

Hearing on Conditional Use
permit
8840 West Magna Main Street

Property Owner: Special Trust Dated February 3, 2017, Donnie R.
Sweazey Trustee

Process

- Quasi-Judicial
- City presents
 - Call Witnesses
 - Property Owner may cross examine
- Property owner presents
 - Call Witnesses
 - Property Owner may cross examine
- City may present rebuttal
- Commission makes a decision – Instruct staff to prepare a detailed written decision
 - Must include legal basis and factual evidence relied on in making the decision

Property

- .49 Acres
- C-3 Zone
- Owner
 - Special Trust
 - 02/03/2017
 - Donnie Sweazey, Trustee

The screenshot shows a web-based parcel viewer interface. The main map area displays an aerial view of a residential neighborhood. A specific parcel, located at the intersection of S 8850 W and W MAGNA MAIN ST, is highlighted with a yellow border. This parcel is labeled with the number '14-19' and '479-022'. Surrounding parcels are labeled with numbers such as 478-006, 478-007, 478-008, 478-015, 478-016, 478-017, 478-018, 478-019, 479-013, 479-018, 479-019, 479-024, 480-009, 480-010, 480-011, and 480-012. The text 'MAGNA CITY' is visible in the lower-left quadrant of the map. The interface includes a toolbar at the top with various navigation and tool icons, and a detailed data panel on the right side.

Parcel

Parcel Record	14194790220000
Owner	SPECIAL TRUST 02/03/2017 SWEAZEY, DONNIE
Address	8840 W MAGNA MAIN ST
Total Acreage	0.49
Tax Class Id	
Property Type	537
Tax District	ACB
% Exempt	
Exempt Type	
Municipal	C-3
Zone	
MLS Number	

Valuation / Tax Year 2025

Land Value	\$ 206,200
Building Value	\$ 108,500
Final Value:	\$ 314,700

Legal Description:
LOT 1, BLK 1, LINCOLN ADDITION #1 SUB. ALSO BEG 48.6 FT S & N 88°45' E 2074 FT M OR L PR 1/4 COR BETWEEN SEC 19 & 30, T 15, R 2W, S 1/4 M (ACCORDING TO FERRON SURVEY); N 1° W 174 FT; N 88°45' E 68 FT M OR L TO FENCE; ALG SD FENCE S 1° E 174 FT M OR L TO N LINE OF COUNTY ROAD; S 88°45' W 68 FT M OR L TO BEG. 5813-1385 9256-8833 9255-4099,4101,4102 09991-7573

Land

Structures

Value History

Results 1

Conditional Use Permit

- 2010 – Amended Conditions of Approval & Approved Site Plan
 - Included 13 Conditions
 - Site Plan



SALT LAKE
COUNTY

PETER M. CORROON
Salt Lake County Mayor

Linda Hamilton
Public Works Department
Director

**PLANNING &
DEVELOPMENT
SERVICES**

Rolen Yoshinaga
Planning & Development
Division Director

Salt Lake County
Government Center
2001 South State Street
Suite N-3600
Salt Lake City, UT 84190-4050

801 / 468-2000
801 / 468-2169 fax

March 31, 2010

To Whom It May Concern:

RE: Amendment of Conditions of Approval
and of the Approved Site Plan

File #: 25340

Property Location: 8840 W 2700 S Magna

Parcel Number: 14-19-479-022-0000

Zone: C-3

Approved Uses:

Used Car Lot -	approved April 22, 1980
Auto Repair -	approved December 18, 1990
Oil & Lube Shop-	approved June 3, 2002
Tire Sales	approved March 25, 2010

allowed as an accessory use related to the
auto repair shop

**THIS LETTER AND THE ATTACHED APPROVED SITE PLAN
CONSTITUTE YOUR CONDITIONAL USE PERMIT.**

Approval is subject to compliance with all of the following:

1. No overnight storage of vehicles except in the north storage yard area. (see # 4 and # 5 below)

No vehicles larger than passenger vehicles (cars or 1 ton trucks) may be stored in the north storage area.

The north storage area must be fully enclosed with a 6' high (minimum) solid visual barrier fence. Chainlink with slats is acceptable provided the slats are properly maintained.

If tires are to be stored in the north yard area the following parameters must be met:

The tires (or other combustible materials) must be located a minimum of 3 feet from the property / fence line and may not be stacked higher than 6 feet. [IFC 315.3, exceptions]

Anything stored in the north yard area must not be visible above the fence.

2. Landscape areas must be created as illustrated on the approved site plan. These areas can be filled with decorative gravel and boulders in lieu of live plant materials. The gravel must be contained with curbing of some sort (landscape timbers are acceptable provided they are firmly attached to the ground. These areas must be permanently maintained in a weed free condition. No storage of any kind is allowed in these areas.

3. If live plant materials are used in the landscape areas a sprinkling system is required.

4. Six (6) parking spaces are provided for daytime parking of vehicles other than those being displayed "for sale." These vehicles must be licensed operable vehicles. Any such vehicle which must be stored for more than 1 day (over night) must be moved to the north storage area or be stored inside the garage. (see #1 above)



An additional 2 vehicles may be parked along the east fence line provided they are parked parallel to the fence and provided that the fence height is a minimum of 4 feet and is a solid visual barrier fence. (see #6 below).

The "panel truck" which is used to hold old tires which will be hauled off to be properly disposed of may also be stored along the east fence line provided the fence height is increased to 6 feet and a 6 foot solid visual barrier fence is also installed on the south side of this storage area so that the truck is screened. Otherwise the truck may be stored in the north storage area.

5. Used Vehicles which are fully operable and ready to be sold may be displayed on the south side of the property (maximum of 7 vehicles) and on the west side of the property (maximum of 12 vehicles) as indicated on the site plan. An additional 5 compact vehicles may be displayed against the north fence. The use of wheel stops is required in order to protect the fence.



6. A solid visual barrier fence is required along the east property line. Chainlink with slats is acceptable provided the slats are properly maintained. The fence height may be reduced to 4 feet high from the front of the shop to the front (south end) of the property. This fence must also be a solid visual barrier fence. Chainlink with slats is acceptable provided the slats are properly maintained.

7. Repair and properly maintain the wood fence to north or replace it with a 6' high (minimum) chain link fence with slats. The slats must be properly maintained.

8. Hours of operation for the auto repair is limited to the hours between 7:00 am and 8:00 pm.
9. No storage of vehicles or anything else outside of the north storage area. Vehicles on display "for sale" are not considered stored vehicles however the number of vehicles which can be displayed is limited see # 5 above.
10. No parking or storage of any kind is allowed in the hatched areas illustrated on the site plan.

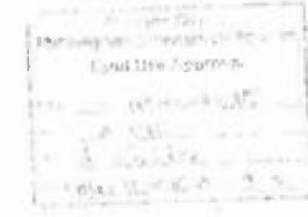
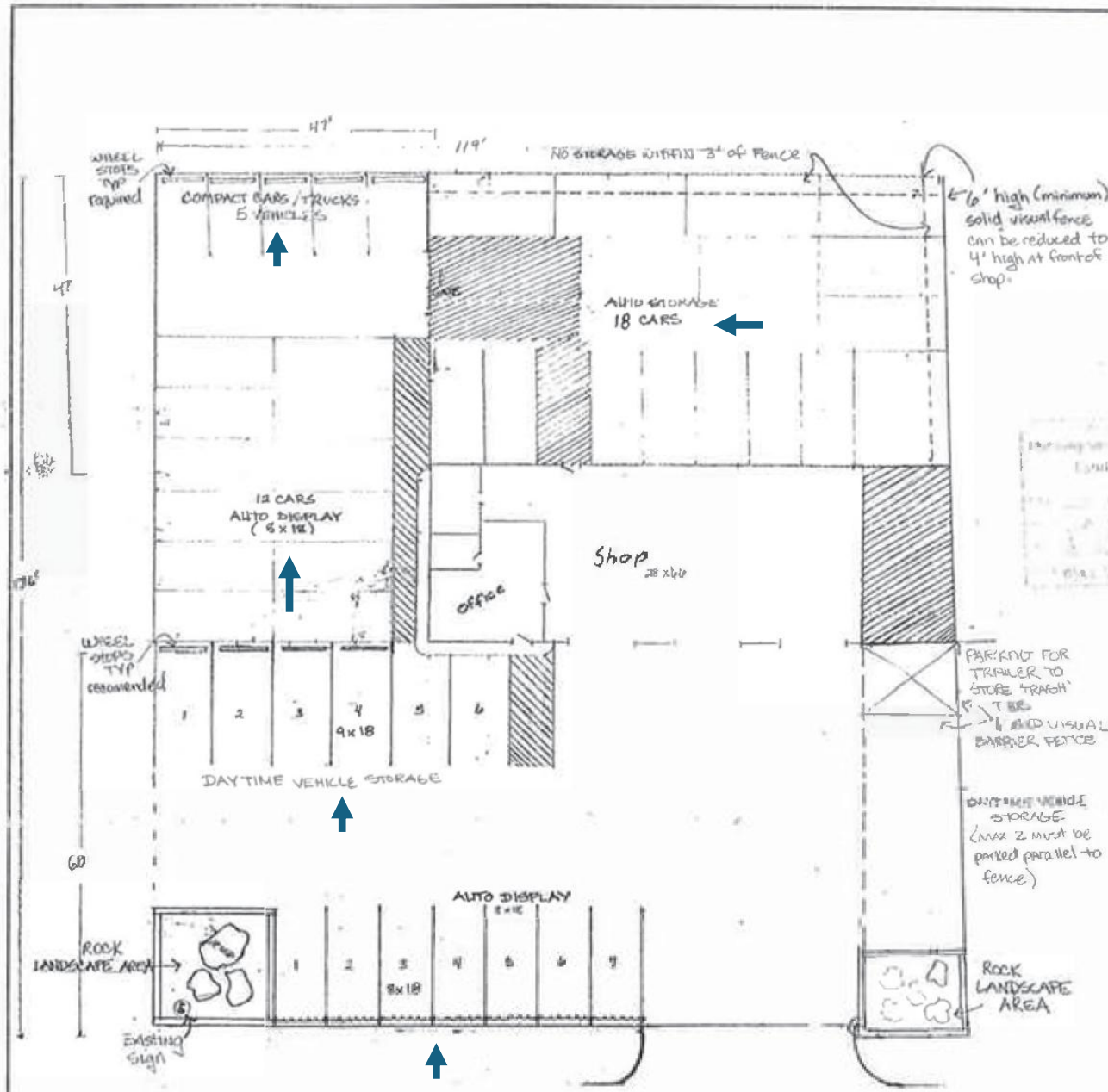
Exception: storage of the garage "overhead doors" may be stored in the east side yard of the shop.
11. All parking and display areas must be clearly striped and maintained as illustrated on the approved site plan.
12. All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes. [19.64.050B]
13. Review upon complaint.



Respectfully,

Debora Riddle
Senior Planner

pc: Stewart Gray, UFA
John Hill, Urban Hydrology
Greg Baptist, Grading Specialist
Brian Beck, Code Enforcement



March 31, 2010
 By: [Signature]
 R/L: [Signature]
 File # 25340
 [Additional text and signatures]

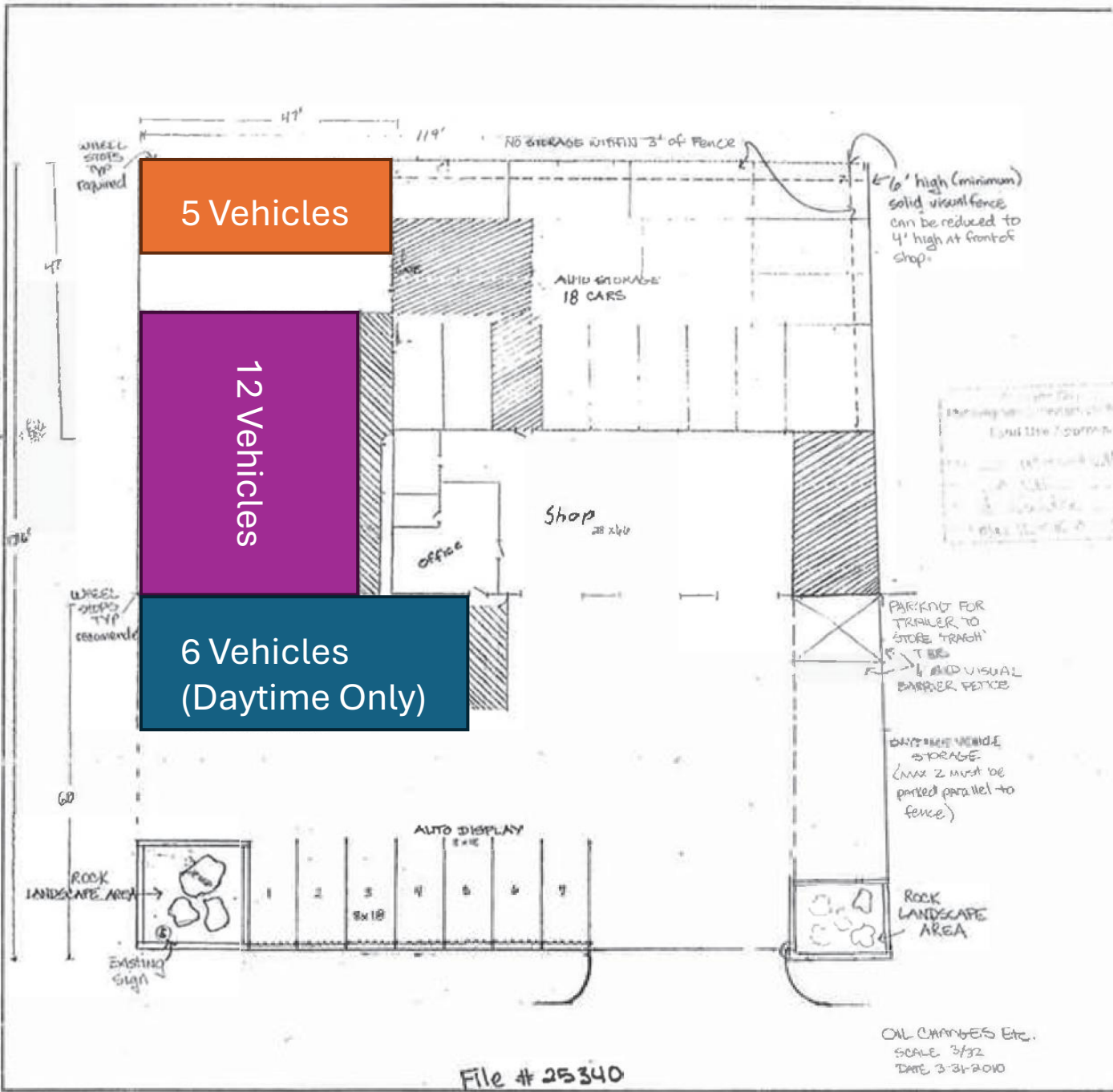
1. [Illegible text]
2. [Illegible text]
3. [Illegible text]
4. [Illegible text]
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11. [Illegible text]
12. [Illegible text]
13. [Illegible text]
14. [Illegible text]
15. [Illegible text]
16. [Illegible text]
17. [Illegible text]
18. [Illegible text]

[Signature]
 [Name]
 [Title]

17. [Illegible text]
 18. [Illegible text]

OIL CHANGERS ETC.
 SCALE 3/32
 DATE 3-31-2010

File # 25340



RIVOLI
 CIVIL ENGINEERING & SURVEYING
 1000 S. 10th Street
 Phoenix, AZ 85006
 Phone: (602) 258-1111
 Fax: (602) 258-1112
 Website: www.rivoli.com

Project: 25340
 Date: 3/31/2010
 Scale: 3/32

1. The site plan shall be in accordance with the approved SITE PLAN.
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12. The site plan shall be in accordance with the approved SITE PLAN.

John Riddle
 Licensed Professional Engineer
 State of Arizona

Steven Gray, P.E.
 Licensed Professional Engineer
 State of Arizona

OIL CHANGES ETC.
 SCALE 3/32
 DATE 3-31-2010

File # 25340

History

- March 31, 2010 Amended Conditions of Approval
- December 3, 2020 – Notice of Violation
- December 14, 2021 – Settlement Agreement
 - Magna waived as grounds for suspension or revocation any violations which occurred prior to September 16, 2022.
 - Accordingly, Planning Commission should only consider violations after September 16, 2022.

Inspections and Violations

August 29, 2024

- 24 Vehicles



Aug 29, 2024 at 1:18:06 PM
8840 W Magna Main St
Magna UT 84044
United States



Aug 29, 2024 at 1:18:09 PM
8840 W Magna Main St
Magna UT 84044
United States



Aug 29, 2024 at 1:18:29 PM
2601-2691 S 8850 W
Magna UT 84044
United States



Aug 29, 2024 at 1:18:32 PM
2601-2691 S 8850 W
Magna UT 84044
United States



Aug 29, 2024 at 1:19:06 PM
2601-2691 S 8850 W
Magna UT 84044
United States



6

4

14

Special Editions
A GNA'S AUTO
W ON-SAT 8-8
8 01-25-174

October 1, 2024

- 26 Vehicles





Oct 1, 2024 at 1:31:50 PM
8840 W Magna Main St
Magna UT 84044
United States

Oct 1, 2024 at 1:31:36 PM
2601-2691 S 8850 W
Magna UT 84044
United States

16



Oct 1, 2024 at 1:30:49 PM
2693-2699 S 8850 W
Magna UT 84044
United States



Oct 1, 2024 at 1:31:14 PM
2601-2691 S 8850 W
Magna UT 84044
United States

6

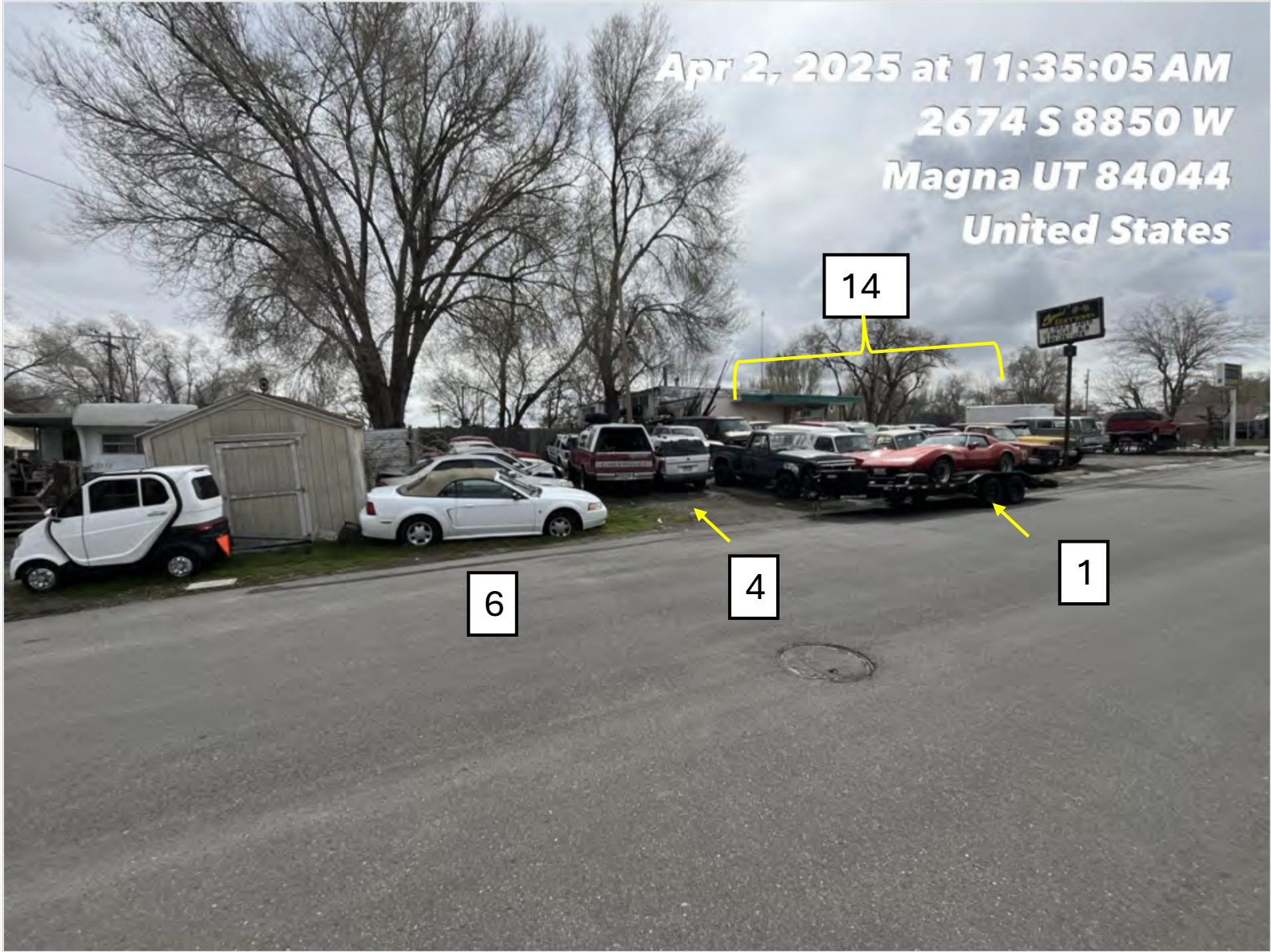
4

16



April 2, 2025

- 24 vehicles
- 1 parked on street



Google Street Imagery – September 2025

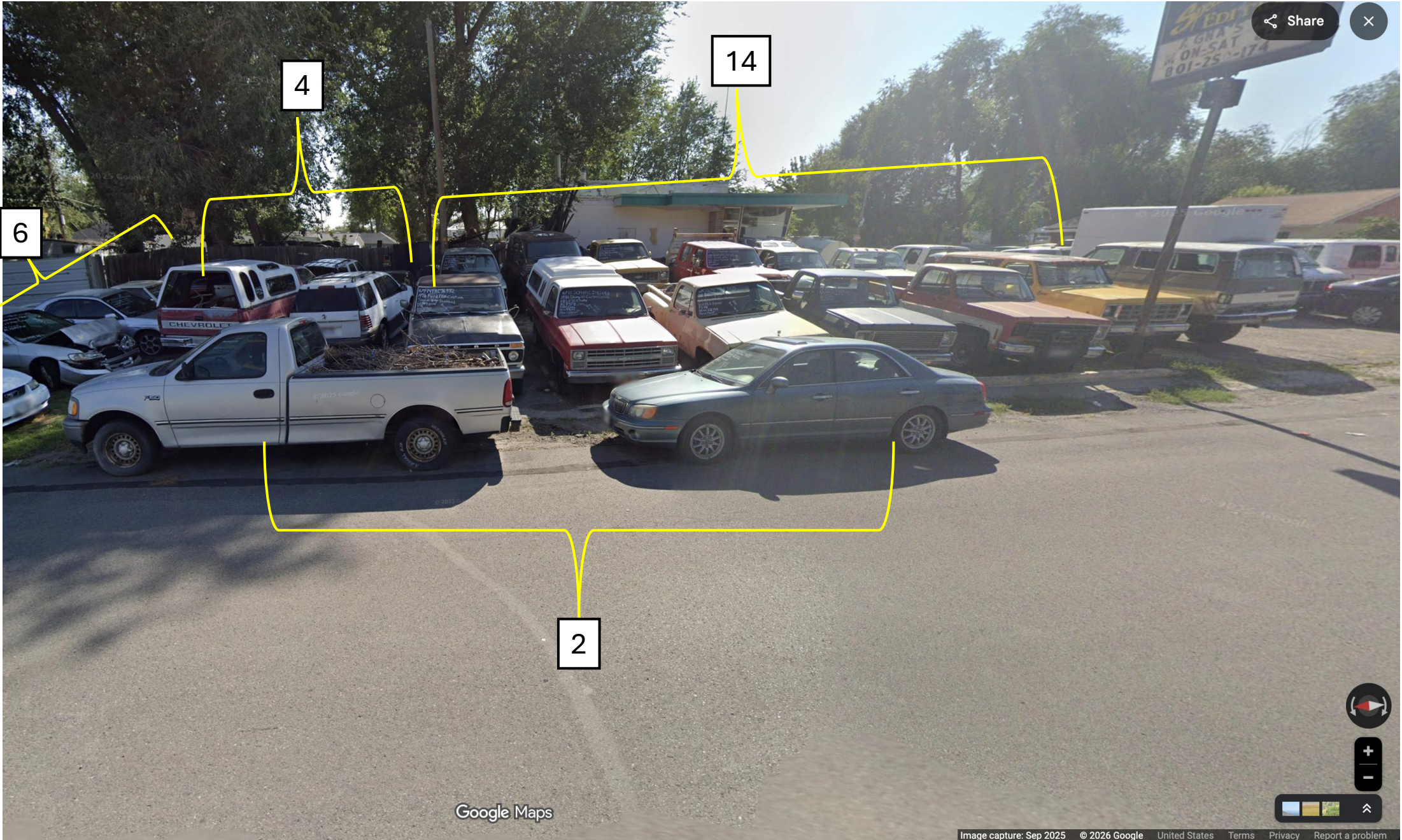
- 24 vehicles
- 2 on street





Magna's Automotive Center, LLC
801.250.1747

Magna's Automotive Center, LLC
DMV Renewals, Emissions & Inspections
Tune-ups & Repairs, Air & Windshields
Motorcycles, Maintenance, Brake Services
801.250.1747



6

4

14

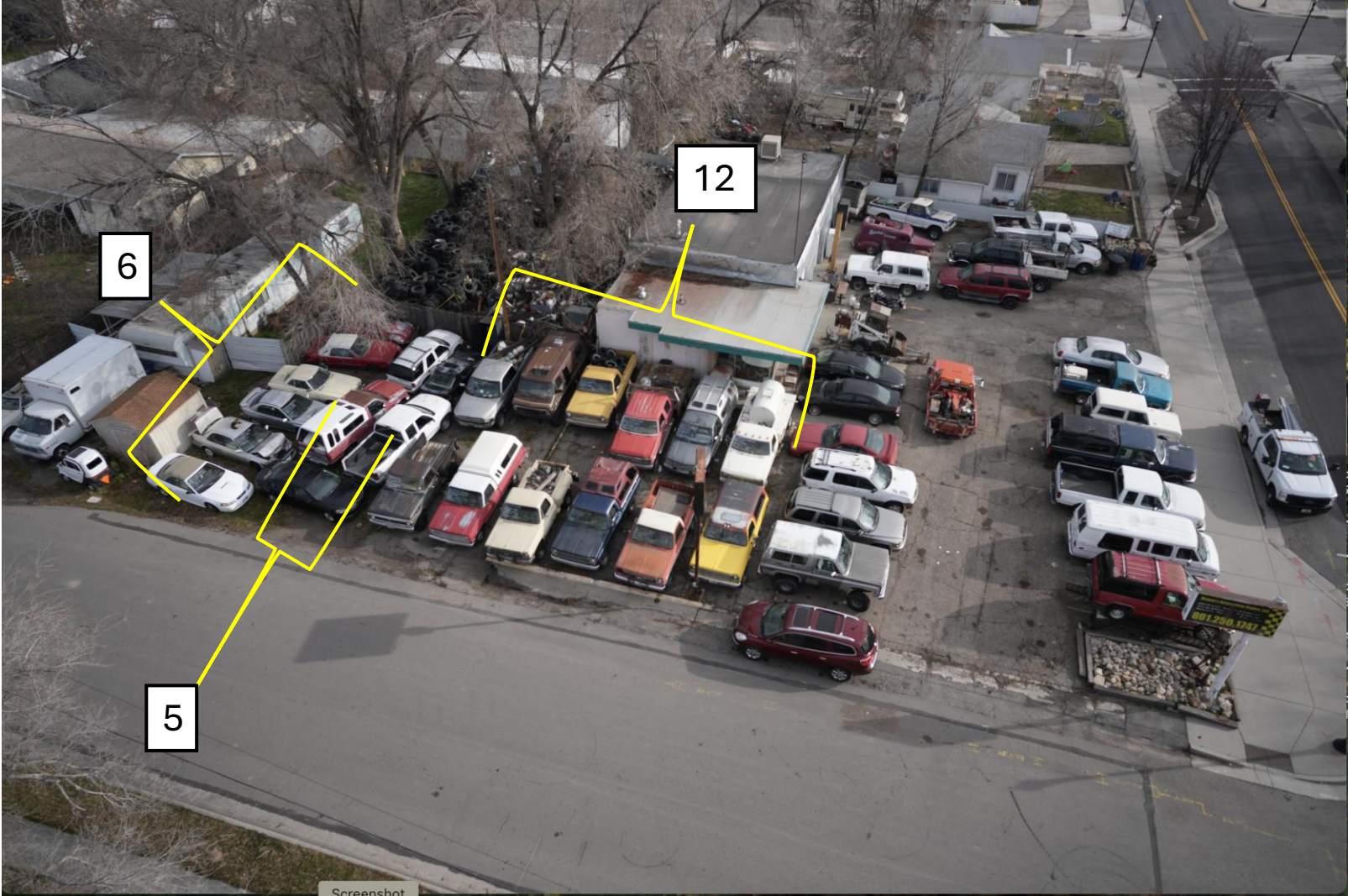
2

Google Maps

Share

January 6, 2026

- 23 Vehicles





February 2026



2686 S 8850 W
Magna UT 84044
United States

Feb 24, 2026 at 2:19:59 PM



2660 S 8850 W
Magna UT 84044
United States

Feb 25, 2026 at 6:57:37 AM



2674 S 8850 W
Magna UT 84044
United States

Feb 25, 2026 at 6:57:51 AM



Legal Standards

- 19.16.040 (F) Revocation of Conditional Use.
 - (1)The Planning Commission may revoke a conditional use permit upon a finding of failure to comply with the terms and conditions of the original approval or for any violation of this Ordinance or other applicable law.
 - (2)The Planning Commission shall hold a public hearing prior to taking action on revocation. Notice of the hearing and the grounds for consideration of revocation shall be mailed to the permittee and affected entities at least ten (10) days prior to the hearing.

Summary of Violations

2010 CUP Condition

4. Six (6) parking spaces are provided for daytime parking of vehicles other than those being displayed "for sale." These vehicles must be licensed operable vehicles. Any such vehicle which must be stored for more than 1 day (over night) must be moved to the north storage area or be stored inside the garage. (see #1 above)

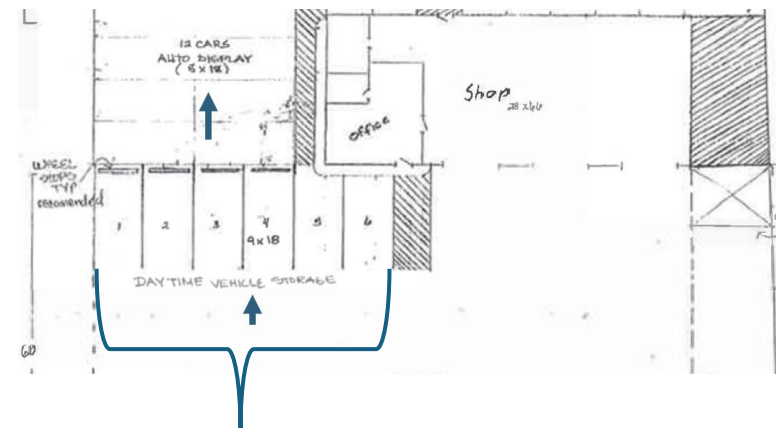
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Violations

- February 24/25 Photographs show vehicles parked over night.
- This has been observed on multiple occasions



Summary of Violations

2010 CUP Condition

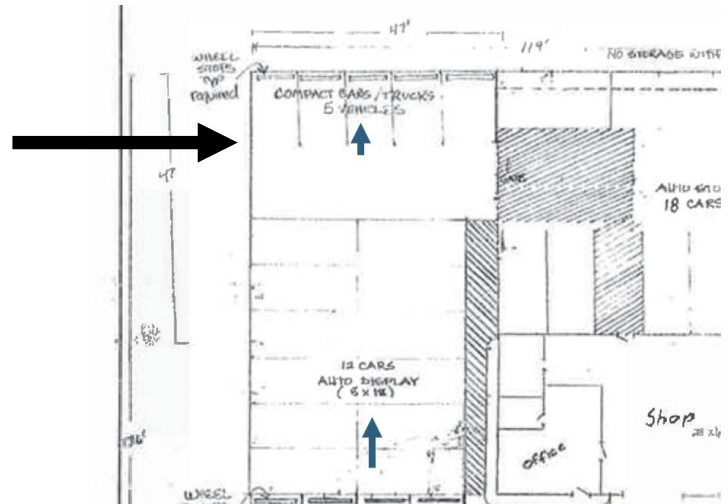
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Violations

- Consistently more vehicles parked in these areas than allowed

5 Vehicles



12 Vehicles

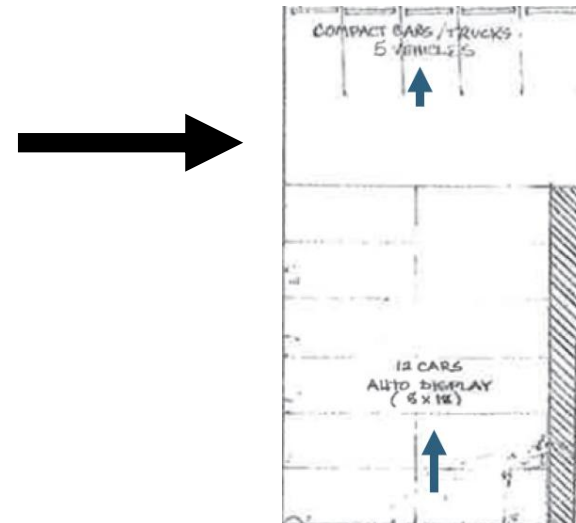
Summary of Violations

2010 CUP Condition

11. All parking and display areas must be clearly striped and maintained as illustrated on the approved site plan.

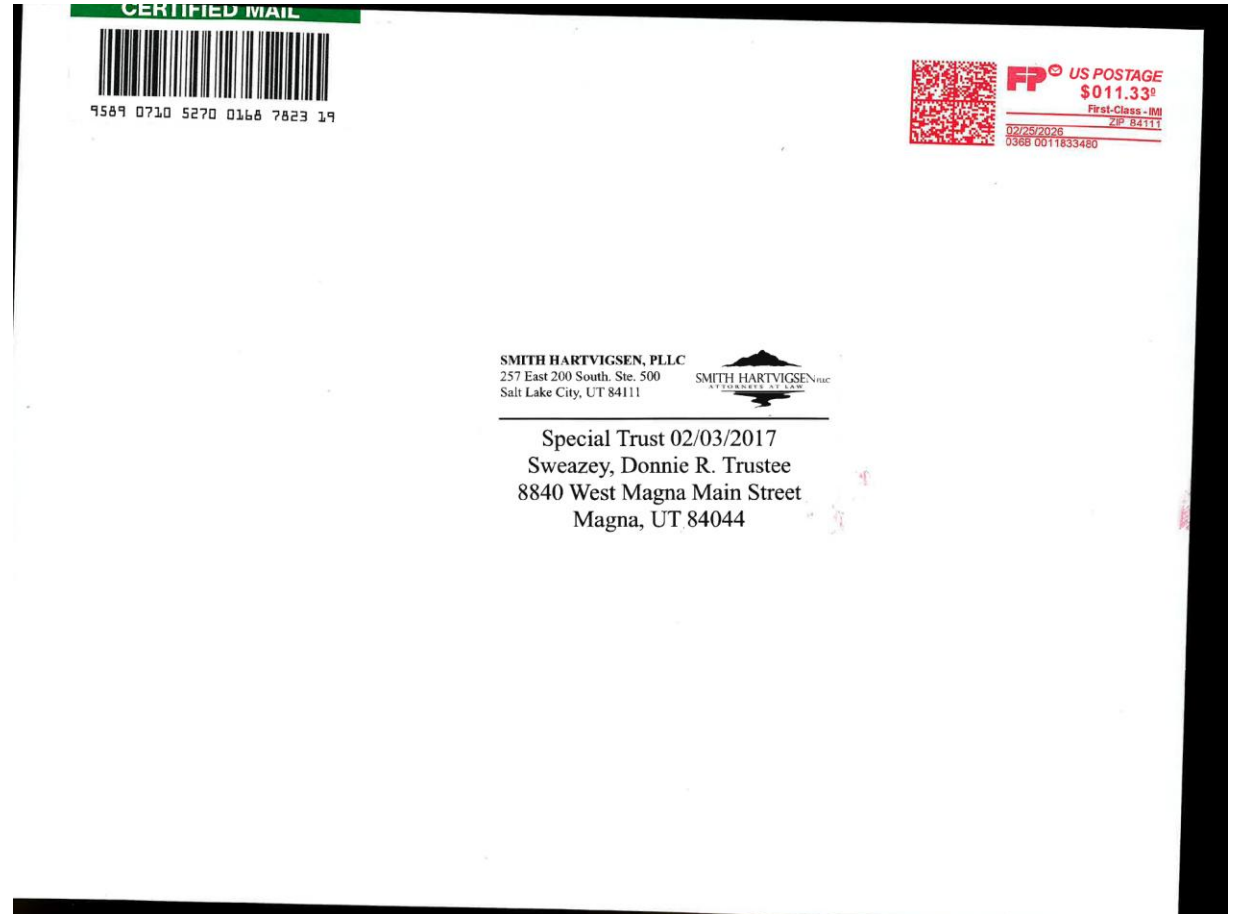
Violations

- Parking Areas are not striped and maintained as required in the site plan



Proof of Mailing

- Mailed on February 25, 2026



Potential Decisions

Did the Property Owner fail to comply with the terms and conditions of the original approval?
If yes, then

- Motion to revoke the conditional use permit because sufficient evidence was presented to establish that the Property Owner failed to comply with the terms and conditions of the original approval and instruct staff to prepare a written decision consistent with this finding.

Did the Property Owner fail to comply with the terms and conditions of the original approval?
If no, then

- Motion confirming the conditional use permit because insufficient evidence was presented to establish that the Property Owner failed to comply with the terms and conditions of the original approval and instruct staff to prepare a written decision consistent with this finding.

Table/Continue

- Motion to table or continue the hearing until a later date

Summary of Possible Decisions

