



Planning and Development Services

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**MEETING MINUTE SUMMARY
MAGNA PLANNING COMMISSION MEETING
Thursday, March 12, 2026, 6:30 p.m.**

****Meeting minutes approved on April 9, 2026****

Approximate meeting length: 2 hours 26 minutes

Number of public in attendance: 40

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Cripps

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Dan Cripps (Vice Chair)	x	x	
Aaron Weight (Chair)	x	x	
Todd Richards	x	x	
Jed Taylor	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jeff Miller	x	x
Brian Tucker	x	x
Mike Milne	x	x
Clayton Preece	x	x
Claire Gillmor	x	x

Commissioner Cripps read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:35 p.m.

- 1) 2026 Planning Commission Meeting Schedule. (Motion/Voting)
Motion: To approve the 2026 Planning Commission Meeting Schedule.
Motion by: Commissioner Richards
2nd by: Commissioner Taylor
Vote: Commissioners voted unanimously in favor (of commissioners present)

- 2) Approval of November 13, 2025, Planning Commission Meeting minutes.
Motion: To approve November 13, 2025, Planning Commission Meeting minutes.
Motion by: Commissioner Richards
2nd by: Commissioner Taylor
Vote: Commissioners voted unanimously in favor (of commissioners present)

- 3) Other Business Items (as needed)
No other business items to discuss.

LAND USE APPLICATION(S)

Hearings began at – 6:38 p.m.

SUB2026-001573 – Ivory Homes requests preliminary plat approval for phases 5, 6, 7 and 8 of the Mahogany Ridge Subdivision as set forth in the approved master development agreement, P-C zone plan, and community structure plan. **Acreage:** 19.5 acres. **Location:** (approximately) 8100 West 4100 South. **Zone:** P-C Planned Community. **Planner:** Jeff Miller (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the Staff Report.

Speaker # 1: Ivory Development

Name: Ross Dinsdale

Address: 1842 West 700 South

Comments: Mr. Dinsdale said he is happy to answer questions.

Commissioners confirmed the plan is to adhere to the previous planning agreement.

Speaker # 2: Northrup Grumman

Name: Lyndon DeYoung

Address: 5000 South 8400 West

Comments: Mr. DeYoung said he wants to remind them who they are and what they do. Operate at the property adjacent to the navy's property across the street to Ivory's Development. What they do is inclusive to the operations on the navy property and build rocket motors for military DOD, proportion rocket motors for the navy, support with launch/rocket boosters, and rocket motor for the Nasa Artemis vehicle. We have been doing this since 1960 and in the 30th year for the navy rocket motors. Back in 1991 with modifications to the overpressure ordinances. Phases 5-8 are in the .3 overpressure zone. Seeing the development agreement can be read to be complimentary to the overpressure remanence. Building plans should comply with the overpressure zone. Mr. DeYoung provided a video of significant damage for .5 to no residential and .3 to single family dwellings, no more than 6 units. .3 should still be restricted to the overpressure area.

Commissioners discussed the development agreement.

Speaker # 3: Attorney – Northrup Grumman

Name: Ken Jones

Address: 210 South Main Street

Comments: Mr. Jones said the rezone was approved in the meeting prior to the overpressure ordinance being approved. The development agreement wasn't approved until after the ordinance agreement in 2021. The development agreement wasn't signed until October 2021 and is specific to the rights and prepared by Ivory.

Speaker # 4: Ivory Development

Name: Ross Dinsdale

Address: 1842 West 700 South

Comments: Mr. Dinsdale said their attorney reviewed and Utah state code said the vesting is when the complete application was made which predated the overpressure zone. They are building homes to a higher standard of construction because of the overpressure zone.

Commissioners asked about the height. Mr. Dinsdale said typically their townhomes are built per the development agreement. Mr. Miller said the maximum building height of 45 feet in the village district and 35 feet in the residential district.

Speaker # 5: Northrup Grumman

Name: Lyndon DeYoung

Address: 5000 South 8400 West

Comments: Mr. DeYoung said they request shorter surface hit by the force rather than the longer surface.

Speaker # 6: Ivory Development

Name: Ross Dinsdale

Address: 1842 West 700 South

Comments: Mr. Dinsdale said the front of the house will face towards 4100 south.

Commissioners had a brief discussion regarding the meeting of the development agreement and building standards,

Motion: To approve application number #SUB2026-001573 Ivory Homes requests preliminary plat approval for phases 5, 6, 7 and 8 of the Mahogany Ridge Subdivision as set forth in the approved master development agreement, P-C zone plan, and community structure plan as presented.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

Vote: Commissioner Weight abstained; all other commissioners voted in favor. Motion passed.

Commissioner Richards motioned to open the public hearing, Commissioner Taylor seconded that motion.

PUBLIC HEARING(S)

CEZ2025-1149 - Conditional Use Permit - Suspension or Revocation - Notice is hereby given that, pursuant to Magna Municipal Code § 19.16.040.F, the Magna Planning Commission will hold a public hearing to determine whether there has been a failure to comply with the terms and conditions of the Conditional Use Permit issued on March 31, 2010 (the “CUP”), or any violation of Title 19 of the Magna Municipal Code occurring on the property for which the CUP was approved. The property subject to the hearing is located at 8840 West Magna Main Street, Magna, Utah 84044. At the public hearing, the Planning Commission will receive evidence and hear arguments regarding alleged violations of the CUP and will determine whether the Conditional Use Permit should be suspended or revoked. **Counsel:** Clayton Preece, Smith Hartvigsen (Discussion/Hearing/Action)

Greater Salt Lake Municipal Services District Counsel, Clayton Preece, Smith Hartvigsen provided an analysis of the process, conditional use permit and determination whether there has been a failure to comply with the terms and conditions.

Mike Milne, Code Enforment Supervisor, GSLMSD summarized the primary violations.

Ms. Pierce asked if Mr. Milne is aware of the timelines and settlement agreement. Ms. Pierce asked when he took over as director. Mr. Milne said he is the supervisor as of May 2025.

Commissioners, Ms. Pierce, and Counsel had a brief discussion regarding abeyance, instead of violation and only considering grounds after September 16, 2022, settlement agreement in process and everything outside the abeyance period.

Speaker # 1: Property Owner

Name: Audrey Pierce

Address: Not provided

Comments: Ms. Pierce said it is true that the county record for the property shows the special trust is Donnie as the primary trustee, and she is the secondary and second brother is a beneficiary. Donnie's wife was sick; she started measures to protect the family assets by adding her name to the business license and taxes. When the mailings went to the shop, they only addressed Donnie, she is the primary management over the shop. Ms. Pierce said they demonstrated they had tried to comply and held to the same standards. She has a letter trying to seek counsel, but the attorney dealing with has realized he had a conflict and could not represent them and submitted a letter and feels this is complicated and should be represented. Since she came on and helped get things in compliance, there has been dramatically less situations and only the two recent ones that were not notified before this hearing have been an issue. Magna residents have wanted to keep Donnie in business so he can provide motor services in the community.

Ms. Pierce provided a PowerPoint presentation (attached).

Commissioners asked when the last time the shop was open. Ms. Pierce said the business is doing projects. Over the last year it has been done and when they stopped opening every single day. Business licenses have been maintained the whole time. Vehicles, personal, and family projects. Let the emissions machine go. Current conditions of the shop today. The vehicles in the day use only are conditional use issues.

Commissioner Richards motioned to open the public hearing, Commissioner Taylor seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 2: Owner

Name: Donnie Sweazey

Address: 3250 South 9200 West

Comments: Mr. Sweazey said he started in 1984 and has moved a few times due to issues and came to magna. He is a veteran and disabled and there is a lot worse things going on then having too many vehicles. He is helping the neighbor with code enforcement. Bought this property in 2005 and took two years before he could take escrow. He started business as a sales dealership and repair shop and by 2007 had multiple complaints and been harassed. Always complied and donated and volunteered to this town more than most. Feels like a habitual criminal and now fines over \$200,000 on their ten properties. He's a senior disabled person and it is illegal to harass him. Just cleaned up the house to the east and the neighbor to the east. Asked has there ever been anyone that had a conditional use pulled.

Commissioners and counsel had a brief discussion regarding options, extra vehicles consideration, conditional use permit time limit, current condition of the shop and vehicles. Mr. Sweazey requests 90 to 120-day extension.

Commissioner Richards motioned to open the public hearing, Commissioner Taylor seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 3: Citizen

Name: Paris Ramos

Address: 9069 West Magna Main Street

Comments: Mr. Ramos said clear evidence there is noncompliance with the vehicles parked. Proposes 60-90 days to restripe and reduce the number of cars by auction. Spoke with a guy helping with the website, classic vehicles and parts hard to find. Plenty of support in the community.

Speaker # 4: Citizen

Name: Randy Mounts

Address: 3157 South Coppertone Circle

Comments: Mr. Mounts said thankful to Donnie, many times he left car at the shop and couldn't get back to it. Drone business and wants to know if that was 400 feet which was excluded.

Speaker # 5: Citizen

Name: David Brotherson

Address: 3134 South 9100 West

Comments: Mr. Brotherson said his family has been here for a long time. Roots up in the graveyard. 60 to 90 days and has friends in the junkyard who would love to have his inventory and will make it happen.

Speaker # 6: Citizen

Name: John Thompson

Address: 3052 South 9040 West

Comments: Mr. Thompson said he has been a mechanic for 51 years, day use doesn't work anymore, during the day chasing parts and working on cars at night. 24-hour job.

Speaker # 7: Citizen

Name: Brandon Rissman

Address: 8820 West Magna Main Street

Comments: Mr. Rissman said he vouches for a 30 to 60 days in compliance with at least striping and five cars moved around. Distrust to not pass down a family business to continue a legacy.

Speaker # 8: Citizen

Name: Gary Clark

Address: 2768 South Spencer Avenue

Comments: Mr. Clark said he is an army veteran. Moved here in 2007, but Donnie helped him, and small businesses are the backbone. Asking to give a helping hand. Kids bring their bikes up there and they get fixed for free.

Speaker # 9: Citizen

Name: Becky Colonna

Address: 3075 South 9100 West

Comments: Ms. Colonna said she remembers Donnie on the other side of the valley. Revocation needs to be dropped. His family has dealt with a lot of death and losing a spouse is difficult. Audrie's plan is they are moving forward and need time to list the vehicles for the auction. The work is in process. If revoked, they are restricted from moving forward.

Speaker # 10: Citizen

Name: John Farrimond

Address: 3074 South Spencer Avenue

Comments: Mr. Farrimond said code enforcement costs all this. Bring the cars up next to him and don't take away the family's lifestyle. Represents the copper mine saloon.

Speaker # 11: Citizen

Name: Jesse Nieser

Address: 4890 South 4180 West

Comments: Mr. Nieser said he has known Donnie since they were kids. Over time worked at the shop and going through a rough patch and deserves a chance for his sister to take over. He doesn't know awareness, cleaning out the lot and accessible and moving stuff around. In the last two years he got up there at 4 am and everyone is committed to it.

Speaker # 12: Citizen

Name: Mel Sweazey

Address: 4491 South

Comments: Mr. Sweazey said in a motorcycle accident a year ago. Up and trying to get stuff done and they need more time.

Commissioner Richards motioned to close the public hearing, Commissioner Taylor seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Counsel said there is no dispute over the notice, they're here and supported. Six parking lots per day use. Governed by the current legal standards and should be reviewed by the commission. Can be tabled for 60 days and see what happens. Existing conditions cannot be combined with current conditions.

Motion: To table file #CEZ2025-1149 - **Conditional Use Permit - Suspension or Revocation** - Notice is hereby given that, pursuant to Magna Municipal Code § 19.16.040.F, the Magna Planning Commission will hold a public hearing to determine whether there has been a failure to comply with the terms and conditions of the Conditional Use Permit issued on March 31, 2010 (the "CUP"), or any violation of Title 19 of the Magna Municipal Code occurring on the property for which the CUP was approved. The property subject to the hearing is located at 8840 West Magna Main Street, Magna, Utah 84044. At the public hearing, the Planning Commission will receive evidence and hear arguments regarding alleged violations of the CUP and will determine whether the Conditional Use Permit should be suspended or revoked to the May 14th planning commission meeting.

Motion by: Commissioner Richards

2nd by: Commissioner Taylor

Vote: Commissioners voted unanimously in favor (of commissioners present)

Commissioner Richards motioned to adjourn, commissioner Taylor seconded that motion.

MEETING ADJOURNED

Time Adjourned – 9:01 p.m.