



**MAGNA CITY COUNCIL
MEETING AGENDA
July 9, 2024**

Webster Center
8952 West Magna Main Street
Magna, Utah 84044

PUBLIC NOTICE IS HEREBY GIVEN that the Magna City Council will hold a meeting on the **9th day of July 2024** at the Webster Center, 8952 West Magna Main Street Magna, Utah as follows:

**** Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.**

6:00 PM – PUBLIC MEETING

1. CALL TO ORDER
2. Determine Quorum
3. Pledge of Allegiance

4. PUBLIC COMMENTS (*Limited to 3 minutes per person*)

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the Council at this point by stepping to the microphone and giving their name for the record. The City Council is interested in hearing directly from residents. In an effort to be both transparent and responsive, the City Council previously adopted rules to help govern public meetings. As such, Councilmembers cannot respond directly to comments during ‘public comment.’ However, Magna staff will be responsible for responding directly to citizens who request a response. ***Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.***

5. Unified Police Department Report [*Chief Del Craig*]
6. 4th of July Update [*Kari Duckworth*]

7. CONSENT AGENDA

- A. Consider Approval of April 23, 2024 Minutes [*Nichole Watt, Clerk*]

8. DISCUSSION ITEMS

- A. Presentation by Rio Tinto Kennecott

- B. Discuss Magna Historic District Area Plan [*Matt Starley, Long Range Planner II*]

The Magna Historic District Area Plan.pdf :

https://drive.google.com/drive/folders/1XLWnop4jvcXVRJFeJ7QryNHm780BJLyg?usp=drive_link

The Magna Historic District Area Plan

Website: <https://experience.arcgis.com/experience/dd145b6aaf31417d90d78630eeeb98ee/>

- C. Discuss Replacement Costs of Fence at CW Farm Park [*David Brickey, City Manager*]

D. Discuss Administrative Law Judge *[David Brickey, City Manager]*

9. MANAGER/CITY ATTORNEY UPDATES

10. COUNCIL REPORTS

11. CLOSED SESSIONS IF NEEDED AS ALLOWED UNDER UTAH CODE ANN. 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 listing in Utah Code 52-4-205

12. ADJOURN

ZOOM MEETING:

Topic: Magna City Council Meeting

When: Jul 9, 2024 06:00 PM Mountain Time (US and Canada)

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_xVMc4S5_Q7aD8Q9k0H7Qrg

After registering, you will receive a confirmation email containing information about joining the webinar.

Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of the Magna Metro Township, will make reasonable accommodations for participation in the meeting. To request assistance, please call (385) 468-6703 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: Magna Metro Township website at www.magnametrotownship.org and the State Public Notice Website at <http://pmn.utah.gov> . Pursuant to State Law and Magna Ordinance, Councilmembers may participate electronically. Pursuant to Utah Code Ann. § 52-4-205, Parts of Meetings may be Closed for Reasons Allowed by Statute.

POSTED: July 6, 2024

DATE TUESDAY APRIL 23, 2024

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, APRIL 23, 2024, PURSUANT TO ADJOURNMENT ON TUESDAY, APRIL 9, 2023, AT THE HOUR OF 6:30 PM, AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: TRISH HULL
AUDREY PIERCE
STEVE PROKOPIS
MICK SUDBURY

COUNCIL MEMBERS EXCUSED: ERIC BARNEY

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL
DAVID BRICKEY, MANAGER

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Mayor Pro Tempore Audrey Pierce presided.

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Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America was recited.

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Public Comment

Tom Radden stated he purchased property at 8980 Magna Main Street a couple of years ago, with the intent of putting in a car dealership, but he could no longer do that due to the new Downtown Historic District (DH) zone imposed on the area. He was not able to use the property for any of the current allowed uses. His building was not a retail/office type of space, as 70 percent of it was on a sloped floor; there were no windows to the east, west, or north; it did not have air conditioning; and the parking was inadequate. Therefore, he would have to sell the property at a discounted price. The allowed uses in the DH zone were so restrictive that many of the owners of the buildings on Main Street were forced out of business, and vacant buildings reduced property values. Then, 9200 West was recently closed impeding traffic to the area, and Main Street is in poor condition. If he could not sell his building, it would become another vacant property exacerbating the situation. He asked that the Council remove the DH zone and allow for more uses in the area.

Kari Duckworth expressed appreciation to whoever put up electronic signing near her home. She had been wanting that signage for years.



Unified Police Department Report

Chief Del Craig stated the Unified Police Department (UPD) Magna Precinct has been clearing abandoned vehicles from the Frontage Road at 8000 West SR 201. There were about 35 vehicles there, and of those, about 20 of the owners complied with the law. However, 15 of the vehicles had to be towed away. The Magna Precinct also asked 13 squatters on 8000 West California Avenue to clear their vehicles from the area. Ten of those squatters complied, but three had their vehicles towed. One of the squatters was an elderly woman, who needed social services' assistance. The UPD will try to help her transition into some sort of housing.

Officers from the Magna Precinct are monitoring the regional park this summer, due to people parking in the red zone during games. He will continue to work with the County's Parks and Recreation Services Division to remedy those parking issues. There had also been some issues regarding all-terrain vehicles (ATVs) on the property, but that issue was addressed. However, there may need to be some signage put up in the residential area.

Council Member Prokopis stated parking at the park is inadequate for weekends during the summer. The Parks and Recreation Division planned to create more parking, but that was a couple years out, and an interim fix was needed right away. He suggested putting in a temporary gravel area close to the soccer fields for overflow parking, which could be done relatively inexpensively. If an emergency vehicle needed to get in and out, it would not be able to pass between the vehicles parked on both sides of the driving lane.

Council Member Hull suggested putting up signage that said parking would be enforced and vehicles would be ticketed.

Chief Craig finalized his report stating some problems were happening at the CW Farm properties on 3100 South 8000 West, which the Magna Metro Township probably needed to address. The fence to the west on 8000 West was damaged, and although it was repaired, there is a gap between the fence that goes around the park and the property boundary that has a chain link fence around it, which people were entering.

Council Member Sudbury stated kids have been vandalizing that property, breaking off sprinkler heads and poles that were holding trees up. There is also a weed control problem there, and four pine trees have died.



Financial Report

Dave Sanderson, Financial Manager, reviewed the budget, stating not much has happened since last month. The Magna Metro Township has spent \$115,000 of its administration budget, which is less than 10 percent of the entire year, and the cemetery budget is currently at

\$445,000. This budget is only for six months, through June 30th. The next full year budget will be from July 1, 2024, to June 30, 2025.



Community Stakeholder Reports

Fourth of July

Kari Duckworth stated so far, there are 19 parade entries, 16 vendor interest applications, 13 volunteers, and commitments from sponsors of \$4,500. She was also working on getting a donation from Pepsi. Banners and flyers will be put up this week. Some people have expressed concern with the number of parade entries this year. There were a couple more months to sign up, but based on last year, most entries were sent in early. She would follow up with people who expressed interest, but never signed up. Then, a committee member created a Link Tree, which has a QR code on it that links to tabs for volunteer forms, parade forms, the sponsorship letter, the website, and a Facebook page. There is a committee meeting this Thursday at 6:00 PM at the Webster Center, the focus of which will be activities at the park.

Council Member Prokopis asked if the QR code was on social media.

Ms. Duckworth stated the committee has put the word out on Instagram. It also handed out flyers at a kid-related event, but did not get a lot of interest, and it will be handing them out at an upcoming event in May. Getting the banners up might also help.

Council Member Sudbury asked if any school bands had signed up yet.

Ms. Duckworth stated no, but the committee is still reaching out to the school districts on that.

Council Member Hull stated Magna might want to consider getting a float in the future. During the Utah League of Cities and Towns conference, an event planner for South Jordan informed her there was an unwritten agreement between all the cities that have floats that if a representative from one city participates in another city's parade, someone from that city will reciprocate. However, cities only participate with cities that have a float.

Ms. Duckworth stated she talked to a church that did floats, but it did not have time to help with the Magna Metro Township parade because it was busy getting ready for the 24th of July. She did not know who else to contact about a float.

Council Member Sudbury stated the cost to buy a float was \$85,000. West Valley City leases its float from Modern Display, which can change the design and share that same float with other cities.



out that way. Those young drivers needed to turn left from an intersection with a traffic light, so they were not crossing four lanes of traffic to do so.

Mr. Tucker stated the Legislature passed HB 148, to fund the restoration of the intersection at 8140 West, and that could tie in too.

Council Member Hull asked if a traffic light at 8400 West Cordero Drive would qualify for the Federal Government’s Safe Streets and Roads for All grant funding, and if so, whether the Magna Metro Township could get those funds in time to install that.

Mr. Tucker stated he would ask about that. The MSD’s Planning and Development Division and the County’s Public Works Engineering had its first bi-monthly meeting today, to try to better coordinate. They are putting together an agenda to go over projects and talk about big issues. Today, they talked about new grants for various communities, including the Safe Streets and Roads for All grant. They have also been having conversations about how to better communicate with the Magna Metro Township.

David Brickey stated he would send an email to Marla Howard, General Manager, and Brian Harsell, Associate General Manager and Treasurer, MSD, telling them what the Council expected from the MSD going forward.



Consent Agenda

Council Member Sudbury, seconded by Council Member Hull, made a motion to approve the consent agenda. The motion passed unanimously.



Action Items

Resolution 2024-04-01

David Brickey reviewed the resolution authorizing a real estate purchase agreement for the purchase of approximately 0.55 acres of property located at approximately 8050 West 2700 South. If the Council approved the resolution today, he could probably close on it Monday or Tuesday of next week. The goal is to merge 2700 South and 2820 South at 8000 West at a 90-degree angle. Right now, the two roads are 500 yards apart. The Council would need to acquire additional properties for this to occur. This property owner is selling the property for a quarter of the amount the Council budgeted to acquire a different property through eminent domain.

Council Member Prokopis stated realigning this intersection was part of the Magna Metro Township’s long-range plan, and when this property became available, the Council took advantage of the opportunity to buy it.

DATE TUESDAY APRIL 23, 2024

Council Member Hull, seconded by Council Member Prokopis, moved to approve the following Resolution 2024-04-01. The motion passed unanimously.

RESOLUTION NO. 2024-04-01

Date: April 23, 2024

A RESOLUTION AUTHORIZING THE MAYOR OR DESIGNEE TO SIGN A REAL ESTATE PURCHASE AGREEMENT FOR THE PURCHASE OF PARCEL # 14-29-226-049-0000 LOCATED AT APPROXIMATELY 8050 WEST 2700 SOUTH CONSISTING OF APPROXIMATELY 0.55 ACRES

WHEREAS, Catamount Properties 2018 LLC owns a parcel of property: Parcel #14-29-226-049-0000 located at approximately 8050 West 2700 South in Magna (the "Property"); and

WHEREAS, the Property consists of approximately 0.55 acres; and

WHEREAS, Catamount Properties 2018 LLC has offered to sell the Property to Magna Metro Township; and

WHEREAS, the Magna Metro Township Council has determined that acquiring the property benefits the health, safety and welfare of Magna's residents.

NOW, THEREFORE, NOW, THEREFORE, BE IT RESOLVED BY THE MAGNA METRO TOWNSHIP, COUNCIL, STATE OF UTAH, AS FOLLOWS:

Section 1. The Mayor or designee (City Manager, David R. Brickey) is authorized to execute the Real Estate Purchase Contract and other necessary documents if any that represent the sellers interest and Magna's interest in purchasing parcel #14-29-226-049-0000.

Section 2. Severability Clause. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, ON THIS 23RD DAY OF APRIL, 2024.

ATTESTED:

FOR THE MAGNA METRO TOWNSHIP:

/s/ LANNIE CHAPMAN
Salt Lake County Clerk
Metro Township Clerk/Recorder

/s/ ERIC BARNEY
Mayor



Manager Updates

David Brickey stated he submitted a recording of the retreat to the County Clerk's Office and hoped to have a draft of the minutes by next week so the Council could review them and verify its goals. He will put a resolution on the May 7th agenda for the Council to authorize the decision it made on the name of the city. He will need to get that name to the Lieutenant Governor's Office, so it can inform the public. The Council can disclose that name to the public at the appropriate time. Also, Wasatch Front Waste and Recycling District (WFWRD) provided him with some information on four different options for consideration for community cleanup. A fifth option would be to reach out to other agencies to see if they would match any of the prices. He would put this on for a discussion on May 7th.

Council Member Pierce stated the Council is trying to find additional ways to provide waste receptacles to the community for property cleanup. The receptacles with Wasatch Front Waste and Recycling District's Seasonal Container Reservation Program get taken up so fast that not everyone who wants one can get one. She would like this discussion placed on the next agenda, and she would like someone from WFWRD to come and discuss it with the Council.

Council Member Sudbury asked how soon a request-for-proposal (RFP) could go out so the Council would know what the costs were.

Mr. Brickey stated he could approach the Greater Salt Lake Municipal Services District (MSD) to see how quickly it could put together a request-for-quote (RFQ) and to see what was available, as it is challenging to get receptacles this time of year.

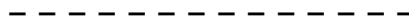
Council Member Pierce suggested the Council check with the State to see if it had a list of companies it contracted with. If it did, the Council would not need to do an RFP.



Council Reports

Wasatch Front Waste and Recycling District (WFWRD)

Council Member Sudbury stated the Board met yesterday in a closed meeting to discuss some private letters that went out regarding an issue with one of the managers. There was no way to back up what was said in the letters, so the board discussed whether a disgruntled employee could have sent them.



Unified Police Department (UPD) / Salt Lake Valley Law Enforcement Service Area (SLVLESA)

Council Member Prokopis stated the separation of the Sheriff from the UPD will occur July 1st. The UPD and SLVLESA Boards have had several meetings to work through their budgets to meet the needs of all the parties. The next UPD Board meeting will be held Thursday

at 9:00 AM, followed by the SLVLESA Board meeting, at which the board will present a draft resolution of its budget. The Sheriff did not get what she wanted, nor did the remaining members of SLVLESA get what they wanted. The Sheriff will have some startup costs, which the board accounted for. However, that required a 2.5 percent cut across the board to the remaining entities of SLVLESA. With the help of Chief Del Craig, the board identified a couple of vacant positions within the Magna Precinct that it could eliminate. The board hoped to have an agreement as early as Thursday. The members of the UPD agreed to keep the UPD model together going forward, but they were going to miss the Sheriff and the 10,000 residents leaving the UPD.

Council Member Hull stated Drug Take Back Day is this Saturday from 10:00 AM to 2:00 PM in the Reams parking lot, where the UPD and the Drug Enforcement Administration (DEA) will be taking unused prescription drugs to safely dispose of. Naloxone will also be distributed there.

Utah League of Cities and Towns

Council Member Hull stated she attended the League of Cities and Towns' Midyear Conference, at which the Magna Metro Township received a Healthy Utah Community redesignation plaque. Eleven communities received a Healthy Utah Community redesignation, and six communities received a new designation. Being a Healthy Utah Community requires ongoing efforts to stay healthy and make sure goals get accomplished.

Unified Fire Authority (UFA) / Unified Fire Service Area (UFSA)

Council Member Hull Council Member Hull stated the UFA Board is in the middle of its budget session. The member fee will be increased by 5.5 percent this year. The UFA is working on opening ambulance service at Station 107 Oquirrh Shadows in West Jordan. There are no fire trucks or ambulances there now. The UFA needs that station open because West Valley and West Jordan are handling a lot of Kearns' cases.

Council Member Prokopis stated the UFA hosts a pancake breakfast event at local fire stations throughout the UFA service area every other year. It will hold the event for Magna sometime this fall. The UFA also hosted Fire School 101 on April 12th. This is a one-day event held every year where elected officials get hands on education in several aspects of fire service, and they get to wear gear.

Council Member Pierce stated she attended Fire School 101 this year. Attendees wore gear and were taught how to respond to medical calls and fire calls, what firefighters had to learn regarding physical activities and crawling through tight spaces, and about search and rescue. Firefighters volunteered their time that day to do the training, including some from the stations in the Magna Metro Township. She felt it had been a good networking opportunity.

DATE TUESDAY APRIL 23, 2024

Magna Chamber of Commerce

Council Member Pierce stated she attended last week’s meeting where the presenter was from the Magna Library and spoke about the resources available at the library, including resources that could help businesses. The Greater Salt Lake Municipal Services District’s (MSD) new economic development manager was in attendance to find out what businesses were coming to the Magna Metro Township. Kari Duckworth was also in attendance looking for volunteers and sponsors to get the 4th of July banners up. She felt the Council needed to encourage more people to attend to help with community presence, and for Council Members to attend when they could.

Animal Services Advisory Committee

Council Member Pierce stated the next meeting is this Thursday.

Greater Salt Lake Municipal Services District (MSD)

Council Member Pierce stated she will be attending the meeting tomorrow evening for Mayor Eric Barney.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

LANNIE CHAPMAN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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DATE

TUESDAY

APRIL

23, 2024

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Meeting Body: Magna City Council

Meeting Date: June 11, 2024

Planner: Matthew Starley, Long Range Planner II

Project Name and File Number:
 OAM2024-001175: Magna Historic District Area Plan

Project Type:

- New General Plan Element
- General Plan Amendment
- New Master or District Plan
- Master or District Plan Amendment

Areas Affected: The Historic District Plan Area (MHDAP), shown on the map on pg. 17, encompasses nearly 2 square miles representing the northwest corner of urban Magna.

Key Findings:

- Magna can promote economic vitality & sustainability in the district by balancing retail sqft and housing availability.
- Magna can create parking solutions facilitating economic activity and development in the historic core using of multi-faceted approach to improving public/private parking and identifying a public parking pool.
- Magna can update the environmental conditions of the district by introducing streetscape furnishing and updating parks and open space throughout the district.

Staff Recommendation: That the council review the Magna Historic District Area Plan document and website and make recommendation as required to meet the perceived needs of the plan area and community at large.

SUMMARY

Historic Main Streets, when performing at their best, function as the economic and social heart of a community. They are a visual manifestation of the community’s history, culture, pride, and vibrancy. They are walkable, shoppable, entertainment districts that provide a community-managed outdoor mall that provides a familiar and comfortable venue to host community events, markets, fairs, and celebrations. A vibrant and vital historic main street acts as the centerpiece of a neighborhood where people live, work, and play.

Magna’s Main Street peaked in 1970’s but has seen little development since that time. In 2020, in the aftermath of a damaging earthquake, Main Street was designated as a National Historic District. At the same time, Magna was selected to participate in the Utah Main Street Program. These designations generated additional community interest in reviving the downtown core.

In 2021, the MSD Planning Staff was tasked with preparing a Historic District Area Plan to create a vision for the future of Magna’s Main Street and surrounding blocks. The multi-year planning process has been a collaborative effort, with contributions from the Planning Commission and Council, members of the public, Rio Tinto Kennecott, the State Historic Preservation Office, UTA, Salt Lake County Economic Development, and other key stakeholders. Through recommendations for land use, parking, streetscape improvement, signage, and branding, the Plan is intended to guide Magna toward its Main Street vision of becoming a, “vibrant family-friendly, family-serving historic main street that acts as the centerpiece of a community where people live, work, and play”.

On June 13th, the drafted Historic District Area Plan will be presented to the Planning Commission for consideration. Following a public hearing, the Planning Commission may recommend that the Council adopt, adopt with revisions, or not adopt the Plan as drafted.

ATTACHMENTS

The following attachment is included as supplementary materials to the end of this staff report:

Attachment 1: *Magna Historic District Area Plan.PDF*

- *Plan Document Drafts for print and screen, as well as section extracts can be accessed using the following Google Drive Folder Link:*
https://drive.google.com/drive/folders/1XLWnop4jvcXVRJFeJ7QryNHm780BJLyg?usp=drive_link

See also: Magna, Utah's Historic District Area Plan Web Experience:

<https://experience.arcgis.com/experience/dd145b6aaf31417d90d78630ebeb98ee/>

- *Magna Historic District Area Plan draft pdf, as well as chapter and section draft pdfs are also available utilizing the links embedded within the website.*

BACKGROUND

Project Purpose:

The MSD Planning Staff was tasked with creating a District Plan for Magna's Main Street in order to spark revitalization following the 2020 earthquake, and guide Magna's participation in the Main Street Program and National Historic Register. The Magna Historic District Area Plan ("MHDAP") is intended to be a long range vision for Magna's greater Historic District area, aligning:

- The needs and desires of the community members regarding updates to the historic district, open space and transportation opportunities, and future development and economic opportunities within the area;
- The vision and goals outlined in the General Plan.;
- The economic development and housing needs of the historic neighborhood and City as a whole;
- The needs of district property owners and development community; and
- The incentives and opportunities associated with, the National Historic District Designation, Utah Main Street Program, and the active Community Reinvestment Area (CRA).

The MHDAP specifically creates a guiding framework for:

- Updating the physical environment within and around the Historic District core.
- Promoting context-sensitive development and renovation within the historic district and surrounding neighborhood.
- Capitalizing on funding opportunities available to Magna City, businesses, property owners, and developers operating within the district area; and
- Updating zoning ordinances and other regulatory frameworks affecting the area.

Project Timeline:

The planning process began in 2021. The project has been influenced by and influential to municipal efforts throughout the period of its development. Phases of the plan development and projects initiated in the effort included:

1. An inventory and analysis of existing conditions to establish housing and economic development targets and goals that work to ensure future economic vitality and sustainability, as well as address housing affordability and availability issues within the district area and city.
2. A collaborative effort with Utah State University Department of Landscape Architecture and Environmental Planning, 4100 Urban Studio led by Professor Caroline Lavoie in the Spring 2021. The Studio helped to develop concepts for updates to the Historic District and explore best practices in planning and design as applied to Magna City by a group of young planners and designers.
3. Development of Magna Moderate Income Housing Plan goals and strategies for Magna City, adopted in 2022. Completion of the MHDAP demonstrates measurable progress toward meeting Magna's identified Moderate Income Housing strategies.
4. A collaborative effort with University of Utah Department of City & Metropolitan Planning 6440 Urban Design Principles led by Professor Mark Morris in the fall of 2022. The Studio conceptualized site development for potential project sites in the Historic District Core.
5. A collaborative effort with Utah State University Department of Landscape Architecture and Environmental Planning, 2720 Site Design Studio led by Professor Dave Evans in the Spring 2023. The Studio designed updates to the open spaces within the Historic District Area, including Magna Mantle Park, Magna Copper Park, and the Historic Main St. streetscape.
6. The development, adoption, and application of the Downtown Historic District Mixed-Use Zone. The new zoning district was adopted by Magna Council on June 16, 2023.
7. Plan Document development for updates to the Historic Core including streetscape updates, district branding, street furnishing and signage, as well as solutions for circulation and parking issues (completed over the course of 2023).
8. Plan document development creating guidance for development within the plan area. Including the representation of a buildout scenario for the Downtown Historic District Mixed-Use Zone, and the outline of an overlay zone plan that articulates where residential density increases should be allowed (completed 2023-2024).
9. The development of an accompanying plan document Website, Magna's Historic District Revival (2024): <https://experience.arcgis.com/experience/dd145b6aaf31417d90d78630eeeb98ee/>

Public Input:

Public engagement was integral to the development of the plan document. Planning Staff attended multiple public activities to engage in-person with district residents and visitors. Three separate online surveys were released to collect public input on the subjects of: existing and future conditions in the Historic District generally, branding of the historic district, and potential updates to the Magna Neighborhood Park properties.

As the MHDAP has approached completion, efforts have been made to communicate the results to the community for their feedback. Updated drafts have been presented to local community organizations, including Magna Main Street Alliance (MMSA) on March 6, 2024, and Magna Communities that Care on March 26, 2024. Plan drafts were also presented to the community during a site visit from leadership within the America Main Street Program June 6, 2023, and project updates have been given to the Magna Planning Commission and Council during the development process. Plan drafts have also been shared with regional partners and stakeholders for review and comment including Rio Tinto, Salt Lake

County Parks and Recreation, Salt Lake County Economic Development, Utah State Historic Preservation Office, and Utah Main Street Program.

Feedback from the public has been primarily very positive. Community members have expressed interest in participating in beautification efforts and excitement about the potential updates to open spaces and opportunities for new businesses. Some community members have expressed concerns about the plan's recommended increase in residential units, and potential for increasing competition for parking spaces and community resources. However, recommendations in the drafted Plan related to proposed district parking solutions and increased access to public transportation resources have helped to reduce these concerns.

State Code Requirements:

There are no state code requirements specific to the development of District Plans. However, municipalities are generally allowed to plan for historic preservation, civic activities, cultural opportunities, and prosperity (economic development). 10-9a-401. Adoption of the document creates no obligation to complete projects and proposals outlined.

Decision-Making Authority:

The Magna Planning Commission, as the advisory body for the City of Magna, may make a motion to recommend the Area Plan Document for adoption following a public hearing. The Magna Planning Commission may recommend that the Council adopt, adopt with revisions, or not adopt the MHDAP as drafted. The Magna Council, as the legislative body for the City of Magna, has the final decision-making authority regarding the MHDAP. Following a recommendation from the Planning Commission, the Council may adopt, adopt with revisions, or not adopt the Plan as drafted.

PLAN CONTENT

Sections: Magna Historic District Area Plan Chapters and Sections

Summary & Relevance pg. 06 – *This section introduces the reasoning for engaging in the planning projects and outlines some of the opportunities that have been established to encourage renovation and development in the district area.*

Chapter 1. Introduction pg. 12 – *This section begins by establishing Magna's role in a regional planning context. It then outlines the development history of the district and discusses how that has influenced existing character and current community conditions.*

Chapter 2. Inventory and Analysis pg. 30 – *This section contains a thorough analysis of existing economic and housing conditions within the district. Effort is spent on explaining the consistent commercial vacancy and lack of vitality within the historic core. Solutions identified include the need to balance retail and service square footage (sqft) available in the district with the number of housing units and district residents living within a walkable context of the Commercial Main St. Analysis also identifies gaps in housing affordability within the district, and makes suggests for providing greater equity in housing accessibility within the area.*

Chapter 3. Public Engagement pg. 60 – *This section is dedicated to outlining the public engagement approach utilized for the development of the plan document, as well as the results of online surveys on the district generally and the more specifically on the branding of the district.*

Chapter 4. Goals, Metrics, & Strategies pg. 68 – This section is dedicated to outlining the economic development and housing solution identified in the inventory and analysis section and integrating them with goals regarding improvements the streetscape environment of the Historic core, updates to open space and active transportation opportunities, and coordination with public transportation resources and future plans.

Chapter 5. The Historic Core pg. 76 – This section focuses on improving the streetscape environment of the National Historic Commercial District and the surrounding area. Emphasis is placed on improving walkability within the district through updates to sidewalks, bulb-outs, street furniture such as benches and bikes racks. Parking solutions are recommended along with updates to the district’s alley system. Also, area beautification and event planning solutions are also articulated.

Chapter 6. Development in the Historic District pg.114 – This section outlines development scenarios articulating the capacity of the HDMUZ to accommodate growth within the Historic Core. It also outlines an overlay zone plan for the remainder of the district that will direct growth where it can best be accommodated within the district and improve the performance of existing zoning to ensure the character of historic neighborhoods is preserved.

Chapter 7. Regional Connectivity and Open Space pg. 144 – This section is focused on improving open space and trails opportunities within the district. Special attention is paid to the potential that updates Manga Copper Park mu act as regional attraction to the district supporting economic development and provide improved access to amenities for district residents.

Chapter 8. Work Program and Goals pg. 164 - This section is dedicated to outlining the action items and initiates that will be required to accomplish the goals and strategies articulated in the plan document. The chapter provides a mapped timeline that attempts to articulate projects and the geographies to which they relate. The chapter also provides a work program tables that match categories for historic district management as described by the Utah and America Main Street Programs.

Index pg. 198 - This section assembles funding opportunities that should be considered when working to accomplish Work Program action items and initiatives. It also contains greater detail and guidance regarding the directives of the Magna General Plan, and includes additional information on regional funding partners.

Existing Conditions:

Chapter 2: Inventor and Analysis provides a review of existing conditions in the plan area. The chapter identifies issues related to land use, economic stability, and housing. Much of the research is centered on identifying contributing factors to persistent vacancies within the National Historic Commercial District and steps the city can make reverse this trend and provide the vitality and foot traffic required to support the total retail and service square footage existing within historic commercial buildings and additional commercial buildings added subsequently. The chapter provides examples of how these land uses in the district might be addressed to provide for greater economic stability and more economically inclusive housing opportunities.

Vision and Goals:

A vibrant family friendly-Family, family serving historic main street that acts as the centerpiece of a community where people live, work, and play.

Chapter 4: Goals, Metrics, & Strategies outlines strategies to:

- Promote, incentivize, and support context sensitive development in the district.
- Provide infrastructure supporting community development and walkability.

- Generate taxable value in the district.
- Support economic development within the district.
- Support housing diversity and affordability.
- Improve social organization and regional and rational Program Participation

Key Plan Recommendations:

Key plan recommendations are identified in Chapter 8, *Work Program & Transformation Strategies*. This Chapter establishes action items organized using the Main Street America Transformation Strategies Framework. There are four categories in this framework, and Chapter 8 articulates significant action items for the plan area within each category.

- **Economic Vitality Work Program Table** - The Economic Vitality Work Program Table focuses on zoning, public/private development opportunities, and business and entrepreneurial support. *Action Items Overview:*
 - Adopt Historic District Overlay Zones
 - Develop Historic District Parking Pool
 - Promote Public/Private Development in the Historic Core
 - Establish Historic District Business & Entrepreneur Support Program
- **Design Work Program Table** - The Design Work Program Table focuses on transformation and updating of the physical environment in the historic district. Action items are focused on updates to the streetscape, open space and trails, as well as infrastructure improvements such as updating of the alley system and downtown parking opportunities. *Action Items Overview:*
 - Improve the streetscape and environmental conditions of the Historic Core with the addition of streetscape furniture and improvements to the bulb-outs.
 - Improve Open Space Opportunities in Magna Mantle Park, Copper Park, and Neighborhood Park.
 - Improve Streetscape corridor on 8400 w.
 - Support the addition of active transportation projects within the district.
- **Promotion Work Program Table** - The Promotion Work Program Table focuses on items related to communicating the brand and identity of the Historic District. Promoting the areas businesses, economic development opportunities, events, and partnerships under a cohesive brand. *Action Items Overview:*
 - Improve the streetscape environment withing the historic core with public art, murals, signage, and banners.
 - Develop a brand, logo, and slogan for promotion of the Historic District.
 - Develop promotional materials and website to advertise district economic development opportunities, business, and events.
- **Organization Work Program Table** - The Organization Work Program Table focuses on building partnerships and programing in the historic district. Planning for advancement in the Utah Main Street Program and the formation of a Magna Certified League of Governments will increase avenues for grant and funding opportunities for business, property owners, and the municipality. *Action Items Overview:*
 - Support Magna Main Street Alliance in becoming an independent 501c3.
 - Develop a Magna Certified Local Government program.

- Expand Programming at the Baseball Diamond
- Continue to collaborate with Utah and America Main Street Programs.

STAFF ANALYSIS

Compatibility with Existing Plans and Ordinances:

General Plan Guidance - The Magna Historic District Area Plan (MHDAP) will support the existing General Plan document, by providing a greater level of detail and specificity for the area. The project will address over 60 items in the General Plan Work Program in the competition of this planning project. Some of the most notable action items in the General Plan Work Program are listed below for reference.

Work Program: Land Use & Neighborhoods

#9. Create and adopt an Illustrative Plan, Regulating Plan, Building Form Standards and Public Space Standards for Magna Main Street

#43. Advance efforts to capitalize on recently established historic district status.

#44. Create a study group to evaluate the expansion of the historic district to include part or all of the Old Magna Neighborhood

#45. Consider adoption of design guidelines for infill and replacement housing in the Old Magna Neighborhood to ensure preservation of the historic character of the area.

#3. Enhance existing and future commercial nodes to allow higher density residential development, improve walkability, connect the commercial areas to surrounding neighborhoods, and increase retail square footage.

#4. Review current parking requirements to ensure the highest and best use of land within commercial nodes.

#5. Create community entry areas that identify the primary entrances to Magna, create a sense of identity, and enhance community pride.

Integration of Stakeholder and Public Engagement:

Chapter 3: Public Engagement outlines a proactive approach that was adopted to ensure ongoing public awareness and participation throughout the planning process, employing a range of community engagement strategies. These strategies encompassed online interactions through surveys and face-to-face engagements at community events and gatherings, utilizing interactive posters and activities to foster meaningful dialogue about the future of Magna's Historic District Plan Area.

Online surveys and In-person engagement were used to engage residents, business owners, stakeholders, and visitors, all of which are important in shaping a shared vision for the Historic District Area. Survey responses are quoted throughout the document to demonstrate the public feedback was incorporated in the plan goals and recommendations.

Consistency with State Code Requirements:

There are no state code requirements specific to the development of District Plans. However, municipalities are generally allowed to plan for historic preservation, civic activities, cultural opportunities, and prosperity (economic development). 10-9a-401. Adoption of the document creates no obligation to complete projects and proposals outlined.

Anticipated Impacts:

The adoption of the Magna Historic District Area Plan provides guidance for important projects within the community. Including:

- The development and adoption of a Historic District Parking Ordinance providing guidance and solutions for parking issues associated with new development within the district.
- The development and adoption of Historic District Overlay Zones will guide context appropriate development opportunities in the district as well as help adapt existing zoning to the historic conditions existing within the district.
- Updates to the streetscape and environment of the National Historic District Area.
- Updates to public circulation in the district including improvements to the east/west alley system of the Historic Core.
- Updates to city and district signage and branding.
- Updates to open space and recreation opportunities within the district.
- Conceptual guidance for potential development projects in and around the historic core.

An important aspect of this planning effort has been to identify funding opportunities that can be coordinated to assist the community in accomplishing many of the recommended updates to streetscapes and the physical environment. Prioritizing suggested action items and budgeting for the required commitment to match funding will be paramount in accomplishing these goals.

STAFF RECOMMENDATION

MSD Planning Staff has thoroughly reviewed the drafted Magna Historic District Area Plan. In addition, the draft was sent to *Salt Lake County Economic Development, Salt Lake County Parks and Recreation, Rio Tinto, Utah Main Street Program, Magna Main Street Steering Alliance, and Magna Communities That Care* for comment. Based on their review and analysis, staff finds that:

1. The plan document is sufficient to provide local and regional partners with guidance for the coordination of updates to the streetscape environment, parks and open space, as well as active and public transportation opportunities.
2. The plan document provides justified targets regarding economic and housing development within the district, and outlines the steps required to facilitate context appropriate development in strategic locations throughout the district.
3. Outlines expectations for updates to the public and private parking opportunities, as well as improvements to automotive and pedestrian circulation in and around the Historic Core.
4. The plan document reflects the desires of community members and businesses owners in the district, and outlines opportunities to develop regional attractions that can encourage increased visitation and economic activity in the district.

Given the above findings, staff recommends the following action: That the council review the Magna Historic District Area Plan document and website and make recommendation as required to meet the perceived needs of the plan area and community at large.

NEXT STEPS

Public notice of the staff recommendation for the Magna Historic District Area Plan has been made prior to this council session. Public comment will be taken June 13th, 2024, during the Magna Planning Commission session. Once the public has had a chance to comment, the Magna Planning Commission will have the opportunity to vote on a recommendation to Magna Council for the proposed area plan. Voting options are as follows:

- Vote to recommend adoption by the Council.
- Vote to recommend adoption by the Council with modification.
- Vote to recommend the document not be adopted by the Council.

Staff will return to Council during the July Working Meeting to review the plan document with the Council to present any revisions made as a result of recommendations made by the public, PC, as well as any recommendations made by the Council during or after this session. Baring any further revision required, Staff will approach the Council for a vote to adopt the Magna Historic District Area Plan as a guiding document for the plan area and city during at the subsequent Magna Council Business Meeting.