

## Responses to Staff

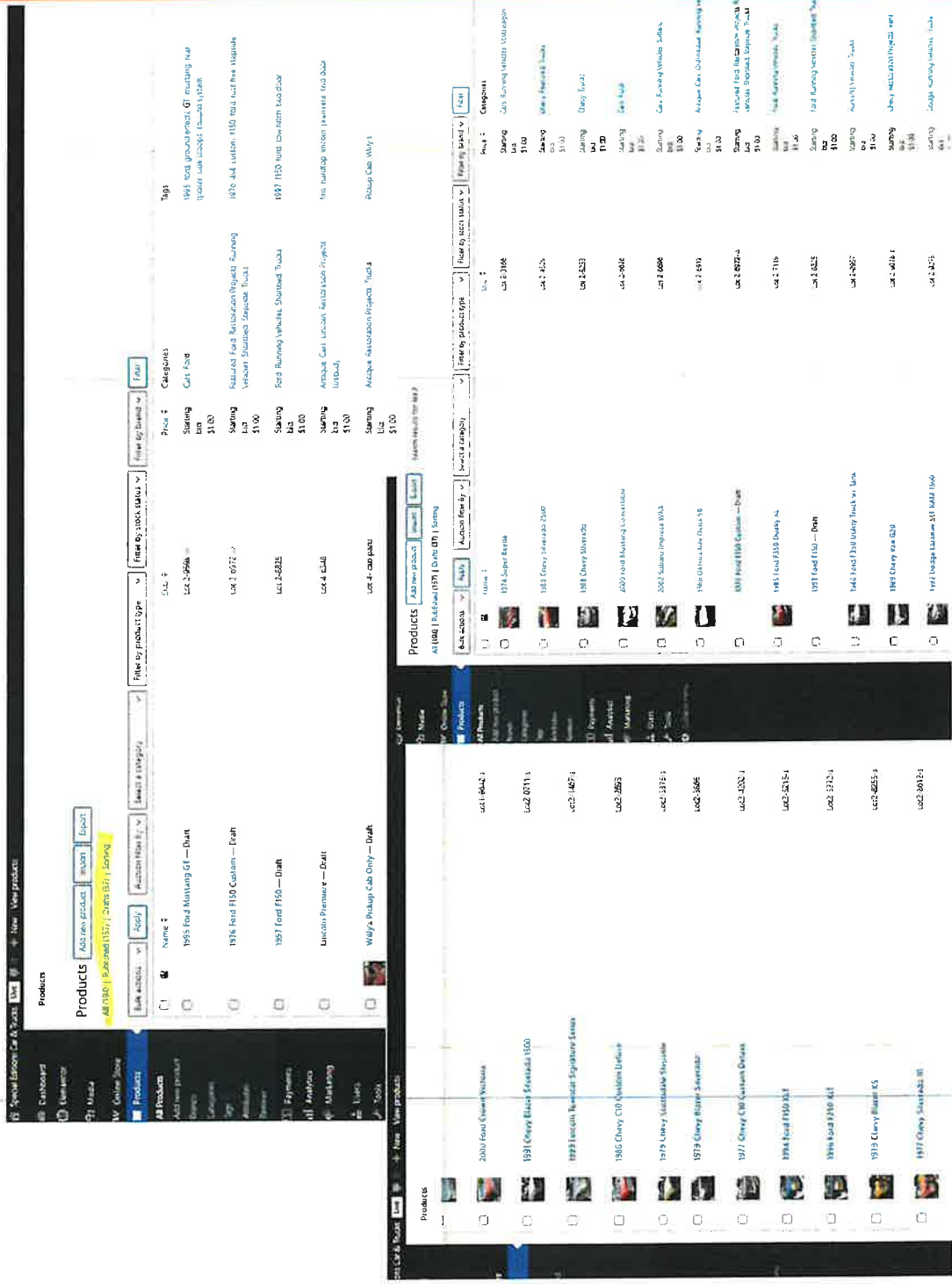
- The notice stated that on April 25, 2025 the number of vehicles exceeded the limit but no formal notice was given to the business.
- On October 15, 2025 the Removal of Order and Judgement releasing fines attached to the property was signed because we had complied with the stipulations of the settlement agreement from Exhibit 2
- The standard for compliance is visible from street, hence the requirements. Use of Drone is excessive and invasion of privacy.
- Both Jan and Feb 2026 visits only refer to the number of cars as the issue which can be remedied
  - yet no notice of violation was sent. Instead this hearing was scheduled.

## Responses to Staff Cont..

- Although notice stated that grounds for revocation are for issues occurring after Sept 16, 2022. Staff repeatedly cites dates prior to this timeframe.
- The settlement agreement negates anything prior to Sept 2024 (which is the end of the last phase inspection plus two year abeyance period).
  - Shop was in 2 phase completed in Jan 2022 and inspected with every phase completion after that.

# Vehicle Auction

-100's of cars have been inventoried and processed for this project  
-Lot 2 is the Shop  
-Thousands of dollars spent to get this accomplished  
-Worked with 2 different developers



# Planned Improvements:

- We have been working with contractors to upgrade the business
- Windows
- Pavement
- Garage Doors
- Electrical
- HVAC
- Plumbing

**ESTIMATE**  
BUSINESS RENO

Bill To: AUTOMOTIVE  
DONNIE  
8940 West Magna Main Street  
Magna, Utah 84044  
United States  
801-508 1891  
edeploeme@gmail.com

Estimate Number: 2122026  
Estimate Date: February 14, 2026  
Valid Until: March 14, 2026  
Grand Total (USD): \$212,574.00  
Deposit requested: \$47,550.00

[Pay Securely Online](#)

Grand Total (USD)  
**\$212,574.00**

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**ESTIMATE**  
BUSINESS RENO

1. GLASS REPAIR  
REPLACE DAMAGED TEMP. RED GLASS. 89"X94". 1/4" THICK  
-MEASURE AND ORDER REPLACEMENT GLASS  
-USE PROPER PPP  
-REMOVE DAMAGED GLASS & DISPOSE OF PROPERLY.  
-INSTALL THE NEW GLASS. SECURE IN PLACE (Allow the adhesive or silicone to cure as per the manufacturers instructions. This may take several hours or days depending on the product used)  
-CLEAN ANY SMUDGES OR FINGERPRINTS OFF OF GLASS ONCE EVERYTHING IS SET  
-CONSTRUCTION CLEAN UP

2. GARAGE DOOR INSTALLATION  
Gather Necessary Tools and Materials  
Prepare the Workspace  
Remove the Old Garage Door  
Install the New Door  
Set Up the Track System  
Test the Door  
Final Adjustments and Safety Checks  
Construction clean-up

3. PARKING ASPHALT REMOVAL/PAVING  
ASSESS SITE  
OBTAIN PERMITS  
REMOVE EXISTING ASPHALT  
HAUL/DISPOSAL  
EXCAVATE  
PREP SITE  
GRADE BASE  
APPLY ASPHALT  
COMPACT  
CONSTRUCTION CLEAN-UP  
10,000 sq. ft. \$4,75/sq. ft.

4. INTERIOR RENOVATION  
REMOVE EXISTING INTERIOR OF THE STRUCTURE & REPLACE WITH NEW  
\*ALL FIXTURES I.e.  
\*WALL PLATES (SWITCHES & OUTLETS)  
\*15 LIGHT FIXTURES  
\*4-INTERIOR DOORS  
\*5-WINDOWS  
\*AIR DUCTS  
\*INSULATION  
\*2,500 sq. ft. DRYWALL ON CEILING AND WALLS  
\*TOILET & SINK/VANITY  
\*BUILD SHOWER IN THE BATHROOM. (INSTALL SHOWER HEAD, FAUCET, SHOWER CURTAIN BAR AND DRAIN PLATE)  
\*PREP, PRIME, TEXTURE, & PAINT WALLS & CEILING OF MAIN BUILDING  
\*POWER WASH FLOORS & INTERIOR/EXTERIOR GARAGE WALLS  
\*PAINT GARAGE WALLS (INTERIOR & EXTERIOR)  
\*APPLY EPOXY ON FLOORS

Grand Total (USD)  
**\$81,480.00**

## My Shop:

- C3
- .49 Acre
- Property type 537 (Service Garage)
- Built 1954
- Always been a gas station or auto shop
- Took over from 2005-2007 yet CUP wasn't until 2010

## Today

- Nothing visible over fence
- Driveway clear



- Tow and Storage example Magna Main and 9100
- C3
- 1.26 Acre
- Approx 30 Cars in the front (2 bottom pics)
- Approx 120 Cars in back (from parcel view)
- Looks no worse or better than our lot





Shop example  
Magna Main and  
8500

- C2
- .31 Acre
- Approx. 20 Cars
- Tires stacked  
above 6ft  
-Tires visible over  
fence



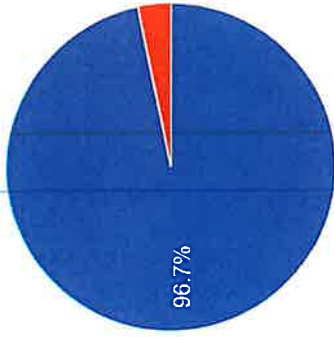
Shop example 8400 and 3500

- C2
- .32 plus .08
- Approx 10 Cars
- Tires stacked above 6ft
- Tires visible over fence
- Tires visible and unstacked in front of business
- Large vehicles parked in front of business



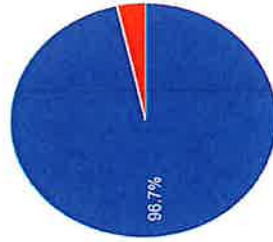
Do you support Donnie Sweazey and Magna's Automotive keeping their conditional use permit?  
153 responses

● Yes  
● No



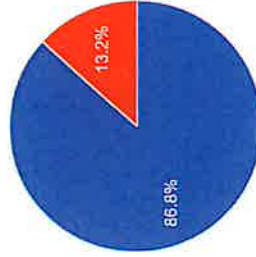
Would you like to see this location continue to provide automotive services  
150 responses

● Yes  
● No



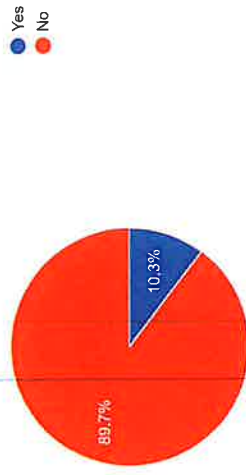
Have you or any of your family members benefited from our business being in the community  
152 responses

● Yes  
● No



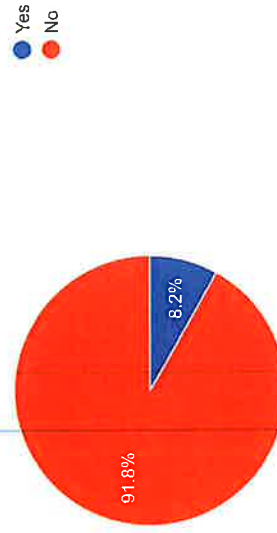
Do you think violations should carry harsh penalties (exorbitant fines, civil and/or criminal charges, eviction/homelessness, loss of livelihood, etc)

145 responses



Do you think violation penalties should be able to impede your ability to operate your business

146 responses



We are running small business into the ground. They are actually the foundation of this country not Walmart.

We have received a great honest service. This is a shop.

I believe there is a lot more important issues that our police and county officials could be spending their time and our tax dollars on. This is our community and we should be supporting our local businesses not threatening to take away their businesses.....

We should be able to work something out

Have some heart

good quality, car mechanic service, here in Magna



# Remedies

- Option 1 - Allow us to use any parking areas without restriction
  - Removing language from the CUP about no overnight parking and
  - Allow us to modify the direction cars can be parked on the south east by the doors to accommodate vehicles without blocking pathways
- Option 2 - Allow us time to demonstrate that the number of cars will be reduced as result of the auction
- Option 3 - Allow rezone to C2 or other applicable zone(C1, CV)
  - This would conform with other shops in area and wouldn't need a CUP

Parcel: 14-19-479-022-0000  
October 15, 2025

# REMOVAL OF ORDER AND JUDGMENT

I, David Brickey, City Manager for Magna City, do hereby request the Removal of Order and Judgment on Salt Lake County Parcel No. 14-19-479-022-0000 ("Property") to remove the order from Third District Case No. 110917138 dated September 15, 2015 and the Judgment Information Statement in Third District Case No. 110917138 dated March 30, 2014, both of which were recorded on the Property. Said orders have been recorded multiple times against the property as Entry No. 12738936, 12745257, 12745424, 12745427, 12745428, 12746430, 12746341 of Official Records of Salt Lake County. Magna City is the successor in interest in Salt Lake County due to its incorporation and is therefore duly authorized to request this Removal of Order and Judgment. The Property is more particularly described as follows:

## Legal Description:

LOT 1, BLK 1, LINCOLN ADDITION #1 SUB. ALSO BEG 48.6 FT S & N 88°45' E 201.4 FT M OR L FR 1/4 COR BETWEEN SEC 19 & 30, T 15 S, R 28 W, S 1 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 09991-1573

David Brickey  
City Manager for Magna City

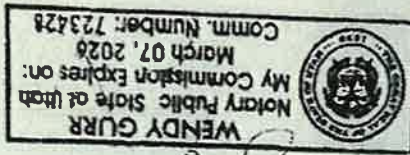
STATE OF UTAH)

: SS

County of Salt Lake)

On this day of October 15, 2025, personally appeared before me David Brickey, City Manager of Magna City, who acknowledged that he/she signed the above certificate and that the statements contained therein are true.

Notary Public:



*Wendy Gurr*