



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

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<https://msd.utah.gov/agendas/>

# Magna Planning Commission

## Public Meeting Agenda

**Thursday, December 8, 2022 6:30 P.M.**

### 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 385-468-6707. 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 the November 10, 2022 Planning Commission Meeting Minutes.  
(Motion/Voting)
- 2) Other Business Items. (As Needed)

### **LAND USE APPLICATION(S)**

**CUP2022-000731** - Ericka Irigoyen is requesting conditional use approval for a paramedical tattoo studio. **Acres:** 0.58. **Location:** 3564 South 7200 West, Suite C. **Zone:** C-2. **Planner:** Justin Smith  
(Motion/Voting)

### **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.



GREATER SALT LAKE  
**Municipal Services  
District**

**Planning and Development Services**

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**Files # CUP2022-000731**

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## Conditional Use Summary

**Public Body:** Magna Planning Commission

**Meeting Date:** December 8, 2022

**Parcel ID:** 14-33-281-040-0000

**Current Zone:** C-2

**Property Address:** 3564 S 7200 W

**Request:** Conditional Use for a Paramedical Tattoo Studio

**Applicant Name:** Ericka Irigoyen

**MSD Planner:** Justin Smith

**MSD Planning Staff Recommendation:** Planning Commission Approval

### PROJECT SUMMARY

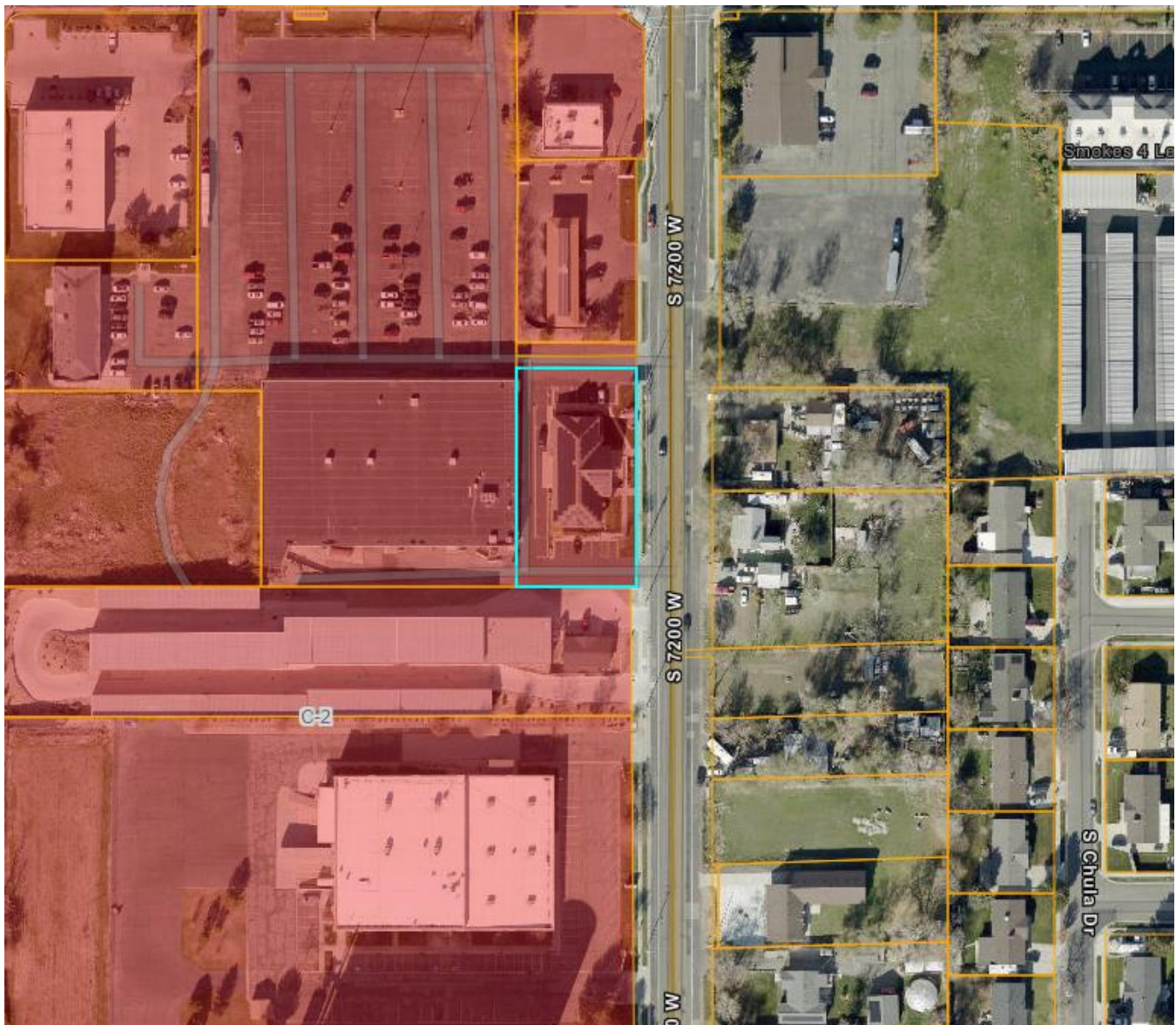
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The applicant, Ericka Irigoyen, is applying for a conditional use for a paramedical tattoo studio. Paramedical tattoo studios are for covering up scars, stretch marks, or cover up other types of damage to help restore psychological recovery and improve quality of life. Tattoo studios are allowed as a conditional use in the C-2 zone in Magna and as a permitted use in C-3.

### SITE & ZONE DESCRIPTION

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The property is located along 7200 W and is just east of the Ream's Food Store. South of the property is a public storage unit and a soap processing facility. To the north of the property is a 7-Eleven convenience store that is located on the corner of 3500 S and 7200 W. The properties to the east are residential and are located in West Valley City limits. The building itself has a few medical offices and the paramedical tattoo studio would be in suite C.



### ISSUES OF CONCERN/PROPOSED MITIGATION

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No issues of concern are identified at this time. All agency reviewers have given an “ok” to the conceptual review with additional information and revisions being required for technical review and final approval.

### PLANNING STAFF ANALYSIS

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MSD staff were asked to make an administrative determination on the zoning of tattoo studios in Magna. Tattoo studios were determined to be a permitted use in C-3 and a conditional use in C-2. This business is a paramedical tattoo studio and not a traditional tattoo studio, but the code does not differentiate between the two.



### **Parking**

The building and its parking lot are already existing, the current parking lot has six spots on both the north and south end of the building with parallel parking spots along the western side of the building.

### **Landscaping**

No landscape plan is required for an existing building that is not being modified.

### **Signage**

No outdoor signage has been proposed as part of this conditional use, there is a space for a sign that is incorporated into the building.

### **Conditional Use**

The proposed use does not affect the existing building or the setbacks. The C-2 zone allows for tattoo studios with a conditional use. The proposed use does not present a serious traffic hazard due to design as the site already exists and is being used by a few medical offices already. The proposed use does pose a threat to the safety of residents or properties within the vicinity. The proposed use will not adversely affect nearby buildings as they are all of commercial nature and also along a heavily trafficked road.

### **Review Criteria**

The criteria that planning staff review for tattoo parlors in an existing building is fairly limited. Tattoo studios are allowed in the C-2 zone as a conditional use.

The Planning Commission is the decision-making body for conditional use permits. If approval is granted for this conditional use, then the project will advance into the technical review phase who will then review the project based on compliance with the code.

MSD staff has reviewed the application and has found that the proposal with staff recommendations is consistent with the surrounding land uses. Full compliance with required ordinances and policies will be verified through the subsequent technical review process before the issuance of the Land Use permit, and license inspection process. Staff finds that the application meets, or will meet with conditions, all required standards of the ordinance necessary for preliminary approval by the Planning Commission.

### **PLANNING STAFF RECOMMENDATION**

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**Based on the findings stated above, the MSD Planning Staff recommends that the Magna Planning Commission grant approval for the conditional use for a tattoo studio with the following conditions:**

- 1. The applicant be required to comply with the requirements of the C-2 zone.**
- 2. The applicant be required to comply with the requirements from all reviewing agencies.**

#### **ATTACHMENTS:**

- A. Floor Plan



Emergency Exit

Room 3

Room 2

Bath

Room 1

Hall

X

Window

X

Window

Waiting

Area

Entrance



### Conceptual Site Plan Review

Planning	Concept O.K. - Technical Review Required Jenette, Floor Plan 11/22/2022
Grading	
Geology	Waived JettThomson, Floor Plan 11/17/2022
Hydrology	Waived JettThomson, Floor Plan 11/17/2022
Surveyor	
Traffic	Waived JettThomson, Floor Plan 11/17/2022
UFA	Concept O.K. - Staff Comments JettThomson, 11/03/2022
Health	Concept O.K. - Technical Review Required JettThomson, Floor Plan 11/22/2022
Building	Concept O.K. - Technical Review Required TShawson, Floor Plan 11/18/2022
Operations	
Addressing	Concept O.K. - Technical Review Required JBurton, Floor Plan 11/03/2022