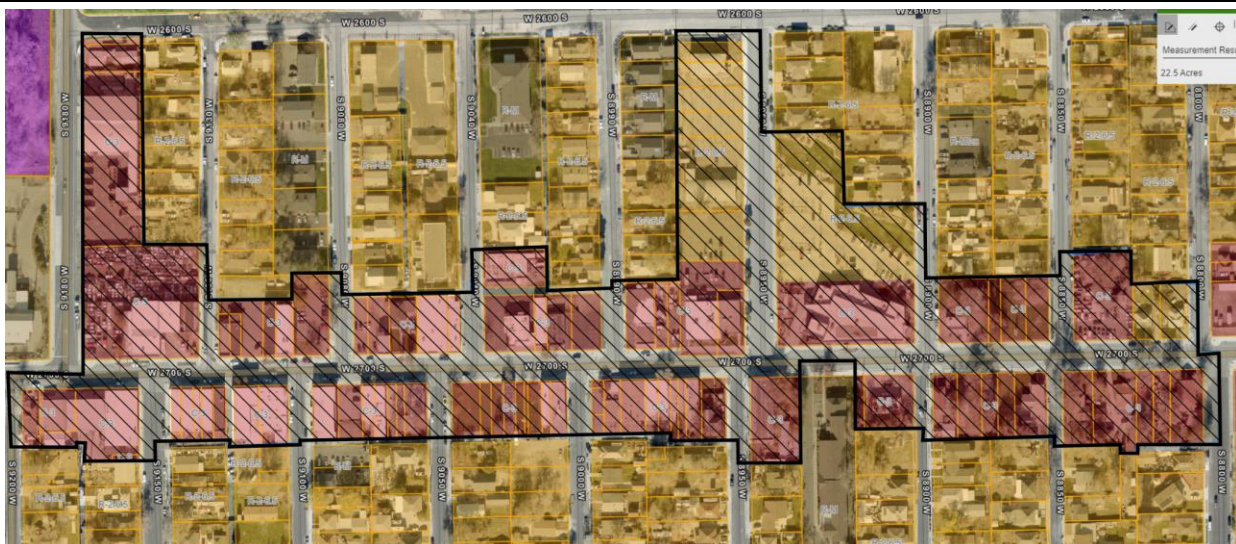


Figure 1: Potential Rezone Area identified in the mailed notice. Each property owner of record within this potential rezone area has been mailed a courtesy notice of this public hearing.

The potential rezone area identified by the Planning and Development Services Staff, at the direction of the Magna Metro Township Council, includes 22.5 acres, located primarily on Main Street between 8800 West and 9200 West. The identified area also includes a few properties near Main Street, located on the East side of 9180 West between 2600 south and 2700 South, the West side of 8950 South and the parking lot of the Magna Library. The map above outlines the potential rezone area. The owners of these parcels, along with the owners of property located within 300' feet of the potential rezone area, have been sent a mailed courtesy notice of this meeting in accordance with Utah Code 10-9a-205.

BACKGROUND AND DESCRIPTION

Settlement of the historic core of Magna began in 1851. Early farmers settled in 1868 at the base of the northern Oquirrh Mountains and called their community Pleasant Green. In the early 1900s, copper mining activity in the Oquirrh Mountains transformed the area from an agricultural hamlet into an industrial community. The original town of Magna began developing about 1905 when the Utah Copper Company, which later became Kennecott Copper Corporation, constructed copper processing facilities at the northwest end of present-day Magna.

The majority of the buildings included within the historic district boundaries date to the Copper Boom Town Era (1904–1929) and are one-part commercial block-type buildings constructed in the Early 20th Century Commercial style. The Magna Commercial Downtown Historic District represents the historic commercial center of Magna, Utah. The district was added to the National Register of Historic Places in January 2021. The formal historic district encompasses 15.33 acres and consists of properties to the north and south of Magna Main Street, along with a small number of adjacent historical properties.



Figure 2: The purple dashed line shows the boundary of the Magna Commercial Downtown Historic District, and the buildings that contribute to the historic character of the district are highlighted in red.

The potential rezone area includes all of the formal historic district as well as other nearby properties that may be underutilized or may be good candidates for redevelopment to enhance the historic district. With the exception of a few properties, most of the proposed rezone area is zoned C-3, a commercial zone whose purpose is to “provide areas in the county [sic] for commercial uses, warehousing and wholesale businesses.” The remaining properties, which include the library parking lot, the Webster Center parking lot, the two union halls and associated parking, and the homes at 8820 and 8808 West Magna Main are zoned R-2-6.5. The R-2-6.5 zone is a medium density residential zone where one- and two-family dwellings are permitted.

The Downtown Historic District (DH) Mixed Use Zone was adopted in July 2022 to implement the vision identified in the Magna General Plan (2021) for the Historic Preservation Future Land Use Area. This vision includes protecting the architectural character of the area and bringing added vibrancy to the downtown. The Downtown Historical Mixed-Use Zone was created to allow a mixture of uses and a range of building types consistent with the district’s historic role in Magna. The existing C-3 and R-2-6.5 zoning districts allowed land uses and required building forms inconsistent with the historical land uses and existing building forms. The Downtown Historic District (DH) Mixed Use Zone was created with the intent on the part of the Council that the historical downtown area be rezoned to this more context appropriate zoning designation.

As part of a larger effort to modernize Magna’s Zoning Ordinance and tailor it to Magna’s needs, it is anticipated that in 30-45 days of this hearing, Magna will adopt a Title 19 that includes a Neighborhood Mixed Use Zone, a Corridor Mixed Use Zone and a Downtown Historic District (DH) Mixed Use Zone with some minimal policy revisions. When Title 19 is adopted, Magna will have two additional mixed-use zones, giving the community additional choices for portions of the Township where the Downtown Historic District (DH) Mixed Use Zone may not be the best fit.

PROPOSAL

On February 14, 2023, the Magna Metro Township Council passed a resolution to “initiate the process to define and rezone Magna Main Street Historic District and place it under the newly created Historic District Zone.” The parameters of the potential rezone were not definitively identified, although based on public comment at the Council meeting, there seemed to be consensus that the area to be explored should extend as far west as 8800 West. Each of the owners of record for the properties identified in Figure 1 have been sent a courtesy notice of this public hearing. As they have been properly noticed, the rezone could include some or all of these properties.

Staff have identified 4 scenarios for the Planning Commission to contemplate:

1. **Scenario 1.** A maximalist rezone scenario that includes each of the properties identified in the courtesy notice;



- 2. **Scenario 2.** A preferred scenario that includes all of the property within the identified historic district and extended from 9200 West to 8850 West;



- 3. **Scenario 3.** A conservative scenario based primarily on the property included in the National Register of Historic Places that is located on Main Street; and



4. **No Change Scenario.** A no change scenario, where the scope of the rezone(s) is based on the forthcoming Magna Main Street District Plan. The anticipated completion of this District Plan is Fall of 2023.

PLANNING STAFF ANALYSIS

General Plan:

The Magna General Plan was adopted in March 2021. As part of that plan, Magna Main Street is identified as a Historic Preservation Area. The General Plan indicates that the neighborhoods immediately north and south of Main Street be included within an extended historic district plan.

The General Plan identifies certain actions as necessary to implement the goals and policies identified in the General Plan for the Magna Main Street Historic Preservation Area. As it pertains to this potential rezone, the following actions are identified:

- *ACTION: Create and adopt an Illustrative Plan, Regulating Plan, Building Form Standards and Public Space Standards for Magna Main Street.*

Analysis: Ideally a Magna Main Street District Plan would have preceded the adoption of the Downtown Historic District (DH) Mixed Use Zone. Conversations about impending development and the inadequacies of the C-3 zone caused Staff and the Council to prioritize creating the (DH) Mixed Use Zone. Now that the (DH) Mixed Use Zone is adopted, future developers are able to ask the Council to rezone certain parcels to facilitate compatible development.

The conversations around adopting the (DH) Mixed Use Zone envisioned that at a later date some significant portion of Magna Main Street, including at least the historical area, would be rezoned to the (DH) Mixed Use Zone. As a policy question, the Commission and Council must decide whether waiting for the forthcoming Magna Main Street District Plan should precede any blanket rezone since the District Plan would include an in-depth study of the market demand for commercial and housing, the current building and housing stock, parking needs and opportunities, transportation needs and other factors that will help to guide the application of the (DH) Mixed Use Zone.

- *ACTION: Adopt zoning that addresses building form, setbacks, parking, landscaping, block structure, uses, and other components within Main Street to encourage appropriate redevelopment/development patterns to protect the historic character of Main Street while protecting property rights to encourage economic development.*
- *ACTION: Ensure zoning and development provisions ensure building mass, height, roof type and building materials are consistent with the surrounding neighborhood when the proposed project is located within an existing neighborhood.*

Analysis: The adoption of the (DH) Mixed Use Zone and its subsequent application via a rezone will satisfy these action items. The policy questions of the timing of any rezones and the extent to which the Main Street Area is rezoned are the important factors.

Zoning:

The existing C-3 zone appears to have been applied to the historic portion of Magna Main primarily because it is the one commercial zone under the Salt Lake County Zoning Ordinance that did not require a 20' front setback. None of the commercial zones on the books offered a good solution to this historic area, but because the traditional historic area Main Street buildings were built up to the sidewalk it was felt that the C-3 zone would best allow the construction of buildings in a compatible form to the existing built environment. Even though the Magna Metro Township later became independent of the county, the zoning maps and zoning ordinances adopted by the county are still largely in effect.

In early 2022, a potential applicant expressed interest in a vacant lot in the historic area, and as the potential applicant and staff discussed the C-3 zoning requirements, it became clear that the C-3 zone did not allow for building types compatible with the historic area due to side setback requirements, the allowable heights, and the maximum lot coverage. The C-3 zone is intended for warehousing and wholesaling businesses in a suburban or light industrial context rather than the retail and service business in the traditional downtown context that the historic main street area is known for. This is the reason that the Downtown Historic District (DH) Mixed Use Zone was created, to allow compatible uses to be opened on historic Magna Main, in buildings that add to the historic character of the area.

Uses. The Downtown Historic District (DH) Mixed Use Zone was written and adopted to promote businesses that are compatible with the district's historical role in Magna. Retail and specialty retail, services, theater and other entertainment uses, restaurants, and other walkable storefront businesses were emphasized. Upper-floor office and residential uses were encouraged both because they are indicative of a traditional downtown area and because they help to encourage a vibrant daytime and nighttime population within the downtown area. These use patterns also help to facilitate a use pattern that is necessary to implement the goals of the recently adopted 2022 Magna Moderate Income Housing Plan, which calls for an increase in housing options in mixed-use and commercial zones.

While the existing C-3 zone does allow many of these uses, it also allows uses such as warehouse and storage uses, impound lots, lumberyards, car washes, auto repair, mobile home parks, recycling collection points, outdoor theaters, and auto sales, among others. While these uses may be necessary or even desirable elsewhere in the community, they are not compatible with or typical of a traditional, walkable downtown area.

Depending on the extent to which the rezone is applied, the transition from C-3 to DH Mixed Use could create a few nonconforming uses. Most of the existing businesses in the area will continue to be permitted uses when the zone is changed. However, depending on the extent of the rezone, the existing impound lot, the auto repair business and potentially a few others could become non-conforming uses because they are no longer permitted in a zone. Because zoning ordinances are not applied retroactively, a non-conforming use can continue as long as it is not abandoned for a period of time specified by the applicable ordinances. Any use legally established may continue to operate, even if the zoning is changed.

Building Form. The Downtown Historic District (DH) Mixed Use Zone was primarily adopted to not only allow, but to encourage new development that is compatible with the existing buildings. One of the action items for implementing 2021 Magna General Plan was to "Adopt zoning that addresses building form, setbacks, parking, landscaping, block structure, uses, and other components within Main Street to encourage appropriate redevelopment/development patterns to protect the historic character of Main

Street while protecting property rights to encourage economic development.” The Planning Commission and Council were presented two alternative options for building form requirements, one that more closely matched the existing 1-2 story Copper Boom Town Era (1904–1929) building forms and one that was more forward-looking and modern with 2-4 story buildings with more detailed architectural requirements. The ordinance that was adopted included aspects of both alternatives but leaned heavily toward the more modern version.

As with the uses, the new form and architectural standards will not apply retroactively to existing buildings unless those buildings are expanded or remodeled. The major differences between the existing C-3 standards and the DH Mixed Use standards can be shown as follows:

<u>Height and Setbacks</u>	<u>Current C-3 Zone</u>	<u>DH Mixed Use Zone</u>
Height/Stories	75’/6 stories	50’/Min 2, Max 4 Stories ¹
Front Setback Requirement	None	0’ Min/10’ Max
Side Yard Setback, Interior	10’ Min	0’ Min/10’ Max ³
Side Yard Setback, Corner Lot	20’ Min	0’ Min/10’ Max
Rear Yard Setback	None/10’ Res or Ag Zone	10’ Min/20’ Max
<u>Width, Coverage/FAR</u>	<u>Current C-3 Zone</u>	<u>DH Mixed Use Zone</u>
Minimum Width	50’ at front setback ⁴	18’ at front setback ⁴
Lot Coverage/FAR	60% Maximum	Minimum 1.5:1 FAR
<u>Design Standards</u>	<u>Current C-3 Zone</u>	<u>DH Mixed Use Zone</u>
Design/Architectural Standards	None	Substantial, See Ch 19.55, and Table 19.55.050

Notes

1. 16’ stepback above 40’.
2. Setbacks presented are for commercial buildings. Setbacks for residential buildings vary.
3. Ongoing Code Amendment project is proposing an elimination of maximum setback except in specific cases.
4. Less than half of the lots in the historical area are as wide as 50’. Few if any lots in the historical area are narrower than 17’.

Notice:

Notice has been given in accordance with Utah Code 10-9a-205 and Magna Code 19.90.020. Notice was mailed to each affected entity, each property owner within the potential rezone area and each property owner within 300’ at least 10 calendar days before the public hearing. Notice was posted on the Utah Public Notice Website, and Magna’s official website, magna.utah.gov.

Review Procedure and Criteria:

The Magna Metro Township Council is the land use authority for zoning map amendments. The Council cannot amend the zoning map without first submitting the amendment to the Magna Metro Township Planning Commission for the Planning Commission’s recommendation. The Planning Commission must hold a public hearing and review and recommend an action to the Council. The Council must then hold a public meeting after which they may adopt, adopt with revisions, or reject the zoning map amendment recommended by the Planning Commission.

A rezone can be approved if it is reasonably debatable that the decision could promote the public welfare. It is not necessary to show that the decision actually promotes the public welfare, or is the best alternative, as long as it is reasonably debatable that the public could benefit from the decision. Similarly, a rezone can be denied if it is reasonably debatable that the decision could detrimentally impact the public welfare.

POTENTIAL REZONE SCENARIOS

Staff have identified 4 scenarios for the Planning Commission to contemplate.

Rezone Scenario 1.



Scenario 1 includes each parcel that was identified in the mailed notice and represents the maximum extent to which the rezone can be extended without sending out notice to additional property owners. This rezone scenario includes each of the properties within the identified historic district and the rest of the western half of Magna's Main Street.

A benefit of this scenario is that it protects a larger area for mixed-use development and requires high architectural quality until district plan can be adopted. A drawback to this scenario is that it is unlikely that the District Plan will recommend that entire area to be (DH) Mixed Use. As a result, some of these properties could be the subject of multiple re-zones, frustrating property owners.

A policy analysis of this rezone scenario should include the following discussions:

- The Main Street area between 8800 West and 8900 West includes one identified historical property, one additional commercial operation, and fifteen vacant or residential properties. Does including an area in which each of the 10 existing land uses becomes or remains non-conforming, if rezoned, make sense prior to the adoption of a Magna Main Street District Plan?
- A rezone under this scenario maximizes the opportunity for redevelopment, but does that maximized opportunity come at the cost of focused redevelopment within the historic area footprint?

- Would one or both of these blocks of Magna Main Street, part of a more central and less commercial area between 8900 West and Buccaneer Drive, be more suited to the Neighborhood Mixed Use Zone soon to be adopted as part of the revised Title 19?

Rezone Scenario 2.



Scenario 2 includes all of the property within the identified historic district and extended from 9200 West to 8850 West. This scenario reduces the boundaries of Scenario 1 by one block, the 8800 West to 8850 West block, where if rezoned to the (DH) Mixed Use Zone, every existing building and land use would become or remain non-conforming. This scenario creates a defined cap on the historic district, as it would extend from 9200 West to 8850 West. This scenario excludes the less commercial blocks of Main Street between 8850 West and Buccaneer Drive, allowing for a zone that may be a better fit for an area with a different development pattern and building forms than the recognized historic area.

A benefit of this scenario is that it protects a large area like Scenario 1, but excludes the block that would lead to additional non-conformities. This means a more tailored zone could be applied to that area in the future. A drawback to this scenario is that, again, the District Plan may not recommend that entire area to be (DH) Mixed Use. If the Council follows the recommendations of the plan at a later date, these property owners would be subject to multiple re-zones.

A policy analysis of this rezone scenario should include the following discussions:

- Does extending the (DH) Mixed Use beyond the recognized historical area still include too much redevelopment area, to the potential detriment of the recognized historic area?
- Does the 8850 West to 8900 West block belong in a Downtown Historical (DH) Mixed Use Zone, or is it better suited to a more residential mixed-use zone, such as the forthcoming Neighborhood Mixed Use zone?

- Should any rezone of property outside of the historical area recognized on the National Historic Register be rezoned to a Downtown Historical (DH) Mixed Use Zone prior to the adoption of the Magna Main Street District Plan?

Rezone Scenario 3.



Scenario 3 includes only the portion of the potential rezone area included in the National Register of Historic Places, except that it includes the property on the corner of Main Street and 9200 West and does not include the union hall properties or the library parking lot. This minimalist rezone scenario consists of a redevelopment area focused on the identified historic footprint as a starting point. If a blanket rezone is to precede the Magna Main Street District Plan, staff would recommend this scenario. The buildings in this area are primarily commercial, primarily walkable, and easily accessible from the public sidewalk, and consist of buildings that contribute to the historic nature of Main Street, according to the National Register of Historic Places. These are the aspects of the built environment that the DH Mixed Use Zone was intended to contribute to and enhance.

The benefit of this scenario is that it protects the core historic district from development under the inadequate C-3 zone. The (DH) Mixed Use zone was written to match the historic character of these buildings and create additional vibrancy in the downtown, consistent with RDA work. Several property owners have already re-zoned to or initiated a re-zone to (DH) Mixed Use. Those owners find this zone to be more flexible and better suited to the market than the C-3, and the resulting development plans are consistent with what the community expects for this area. A potential drawback to this scenario is that revisions to Title 18 and 19 are coming soon and the district plan is underway. While a re-zone under this scenario is not likely to contradict the recommendations of the plan or the revised zoning, there could be additional items that the PC and Council want to consider before taking action.

A policy analysis of this rezone scenario should include the following discussions:

- Should the initial application of the (DH) Mixed Use Zone be focused on the existing historical footprint to encourage the initial redevelopment opportunities to begin within this opportunity area?

No Change Scenario. Under this scenario, prior to the district plan, prospective developers would be encouraged to apply for a rezone to the (DH) Mixed Use Zone, but the blanket rezoning of any larger area would be based on and be subsequent to the adoption of the district plan. Based on the district plan, the (DH) Mixed Use, Neighborhood Mixed Use, Corridor Mixed Use, and other zones would be applied to the greater Historic Neighborhoods Area to implement the comprehensive district vision. In addition to the existing mixed use and other zones, residential zones tailored to the areas north and south of Main Street might be created to account for the unique nature of the older housing stock.

This scenario allows planning and in-depth analysis to proceed the re-zone, so that the PC and Council can make an informed decision. Property owners can continue to request re-zones on individual properties. The drawback to this scenario is that the district plan may not be ready until the end of 2023. Until then, properties could develop according to the existing C-3 zone, which is not compatible with the community vision for the area. In addition, incompatible zoning may dissuade developers from choosing Magna - as going through the re-zone process for each property can add time and expense to the ROI.

PLANNING STAFF RECOMMENDATION

Because the Magna Main Street District Plan has not been completed or adopted, the Planning Staff Recommends that Scenario 3 be implemented. There is little harm in adopting Scenario 3 since it is unlikely that the Magna Main Street District Plan will recommend an area smaller than the identified historical district, the district the (DH) Mixed Use Zone was created for. When the Magna Main Street District Plan is adopted, it will be easier to expand the area subject to the (DH) Mixed Use Zone than it will to contract it.

The No Change Scenario defers the rezone decision to a future informed by the District Plan and as such it is a relatively safe choice. The setback and other requirements of the existing zoning will be a disincentive for any developer, especially since the Council would likely grant a rezone request to enable compatible development.

The danger of adopting Scenarios 1 or 2 is that when the Magna Main Street District Plan is adopted, it may recommend an alternative solution for the extended rezone area, necessitating a rezone of property that was just rezoned to (DH) Mixed Use. While there is no limit to how often a Council can rezone property, it is likely property owners will find multiple rezones to be frustrating and destabilizing. Furthermore, a revised zoning ordinance (Title 19) should be adopted within the next 30-45 days. This zoning ordinance includes two other mixed-use zones, the Neighborhood Mixed Use Zone, and the Corridor Mixed Use Zone. After the District Plan is complete, a plausible future scenario may see the historic area zoned (DH) Mixed Use, the less commercial central portion of Main Street zoned Neighborhood Mixed Use, and the eastern, less walkable and more automobile-oriented portion of Main Street zoned Corridor Mixed Use.

POTENTIAL PLANNING COMMISSION ACTIONS

The Planning Commission's role in the rezoning process is to provide a recommendation to the Magna Metro Township Council. After taking public comment at the hearing, the Planning Commission could take any of the following actions, among others:

- Option 1. Recommend that the Magna Council rezone property using Scenario 3 as a guideline.
- Option 2. Recommend that the Magna Council delay any rezone until the Magna Main Street District Plan is adopted. (The "No Change Scenario")
- Option 3. Recommend that the Magna Council rezone property using Scenario 2 as a guideline.
- Option 4. Recommend that the Magna Council rezone property using Scenario 1 as a guideline.
- Option 5. Recommend that the Magna Council rezone property with an alternative or hybrid approach, noting that any expansion of the boundaries defined in Scenarios 1-3 will require additional noticing and another public hearing.
- Option 6. Table the matter, requesting more information from the Planning Staff.

Attachment #1 Potential Scenarios

Scenario 1 – Maximum Rezone Scenario



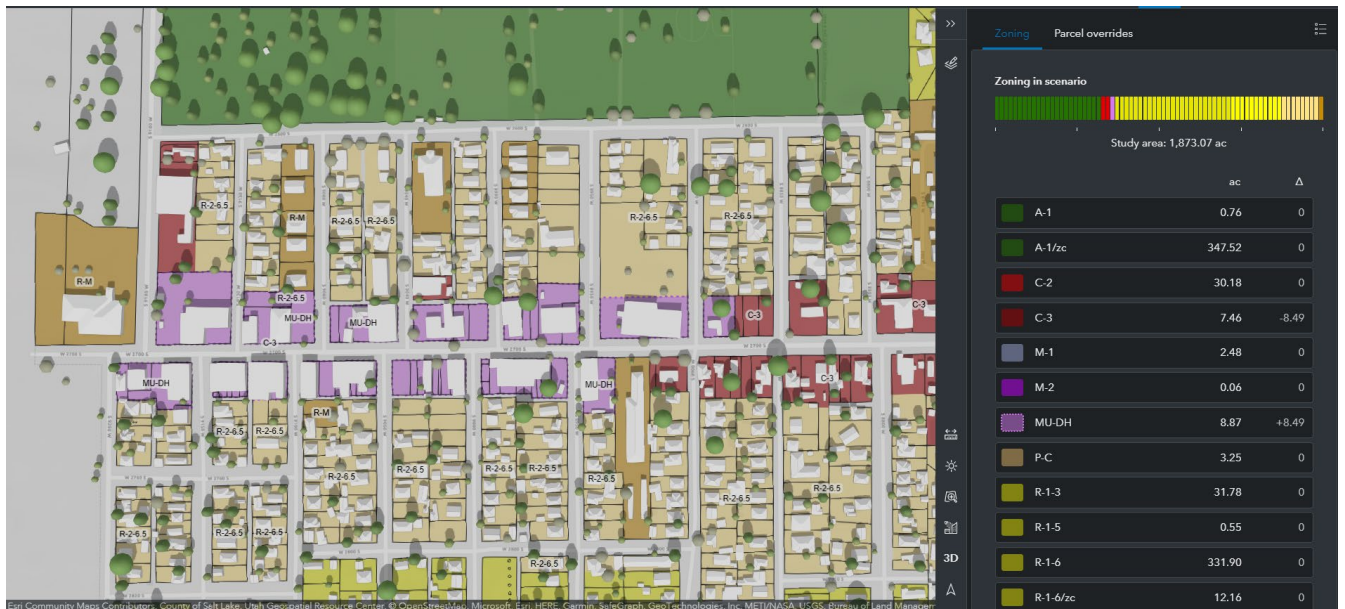
Scenario 2A – 9200 West to 8850 W. Includes Union Halls, Library Parking Lot, property on east side of 9180 West



Scenario 2B – 9200 West to 8850 West. Excludes Union Halls, Library Parking Lot and east side of 9180 West

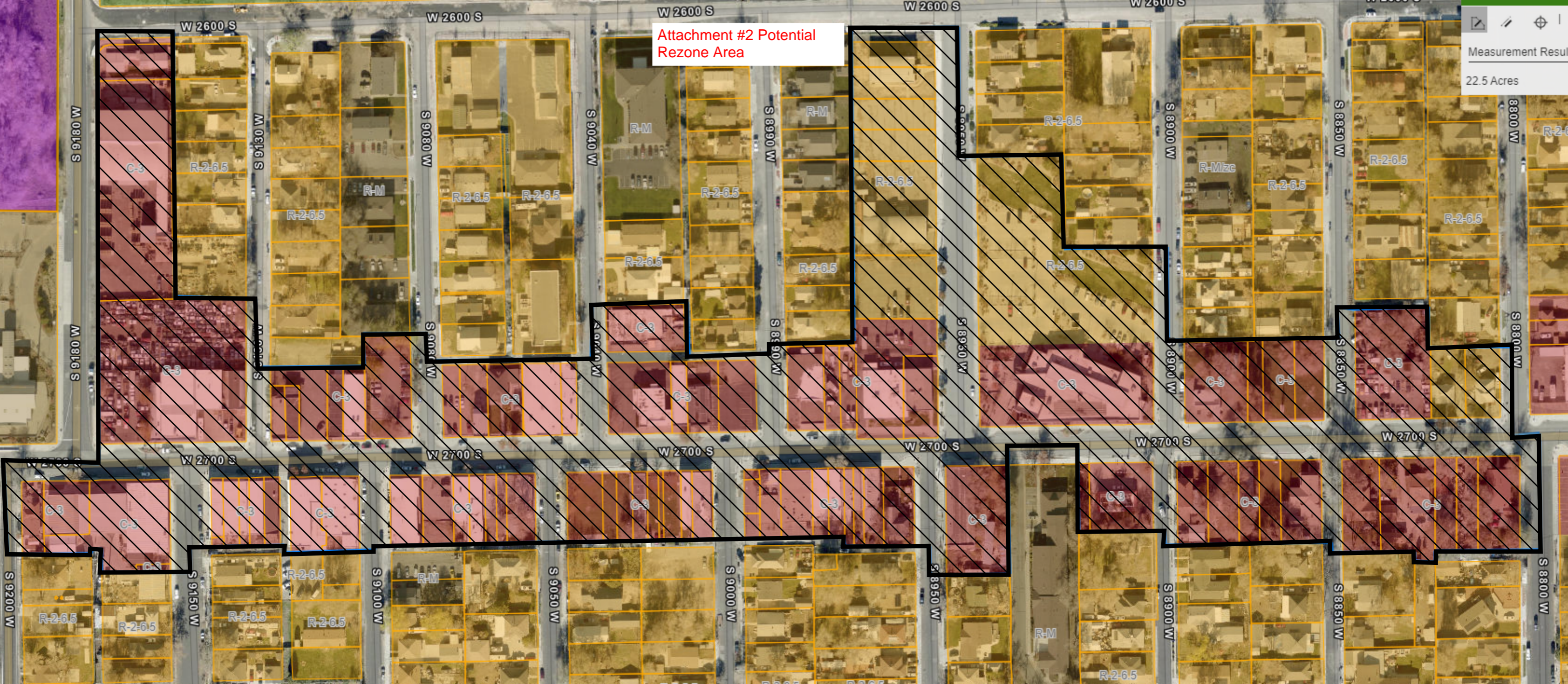


Scenario 3 – Conservative Scenario based on National Register of Historical Places properties



Attachment #2 Potential
Rezone Area

Measurement Results
22.5 Acres



Attachment #4
Notice

MAGNA PLANNING COMMISSION PUBLIC HEARING NOTICE

****AMENDED****

NOTICE IS HEREBY GIVEN Pursuant to Utah Code Chapter 10, Chapter 9a, Section 205 and -502, that the Magna Planning Commission (the “Commission”) will hold a public hearing on Thursday, March 16, 2023, at 6:30 PM at the Webster Center, 8952 West Magna Main Street, Magna. The purpose of this hearing is to receive public comment regarding a proposed rezone.

- **REZ2023-000816** – The Magna Metro Township Council has initiated a public process to explore rezoning property located on Magna Main Street (2700 South), located between 8800 West and 9200 West from the existing C-3 (Commercial) and R-2-6.5 (Medium Density Residential) to the Downtown Historic District (DH) Mixed Use Zone. **Acres:** 22.5. **Location:** Magna Main Street, between 8800 West and 9200 West, 9180 West between 2600 South and 2700 South, and 8950 West, between 2600 South and 2700 South (See attached map). **Planner:** Brian Tucker (Motion/Voting)

The Planning Commission will hold a public hearing to take public comment and discuss rezoning property to the Downtown Historic District (DH) Mixed Use Zone, a zone that was adopted in July 2022 to implement the vision identified in the Magna General Plan (2021) for the Historic Preservation Future Land Use Area. The Downtown Historical Mixed-Use Zone is intended to promote a mixture of uses consistent with the district’s historic role in Magna. Emphasis is placed on entertainment, theaters, restaurants, retail, and specialty shops. Medium-density residential and office infill on upper floors is encouraged, as is the continued presence of the library, museum, senior center, and supporting uses. After taking public comment, the Planning Commission will make a recommendation to the Magna Metro Township Council. The Council will then hold a public meeting, at a later date, where they may take action that includes rezoning some or all of the property identified in this notice.

Owners of real property may, no later than 10 days after the day of the first public hearing, file a written objection to the inclusion of the owner’s property in the potential rezone area. This protest may be filed with the Planning and Development Services Department at #N3600, 2001 State St., Salt Lake City, UT 84190, or Wendy Gurr at wgurr@msd.utah.gov. Any written objection so filed will be provided to the Magna Metro Township Council. A copy of the Downtown Historic District (DH) Mixed Use Zone may be obtained by accessing https://magna.municipalcodeonline.com/book?type=ordinances#name=Chapter_19.55_DH_Mixed-Use_Zone or in person at the Planning and Development Services Department.



Attachment #4
Mailing List

Parcel	Property Address	Mailing Address
1430201001	2713 S 9200 W	2713 S 9200 W, Magna
1430201022	9187 W Magna Main Street	14476 S Center Point Way, Riverton
1430201023	9187 W Magna Main Street	14476 S Center Point Way, Riverton
1430211001	9145 W Magna Main Street	2882 S Hunter Crest Drive, WVC
1430211004	9145 W Magna Main Street	3330 S 8000 W, Magna
1430211002	9143 W Magna Main Street	2882 S Hunter Crest Drive, WVC
1430211003	9139 W Magna Main Street	8024 W Gompers Aenue, Magna
1430204002	9135 W Magna Main Street	9662 S 2740 W, South Jordan
1430204003	9131 W Magna Main Street	5701 W Sophia Brook Ln, West Jordan
1430204004	9113-9119 W Magna Main Street	464 N Pugsley St, SLC
1430204015	9105 W Magna Main Street	3027 S Lake Meadow Drive, WVC
1430207031	9087 W Magna Main Street	5068 W Charlene Lane, WVC
1430207002	9085 W Magna Main Street	9071 W Magna Main Street, Magna
1430207003	9075 W Magna Main Street	9071 W Magna Main Street, Magna
1430207004	9071 W Magna Main Street	9071 W Magna Main Street, Magna
1430207005	9069 W Magna Main Street	3445 S Oakland Avenue, Indianapolis, IN
1430207006	9065 W Magna Main Street	9065 W Magna Main Street, Magna
1430207033	9057 W Magna Main Street	PO Box 353, Magna
1430209001	9045 W Magna Main Street	PO Box 144575, SLC
1430209002	9039 W Magna Main Street	720 E Meadow Lane, Washington, UT
1430209003	9033 W Magna Main Street	PO Box 144575, SLC
1430209004	9027 W Magna Main Street	3751 S Wasatch Blvd, SLC
1430209026	9021 W Magna Main Street	2001 S State Street, SLC
1430209027	9021 W Magna Main Street	2001 S State Street, SLC
1430209006	9017 W Magna Main Street	6375 E Tanque Verde Road, Tucson, AZ
1430209007	9011 W Magna Main Street	691 E 4181 S, Millcreek
1430209008	9009 W Magna Main Street	9009 W Magna Main Street, Magna
1430226031	8977 W Magna Main Street	3133 E Cedar Pass Road, Eagle Mtn
1430226032	8997 W Magna Main Street	3133 E Cedar Pass Road, Eagle Mtn
1430226030	8997 W Magna Main Street	PO Box 510818, SLC
1430226002	8987 W Magna Main Street	3133 E Cedar Pass Road, Eagle Mtn
1430226003	8987 W Magna Main Street	3133 E Cedar Pass Road, Eagle Mtn
1430226004	8987 W Magna Main Street	3133 E Cedar Pass Road, Eagle Mtn
1430226005	8979 W Magna Main Street	3133 E Cedar Pass Road, Eagle Mtn
1430226006	8975 W Magna Main Street	691 E 4181 S, Millcreek
1430226007	8971 W Magna Main Street	691 E 4181 S, Millcreek
1430226008	8963 W Magna Main Street	8963 W Magna Main Street, Magna
1430226009	8957 W Magna Main Street	PO Box 731, Ogden
1430227023	8945 W Magna Main Street	2064 S Orchard Drive, Bountiful
1430227004	8919 W Magna Main Street	223 W 700 S #C, SLC
1430227005	8915 W Magna Main Street	8915 W Magna Main Street, Magna
1430228001	8895 W Magna Main Street	8895 W Magna Main Street, Magna
1430228002	8885 W Magna Main Street	8885 W Magna Main Street, Magna
1430228003	8875 W Magna Main Street	PO Box 270827, Susanville, CA
1430228004	8865 W Magna Main Street	PO Box 270827, Susanville, CA
1430228005	8855 W Magna Main Street	8855 W Magna Main Street, Magna

1430229001	8845 W Magna Main Street	8845 W Magna Main Street, Magna
1430229002	8827 W Magna Main Street	2878 S 9000 W, Magna
1430229003	8821 W Magna Main Street	3474 S Marigold Street, Magna
1430229004	8815 W Magna Main Street	3474 S Marigold Street, Magna
1430229005	8805 W Magna Main Street	8805 W Magna Main Street, Magna
1419452025	9152-9154 W Magna Main Street	PO Box 70536, WVC
1419452026	2651 S 9180 W	PO Box 609, Magna
1419452028	2605 S 9180 W	2605 S 9180 W, Magna
1419452027	9175 W 2600 S	2001 S State Street, SLC
1419453028	9124 W Magna Main Street	4897 S Wasatch Boulevard, SLC
1419453029	9120 W Magna Main Street	2930 S 8700 W, Magna
1419453024	9116 W Magna Main Street	2930 S 8700 W, Magna
1419453025	9108 W Magna Main Street	2930 S 8700 W, Magna
1419453016	9104 W Magna Main Street	2202 N 2600 W, Lehi
1419453017	9094 W Magna Main Street	PO Box 144575, SLC
1419454019	9078 W Magna Main Street	320 Parkview Circle, Bountiful
1419454026	9068 W Magna Main Street	320 Parkview Circle, Bountiful
1419454028	9064 W Magna Main Street	9067 W Magna Main Street, Magna
1419454023	9056 W Magna Main Street	PO Box 742, Magna
1419454024	9046 W Magna Main Street	PO Box 1778, West Jordan
1419455015	9024 W Magna Main Street	PO Box 65218, SLC
1419455004	2681 S 9040 W	1791 W Kirkham Way, Taylorsville
1419455016	9014 W Magna Main Street	8045 W Breeze Drive, Magna
1419455017	9010 W Magna Main Street	9010 W Magna Main Street, Magna
1419455018	9006 W Magna Main Street	4700 W Daybreak Parkway, South Jordan
1419476019	8980 W Magna Main Street	11 Red Hawk Lane, Park City
1419476026	8976 W Magna Main Street	3995 S 1500 W, WVC
1419476027	8974 W Magna Main Street	3995 S 1500 W, WVC
1419476015	8952 W Magna Main Street	8952 W Magna Main Street, Magna
1419476016	8952 W Magna Main Street	8952 W Magna Main Street, Magna
1419476012	8952 W Magna Main Street	8952 W Magna Main Street, Magna
1419476011	2650 S 8950 W	PO Box 220, Magna
1419476010	2632 S 8950 W	PO Box 220, Magna
1419476009	2618 S 8950 W	PO Box 220, Magna
1419476008	2610 S 8950 W	PO Box 220, Magna
1419476007	2610 S 8950 W	PO Box 220, Magna
1419477021	2670 S 8950 W	PO Box 144575, SLC
1419478016	8896 W Magna Main Street	2524 W Kamas Drive, Taylorsville
1419478017	8886 W Magna Main Street	PO Box 65827, SLC
1419478018	8876 W Magna Main Street	PO Box 65827, SLC
1419478019	2686 S 8850 W	1393 E Laird Avenue, SLC
1419479022	8840 W Magna Main Street	8840 W Magna Main Street, Magna
1419479018	8820 W Magna Main Street	8820 W Magna Main Street, Magna
1419479019	8808 W Magna Main Street	1426 S 1200 W, SLC