



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

Magna Planning Commission

Public Meeting Agenda

****AMENDED****

Thursday, July 9, 2026, 6:00 P.M.

Location

Microsoft Teams

<https://teams.microsoft.com/meet/243126794412950?p=fPIbN0PNKliUZZbNg6>

Meeting ID: 243 126 794 412 950

Passcode: 5aX3Ew3G

Dial in by phone

[+1 213-357-4434,697523208#](tel:+12133574434697523208) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 697 523 208#

**Anchor 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 385-391-8268.
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.

BUSINESS MEETING

- 1) Approval of June 11, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) (Continued discussion) The Planning Commission and planning staff will have a discussion regarding an Overview of Magna's General Plan, Zoning Ordinances, and possible amendments.
- 3) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2026-001592 – Jose Salas is applying for a rezone from A-1/zc to R-1-6. **Acreage:** .43 acres.
Location: 7610 West 2820 South. **Planner:** Justin Smith (Discussion, Hearing, Action)

OAM2026-001636 - Consideration of a resolution amending Magna's land use fee schedule.
Presenter: Brian Hartsell (Discussion, Hearing, Action)

OAM2026-001644 - Consideration of amending Section 15.08.011 of the Magna Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

OAM2026-001643 - Consideration of an ordinance limiting Tattoo and Body Art businesses, Tobacco Specialty Shops, Pawnbrokers, and Check Cashing in Magna based on population.
Planner: Brian Tucker (Discussion, Hearing, Action)

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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MEETING MINUTE SUMMARY MAGNA PLANNING COMMISSION MEETING Thursday, June 11, 2026, 6:00 p.m.

Approximate meeting length: 1 hour 4 minutes

Number of public in attendance: 3

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Weight

***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
Aaron Weight (Chair)	x	x	
Dan Cripps	x	x	
Jeff Larson (Vice Chair)	x	x	
Jeff White	x	x	
Ted Shaw	x	x	
Ronnie Thompson (Alternate)	x	x	
Doyle Jenkins (Alternate)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Matt Starley		
Clayton Preece	x	x
Claire Gillmor	x	x

Commissioner Weight read the Chairs Opening Statement.

BUSINESS MEETING

Meeting began at – 6:00 p.m.

- 1) Approval of May 14, 2026, Planning Commission Meeting minutes.

Motion: To approve May 14, 2026, Planning Commission Meeting minutes.

Motion by: Commissioner Cripps

2nd by: Commissioner White

Vote: Commissioners voted unanimously in favor

- 2) Other Business Items (as needed)

Clayton Preece provided ratification of findings.

PUBLIC HEARING(S)

Hearings began at – 6:09 p.m.

OAM2026-001628 – A proposal to amend Section 19.50.020 of the Landscaping, Screening, and Water-Efficiency Standards chapter of the Magna zoning ordinance to limit the exemptions for single-family

dwellings in harmony with the original intent of the adopted ordinance. **Planner:** Curtis Woodward (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the proposed amendment.

Commissioner and staff had a brief discussion regarding irrigation, clean-up, xeriscape landscape, right-of-way, park strip, new construction application or tear out,

Commissioner Cripps motioned to open the public hearing, Commissioner Larson seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public is present to speak.

Commissioner Cripps motioned to close the public hearing, Commissioner White seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend file #OAM2026-001628 A proposal to amend Section 19.50.020 of the Landscaping, Screening, and Water-Efficiency Standards chapter of the Magna zoning ordinance to limit the exemptions for single-family dwellings in harmony with the original intent of the adopted ordinance to the Magna City Council for approval.

Motion by: Commissioner White

2nd by: Commissioner Cripps

Vote: Commissioners voted unanimously in favor

OAM2026-001636 - Consideration of a resolution amending Magna's land use fee schedule. **Presenter:** Brian Hartsell (Discussion, Hearing, Action)

To table file #OAM2026-001636 Consideration of a resolution amending Magna's land use fee schedule to the July 9th Planning Commission meeting.

Commissioner Cripps motioned to close the public hearing, Commissioner White seconded that motion.

BUSINESS MEETING (Cont.)

Meeting began at – 6:29 p.m.

- 3) (Continued discussion) The Planning Commission and planning staff will have a discussion regarding an Overview of Magna's General Plan, Zoning Ordinances, and possible amendments.

Commissioners and staff had a brief discussion regarding training and guidance, consider workshops with the council pertaining to code enforcement and transparency, businesses conducting business within residential areas, and impacting neighborhoods.

Mr. Tucker advised the Council to request staff to create an ordinance to put a cap on bars, tattoo parlors, and smoke shops.

Annually send to the state all land available for development including small lots. Running list of

code amendments.

Commissioner Larson motioned to adjourn, Commissioner White seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:04 p.m.

DRAFT



Zone Change Staff Report

Meeting Body: Planning Commission

Meeting Date: July 9, 2026

File Number & Project Type:
REZ2026-001592

Current Zone: A-1/zc

Proposed Zone: R-1-6

Address: 7610 W 2820 S

Planner: Justin Smith, Planner

Applicant: Jose Salas

Key Findings:

- Proposed zoning is compatible with surrounding area
- Proposed zoning is in line with the Adopted General Plan

Staff Recommendation:
Recommend the recommendation of approval of the rezone to R-1-6

Exhibits:

- Narrative and Site Plan
- Legal Description

DESCRIPTION

The applicant, Jose Salas, is looking to rezone the property from A-1/zc to R-1-6. The purpose of the rezone is to subdivide the property into two properties. The applicant is seeking to split off the backyard to put a home there.

SITE & VICINITY DESCRIPTION

Surrounding Zoning and Use	
North	R-1-6/zc
South	A-1/zc
East	A-1/zc
West	R-1-6/zc
Known Overlays/Site Constraints	
High Liquefaction Potential	

Located along the north side of 2820 S. Sits along a corner lot with a gravel road and 2820 S.





GENERAL PLAN CONSIDERATIONS

The Magna General Plan was adopted in 2021. This property is shown to be in the Northeast Neighborhood Area as shown in the Adopted General Plan on page 28. The General Plan calls out this property as currently having a residential use and for the future land use the General Plan (shown on page 40) shows that this area is designated as a residential mixed density area. Residential Mixed Density areas are further described on page 42. The target density is single family and duplex zoning to achieve roughly 5 dwelling units per acre with target building heights being 1-3 stories in height.

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16.080 includes the following guidelines a planning commission and Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING MAP AMENDMENTS
1. The proposed amendment is compatible with the Adopted General Plan.
2. The proposed amendment promotes the public health, safety and welfare.
3. The proposed amendment is a more suitable zoning classification for the property than the current classification.
4. The proposed amendment is compatible with the intent and general purposes of this Ordinance.
5. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
6. The proposed amendment benefits the citizens of the Municipality as a whole.
7. The proposed amendment does not create a significant number of nonconformities.
8. The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

PUBLIC INPUT

As of writing this staff report on June 25, 2026 there have not been any comments from the public. If there are any that were provided between the release of this staff report and the time of the Magna Planning Commission meeting, then those comments will be shared with the members of the Magna Planning Commission.

The rezone application has received some comments from MSD staff during the review process. None of the comments pertain to the rezone itself, but pertain to potential future applications at this address. Unified Fire Authority has commented that Craig Rocky Vince Lane does not meet Fire Lane access requirements to be 18 feet wide. Engineering has also noted that any future road improvements would have to comply with Title 14. The Health Department has provided a comment stating that water and sewer availability letter would be required. That will be necessary for when the applicant submits an application to develop the lot. Building an ADU or subdividing the lot would both require that the owner provide a water and sewer availability letter as part of the process.

SUMMARY AND RECOMMENDATION

Summary of issues:

The applicant is seeking to rezone this lot from A-1/zc to R-1-6. The purpose of this rezone is to subdivide the property in the future into two different lots in harmony with the density pattern for this

area in the adopted general plan. The zoning condition in place on this property restricts the applicant from having a dwelling group on the property. The A-1 zone formerly required that the property be 10,000 square feet in size, but with the code updates that were approved in 2023 that requirement changed to a minimum area of 1 acre. The current property does not comply with the current requirements of the A-1 zone, while it would be able to comply with the R-1-6 zone. The R-1-6 zone would also allow for there to be a second property in what is currently a backyard. The second property in the rear would likely have to be subdivided under the flag lot requirements in Title 18. Flag lots that are under 1.5 acres in size are required to either be 1.5 times the minimum lot size requirement or meet the minimum lot size requirement and have an access easement large enough that when combined with the lot, it adds up to 1.5 times the minimum lot size requirement.

Craig Rocky Vince Lane is not a public road but is privately owned by the same landowner that lives at the north end of the road. Craig Rocky Vince Lane somewhat lines up with Oshea Lane from the Gabler's Grove neighborhood to the north, but it is not wide enough in its current form to fully line up with Oshea Lane. Craig Rocky Vince Road is currently 16.5 feet wide and would have to be widened to 18 feet to meet Fire Lane requirements. Oshea Lane to the north is full 50 foot right-of-way. Magna's adopted transportation plan does show Craig Rocky Vince as a future public street.

The proposed R-1-6 zone is more compatible for the property than the current A-1/zc zone. The A-1 zone has been updated to have a minimum area requirement of 1 acre and a minimum width of 100 feet. This property does not meet either of those requirements as it is 0.43 acres (roughly 18,730 square feet) in size, 99 feet wide, and 190.5 feet deep. If the applicant were to be required to dedicate 10 feet of their property for a future right-of-way then the property would be roughly 89 feet wide. Two properties that are roughly 89 feet wide and 95 feet deep would be able to meet the lot size requirements of the R-1-6 zone. The R-1-6 zone requires that each property be a minimum of 6,000 square feet and 60 feet wide, but a 89 foot by 95 foot property would be roughly 8,400 square feet.

The applicant is proposing to rezone the land in order to subdivide for two single family homes. This matches the general trend in the area of single family homes. In addition, the land to the north is already zoned R-1-6/zc.

On May 15, 2026, this rezone went to the Magna City Planning Commission. The owner of Craig Rocky Vince Lane has changed which could affect the future subdivision and design, but there is enough square footage to meet flag lot requirements. The Magna City Planning Commission recommended approval of the rezone from A-1/zc to R-1-6.

This item went to the Magna City Council on June 23, 2026. The item was sent back to the Magna Planning Commission due to some confusion regarding the zone that was being sought after, the lot sizes, as well as how much land would have to be dedicated.

Recommendation:

The Magna City Planning Commission recommended approval of the rezone from A-1/zc to R-1-6 on May 15, 2026.

Would like to change zoning A-1/zc to R-1-6



Would like to Subdivide Lot in 2 Parcel.

South Lot: 88ft by 100ft

North Lot: 100ft by 100ft

New Home on North West Side: 40ft by 40ft

Lot Owner: Jose Salas

[Signature]

3-10-2026

Legal Description	14-28-126-015-0000
BEG 614 FT S & 16.5 FT W FR NE COR OF NW 1/4 SEC 28, T 1S, R2W, SL MER, W 99 FT N 190.5 FT M OR L; E 99 FT; S 190.5 FT MOR L TO BEG. 0.43 AC, M OR L 4843-0776. 5479-95 5479-0096 5568-1406,1407 6898-1539 9860- 7114 09860-7117 11436-1424 11453-3972	



Ordinance Amendment

Meeting Body:

Magna Planning Commission

Meeting Date:

July 9, 2026

File Number & Project Type:

OAM2026-001636

Adoption of the 2026-2027 fee schedule

Planner: Curtis Woodward

Key Findings:

- Per Utah Code, planning commission is required as part of the land use fee schedule adoption process.

Staff Recommendation:

Recommendation of approval to the Council

Exhibits:

- A. Explanation Memo
- B. Proposed Fee Schedule

PROJECT DESCRIPTION

Each year, the Council adopts a fee schedule for all fees collected by the MSD in behalf of Magna, including land use, business license, building permit, code enforcement, and engineering fees. Per Utah Code, fees specific to land use applications must be considered by the planning commission for recommendation prior to the Council taking action to adopt the fee schedule. The adoption of the fee schedule is based on the fiscal budget year (July 1 – June 30).

PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review at the public hearing on July 9.

ANALYSIS AND RECOMMENDATION**Analysis and Summary:**

The only change to the “Land Use” application fee section of the fee schedule is to change “Simple Conditional Use Permit” to “Simple Land Use Permit” in the fee table. This is due to the fact that most of the applicable uses on the list are now either permitted uses or are covered under the “temporary uses” chapter of the code.

Recommendation:

Planning staff recommends that the planning commission forward a recommendation for approval to the Council.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.

2. **Approval with changes:** The planning commission recommends approval of the 2026-2027 land use fee schedule with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.



GREATER SALT LAKE Municipal Services District

STAFF REPORT ADDENDUM

Date: June 8, 2026

From: Brian Hartsell, Associate General Manager, MSD

RE: Fee Schedule Update

Issue Summary

The MSD administers the County, City and Town fee schedules of its member communities. The fee schedule is reviewed and updated regularly, sometimes annually, then approved by the Council. Often these updates are a result of new legislation that impacts how fees are charged or administered. The core of the fee schedule is common to all entities within the boundaries of the Municipal Services District with customization as desired and approved by each jurisdiction. The commonality where applicable facilitates efficient administration of the schedule.

Last year, after careful review of the land use regulation definition (as provided in 10-9a-103(34)(a)) and upon guidance by the SLCo District Attorney's Office our land use legal team at Smith Hartvigsen, certain fees (such as building permit fees) found in the County, City and Town fee schedules should be considered part of the "land use regulation definition." Therefore, beginning last year fees related to land use were considered by your Planning Commission as provided in 10-9a-302(1)(b) and, after a public hearing at the Planning Commission meeting, a recommendation was brought to City/Town/County council.

Fee Schedule Updates

A few key changes you may have noted in the redline schedule include:

- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC). This is a regular and predictable update to the schedule.
- A change of the re-inspection fee from \$50 to \$100, and the overtime/after-hours inspection fee from \$120 to \$150. These adjustments reflect average actual time, fuel and vehicle costs and to encourage readiness at the initial inspection so that a reinspection or untimely inspection is not even needed.
- Adding "or violating a stop work order" to "building or grading without a permit" as a reason for a fee to be assessed. Also, changing the base fee to \$1,000 or 200%, which ever is greater. 200% of a very small base fee may not be seen as a deterrent in some cases. Fees are not intended as a revenue generator, but to encourage compliance.



G R E A T E R S A L T L A K E

Municipal Services District

- Clarification that plan check fees apply to up to four reviews prior to building permit issuance. This helps ensure a single fee is being applied to scenarios where updates to plans are not being made and plan checks are occurring at high volume without a fee increase.
- Clarification that plan check fees “small projects” includes residential solar plan checks.
- Change Simple Conditional Use Permit to “Simple Land Use Permit” since many of these uses are now permitted uses rather than conditional uses due to code or state statute updates.
- Clarification on Stormwater Pollution Prevention Plans (SWPPP) oversight inspections, including impact of seasonal closures.
- Adding parking violation fee updates where applicable
- Clarification of individual vs non-individual special event violations. Reducing individual fee amount to \$1,000 consistent with UCA 10-3-703 and Title 76-3-301(1)(d).
- Update of engineering fees to include excavation permit fee amounts per Title 14 instead of having the fees buried in the code. Also, eliminating some of the calculations based on a percentage of construction costs and changing to set fees to make fees more modest and consistent with other jurisdictions.

Recommendation

Approve the updated Fee Schedule with an effective date of Jul 1, 2026 at the earliest or the date of the meeting approved in if later. The approval should also authorize the ability for MSD Staff to make non-substantive changes to facilitate formatting, grammar and other changes to support publishing the schedule.



Ordinance Amendment

Meeting Body:

Magna Planning Commission

Meeting Date:

July 9, 2026

File Number & Project Type:

OAM2026-001644

Amending 15.08.011 of the Magna Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

Planner:

Curtis Woodward

Key Findings:

- HB41 (2026 general session) requires all municipalities to adopt this code.

Staff Recommendation:

Positive recommendation to the Council

Exhibits:

- A. Proposed ordinance

PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep Magna Code in line with state code.

PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 9.

ANALYSIS AND RECOMMENDATION**Analysis and Summary:**

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials.

Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2025-001539 to amend Title 15 of the Magna code as proposed. **Staff Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 15 of the Magna code with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 15 of the Magna code as proposed.



Planning Commission Staff Report

Meeting Body: Magna Planning Commission

Meeting Date: July 9, 2026

File Number & Project Type: OAM2026-001643/Ord. 2026-O-18 - Limits on Tattoo Parlors, Tobacco Specialty Shops, Pawnbrokers, and Check Cashing in Magna

Applicability: Citywide

Planner: Brian Tucker, Planning Manager

Applicant: Magna Staff

Key Findings:

- Socioeconomic blight and storefront degradation can be associated with over-concentrations of secondary financial institutions,
- High concentrations of pawn brokers are sometimes correlated with elevated levels of property crime
- Density limitations for tobacco specialty shops can keep the tobacco industry from disproportionately targeting vulnerable demographics

Staff Recommendation: The MSD Planning Staff recommend that the Magna Planning Commission recommend that the Council approve the attached ordinance.

Exhibits:

A. Proposed Ordinance

BACKGROUND/ ISSUES TO CONSIDER

The Acting City Manager has requested that the Planning Staff create a proposed ordinance that would enact limits on the number of Tattoo and Body Art, Tobacco Specialty Shops, and Pawnbroker establishments based on population to prevent an overabundance of such businesses locating in Magna. Smith Hartvigsen, Magna's contracted legal firm, has circulated a draft Title 5: Business Licenses and Regulations, that would repeal the current language and replace it with an ordinance created specifically for Magna. The Planning Staff took the relevant chapters from the Smith Hartvigsen draft concerning Tattoo Parlors, Tobacco Specialty Shops, Pawnbrokers, and Check Cashing and incorporated that language into this draft ordinance. In addition, some of these businesses have specific land use standards associated with them. Staff have updated these specific use standards to ensure that the land use standards are contained in Title 19, and the licensing requirements are contained in Title 5.

PROPOSED ORDINANCE

The proposed ordinance:

- Creates two additional business license categories, "Tattoo and Body Art", and "Pawnbrokers, Secondhand Merchandise Dealers, Catalytic Converter Operations, Secondary Metals Dealers or Recyclers, and Similar Businesses"
- Amends the "Pawn Shop" specific use standard in Title 19 to include "Secondhand Merchandise Dealers, Catalytic Converter Operations, Secondary Metals Dealers or Recyclers, and Similar Businesses"
- Enacts a density limit of 1 business per 10,000 Magna residents for each of the Check Cashing, Tattoo and Body Art, Tobacco Specialty Shops, and Pawnbroker (etc.) business categories,

- Removes references to Salt Lake County, replacing them with Magna City,
- Where appropriate, refers to state statutes in addition to City requirements,
- Adds language in Title 5 that notifies applicants and users to the specific use standards in Title 19: Zoning, noting that the license is subject to land use approval,
- Eliminates land use regulations from Title 5, these being moved to Title 19,
- Eliminates business licensing regulations from Title 19, these being moved to Title 5,
- Adds Land Use Definitions to Title 19 for:
 - o Catalytic Converter Operations,
 - o Community Location,
 - o Secondary Metals Dealer or Recycler, and
 - o Secondhand Merchandise Dealer.

STAFF RECOMMENDATION

Staff finds that:

- Density controls on check cashing prevent an over-concentration of high-cost financial services in one area, mitigating neighborhood blight and the perception that a community is targeted by predatory lending,
- Limiting check cashing businesses ensures that commercial spaces are available for a broader mix of essential services, such as traditional banks, grocery stores, and pharmacies,
- High concentrations of pawn brokers are sometimes correlated with elevated levels of property crime. Density limits prevent "fringe financial" clusters from becoming marketplaces or transaction hubs for stolen goods,
- By restricting access and geographic convenience, zoning limits attempt to interrupt cycles of high-cost, short-term borrowing and repeated fee accumulation associated with predatory lending,
- Socioeconomic blight and storefront degradation can be associated with over-concentrations of secondary financial institutions,
- Limits on the number of Pawnshops, Secondhand Merchandise Dealers, Catalytic Converter Operations and similar businesses reduces the administrative burden on municipal police departments, allowing for easier, more efficient tracking of transactions and stolen property holds,

- The proliferation of Tattoo and Body Art Parlors can drive down service prices, potentially tempting "bad actors" to cut corners on sanitization and safety to save money,
- The proliferation of Tattoo and Body Art Parlors can hinder local health departments in effectively inspecting, monitoring, and regulating these establishments,
- Limitations based on population for tobacco specialty shops can keep the tobacco industry from disproportionately targeting vulnerable demographics, leading to environmental health disparities, and
- Capping the density of these tobacco specialty shops curbs secondary issues like loitering, illicit sales, and zoning conflicts with surrounding residential or commercial properties.

Given the above findings, staff recommend the following action:

The MSD Planning Staff recommend that the Magna Planning Commission recommend that the Council approve the attached ordinance.

Ordinance No. 2026-O-18

OAM 2026-001643 - Limits on Tattoo Parlors, Tobacco Specialty Shops, Pawnbrokers, and Check Cashing in Magna

Exhibit 1- REGULATIONS FOR CHECK CASHERS/CASHING

CHAPTER 5.12 ~~CHAPTER 5.13~~ CHECK CASHERS PROHIBITIONS

5.12.010 ~~5.13.010~~ Definitions

A. As used in this chapter:

1. "Check casher" or "check cashing business" means an entity engaged in the business of check cashing.
2. "Check cashing" means cashing a check for consideration or extending a deferred deposit loan (as defined by the Check Cashing Regulation Act of the Utah Code) but does not restrict the activities of depository institutions or persons who cash a check in a transaction that is incidental to the retail sale of goods or services for consideration that does not exceed the greater of one percent of the amount of the check or one dollar.
3. "Title loan" means a loan secured by the title to a motor vehicle, mobile home, or motor boat, as defined by state statute. "Title loan" does not include a purchase money loan or loan made in connection with the sale of a motor vehicle, mobile home, or motor boat.

5.12.020 ~~5.13.020~~ Check Casher Regulation

A. The ~~Salt Lake County~~city Council finds that the regulation of check cashers is:

1. A serious matter which affects the prosperity and welfare of the residents of ~~Salt Lake County~~Magna;
2. Appropriately the responsibility of the governments of the United States and of the state of Utah; and
3. Inadequately performed at the present time by the federal and state governments so as to protect the welfare of the citizens of Salt Lake County.

5.12.030 ~~5.13.030~~ Limitations

In addition to state statutes and federal provisions that govern check cashing and deferred deposit lending, Utah Code, Title 7, Chapter 23, the City provides:

- A. The total number of check cashers in the ~~unincorporated county~~City shall not exceed one (1) check casher per ten thousand (10,000) population of the ~~unincorporated county~~City.
- B. Check cashers must provide to patrons a complete written description of the services provided by the check casher, which description is approved by the Utah State Department of Financial Institutions.
- C. A business engaged in offering title loans is not subject to the provisions of this section unless it engages in a check casher business at the same location.

5.12.040 Land Use Approval

Check Casher establishments are subject to the specific use standards in Subsection 19.42.120 Check Cashing.

5.12.050 License – Fees

Fees: The license fee for each of the occupations regulated by this chapter shall be as adopted in Magna's adopted fee schedule.

19.42.120 CHECK CASHING

Check cashing and other non-depository financial institutions, if allowed as a permitted or conditional use in the applicable zone, are also subject to the following standards:

- A. Establishments shall be located no closer than one mile from other similar establishments;
- B. Use activities shall be limited to short term title loan and short-term consumer installment loan business;
- C. The following services are specifically prohibited: "cash for gold", "cash for precious metals", and the processing or storage of repossessed vehicles or other repossessed property; and
- D. All business activity, including customer queuing, shall be accommodated inside the building.
- E. Business Licensure. Land uses regulated under this subsection must be licensed for business and are subject to the business license regulations in Title 5 of this municipal code.

Exhibit 2 – REGULATIONS FOR TATTOO AND BODY ART BUSINESSES

CHAPTER 5.13 TATTOO AND BODY ART BUSINESSES

5.13.010 Definitions

As used in this chapter:

- A. “Tattoo and Body Art Establishments” means a business engaged primarily in the practice of physical body adornment or modification, including but not limited to body piercing, tattooing, branding or scarification.

5.13.020 Health Department Approval

All Tattoo and Body Art establishments shall obtain and maintain in good standing a proper license from the Salt Lake County Health Department.

5.13.030 Limitations

- A. Tattoo and Body Art establishments may not be located closer than six hundred (600) feet to any other such establishment as defined, or to any church, school or other community gathering place.
- B. The number of such facilities licensed within the city limits may not exceed one per every ten thousand (10,000) or portion thereof of the most recent United States Census Bureau estimated population of Magna City.
- C. The hours of operation are limited to between 10:00 a.m. and 10:00 p.m.
- D. No minors shall be allowed on the premises without an accompanying adult guardian.

5.13.040 License – Fees

Fees: The license fee for each of the occupations regulated by this chapter shall be as adopted in Magna’s adopted fee schedule.

Exhibit 3 – REGULATIONS FOR TOBACCO SPECIALTY BUSINESSES

CHAPTER 5.21 TOBACCO SPECIALTY BUSINESSES

5.21.010 Definitions

For the purposes of this chapter, the following definitions shall apply:

A. "Tobacco specialty business" means ~~the same as "retail tobacco specialty business" as defined in Utah Code § 17-50-333(1)(b).~~ a commercial retail establishment that, through signage, floor space allocation, or sales revenue, demonstrates it is substantially engaged in the offer and sale of tobacco products as provided in state code at a minimum. Any one or more of the following factors indicate the operation of a tobacco specialty business:

1. The sale of tobacco products accounts for more than thirty five percent (35%) of the total quarterly gross receipts for the establishment for two (2) successive calendar quarters; to facilitate the City's perception of this factor, a licensee operating a retail sales business that includes the offer of tobacco products shall send to the City's business license official quarterly gross sales information within fifteen (15) business days of the end of each calendar quarter. This quarterly data provision requirement does not apply to businesses already licensed as a tobacco specialty business, or to business locations within which an area is licensed by the state of Utah as a pharmacy;
2. The name of the business evidences holding oneself out as a tobacco specialty business by using terms, including smoke shop, smoker, smoking, cigar, vape, vapor, huka, or other words typically used to describe tobacco products.
3. The allocation of floor or shelf space inside the business is allocated 20% or more to the offer, display, or storage of tobacco products, electronic cigarette products, and nicotine products.
4. The retail space features a self-service display for tobacco products, electronic cigarette products, or nicotine products.
5. The commercial establishment holds itself out as a tobacco specialty business and causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business.

B. "Tobacco product" means any substance or product as defined in Utah Code ~~§ 17-50-333(1)(c)~~ Ann. §§ 10-8-41.6 and 76-10-101.

5.21.020 License Required

It is unlawful for any person to operate, conduct, carry on or maintain a tobacco specialty business without first obtaining from the ~~county~~ license official a license to operate a tobacco specialty business and in compliance with proximity requirements, a permit by the local health department, a valid license by the State Tax Commission, and certain effective dates as provided in Utah Code 19.030 License-Fees.

5.21.030 License--Fees

The annual fee for a tobacco specialty business shall be as set forth in ~~Section 5.08.040~~Magna's adopted fee schedule of this code.

5.21.040 Application and Issuance Restrictions

A. Each individual applying for a tobacco specialty business license shall:

1. Identify the location, including the street, building and room number of the place where the applicant proposes to operate a tobacco specialty business.
2. Submit with the license application an affidavit ensuring that the tobacco specialty business complies with the proximity requirements of Utah law as of the date of the application.

B. ~~The county~~license officiale:

1. shall review the application to determine compliance with ~~county~~City zoning ordinances and the proximity requirements set forth in Utah Code § ~~17-50-333(5)~~10-8-41.6(4);
2. shall approve or deny the application, in compliance with Sections 5.02.010 through 5.02.140; and
3. may not approve a business license or tobacco specialty business license to any applicant who does not meet the proximity requirements or density limitations.
4. ~~In accordance with the procedures described in Sections 5.02.010 through 5.02.140 of this title, the license office shall then submit the application to the mayor for further review and a final determination on approval.~~
5. ~~The county license office shall not recommend issuance of a business license or tobacco specialty business license to any applicant who does not meet the proximity requirements.~~

C. Any appeal of a licensing decision by the ~~mayor~~license official shall be heard in accordance with the provisions of Sections 5.02.140 through 5.02.180 of this title.

5.21.050 License--Display Required

Every tobacco specialty business licensed under this chapter shall display its tobacco specialty business license in a conspicuous place on the premises.

5.21.060 Density Limitation

No more than one (1) retail tobacco specialty business per ten thousand (10,000) residents or portion thereof of the most recent United States Census Bureau estimated population shall be permitted within the city.

5.21.070 Unlawful Conduct and Activities

- A. In addition to the restrictions and limitations contained in this chapter, and as set forth under state law, a licensee under this chapter may not:
 - 1. Engage in a pattern of unlawful activity as set forth under Utah state law;
 - 2. Violate the regulations restricting the sale and distribution of cigarettes and smokeless tobacco to protect children and adolescents issued by the United States Food and Drug Administration, 21 C.F.R. Part 1140; or
 - 3. Engage in any act prohibited by the provisions of the Utah Controlled Substances Act, the Imitation Controlled Substances Act, the Utah Controlled Substance Precursor Act, the Clandestine Drug Lab Act, or any other provision of law, whether federal, state or local, providing for the prohibition or regulation of activities related to the sale or consumption of controlled substances or imitation controlled substances.
- B. The county license section shall work with local law enforcement to enforce the provisions of this section.

5.21.080 Revocation and Suspension Decisions--Appeals

- A. In addition to the grounds for suspension or revocation set forth in Chapter 5.07, every tobacco specialty business license issued by the county may be revoked or suspended for any violation of this chapter.
- B. Issues regarding revocation or suspension of a tobacco specialty license shall be heard and decided in accordance with the procedures established in Section 5.07.020 through 5.07.030 of this title.
- C. Appeals of decisions to revoke or suspend a tobacco specialty license shall be heard by the county council in accordance with procedures established in Sections 5.02.140 through 5.02.180 of this title.

5.21.090 Land Use Approval

Tobacco Specialty Businesses are subject to the specific use standards in Subsection 19.42.260 Retail Tobacco Specialty Business.

19.42.260 RETAIL TOBACCO SPECIALTY BUSINESS

A. For the purposes of this Section:

1. Community location” means:

- a. Public or private kindergarten, elementary, middle, junior high, or high School;
- b. Licensed child-care facility or preschool;
- c. Trade or technical school;
- d. Church, mosque, temple, or other religious building;
- e. Public library;
- f. Public playground;
- g. Public park;
- h. Youth center or other space used primarily for youth-oriented activities;
- i. Public recreational facility; or
- j. Public arcade.

2. “Retail Tobacco Specialty Business” means a commercial establishment in which:

- a. The sale of tobacco products accounts for more than thirty-five percent (35%) of the total annual gross receipts for the establishment;
- b. Food and beverage products, excluding gasoline sales, is less than forty-five percent (45%) of the total annual gross receipts for the establishment; and
- c. The establishment is not licensed as a pharmacy under Title 58, Chapter 17b, Pharmacy Practice Act.

3. “Tobacco product” means:

- a. Any cigar, cigarette, or electronic cigarette as defined in Utah Code §76-10-101;
- b. A tobacco product as defined in Utah Code §59-14-102, including:
 - i. Chewing tobacco; or
 - ii. Any substitute for a tobacco product, including flavoring or additives to tobacco; and

- c. Tobacco paraphernalia as defined in Utah Code §76-10-104.1.
- B. A Retail Tobacco Specialty Business may not be located within:
 - 1. One thousand feet (1,000') of a Community Location;
 - 2. Six hundred feet (600') of another Retail Tobacco Specialty Business; or
 - 3. Six hundred feet (600') of a Residential or Agricultural Zone or Use.
- C. For the purposes of Subsection 19.42.260.B above, the proximity requirements shall be measured in a straight line from the nearest entrance of the retail tobacco specialty business to the nearest property boundary of the community location, retail tobacco specialty business, or agricultural or residential zone or use, without regard for intervening structures or zones.
- D. A retail tobacco specialty business that has a business license and was operating lawfully on or before May 8, 2012, is exempt from the requirements of Subsection 19.42.260.B if said business meets all of the following criteria:
 - 1. The business license has been renewed continuously without relapse or permanent revocation;
 - 2. The retail tobacco specialty business has not closed for business or otherwise suspended the sale of Tobacco Products for more than sixty (60) consecutive days;
 - 3. The retail tobacco specialty business does not substantially change the business premises or its business operation; and
 - 4. The retail tobacco specialty business maintains the right to operate under the terms of other applicable laws, including but not limited to zoning ordinances, building codes, and the business license that was issued prior to May 8, 2012.
- E. Business Licensure. Land uses regulated under this subsection must be licensed for business and are subject to the business license regulations in Title 5 of this municipal code.

**Exhibit 4 – REGULATIONS FOR PAWNBROKERS, SECONDHAND MERCHANDISE DEALERS,
CATALYTIC CONVERTER OPERATIONS, SECONDARY METALS DEALERS OR RECYCLERS, AND
SIMILAR BUSINESSES**

**CHAPTER 5.24 PAWNBROKERS, SECONDHAND MERCHANDISE DEALERS, CATALYTIC
CONVERTER OPERATIONS, SECONDARY METALS DEALERS OR RECYCLERS, AND SIMILAR
BUSINESSES**

5.24.010 Definitions

- A. For the purposes of this chapter, the definitions of “Pawnbrokers”, “Secondhand Merchandise Dealers”, and “Catalytic Converter Operations” provided in Utah Code § 13-32a-102 shall apply.
- B. For the purposes of this chapter, the definition of “Secondary Metals Dealer or Recycler” provided in Utah Code § 76-6-1402 shall apply.
- C. For the purposes of this chapter, the definition of “Community Location” provided in Utah Code § 32B-1-102 shall apply.

5.24.020 License Required; Application; Fees

A. Required:

- 1. It is unlawful for any person to carry on the business of pawnbroker, secondhand merchandise dealer, catalytic converter operations, secondary metals dealers or recyclers, and similar businesses without first obtaining a license to operate in compliance with this chapter. The City shall require a separate license for each location and for the conduct of business by each dealer;
- 2. If, during the license year, there is a change in the information that the applicant provided in the license application or renewal application, the licensee shall report the change in writing to the business licensing official within thirty (30) days after the change occurs and certify that the information is true and correct under the penalties of perjury.

B. Application For License:

- 1. The applicant shall complete the license application or renewal form prepared by the business licensing official, and certify that the information given is true and correct under the penalties of perjury;

2. The applicant for a dealer's license shall provide any necessary information required by the chief of police and the business licensing official, including a statement that the applicant authorizes the police department or any other law enforcement agency to inspect the books, records, inventory, or premises of the business during normal business hours;

3. Only individuals may apply for a license under this chapter:

a. If the applicant submits an application for a license for a corporation or a limited partnership, the City license official may issue the license to the president of the corporation or members of the partnership only who are authorized to act for it;

b. If the applicant submits an application for a partnership, the City license official may issue the license to all of the partners who are authorized to act for the partnership. If any partner is a corporation or a limited partnership, the application shall be made by and issued to the president of the corporation or to an individual as general partner for the limited partnership;

c. Any individual who applies for a license under this chapter shall assume all responsibilities of the dealer and is subject to any conditions, restrictions, or requirements imposed on dealers;

4. The police department shall conduct a background investigation into the applicant, recommend a favorable consideration of the applicant, and approve the application prior to issuance of the license. An applicant may not be authorized to conduct any business until the license official approves the and the applicant has complied with any other licensing and bonding provisions contained in this chapter.

C. Fees: The license fee for each of the occupations regulated by this chapter shall be established by resolution of the Council.

5.24.030 Business Location; Supplemental License

A. Business Location: A dealer, including a pawnbroker, secondhand merchandizer, antiques dealer, automated recycling kiosk operator, or catalytic converter purchaser, may conduct the licensed business only from the fixed permanent location identified in the license application. The fixed permanent location may not be a motel or hotel room generally used by transients.

B. Supplemental License: A dealer, including a pawnbroker, secondhand merchandizer, antiques dealer, automated recycling kiosk operator, or catalytic converter purchaser, may not remove or relocate the location specified in the license for the business or open any additional

location unless the person has applied for and obtained a supplemental license from the business licensing official.

5.24.040 Zoning, Land Use, and Density Restrictions

- A. Zoning Restrictions: It is unlawful for any business licensed under this chapter to do business at any location within the City not zoned for such business.
- B. Land Use Approval: Businesses licensed under this chapter are subject to the specific use standards in Subsection 19.42.230 Pawn Shops, Secondhand Merchandise Dealers, Catalytic Converter Operations, Secondary Metals Dealers, and Similar Businesses.
- C. Density Restrictions: The number of businesses licensed under this chapter within the city limits may not exceed one per every ten thousand (10,000) or portion thereof of the most recent United States Census Bureau estimated population of Magna City.

5.24.050 License Bond

The applicant for a license shall post a cash or satisfaction corporate surety bond, with the license official in compliance with this chapter and in a form acceptable to the City, payable to the City in the amount of \$2,500.00. The City shall assess any criminal or civil fine against the business, officers, or managers for a violation of City ordinances and the fines shall be paid through this bond if not paid in cash within 10 days after notice of the fine. If an appeal is filed as provided by this chapter, the fine may not be collected until the appeal is resolved. If funds are drawn against the cash or surety bond to pay the fine, the licensee shall replenish the bond to \$2,500.00 within 15 days of the date of notice of any draw against it.

5.24.060 Grounds for Refusal, Suspension, Or Revocation of License

The City may refuse to grant a license under this chapter and may suspend, revoke, or refuse to renew the license of any person if it finds:

- A. The person has violated or is attempting to violate any provision of this chapter;
- B. A similar license issued to the person has been suspended, revoked or refused in another jurisdiction for a reason which would justify such an action under this chapter.
- C. Any officer, manager, agent, or employee of the individual or dealer has violated or is attempting to violate any provisions of this chapter unless the individual or dealer:
 - 1. Had no knowledge of the wrongful conduct and in the exercise of reasonable diligence could not have known of the conduct; and

2. Was unable to prevent the violation or attempted violation with the exercise of reasonable diligence; or

D. The person or dealer has been convicted of theft or receiving stolen property on one or more occasions within the past 5 years.

5.24.070 Compliance with State Law

All businesses licensed under this chapter shall comply with the Utah Pawnshop, Secondhand Merchandise, and Catalytic Converter Transaction Information Act, Utah Code, Title 13, Chapter 32a, including the statutory requirements for recordkeeping, customer fingerprinting, database entry, and holding periods. Consistent with Utah Code §§ 13-32a-102.5 and 13-32a-110, the City may enforce the criminal and civil provisions of this chapter.

5.24.080 False Statements

Any dealer who, in making his or her statement as contemplated in this chapter in selling, offering, or trying to sell any item identified in this chapter, willfully makes a false statement or gives untrue information, shall be guilty of a class B misdemeanor.

5.24.090 Reporting Stolen Items

Reporting Of Stolen or Lost Goods: The licensee shall report to the police department any information about an article that was stolen or lost and found by the person attempting to pledge it or sell it or pledged with or sold, pawned or deposited with the licensee, if the licensee has reason to believe that the article was stolen or lost.

5.24.100 Dealers and Premises; General Regulations

A. Proscribed Sellers: It is unlawful for any licensee under this chapter, his or her agent, servants, or employees to receive or purchase any goods, articles, or things in pawn, pledge or sale from a person who is intoxicated, obviously mentally deficient, or under the age of 18 years.

B. Employees: It is unlawful for any licensee under this chapter to employ any person under the age of 18 years to receive any pledge or make any loan.

C. Licensee Responsible for Acts of Employees: The holder of a license under this chapter is liable for any acts or violations of this chapter by the licensee's employees .

D. Barrier Required Around Open Storage: It is unlawful for the owner or person having control of any lot, yard, or any other premises within the City limits to keep, collect, permit, maintain,

or store in the open thereon, any secondhand merchandise, good, or ware, without enclosing the lot, yard, or premises with a solid visual barrier not less than 7 feet high and maintaining the barrier in a good condition.

- E. Secondhand Merchandise Dealers; Restrictions: It is unlawful for any licensee under this chapter as a secondhand merchandise dealer to purchase, barter, exchange, or sell any secondhand merchandise other than the same type and character of secondhand merchandise which is the licensee's principal business.
- F. Ordinance Posted: It is unlawful for any person to conduct or transact any business licensed under this chapter unless the licensee shall keep a copy of this chapter conspicuously posted in the place of business.
- G. Hours: It is unlawful for any licensee under this chapter to receive or purchase any goods in trade, pawn, or pledge or to sell or otherwise dispose of any goods or materials or to keep his or her place of business open before 7:00 a.m. or after 7:00 p.m. of any day including Sunday.
- H. Connection With Other Business: It is unlawful for any licensee under this chapter to keep or maintain in the same room or rooms with any other business unless prior approval of the business licensing official has been obtained. If a partition wall is permitted to separate the licensee's business from any other business, the partition wall shall be of solid material with any connecting doors or other openings securely closed and locked at all times. Gratings, lattice, or similar openwork or contrivance is not a sufficient partition under the provisions of this chapter. Any patron shall enter and take exit from licensee's places of business through outside doors and entrances.
- I. Serial Number; Owner's Personal Identification Mark: No business licensed pursuant to this chapter shall receive any item which has obviously had the manufacturer's serial number or an owner's personal identification mark altered, defaced, or mutilated or removed.

19.42.230 PAWN SHOPS, SECONDHAND MERCHANDISE DEALERS, CATALYTIC CONVERTER OPERATIONS, SECONDARY METALS DEALERS, AND SIMILAR BUSINESSES

- A. The purpose of regulating ~~pawn-shop~~Pawn Shops, Secondhand Merchandise Dealers, Catalytic Converter Operations, Secondary Metals Dealers, and Similar Businesses establishments is to ensure security and compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.
- B. ~~Pawn-shop~~eEstablishments regulated under this subsection, when listed as a permitted or conditional use in the applicable zone, are subject to the following requirements:

1. Site location standards. Any land use regulated under this subsection may not operate as a home occupation; or locate:

a. Closer than one thousand (1,000) feet to another land use regulated under this subsection, as measured in a straight line between the closest property line of the lots on which they are located;

~~a.b.~~ The business may not be located wWithin six hundred feet (600') of a public or private school (kindergarten through twelfth grade), church or other religious building, public playground, or public park, as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the school, church or other religious building, or park site;

~~b.c.~~ The business may not be located Wwithin one hundred feet (100') of any existing residential dwelling or property zoned for residential uses as measured from any point upon the outside walls of the building or building lease space containing the business to the nearest property line of the residential zoned property; and-

~~c.d.~~ The business shall be in a location that is not fully visible from a public street with an unobstructed view from the public street for public safety.

2. Operation and development standards.

a. The business shall have lighting to provide illumination for security and safety of parking and access areas in accordance with this Title.

b. The business window may not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the business shall remain at adequate levels to clearly see into the business from the exterior of the business.

c. A sign shall be posted in the front of the business indicating that no loitering is permitted per Magna Municipal Code.

C. Business Licensure. Land uses regulated under this subsection must be licensed for business and are subject to the business license regulations in Title 5 of this municipal code.

Exhibit 5 – ADDITIONAL LAND USE DEFINITIONS

19.04.070 USE DEFINITIONS

A. Uses identified in Title 19 are defined as follows:

“Catalytic Convertor Operations” means a person or business engaged in the sale or purchase of used catalytic convertors subject to Utah Code 13-32a.

“Community Location” means:

- a. Public or private kindergarten, elementary, middle, junior high, or high School;
- b. Licensed child-care facility or preschool;
- c. Trade or technical school;
- d. Church, mosque, temple, or other religious building;
- e. Public library;
- f. Public playground;
- g. Public park;
- h. Youth center or other space used primarily for youth-oriented activities;
- i. Public recreational facility; or
- j. Public arcade.

“Secondary Metals Dealer or Recycler” means the same as “secondary metals dealer or recycler” as defined in Utah Code § 76-6-1402.

“Secondhand Merchandise Dealer” means the same as "secondhand merchandise dealer" as defined in Utah Code § 13-32a-102.