



**MAGNA METRO TOWNSHIP COUNCIL
BUSINESS MEETING AGENDA
December 12, 2023**

Webster Center
8952 West Magna Main Street
Magna, Utah 84044

PUBLIC NOTICE IS HEREBY GIVEN that the Magna Metro Township Council will hold a business meeting on the 12th day of December 2023 at the Webster Center, 8952 West Magna Main Street Magna, Utah as follows:

**** Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.**

6:00 PM – PUBLIC MEETING

1. CALL TO ORDER
2. Determine Quorum
3. Pledge of Allegiance
4. **PUBLIC COMMENTS** (*Limited to 3 minutes per person*)
Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the Council at this point by stepping to the microphone and giving their name for the record. ***Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.***
5. Unified Police Department Report [*Chief Del Craig*]
6. Financial Report [*Dave Sanderson, Financial Manager*]
7. **Community Stakeholder Reports**
 - A. 4th of July [*Kari Duckworth*]
 - B. Magna Chamber of Commerce [*Brian Burrows*]
 - C. Pleasant Green Cemetery [*Sharon Nichols/Nunny Nichols*]
 - D. Code Enforcement Report [*Alicia Gonzales, Code Enforcement Supervisor*]
 - E. Magna Town Council [*Todd Richards*]
8. **CONSENT AGENDA**
 - A. Approve Minutes of October 12, 2023
9. **PUBLIC HEARINGS**
 - A. Receive public comments regarding the Proposed Budget Amendments to the 2023 Budget beginning January 1, 2023 and ending December 31, 2023 [*Dave Sanderson, Financial Manager*]

ACTION: Approve **Resolution No. 23-12-01** Approving Budget Amendments to the 2023 Magna Metro Township Budget beginning January 1, 2023 and ending December 31, 2023
 - B. Receive public comments regarding the 2024 Magna Metro Township Final Budget including the Elected Officials stipend beginning January 1, 2024 and ending December 31, 2024 [*David Brickey, City Manager*]

ACTION: Approve *Resolution No. 23-12-02* Adopting the Magna Metro Township 2024 Final Budget beginning January 1, 2024 and ending December 31, 2024

- C. Receive public comments regarding the Magna Metro Township 2024 Consolidated Fee Schedule [*David Brickey, City Manager*]

ACTION: Approve *Resolution No. 23-12-03* Magna Metro Township 2024 Consolidated Fee Schedule

10. ACTION/DISCUSSION ITEM

- A. Discussion and Possible Action **Resolution No. 23-12-04** Confirming the Appointment of David R. Brickey as the Appeals Hearing Officer for the Magna Metro Township [*David Brickey, City Manager*]

11. MANAGER UPDATES

12. COUNCIL REPORTS

13. CLOSED SESSIONS IF NEEDED AS ALLOWED UNDER UTAH CODE ANN. 52-4-205)

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual.
B. Strategy sessions to discuss pending or reasonably imminent litigation.
C. Strategy sessions to discuss the purchase, exchange, or lease of real property.
D. Discussion regarding deployment of security personnel, devices, or systems; and
E. Other lawful purposes as listing in Utah Code 52-4-205

14. ADJOURN

ZOOM MEETING:

Magna Metro Township Council webinar.

When: Dec 12, 2023 06:00 PM Mountain Time (US and Canada)

Topic: Magna Metro Township Council Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/9372838826?pwd=c1dIckpBUFdTQ0owakc3bHUWWY3Zz09>

Passcode: 855951

Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of the Magna Metro Township, will make reasonable accommodations for participation in the meeting. To request assistance, please call (385) 468-6703 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: Magna Metro Township website at www.magnametrotownship.org and the State Public Notice Website at <http://pmn.utah.gov>. Pursuant to State Law and Magna Ordinance, Councilmembers may participate electronically. Pursuant to Utah Code Ann. § 52-4-205, Parts of Meetings may be Closed for Reasons Allowed by Statute.

POSTED: December 8, 2023

DATE TUESDAY OCTOBER 10, 2023

THE MAGNA METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON TUESDAY, OCTOBER 10, 2023, PURSUANT TO ADJOURNMENT ON TUESDAY, SEPTEMBER 26, 2023, AT THE HOUR OF 6:00 P.M. AT THE WEBSTER CENTER AT 8952 WEST MAGNA MAIN STREET (2700 SOUTH), MAGNA, UT 84044.

COUNCIL MEMBERS PRESENT: ERIC BARNEY
AUDREY PIERCE
STEVE PROKOPIS
TRISH HULL
DAN PEAY, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL
DAVID BRICKEY, ADMINISTRATOR

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Mayor Peay, Chair, presided.

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Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America was recited.

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Citizen Public Input

Ben Horsley, Chief of Staff, Granite School District gave an update on the reconfiguration and boundary changes that Granite School District is planning to implement, as a result of the reopening of Brockbank Jr. High School and the opening of a new Cyprus High School, which is slated to occur in fall 2025. The boundary changes also include a feeder pattern change, all of which will take place in the fall of 2025. The proposed boundary changes will be voted on by the Granite School District Board of Education in its November and December meetings. Granite School District is holding another public meeting Wednesday, October 18th, at 7:00 PM, at Matheson Jr. High School to go over all the changes and provide the opportunity for feedback. The information is available on Granite School District's website, and a recording of the meeting will be made available to the public on that website as well.

Council Member Hull stated she appreciated Granite School District allowing students to special permit into schools, as there were a lot of parents who were upset that the boundaries would change where their child was supposed to go to school.

Mr. Horsley stated Granite School District is trying to constitute boundaries that will allow the maximization of its facilities, due to declining enrollment, while allowing flexibility for parents to choose open enrollment. Although the boundary changes will be reconstituted in 2025, a lot of children will continue to attend the schools they were already attending, and it will be new families moving into the area or families with children starting kindergarten that will go to the school within their boundary.



Consent Agenda

Council Member Hull, seconded by Council Member Barney, moved to approve the consent agenda. The motion passed unanimously.



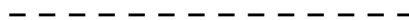
Discussion Items

Unified Fire Authority (UFA)/Unified Fire Service Area (UFSA) Presentation on Potential Tax Increase

Rachel Anderson, District Administrator and Legal Counsel, Unified Fire Service Area, delivered a PowerPoint presentation on the Unified Fire Services Area (UFSA)'s proposed tax increase, explaining what UFSA was and the jurisdictions its served; the purpose for the tax increase for four-handed crews, upgrading fire stations, the increased cost of service, and to maintain a minimum fund balance; a tax increase timeline from 2008 to 2024; the fund balance without the increase; the fund balance with the tax increase; and the increased costs factors, including general inflation, wages, capital replacement, and building construction;

Chief Dominic Burchett, Unified Fire Authority, continued the presentation, reviewing general inflation; wage inflation; capital replacement inflation; upgrading and seismically proofing fire stations; and building construction inflation.

Tony Hill, Chief Financial Officer, Unified Fire Authority, continued the presentation, reviewing future needs of the UFSA resulting in the need for the tax increase; the cost of the tax increase per average taxpayer; property tax rates; property tax revenue; and notice of the public hearing for the proposed tax increase.



Salt Lake Valley Law Enforcement Services Area (UFSA)

Rachel Anderson, District Administrator and Legal Counsel, Salt Lake Valley Law Enforcement Service Area, stated the Salt Lake Valley Law Enforcement Service Area (SLVLESA) is a taxing entity that collects taxes to pay for its contract fees to the Unified Police Department (UPD). On August 10th, the SLVLESA Board of Trustees voted to pursue a 7 percent

tax increase, which would bring its tax rate to the tax cap. This was needed as a result of HB 374, requiring the removal of the Sheriff from the UPD, which will result in the loss of economies of scale and price increases for the UPD as well as the Sheriff. In addition, costs of goods, services, and personnel are rising. The UPD cannot just raise its prices to pay for these costs; it had to go through tax increase procedures. This proposed tax increase must be approved by at least the majority of the metro townships and two-thirds of the members of the County Council. She has prepared a resolution, which the Council will consider at a later date.

Paul Ashton stated the Council will consider the resolution in two weeks.

Richard Moon, Treasurer, Salt Lake Valley Law Enforcement Service Area, stated the main purpose of this tax increase is to ensure a healthy fund balance. After 2022, SLVLESA's fund balance was at about 25 percent -- \$5.7 million. This year, SLVLESA projected it would use about \$1.3 million of that for law enforcement fees paid to UPD, and if revenues and expenditures stayed the same next year, it would have to use another \$1.3 million next year. Then, with the loss of economies of scale due to the Sheriff splitting from the UPD, SLVLESA will need about 7 percent more for UPD law enforcement fees and additional fees to Salt Lake County to have the unincorporated islands patrolled. SLVLESA pays about \$2.7 million now for the islands, which for half a year is a little over \$1.35 million. Then, with the 7 percent increase for law enforcement services, it would be about \$2 million for half a year. That would bring SLVLESA's fund balance to a negative of just over \$236,000. The 7 percent increase will give SLVLESA about \$1.6 million additional to help with that, which would still put its fund balance at the 5 percent state minimum.

Council Member Hull asked if the funding for UPD officers would be kept the same.

Mr. Moon stated the 7 percent will not include any increases for officers, although the UPD does want to stay in the top three entities for pay so it can keep officers and keep the morale up.

Council Member Hull asked what the increase meant for the average homeowner.

Council Member Barney stated it would cost a property owner about \$76.00 a year or \$6.30 a month.

Ms. Anderson stated that amount does not take into account the residential exemption of 45 percent, so the tax increase would actually be around \$3 a month on a \$500,000 home.

Council Member Barney asked how big a hit SLVLESA would take from the loss of economies of scale.

Mr. Moon stated with Salt Lake County leaving, the shared service model is where the economies of scale will take a hit. The County was paying UPD about \$5 million into shared services, but it will no longer be paying that. SLVLESA's percentage of that \$5 million is about 38 percent.

Council Member Barney asked why SLVLESA would also pay the County \$2 million for the unincorporated islands and what the County was going to contribute as a member of SLVLESA.

Mr. Moon stated the houses in the unincorporated islands pay taxes, so law enforcement services had to be provided to those areas.

Council Member Barney stated if the unincorporated areas are providing property tax revenue to SLVLESA, and then SLVLESA gives \$5 million of that back to the County, plus another \$2 million to cover the unincorporated areas by the UPD, it begs the question of why the property tax money going into SLVLESA from the unincorporated areas is not being used to cover the policing in those areas.

Mr. Ashton stated under the current model, SLVLESA pays about \$2.7 for law enforcement in unincorporated areas. The question is how much the Sheriff is going to need now. She promised those numbers two months ago, but SLVLESA still has not seen them.

Council Member Prokopis stated the Sheriff will prepare a budget to service those unincorporated residents, and she will take her request to the SLVLESA Board of Trustees, and as a member of the taxing authority, she will have to fund that.

Council Member Barney stated he was not comfortable making a decision over something that was not certain, and he was worried that the amount for services was not tied to any actual quantifiable data about where the UPD would actually be without the County.

Council Member Prokopis stated SLVLESA was only solvent through the end of 2024, even before HB 374. With the separation of the Sheriff from the UPD, there are going to be new costs incurred by UPD that SLVLESA does not have the funding for. The UPD has a new organization chart, and it has said there will be new costs incurred with losing the Sheriff. The 7 percent will keep the SLVLESA at the cap, and it will help offset those costs.

Council Member Hull asked how soon SLVLESA needed to have approval by the metro townships and County Council.

Ms. Anderson stated ideally, she would like approval by December 21st, the date of the hearing. If SLVLESA does not have approval by then, there would be no need to hold the hearing.

Resolution 2023-10-01

Jeff Miller, Planner, Greater Salt Lake Municipal Services District (MSD) reviewed the resolution to amend the master development agreement for Mahogany Ridge Planned Community, stating he worked with Paul Ashton over the last two weeks to come up with a first amendment. Paragraph iv. of the amendment says “....*In an effort to provide affordable housing,*

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up to 64 townhome units may allow for single car garages, but must maintain a driveway depth of 22' minimum to allow for 2 off street parking accommodations.” Then, the plan update has additional parking stalls, and it includes Exhibit B, which was deleted and replaced with revised changes.

Council Member Barney stated he wanted to be clear that when it says two off-street parking accommodations, that meant one in the driveway and one in the garage, not two additional parking accommodations.

Mr. Miller stated that is correct.

Paul Ashton stated language was also added that Ivory Homes could build up to 64 units, so as not to build in excess of 64 units.

Nick Mango, Ivory Homes, stated Ivory Homes addressed three things in the amendment to the master development agreement. It added additional parking and depth to the driveways; cleaned up discrepancies in Exhibit B keeping the more stringent requirements and setbacks; and included an affordable housing component of one-bedroom units, with one-car garages.

Council Member Barney stated the amendment does not specify that single-car garages be single-bedroom townhome units, which implies they could be two- or three-bedroom townhome units, which would lead to inadequate parking.

Mr. Mango stated he could add that to the amendment.

Council Member Barney stated the amendment does not codify the additional parking that was shown in the proposed view of the development, so Ivory Homes could modify the development and remove the additional parking as long as the development fits with what is in the development agreement. He requested verbiage be added to the master development agreement requiring the amount of parking agreed on, codifying the view of the development, so there is no bait and switch down the road.

Mr. Mango stated part of the exhibit is the community structure plan and a description of how many additional parking spaces could be part of that.

Council Member Barney stated he wanted some assurance the aesthetics aligned with what was in the pictures, and that they had value long term. The pictures for Mahogany Ridge are similar to what Ivory Homes presented to the Council for Gabler's Grove, but what was actually put in Gabler's Grove was unappealing, particularly the concrete walls. There were other oversights as well that are now eyesores.

Mr. Mango stated Ivory Farms will look at those things. With regard to the walls in Gabler Grove, they were no cheaper than rock façade walls, and they were intended to have a modern feel, which is what a lot of home and garden television shows were showing. With regard to affordable housing, Ivory Homes would like to contribute to helping solve the affordability crisis

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in the State, so it is proposing workforce housing be part of this development. Workforce housing would be made available to first responders or teachers in the community.

Porter Openshaw, Director of Finance, Ivory Innovations, delivered a presentation on Ivory Innovations' Mahogany Ridge proposal, an overview of Ivory Innovations Foundation, whereby 75+ percent of units could be occupied by residents that qualify at 80 percent Area Median Income (AMI), and either 20+ percent of units could be occupied by residents that qualify at 50 percent AMI or 40+ units occupied by residents that qualify at 60 percent AMI; the affordability problem; median sales price of houses sold in the United States; United States median asking rent for vacant rent units from 1998-2022; Utah's most unaffordable market in history, with Utah median multiple affordability rating, from 2000-2022; defining affordability for workforce housing AMI; tables for Salt Lake County Department of Housing and Urban Development 2022-2023 adjusted home income limits, affordable monthly housing costs at 30 percent of income; and Magna market housing costs; accomplishing affordability; an affordable project map; Bingham Court in South Jordan, Innovation Park at Liberty Wells in Salt Lake City, Senior Affordable Apartments in South Jordan; and a conceptual design for Mahogany Ridge, with conceptual floorplans, conceptual elevations.

Council Member Barney asked if Ivory's reinvestment of 85 percent of projects going back into this program was sufficient to cover the costs and maintain the quality of the product. His ultimate concern was whether the homes would be sustainable long-term. He did not want a blighted section of the neighborhood in 10 to 15 years.

Mr. Openshaw stated these are going to be quality townhomes, which is why it requires collaboration with public and private partners. Ivory Innovations is trying to be innovative as it looks at housing.

Council Member Barney asked what percent of the townhomes were slated to be affordable.

Mr. Mango stated there will be 816 total units in Mahogany Ridge, and roughly 25-30 percent will be a workforce housing area, although the homes will not be different from the other products.

Council Member Hull asked if a person would go through an application process to get one of those units.

Mr. Openshaw stated anyone could apply for income restricted housing, and it would be through an application process. Then, Ivory Innovations would see where the applicant's income lies with the income parameters to see if they qualify, and if they do, they would either get a reduced mortgage or reduced rent. Ivory Innovations will balance the market rate units with the workforce housing units.

Council Member Barney stated it was his understanding all of these homes would be purchased.

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Mr. Openshaw stated theoretically, the Ivory Innovations units could be rental or ownership platforms.

Council Member Prokopis stated he thought the purpose of the program was to get people into home ownership.

Mr. Mango stated home ownership is the goal. He stated Ivory Homes has also been working with FJ Management on putting a Maverik convenience store and gas station, with fuel pumps for large trucks, at the intersection at 4100 South and Bacchus Highway. Recent ordinances call for urban design in those convenient stores, with the store on the corner and the gas pumps behind it, but that design would be a nuisance to residents who live near that location in Mahogany Ridge because of the lighting associated with them. Ivory Homes would like file for an exemption to the ordinance.

Rich (last name unknown), FJ Management, stated Section 19.42.270 of the Code of Ordinances for self service fuel stations says convenient store structures should be located on the corner property, with the pump islands located to the interior of the site to give the facility a good architectural presence on the street. With this location, lighting is a concern. Putting the convenience store on the corner is also a safety risk because the back of that store would be close to Bacchus Highway, where vehicles get up to 60-70 miles per hour. FJ Management's site plan has the pumps located out front and set back off that corner.

Council Member Hull stated the Council is in the process of working with the Utah Department of Transportation (UDOT) to lower the speed along 8400 West.

Council Member Barney stated the reason for the design in the ordinance is aesthetic appeal. This corner is one of the major entries to the community and is the gateway on 8400 West. A gas station on that corner would not make that entry special. He would want the current ordinance followed.

Council Member Prokopis stated he was indifferent whether the convenient store was pushed to the corner or was more traditional, but it still needed to meet the aesthetics of the area however it ended up. He would not want to work in that building if it was pushed next to the street.

Leslie Mascaro, Real Estate Manager, FJ Management, stated her focus is to locate a store along Highway 111 so Maverik can pull its biggest customer base from vehicles off that highway. UDOT will not allow access directly off 8400 West because of a truck ramp there and the spacing requirements along the roadway, so Maverik's only access points will be off 4100 South. If the building is placed in the corner, to achieve internal circulation, Maverik would have no option except to push those access points further east. That would make it less convenient for consumers driving along 8400 West, as they would have to drive quite a distance to turn around to come back along 4100 South.

Council Member Barney stated FJ Management's plan shows a portion of the gas pumps facing close to the residents on the east side.

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Rich stated the commercial lanes are the ones that would be closest to the residences, and the lights would be activated by the trucks pulling into those locations.

Rezone REZ2023-000852

Jeff Miller, Planner II, Greater Salt Lake Municipal Services District, reviewed the following application for a rezone request.

Rezone REZ2023-000852 – Joe Colosimo is requesting approval for an amended rezone from R-1-6 (single-family residential 6,000 square-foot minimum) to R-2-6.5 (medium density residential) zone on 3.44 acres of property located at 3045 South 8400 West

Mr. Miller stated this request was heard by the Magna Planning Commission on July 13, 2023, at which time, it tabled a decision to August 10, 2023, so the applicant could obtain a traffic study on the potential traffic impacts in the general area anticipated by the proposed development. At that time, the applicant was anticipating this development would have 36 residential units. At the August 10, 2023, the Magna Planning Commission recommended denial, as the applicant who was not in attendance, had not provided the traffic study. Since then, the applicant has amended the rezone application to add additional property to the rezone request, and has opted to have 18 single-family homes, with traditional construction, built on the property. He has also provided planning staff with the requested traffic study, and he is requesting the planning commission approve a density limitation on the rezone. Because the amended application included property not previously considered by the planning commission, an updated notice and public hearing on this item is required. Planning staff sent out public notices advertising an amended application for the October 12th meeting. Tonight, he was asking the Council to refer it back to the planning commission for the October 12th meeting.

Council Member Barney, seconded by Council Member Hull, made a motion to defer this request back to the Magna Planning Commission. The motion passed unanimously.

Assessment Grant Process

Kersten Swinyard, Acting Director, Salt Lake County Economic Development Division, delivered a PowerPoint presentation on the Environmental Protection Agency (EPA) Coalition Assessment Grant for 2023-2027, reviewing Salt Lake County being the recipient of an EPA Assessment grant in coalition with the Magna Metro Township and NeighborWorks Salt Lake, which will pay for Phase 1 and Phase II Environmental Site Assessments (ESA) and cleanup planning on brownfield sites, and she explained what a brownfield site was. She reviewed the grant amount of \$1,000,000 and grant period from October 1, 2023, through September 30, 2027; and the EPA Coalition Assessment Grant Advisory Board, process, and area-wide planning in the Magna Metro Township; a demonstration of the types of community involvement that the Metro Township could have in the area; and the Coalition members.

Council Member Hull asked if NeighborWorks was only participating in community engagement, and if Salt Lake County was only doing area planning. At one time, she had thought the Magna Metro Township was doing everything else.

Ms. Swinyard stated the County serves as a firewall for all the EPA requirements, putting itself between the EPA and other coalition members to handle all the administrative tasks that have to be done as the primary grantee. NeighborWorks has the same responsibilities Magna has, with the exception of area-wide planning, which are community engagement and property referrals.

Council Member Hull stated she understood this could be used throughout the Magna Metro Township, not just on Magna Main Street.

Ms. Swinyard stated yes, the assessment grant geographic area of influence is all of Salt Lake County. The Magna Metro Township Council is called out as a coalition partner, whereby it would commit to doing the area-wide planning along Magna Main Street, or anywhere in Magna, and the County would commit to doing assessments in the Magna Metro Township.

Council Member Hull asked if that geographic area of influence included the Inland Port property.

Ms. Swinyard stated it could possibly include that area, but she understood the Inland Port had its own environmental engineer on staff to do that type of work.

Dog Park at Copper Park

Mayor Peay stated he had a person coming next week to get a pile of wood taken out of the park so the Magna Metro Township could start working on that for the dog park. However, he was no longer a supporter of the dog park because it would be a money hole. The Council would have to clear the weeds and have some of the trees cut down, put in lawn and a sprinkling system, and keep up on maintenance after it gets the fence installed.

Council Member Hull stated the Council could not just let the weeds grow; it had to maintain them, so it should do something with the park. She wanted to talk with the County's Parks and Recreation Division to see when Phase II of the Magna Regional Park will begin and if it has planned a dog park within that regional park plan.

Matthew Starley, Long-Range Planner, Greater Salt Lake Municipal Services District, stated Utah Wildlife Foundation is interested in being a partner in that park.

Council Member Hull stated Utah Wildlife Foundation was interested in the park being a place where birds could be rehabilitated. However, Rio Tinto would not allow that.

Council Member Barney stated the lease with Rio Tinto does not allow the Magna Metro Township to sublease that property.

Council Member Prokopis stated Copper Park is a gem in this community and the Council should put money into it and improve it. He wanted to wait on a fence until the Council had a plan.



Legislative Update

Paul Ashton reviewed the metro township draft bill, which is going to be presented to the Political Subdivisions Interim Committee tomorrow, October 11th. The bill is about 330 pages. Bob Reese, Attorney, Office of Legislative Research and General Counsel, had made some changes to it, but it generally reflects the agreement that the different attorneys had presented for the metro townships. If the bill passed and became an interim bill, it would be given top priority when the session started, and it would likely pass. Then, the metro townships would automatically be converted to cities or towns, with a five-member council form of government, effective May 1, 2024. The five-member council form of government is closest to what the metro townships have now, except they do not have a mayor elected at large nor do they have real property tax power. If the Council wanted to go with a six-member council form of government, it would have to hold an election.

Council Member Barney argued that a five-member council form of government would be different from what the Council had now. The Magna Metro Township would have to redistrict into four districts, and whoever was mayor would have to be elected as mayor. That would be incredibly disruptive.

Mr. Ashton stated if the Legislature went with a six-member Council, there would not be a sixth member when the metro townships were converted.

Council Member Prokopis asked if someone could be appointed.

Council Member Barney stated the mayor would not have a district because he would have to be appointed at large.

Mr. Ashton stated the mayor would not become at large until the next municipal election cycle, which is in two years.

Council Member Prokopis asked why the legislation could not be written to satisfy the Magna Metro Township and the Kearns Metro Township, as they were the only two metro townships affected.

Mr. Ashton stated he had told legislators the Magna Metro Townships wanted to go to a six-member council form of government at the beginning of the discussions. The draft legislation was a compromise to get the metro townships converted to cities. The Council would have to sell the six-member council to the Legislature because it is currently a five-member council. He suggested the Council wait until the bill passed the interim committee, and then seek to amend it.

Council Member Prokopis asked if the mayor did not want to run for mayor whether he could stay in its district seat.

Council Member Barney read the legislation, which said, “The office of mayor of a converted municipality is subject to election beginning the first municipal election after the incorporated township converts to a municipality.” So, whoever was mayor at the time of the election would be up for reelection.

Mr. Ashton stated the Council would have to pass an ordinance to redraw district lines, at which time, it could choose to have all council members elected at large. The mayors of other metro townships will be going to the committee meeting tomorrow to show consensus for the bill. If the Council had heartburn about the bill, he could ask the sponsor to hold it until November.

Council Member Hull stated she did not want to rock the boat. She wanted this to get approved Wednesday in committee to guarantee the bill would pass.

Council Member Prokopis stated he thought the ups outweighed the downs.

Council Member Barney stated the Council prepared a resolution to become a city and opted for a six-member council form of government. He thought that was what all the townships wanted, and thought it was the message being sent. He did not think the bill would be pulled by telling legislators the Magna Metro Township wanted a six-member council form of government. The worst that could happen is they would say “no.”

Mr. Ashton stated if the Council wanted him to, he would talk to the sponsor and tell him one member of the Magna Metro Township wanted to go to a six-member council form of government. Maybe he would be willing to put in language that said, at the next municipal election cycle, the metro townships could go to a six-member council form of government without there having to be an election on it.

Council Member Barney stated that would be clearer and more efficient in the long run.



Manager Update

David Brickey updated the Council on the following items:

- The election notice has been posted here at the Webster Center, the Magna Metro Township’s website, and the Public Notice Website. He proposed having a retreat in the winter to talk about some of the changes that are going to be coming.
- Tomorrow night, the Greater Salt Lake Municipal Service’s budget will be finalized. It is also posted here at the Webster Center.

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- He recently had a meeting with Clint Dilley, General Manager, Magna Water District, to figure out the Pleasant Green Cemetery sign. He had an idea, but needed to know if Magna Water District had an issue with it, and it did not. Therefore, he would move forward with getting the design.
- The Magna Chamber is having a luncheon on October 19, 2023, at which he will be speaking. If Council Members attended, it would give them an opportunity to respond to questions and a way to reach out to their constituents.
- With regard to the dog park fence, the fence company scheduled a time twice to go put a line on the property where the fence will go, but it canceled both times due to illness. That is already paid for, so he would continue to try to get them out there.

Council Member Prokopis suggested putting the fence at another location.

Council Member Hull stated the Council cannot do that. It received grant funds that were specifically written for the dog park.

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Council Member Barney, seconded by Council Member Hull, moved to close the meeting to discuss the purchase, exchange, or lease of real property, and additionally to discuss personnel. The motion passed unanimously.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

LANNIE CHAPMAN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

CHAIR, MAGNA METRO TOWNSHIP COUNCIL

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DATE TUESDAY OCTOBER 10, 2023

MAGNA METRO TOWNSHIP

RESOLUTION NO.: 23-12-01

DATE: December 12, 2023

**A RESOLUTION OF MAGNA METRO TOWNSHIP COUNCIL ADOPTING
AMENDMENTS TO THE 2023 MAGNA METRO TOWNSHIP BUDGET**

WHEREAS, the Magna Metro Township (“Magna”) is a municipality pursuant to Utah Code Section 10-2a-401 *et.seq.*; and

WHEREAS, the Magna Metro Township Council (the “Council”) is the municipal legislative body for Magna pursuant to Utah Code Section 10-3b-501; and

WHEREAS, Utah State Code, Sections 10-6-109, 10-6-127, and 10-6-128 of the Uniform Fiscal Procedures Act for Utah Cities, requires that increases in appropriations for operating budgets of the General Fund and other funds be made by resolution of the governing body; and

WHEREAS, the required public notice was properly notices on the State Public Notice Website and City Website; and

WHEREAS, pursuant to notice, the public hearing was held on the 12th day of December, 2023; and

WHEREAS, in compliance with statutory requirements, the Magna Metro Township amends the 2023 Magna Metro Township Budget as detailed in Attachment “A”.

THEREFORE, BE IT RESOLVED BY THE MAGNA METRO TOWNSHIP COUNCIL as follows:

SECTION 1.The Magna Metro Township Council hereby amends the 2023 Magna Metro Township Budget, Attachment “A”.

SECTION 2.This Resolution shall become effective immediately upon passage thereof.

APPROVED AND ADOPTED this 12th day of December 2023 by the Magna Metro Township Council, Magna, Utah.

FOR MAGNA METRO TOWNSHIP:

DAN W. PEAY, MAYOR

ATTESTED:

LANNIE CHAPMAN
SALT LAKE COUNTY CLERK
METRO TOWNSHIP CLERK/RECORDER

APPROVAL AS TO FORM:

PAUL H. ASHTON
ATTORNEY

VOTING

MAYOR PEAY voting _____

COUNCIL MEMBER HULL voting _____

COUNCIL MEMBER PIERCE voting _____

COUNCIL MEMBER PROKOPIS voting _____

COUNCIL MEMBER BARNEY voting _____

ATTACHMENT A

BEHIND THIS SHEET

Greater Salt Lake Municipal Services District
Magna - 2023 Amended Budget



	2021 Actual	2022 Actual	2022 Approved Budget	2023 Approved Budget	2023 Amended Budget
Change In Net Position					
Revenue:					
Taxes					
Property taxes					
3100.125 Penalties and Interest	-	1.00	-	-	-
Total Property taxes	-	1.00	-	-	-
Sales taxes					
3100.300 Sales Tax	5,244,868.00	5,923,574.00	4,000,000.00	5,200,000.00	5,200,000.00
3100.301 Sales Tax - Inland Port Authority	-	37,253.00	-	-	-
Total Sales taxes	5,244,868.00	5,960,827.00	4,000,000.00	5,200,000.00	5,200,000.00
Total Taxes	5,244,868.00	5,960,828.00	4,000,000.00	5,200,000.00	5,200,000.00
Intergovernmental revenue					
Intergovernmental Other					
3100.320 Grants-	123,107.00	-	500,000.00	200,000.00	200,000.00
3100.350 SB 136 Sales Tax	472,157.00	532,449.00	345,000.00	472,000.00	472,000.00
Total Intergovernmental Other	595,264.00	532,449.00	845,000.00	672,000.00	672,000.00
B&C Road Fund Allotment					
3100.560 B&C Road Fund Allotment	1,096,823.00	1,190,516.00	1,000,000.00	1,100,000.00	1,100,000.00
Total B&C Road Fund Allotment	1,096,823.00	1,190,516.00	1,000,000.00	1,100,000.00	1,100,000.00
CARES Act					
3100.321 Grants-CARES	64,961.00	45,990.00	50,000.00	-	175,000.00
Total CARES Act	64,961.00	45,990.00	50,000.00	-	175,000.00
Total Intergovernmental revenue	1,781,346.00	1,793,181.00	1,912,000.00	1,772,000.00	1,947,000.00
Licenses and permits					
Business licenses					
3100.130 Business Licenses	53,759.00	60,777.00	50,000.00	-	-
Total Business licenses	53,759.00	60,777.00	50,000.00	-	-
Building permits					
3100.260 Building Permit	2,235,269.00	1,729,638.00	900,000.00	1,000,000.00	1,000,000.00
Total Building permits	2,235,269.00	1,729,638.00	900,000.00	1,000,000.00	1,000,000.00
Other license and permits					
3100.250 Dog Licenses	-	430.00	-	500.00	500.00
3100.261 Other Permits	541.00	-	20,000.00	20,000.00	20,000.00
3100.262 Plumbing, Electric Permits	150.00	-	-	500.00	500.00
3100.263 Sewer and Water Permits	-	-	5,000.00	5,000.00	5,000.00
3100.264 Zoning-Land Use Permit	23,963.00	45.00	65,000.00	75,000.00	75,000.00
Total Other license and permits	24,654.00	475.00	90,000.00	101,000.00	101,000.00

Total Licenses and permits	2,313,682.00	1,790,890.00	1,040,000.00	1,101,000.00	1,101,000.00
Charges for services					
Charges other					
3100.420 Engineering Services	128,868.00	96,854.00	50,000.00	50,000.00	50,000.00
3100.450 Planning Services	452,284.00	479,619.00	500,000.00	500,000.00	500,000.00
3100.460 Addressing Services	-	-	-	-	-
Total Charges other	581,152.00	576,473.00	550,000.00	550,000.00	550,000.00
Storm drain fee					
3100.430 Storm Drain Fee	-	-	-	-	-
Total Storm drain fee	-	-	-	-	-
Total Charges for services	581,152.00	576,473.00	550,000.00	550,000.00	550,000.00
Fines and forfeitures					
Code enforcement fines and fees					
3100.240 Code Enforcement Fines and Fees	31,447.00	24,429.00	3,500.00	5,000.00	5,000.00
Total Code enforcement fines and fees	31,447.00	24,429.00	3,500.00	5,000.00	5,000.00
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	123,265.00	133,543.00	150,000.00	175,000.00	175,000.00
Total Justice court fines/forfeitures	123,265.00	133,543.00	150,000.00	175,000.00	175,000.00
Total Fines and forfeitures	154,712.00	157,972.00	153,500.00	180,000.00	180,000.00
Interest					
3600.100 Interest Earnings	8,224.00	37,812.00	9,000.00	7,000.00	7,000.00
Total Interest	8,224.00	37,812.00	9,000.00	7,000.00	7,000.00
Miscellaneous revenue					
Miscellaneous other					
3100.875 Event revenue	-	5,041.00	-	-	-
3600.900 Other Revenue	12,603.00	50.00	-	15,000.00	15,000.00
3600.901 Magna 4th of July Event	-	7,640.00	-	-	-
Total Miscellaneous other	12,603.00	12,731.00	-	15,000.00	15,000.00
Total Miscellaneous revenue	12,603.00	12,731.00	-	15,000.00	15,000.00
Contributions and transfers					
3800.100 Contribution from GF	611,755.00	598,055.00	615,055.00	932,680.00	932,680.00
Total Contributions and transfers	611,755.00	598,055.00	615,055.00	932,680.00	932,680.00
Total Revenue:	10,708,342.00	10,927,942.00	8,279,555.00	9,757,680.00	9,932,680.00
Expenditures:					
Administration					
4100.100 Wages	48,947.00	63,202.00	60,000.00	60,000.00	60,000.00
4100.130 Employee Benefits	9,184.00	13,282.00	10,000.00	11,000.00	11,000.00
4100.170 Unemployment Contribution	(40.00)	-	-	-	-
4100.200 Awards, Promotional & Meals	811.00	1,541.00	-	2,000.00	2,000.00
4100.210 Subscriptions/Memberships	50.00	17,638.00	10,000.00	17,080.00	17,080.00
4100.220 Printing/Publications/Advertising	3,284.00	2,245.00	8,000.00	8,000.00	8,000.00
4100.230 Travel/Mileage	1,671.00	11,956.00	20,000.00	30,000.00	30,000.00
4100.240 Office Expense and Supplies	5,178.00	21,898.00	5,000.00	10,000.00	10,000.00
4100.250 Vehicle & Equip Supplies and Maintenanar	-	1,009.00	-	-	-
4100.255 Computer Equip/software	-	2,515.00	10,000.00	10,000.00	10,000.00

4100.310 Attorney-Civil	79,683.00	51,106.00	70,000.00	70,000.00	70,000.00
4100.320 Attorney-Land use	12,412.00	1,228.00	20,000.00	20,000.00	20,000.00
4100.330 Training and Seminars	1,440.00	1,066.00	10,500.00	20,000.00	20,000.00
4100.360 Web Page Development/Maintenance	2,800.00	394.00	3,255.00	25,000.00	25,000.00
4100.370 Software/Streaming	4,061.00	6,329.00	1,000.00	5,000.00	5,000.00
4100.390 Payroll Processing Fees	1,146.00	1,146.00	1,100.00	1,100.00	1,100.00
4100.400 Grant charged expenses	-	-	-	-	-
4100.410 Communications	-	-	10,000.00	20,000.00	20,000.00
4100.420 Contributions/Special Events	59,500.00	5,475.00	80,500.00	150,000.00	150,000.00
4100.421 Magna 4th of July celebration	-	47,808.00	-	-	-
4100.470 Credit Card and Bank Expenses	-	-	-	-	-
4100.510 Insurance	15,351.00	22,090.00	15,500.00	15,500.00	15,500.00
4100.520 Workers Comp Insurance	886.00	931.00	500.00	500.00	500.00
4100.590 Postage	1,785.00	5.00	2,000.00	5,000.00	5,000.00
4100.600 Professional and Technical	91,652.00	128,204.00	140,200.00	175,000.00	175,000.00
4100.625 UFA Emergency Services	40,341.00	43,562.00	40,000.00	47,500.00	47,500.00
4100.640 Grant Related	23,864.00	-	-	-	-
4100.650 SL (Client) County Support Services	114,083.00	17,889.00	57,500.00	125,000.00	125,000.00
4100.740 Equipment/Computer Purchases	-	-	-	-	-
4100.850 Beer Funds	-	-	17,000.00	-	-
4100.860 Rent	18,600.00	13,500.00	18,000.00	100,000.00	100,000.00
4100.880 Non-Classified Expenses	-	-	5,000.00	5,000.00	5,000.00
Total Administration	536,689.00	476,019.00	615,055.00	932,680.00	932,680.00
COVID Related Expenses					
4100.241 COVID Expense and Supplies	1,642.00	13,714.00	15,000.00	-	-
4100.242 CARES 2 Expense and Supplies	63,318.00	33,950.00	35,000.00	-	-
4100.243 ARPA Act Expense and Supplies	-	-	-	-	175,000.00
Total COVID Related Expenses	64,960.00	47,664.00	50,000.00	-	175,000.00
Transfers					
4100.928 Contribution to General Fund	10,007,328.00	10,274,093.00	6,866,932.00	8,077,432.00	8,077,432.00
4100.930 Contribution to Capital Fund	-	-	747,568.00	747,568.00	747,568.00
48450.001 Operational Transfers out	-	6,708.00	-	-	-
Total Transfers	10,007,328.00	10,280,801.00	7,614,500.00	8,825,000.00	8,825,000.00
Total Expenditures:	10,608,977.00	10,804,484.00	8,279,555.00	9,757,680.00	9,932,680.00
Total Change In Net Position	99,365.00	123,458.00	-	-	-

PWO Cities/Townships							
MSD Magna~Magna_Township							
WO #	Group	Location	Description	Labor	Equipment	Inventory	Total Cost
Asphalt Patching~Asphalt_Patch							
W122722150	Street Maintenance	Magna	Pot hole and patching - annual	\$11,872.00	\$3,998.58	\$1,662.45	\$17,533.03
Total Activity Costs:				\$11,872.00	\$3,998.58	\$1,662.45	\$17,533.03
Basin Maintenance~Basin_Maint							
W122722124	Vactoring	Magna	Basin Maintenance	\$3,949.00	\$1,122.04	\$121.15	\$5,192.19
Total Activity Costs:				\$3,949.00	\$1,122.04	\$121.15	\$5,192.19
Jet Rodding~Hydroexcavating							
W082723011	Vactoring	MSD Magna	Routine Maintenance (Monthly)	\$5,172.00	\$3,993.68	\$1,343.58	\$10,509.26
Total Activity Costs:				\$5,172.00	\$3,993.68	\$1,343.58	\$10,509.26
Landscaping~Landscaping							
W122722025	Landscaping	Magna	Landscaping	\$4,434.50	\$816.80	\$114.05	\$5,365.35
Total Activity Costs:				\$4,434.50	\$816.80	\$114.05	\$5,365.35
Micro Pave~MICROPAVE							
W052523060	Street Maintenance	Katherine Dr	Micro Pave 2023 Magna Katherine Dr	\$0.00	\$0.00	\$37,588.00	\$37,588.00
W052523061	Street Maintenance	8000 West 3500-4100 South Area	Micro Pave 2023 Magna 8000 West 3500-4100 South Ar	\$0.00	\$0.00	\$67,665.46	\$67,665.46
Total Activity Costs:				\$0.00	\$0.00	\$105,253.46	\$105,253.46
Road Cut Inspection~St_Maint_Misc							
W122722123	Street Maintenance		MSD Magna Road Cut Inspections	\$1,872.00	\$290.88	\$0.00	\$2,162.88
Total Activity Costs:				\$1,872.00	\$290.88	\$0.00	\$2,162.88
Signal Power Bill~Sig_Power_Bill							
W101823066	Traffic Signals	Magna	RMP Traffic Signal Power Bill - September 2023	\$0.00	\$0.00	\$160.42	\$160.42
Total Activity Costs:				\$0.00	\$0.00	\$160.42	\$160.42
SL Accident Damage Repair~SL_Acc_Dmg_Rpr							
W100423040	Street Lights	Magna Main Street lights	Material only - Magna ARPA funds - Four street lights	\$0.00	\$0.00	\$23,548.00	\$23,548.00
W100423077	Street Lights	Magna Main Street lights	Material only - MSD - 60 bracket assemblies, On going maintenance	\$0.00	\$0.00	\$18,000.00	\$18,000.00
Total Activity Costs:				\$0.00	\$0.00	\$41,548.00	\$41,548.00
SL Bluestaking~St_Light_Bluest							
W092623088	Street Lights	8550 W 2700 S	Blue Stake - 8550 W 2700 S - ST3001300	\$30.50	\$6.06	\$7.54	\$44.10

Greater Salt Lake Municipal Services District
Magna Community that Cares - 2023 Budget Amendment



	2021 Actual	2022 Actual	2022 Approved Budget	2023 Approved Budget	2023 Amended Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
Intergovernmental Other					
3100.001 Operating transfers in	-	-	-	-	137,858.15
3100.320 Grants - Magna CTC	-	100,333.00	63,000.00	105,333.00	105,333.00
Total Intergovernmental Other	-	100,333.00	63,000.00	105,333.00	243,191.15
Total Intergovernmental revenue	-	100,333.00	63,000.00	105,333.00	243,191.15
State liquor fund					
3100.580 State Liquor Fund Allotment	24,298.00	24,226.00	17,000.00	-	17,000.00
Total State liquor fund	24,298.00	24,226.00	17,000.00	-	17,000.00
Miscellaneous revenue					
Miscellaneous other					
3100.870 Donations	-	801.00	-	-	-
3600.900 Other Revenue State Liquor	-	-	-	-	-
Total Miscellaneous other	-	801.00	-	-	-
Total Miscellaneous revenue	-	801.00	-	-	-
Total Revenue:	-	101,134.00	80,000.00	105,333.00	260,191.15
Expenditures:					
Administration					
4100.100 CTC Coordinator - Wages	-	25,304.00	80,000.00	60,000.00	180,000.00
4100.130 CTC Coordinator - Employee Benefits	-	-	-	27,500.00	20,000.00
4100.150 CTC Coordinator - Social Security Tax	-	1,491.00	-	-	-
4100.160 CTC Coordinator - Medicare	-	349.00	-	-	-
4100.180 CTC Coordinator - Medical Insurance	-	4,350.00	-	-	-
4100.181 CTC Coordinator - Retirement Contribut	-	4,097.00	-	-	-
4100.190 FUTA	-	-	-	-	-
4100.850 Beer Funds	-	-	-	-	-
4100.200 CTC - Awards, Promotional & Meals	-	33,653.00	-	-	-
4100.210 CTC - Subscriptions/Memberships	-	-	-	-	-
4100.230 CTC - Travel/Mileage	-	7,192.00	-	-	-
4100.240 CTC - Office Expense and Supplies	-	1,953.00	-	-	-
4100.330 CTC - Training and Seminars	-	2,085.00	-	-	-
4100.600 CTC - Liasons	-	21,629.00	-	-	-
4100.606 CTC - Software (website, zoom)	-	-	-	-	-
Total Administration	-	102,103.00	80,000.00	87,500.00	200,000.00

Transfers					
4950.100 Contribution to Fund Balance	-	-	-	17,833.00	60,191.15
Total Transfers	-	-	-	17,833.00	60,191.15
Total Expenditures:	-	102,103.00	80,000.00	105,333.00	260,191.15
Total Change In Net Position	-	(969.00)	-	-	-

MAGNA METRO TOWNSHIP

RESOLUTION NO.: 23-12-02

DATE: December 12, 2023

A RESOLUTION OF MAGNA METRO TOWNSHIP COUNCIL ADOPTING THE 2024 MAGNA METRO TOWNSHIP FINAL BUDGET

WHEREAS, the Magna Metro Township (“Magna”) is a municipality pursuant to Utah Code Section 10-2a-401 *et.seq.*; and

WHEREAS, the Magna Metro Township Council (the “Council”) is the municipal legislative body for Magna pursuant to Utah Code Section 10-3b-501; and

WHEREAS, the Council has complied in all respects with State Law, including holding public hearings, in establishing budgets for the Calendar Year beginning January 1, 2024 and ending December 31, 2024; and

WHEREAS, pursuant to fiscal policy for funding the 2024 Magna Budget, the Greater Salt Lake Municipal Services District (the “MSD”) adopted the 2024 Budget for the MSD on October 11, 2023, releasing the funding for the 2024 Magna Budget; and

WHEREAS, the noticing for the public hearing to consider and copies of the 2024 Magna Tentative Budget, (Attachment “A”) were made available for public consideration at least ten (10) days prior to the date of the public hearing for the Budget; and

WHEREAS, the adoption of the 2024 Budget will allow Magna to comply with State Law and the Uniform Fiscal Procedures Act for Cities;

THEREFORE, BE IT RESOLVED BY THE MAGNA METRO TOWNSHIP COUNCIL as follows:

SECTION 1. The Magna Metro Township Council hereby adopts the 2024 Magna Final Budget, Attachment “A”.

SECTION 2. That upon the final adoption, the budget shall be in effect for the budget year and subject to later amendment as provided by law.

SECTION 3. A copy of the final budget shall be posted and made available to the public on the City’s website: www.magnacity.org.

SECTION 4. This Resolution shall become effective immediately upon passage thereof.

APPROVED AND ADOPTED this 13th day of December 2023 by the Magna Metro Township Council, Magna, Utah.

FOR MAGNA METRO TOWNSHIP:

DAN W. PEAY, MAYOR

ATTESTED:

LANNIE CHAPMAN
SALT LAKE COUNTY CLERK
METRO TOWNSHIP CLERK/RECORDER

APPROVAL AS TO FORM:

PAUL H. ASHTON
ATTORNEY

VOTING

MAYOR PEAY voting _____

COUNCIL MEMBER HULL voting _____

COUNCIL MEMBER PIERCE voting _____

COUNCIL MEMBER PROKOPIS voting _____

COUNCIL MEMBER BARNEY voting _____

ATTACHMENT A

BEHIND THIS SHEET

Greater Salt Lake Municipal Services District
Magna - 2024 Tentative Budget



	2022 Actual	2023 Approved Budget	2024 Tentative Budget
Change In Net Position			
Revenue:			
Taxes			
Property taxes			
3100.125 Penalties and Interest	1.00	-	-
Total Property taxes	1.00	-	-
Sales taxes			
3100.300 Sales Tax	5,923,574.00	5,200,000.00	5,300,000.00
3100.301 Sales Tax - Inland Port Authority	37,253.00	-	50,000.00
Total Sales taxes	5,960,827.00	5,200,000.00	5,350,000.00
Total Taxes	5,960,828.00	5,200,000.00	5,350,000.00
Intergovernmental revenue			
Intergovernmental Other			
3100.320 Grants-	-	200,000.00	200,000.00
3100.350 SB 136 Sales Tax	532,449.00	472,000.00	500,000.00
Total Intergovernmental Other	532,449.00	672,000.00	700,000.00
B&C Road Fund Allotment			
3100.560 B&C Road Fund Allotment	1,190,516.00	1,100,000.00	1,150,000.00
Total B&C Road Fund Allotment	1,190,516.00	1,100,000.00	1,150,000.00
CARES Act			
3100.321 Grants-CARES	45,990.00	-	-
Total CARES Act	45,990.00	-	-
Total Intergovernmental revenue	1,793,181.00	1,789,000.00	1,850,000.00
Licenses and permits			
Business licenses			
3100.130 Business Licenses	60,777.00	-	50,000.00
Total Business licenses	60,777.00	-	50,000.00

Building permits			
3100.260 Building Permit	1,729,638.00	1,000,000.00	1,250,000.00
Total Building permits	1,729,638.00	1,000,000.00	1,250,000.00
Other license and permits			
3100.250 Dog Licenses	430.00	500.00	500.00
3100.261 Other Permits	-	20,000.00	20,000.00
3100.262 Plumbing, Electric Permits	-	500.00	500.00
3100.263 Sewer and Water Permits	-	5,000.00	5,000.00
3100.264 Zoning-Land Use Permit	45.00	75,000.00	75,000.00
Total Other license and permits	475.00	101,000.00	101,000.00
Total Licenses and permits	1,790,890.00	1,101,000.00	1,401,000.00
Charges for services			
Charges other			
3100.420 Engineering Services	96,854.00	50,000.00	50,000.00
3100.450 Planning Services	479,619.00	500,000.00	500,000.00
3100.460 Addressing Services	-	-	-
Total Charges other	576,473.00	550,000.00	550,000.00
Storm drain fee			
3100.430 Storm Drain Fee	-	-	-
Total Storm drain fee	-	-	-
Total Charges for services	576,473.00	550,000.00	550,000.00
Fines and forfeitures			
Code enforcement fines and fees			
3100.240 Code Enforcement Fines and Fees	24,429.00	5,000.00	5,000.00
Total Code enforcement fines and fees	24,429.00	5,000.00	5,000.00
Justice court fines/forfeitures			
3100.500 Justice Court Fines/Forfeitures	133,543.00	175,000.00	175,000.00
Total Justice court fines/forfeitures	133,543.00	175,000.00	175,000.00
Total Fines and forfeitures	157,972.00	180,000.00	180,000.00
Interest			
3600.100 Interest Earnings	37,812.00	7,000.00	75,000.00
Total Interest	37,812.00	7,000.00	75,000.00
Miscellaneous revenue			
Miscellaneous other			
3100.875 Event revenue	5,041.00	-	-

3600.900 Other Revenue	50.00	15,000.00	15,000.00
3600.901 Magna 4th of July Event	7,640.00	-	-
Total Miscellaneous other	12,731.00	15,000.00	15,000.00
Total Miscellaneous revenue	12,731.00	15,000.00	15,000.00
Contributions and transfers			
3800.100 Contribution from GF	598,055.00	932,680.00	1,166,884.00
Total Contributions and transfers	598,055.00	932,680.00	1,166,884.00
Total Revenue:	10,927,942.00	9,774,680.00	10,587,884.00
Expenditures:			
Administration			
4100.100 Wages	63,202.00	60,000.00	240,000.00
4100.130 Employee Benefits	13,282.00	11,000.00	74,000.00
4100.170 Unemployment Contribution	-	-	-
4100.200 Awards, Promotional & Meals	1,541.00	2,000.00	2,000.00
4100.210 Subscriptions/Memberships	17,638.00	17,080.00	18,080.00
4100.220 Printing/Publications/Advertising	2,245.00	8,000.00	8,000.00
4100.230 Travel/Mileage	11,956.00	30,000.00	6,500.00
4100.240 Office Expense and Supplies	21,898.00	10,000.00	10,000.00
4100.250 Vehicle & Equip Supplies and Maintenance	1,009.00	-	-
4100.255 Computer Equip/software	2,515.00	10,000.00	10,000.00
4100.310 Attorney-Civil	51,106.00	70,000.00	80,000.00
4100.320 Attorney-Land use	1,228.00	20,000.00	30,000.00
4100.330 Training and Seminars	1,066.00	20,000.00	15,000.00
4100.360 Web Page Development/Maintenance	394.00	25,000.00	35,000.00
4100.370 Software/Streaming	6,329.00	5,000.00	5,000.00
4100.390 Payroll Processing Fees	1,146.00	1,100.00	1,100.00
4100.400 Grant charged expenses	-	-	-
4100.410 Communications	-	20,000.00	10,000.00
4100.420 Contributions/Special Events	5,475.00	150,000.00	172,000.00
4100.421 Magna 4th of July celebration	47,808.00	-	-
4100.510 Insurance	22,090.00	15,500.00	26,000.00
4100.520 Workers Comp Insurance	931.00	500.00	1,500.00
4100.590 Postage	5.00	5,000.00	20,000.00
4100.600 Professional and Technical	128,204.00	175,000.00	128,204.00
4100.625 UFA Emergency Services	43,562.00	47,500.00	47,500.00
4100.640 Grant Related	-	-	-
4100.650 SL (Client) County Support Services	17,889.00	125,000.00	100,000.00
4100.740 Equipment/Computer Purchases	-	-	5,000.00
4100.850 Beer Funds	-	17,000.00	17,000.00
4100.860 Rent	13,500.00	100,000.00	100,000.00
4100.880 Non-Classified Expenses	-	5,000.00	5,000.00
Total Administration	476,019.00	949,680.00	1,166,884.00

COVID Related Expenses			
4100.241 COVID Expense and Supplies	13,714.00	-	-
4100.242 CARES 2 Expense and Supplies	33,950.00	-	-
Total COVID Related Expenses	47,664.00	-	-
Transfers			
4100.928 Contribution to General Fund	10,274,093.00	8,077,432.00	8,415,632.00
4100.930 Contribution to Capital Fund	-	747,568.00	1,005,368.00
48450.001 Operational Transfers out	6,708.00	-	-
Total Transfers	10,280,801.00	8,825,000.00	9,421,000.00
Total Expenditures:	10,804,484.00	9,774,680.00	10,587,884.00
Total Change In Net Position	123,458.00	-	-

Greater Salt Lake Municipal Services District
 PG Cemetery - 2024 Tentative Budget



	2022 Actual	2023 Approved Budget	2024 Tentative Budget
Change In Net Position			
Revenue:			
Charges for services			
Charges other			
3600.200 Sale of Lots	63,540.00	20,000.00	20,000.00
3600.300 Grave Opening revenues	19,700.00	20,000.00	20,000.00
Total Charges other	83,240.00	40,000.00	40,000.00
Total Charges for services	83,240.00	40,000.00	40,000.00
Miscellaneous revenue			
Miscellaneous other			
3600.400 Other Cemetery revenues	6,775.00	2,000.00	4,500.00
3600.870 Donations-Cemetery	50.00	-	-
3600.900 Other Revenues	25.00	-	-
Total Miscellaneous other	6,850.00	2,000.00	4,500.00
Total Miscellaneous revenue	6,850.00	2,000.00	4,500.00
Contributions and transfers			
3800.100 Transfer In	102,030.00	-	-
Total Contributions and transfers	102,030.00	-	-
Total Revenue:	192,120.00	42,000.00	44,500.00
Expenditures:			
Administration			
4100.100 Grave opening expenses	38,018.00	-	-
4100.150 Headstone expenses	-	-	-
4100.155 Cremation expenses	2,500.00	-	-
4100.160 Utilities - Water	-	-	-
4100.230 Travel/Mileage	-	-	-
4100.240 Office Expense and Supplies	1,039.00	-	-
4100.250 Vehicle & Equip Supplies and Maintena	97.00	-	-
4100.255 Computer Equip/software	-	-	2,500.00
4100.470 Credit card and Bank Expenses	20.00	-	-

4100.590 Postage	-	-	-
4100.600 Professional and Technical	26,006.00	42,000.00	42,000.00
4100.900 Sundry Charges	-	-	-
4100.910 Property Tax	4,145.00	-	-
Total Administration	71,825.00	42,000.00	44,500.00
Total Expenditures:	71,825.00	42,000.00	44,500.00
Total Change In Net Position	120,295.00	-	-

Greater Salt Lake Municipal Services District
Magna Community that Cares - 2024 Tentative Budget



	2022 Actual	2023 Approved Budget	2024 Tentative Budget
Change In Net Position			
Revenue:			
Intergovernmental revenue			
Intergovernmental Other			
3100.001 Operating transfers in	-	-	-
3100.320 Grants - Magna CTC	100,333.00	105,333.00	125,000.00
Total Intergovernmental Other	100,333.00	105,333.00	125,000.00
Total Intergovernmental revenue	100,333.00	105,333.00	125,000.00
State liquor fund			
3100.580 State Liquor Fund Allotment	24,226.00	17,000.00	18,500.00
Total State liquor fund	24,226.00	17,000.00	18,500.00
Miscellaneous revenue			
Miscellaneous other			
3100.870 Donations	801.00	-	-
3600.900 Other Revenue State Liquor	-	-	-
Total Miscellaneous other	801.00	-	-
Total Miscellaneous revenue	801.00	-	-
Total Revenue:	101,134.00	105,333.00	143,500.00
Expenditures:			
Administration			
4100.100 CTC Coordinator - Wages	25,304.00	60,000.00	60,000.00
4100.130 CTC Coordinator - Employee Benefits	-	27,500.00	27,500.00
4100.150 CTC Coordinator - Social Security Tax	1,491.00	-	-
4100.160 CTC Coordinator - Medicare	349.00	-	-
4100.180 CTC Coordinator - Medical Insurance	4,350.00	-	-
4100.181 CTC Coordinator - Retirement Contribut	4,097.00	-	-

4100.190 FUTA	-	-	-
4100.850 Beer Funds			18,500.00
4100.200 CTC - Awards, Promotional & Meals	33,653.00	-	-
4100.210 CTC - Subscriptions/Memberships	-	-	-
4100.230 CTC - Travel/Mileage	7,192.00	-	-
4100.240 CTC - Office Expense and Supplies	1,953.00	-	-
4100.330 CTC - Training and Seminars	2,085.00	-	-
4100.600 CTC - Liasons	21,629.00	-	-
4100.606 CTC - Software (website, zoom)	-	-	-
Total Administration	102,103.00	87,500.00	106,000.00
Transfers			
4950.100 Contribution to Fund Balance	-	17,833.00	37,500.00
Total Transfers	-	17,833.00	37,500.00
Total Expenditures:	102,103.00	105,333.00	143,500.00
Total Change In Net Position	(969.00)	-	-

MAGNA METRO TOWNSHIP

RESOLUTION NO.: 23-12-03

DATE: December 12, 2023

**A RESOLUTION OF MAGNA METRO TOWNSHIP COUNCIL
ADOPTING THE 2024 MAGNA METRO TOWNSHIP CONSOLIDATED
FEE SCHEDULE**

WHEREAS, the Manga Metro Township (“Magna”) is a municipality pursuant to Utah Code Annotated (“UCA”) Section 10-2a-401 *et.seq.*; and

WHEREAS, the Magna Metro Township Council (the “Council”) is the municipal legislative body for Magna pursuant to Utah Code Section 10-3b-501; and

WHEREAS, the Greater Salt Lake Municipal Services District (the “MSD”) is a local district that provides certain municipal-type services to Magna pursuant to UCA Section 17B-2a-1103 *et al.*; and

WHEREAS, pursuant to fiscal policy for funding the 2024 Magna Budget, the Greater Salt Lake Municipal Services District (the “MSD”) adopted the 2024 Budget for the MSD on October 11, 2023, releasing the funding for the 2024 Magna Budget; and

WHEREAS, the 2024 Magna Budget, and recently adopted Greater Salt Lake Municipal Services District Budget both used revenue projections based on the 2024 Consolidated Fee Schedule; and

WHEREAS, to be in compliance with state law, Magna must annually adopt a consolidated fee schedule; and

THEREFORE, BE IT RESOLVED BY THE MAGNA METRO TOWNSHIP COUNCIL as follows:

SECTION 1.The Magna Metro Township Council hereby adopts the 2024 Magna Consolidated Fee Schedule, Attachment “A”.

SECTION 2.This Resolution shall become effective immediately upon passage thereof.

APPROVED AND ADOPTED this 12th day of December 2023 by the Magna Metro Township Council, Magna, Utah.

FOR MAGNA METRO TOWNSHIP:

DAN W. PEAY, MAYOR

ATTESTED:

LANNIE CHAPMAN
SALT LAKE COUNTY CLERK
METRO TOWNSHIP CLERK/RECORDER

APPROVAL AS TO FORM:

PAUL H. ASHTON
ATTORNEY

VOTING

MAYOR PEAY voting _____

COUNCIL MEMBER HULL voting _____

COUNCIL MEMBER PIERCE voting _____

COUNCIL MEMBER PROKOPIS voting _____

COUNCIL MEMBER BARNEY voting _____

ATTACHMENT A

BEHIND THIS SHEET

2024

Fee Schedule for the Magna Metro Township

adopted December 12, 2023,

effective date January 1, 2024

2024



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

**Municipal Services
District**



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[Magna Metro Township](#) [\[Enter jurisdiction here\]](#) contracts with the Greater Salt Lake Municipal Services District ("MSD") to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the [Magna Metro Township](#) [\[enter jurisdiction here\]](#).

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD's General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

Address Fees

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Fee Type	Description	Amount
Assignment of Address (A-1)	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot ^a ; <u>for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units</u>
Street Name Change (A-2)	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

^a The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees

General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	For commercial business locations. Includes inspections and verification of zoning compliance.	\$150.00
General Business License – Home-Based Business (simple)	For home-based businesses <u>without</u> on-site visitors and customers.	No Fee
General Business License – Home-Based Business	For home-based businesses with on-site visitors and customers. Includes inspections and verification of zoning compliance.	\$150.00
Per-employee Fee	Includes verification of EIN documentation.	\$6.00
Seasonal Business License	For business operations of up to ___ days per year. Includes inspections and verification of zoning compliance.	\$120.00
Solicitor ID	Includes photograph of applicant and issuance of ID card.	\$65.00
Accessory Dwelling Unit (ADU) License		\$50.00
Administrative Citation	Issued for operating a business without a license or with an expired license.	\$300.00

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Notes regarding business license fees:

1. Withdrawn applications are subject to a charge of 25% of the fee amount.
2. Licenses must be renewed prior to the expiration date.
 - o Licenses renewed within 30 days of expiring will not be charged a penalty.
 - o Licenses renewed 31-60 days of expiring will be charged a penalty of 25% of the general license fee.
 - o Licenses renewed more than 60 days of expiring will be charged a penalty of 100% of the general license fee

Short-term Rental Licenses

To the extent allowed under Municipal Code the following applies for the Magna Metro Township:

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Fee Type	Description	Amount
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Umbrella Short-term Rental License Fee – main license	Primary license for short-term rental management companies with multiple rental units/locations.	\$500.00
Umbrella Short-term Rental License Fee – per unit	Includes inspections and verification of zoning compliance.	\$50.00
Short-term Rental License Fee – homeowner	Short-term rental license for homeowners renting their primary residence. Includes verification of zoning compliance.	\$500.00

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00
Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$300.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a

Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d
Reroofing Permit Fees		
Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$140.00 <u>125.00</u>
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$70.00 <u>75.00</u>
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$300.00 <u>175.00</u>
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$500.00 <u>250.00</u>
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$70.00 <u>100.00</u>
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$50.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$120.00
Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building without a permit	Base fee equal to 200% of building permit fee, plus daily fees commencing 10 business days after notice of violation.	200% of permit fee, plus 1% of permit fee per day (\$50 max per day)

^a Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.

- ^b Permit fees for grading are based on the number of cubic yards of earth cut or filled.
- ^c Permit fees for retaining walls are based on the size of the project in lineal feet.
- ^d Permit fees for demolition and window/door replacement are based on declared valuation.
- ^e Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	\$24.00 As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than \$2,000	\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,000 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,000 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,000 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,000 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,000 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,000	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction		40% of building permit fee
Plan Check Fee – commercial construction		65% of building permit fee
Plan Check Fee – smaller projects		\$100.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$150.00 175.00
Card File Plan Check Fee – multi-family residential		\$1,000.00 350.00
Plan Check Fee – hourly		\$120 80.00 per hour

Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review SWPPP Fees

Fee Type	Description	Amount
Stormwater Review SWPPP – base fee	Base fee per project.	\$200.00
Stormwater Review SWPPP – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$50.00 30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$50.00 75.00

SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the [jurisdiction's legal counsel District Attorney](#) for further action.

Penalty Type	Description	Amount
Primary Boundary Control Violation	Per day per violation.	\$1,000.00
Secondary Boundary Control Violation	Per day per violation.	\$500.00
Exit Control Violation	Per day per violation.	\$500.00
Waste Control Violation	Per day per violation.	\$500.00
Material Storage Control Violation	Per day per violation.	\$250.00
Fugitive Dust Control Violation	Per day per violation.	\$250.00

Safety Control Violation	Per day per violation.	\$250.00
SWPPP Plan Administration	Each land disturbance permit (LDP) requires SWPPP administration and written documentation such as but not limited to inspections, training, SWPPP amendments, closeout documents, etc.	\$1,000.00
Working Without a Permit	Per day per violation.	\$1,000.00

SWPPP Illicit Discharge Fines

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00
Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleanders	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency technical review	\$175.00 535.00
Site Plan Review (less than 3 acres)	Includes agency review meeting staff review and technical review.	\$990.00 1,070.00
Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting an staff review and technical review.	\$990.00 1,070.00

Foothills/Canyons	Includes agency review meeting and technical review staff review.	\$990.00
Simple Conditional Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00
Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00

Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat (Multiple Phases))	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00 1,405.00
Final Plat Approval for Phases Two and Beyond (Phased Development)	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond (additional phases)	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Mayor meeting and Planning Commission and/or Mayors meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00 1,755.00
Lot Line Adjustments	Includes limited staff review.	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes limited agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$940.00 1,755.00
Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00 1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00 1,755.00 plus \$300 per acre

Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.
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Other Land Use Applications

<u>Fee Type</u>	<u>Description</u>	<u>Amount</u>
<u>Land Use Hearing Officer</u>	<u>Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.</u>	<u>\$1,000.00^a</u>
<u>Land Use Hearing Officer</u>	<u>Double fee if construction has started.</u>	<u>\$2,000.00</u>
<u>Administrative Determination</u>	<u>Requires Director review.</u>	<u>\$275.00</u>
<u>Special Exception to have Use violation declared legal</u>	<u>Planning Commission meeting.</u>	<u>\$650.00</u>
<u>Zoning Verification Letter</u>	<u>Base fee plus costs for research time.</u>	<u>\$25.00 base fee plus \$25.00 per hour</u>
<u>General Plan Amendment</u>	<u>Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.</u>	<u>\$2,440.00</u>
<u>Agency Review Meeting at applicants' request</u>	<u>Agency Review meeting that includes outside agencies.</u>	<u>\$455.00</u>
<u>Other applications requiring preliminary and/or technical review.</u>	<u>Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.</u>	<u>\$535.00</u>
<u>Other applications requiring Planning Commission meeting</u>	<u>Planning Commission meeting.</u>	<u>\$650.00</u>
<u>Other applications requiring Council or Mayor's meeting</u>	<u>Council or Mayor's meeting.</u>	<u>\$115.00</u>

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalty	Violations of zoning regulations.	As provided in Section 19.94.070
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works <u>or other contracted firm.</u>	\$100.00 plus <u>actual costs from Public Works</u>
Post Compliance Penalty	Penalties based on number of days.	
Parking violation - minor	Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140	\$75.00 per violation
Parking violation - major	Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135	\$150.00 per violation
Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day
Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations		\$1,300.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Commented [BH1]: This deletion only applies to Copperton, Magna, Kearns and White City

Civil Penalties for Violation of Zoning Regulations

Violation of the provisions of Title 19 of the Magna Metro Township Municipal Code shall result in civil penalties pursuant to the following schedule:

CIVIL PENALTIES FOR VIOLATION OF ZONING REGULATIONS

WARNING PERIOD: 28 DAYS FOR ALL VIOLATIONS.

Type of Zone	Classification of Violation	Fine Per Day (after warning period)
Residential Zones R-1's R-2's R-4-8.5 RMH	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit for approval	\$150
Mixed Zones R-M MD's S-1-G	Conditional use without a permit Other violations	\$100
	Non-permitted use Violation of permit or approval	\$200
Commercial/Manufacturing Zones C's M's O-R-D	Conditional use without a permit Other violations	\$150
	Non-permitted use Violation of permit or approval	\$300
Agricultural Zones A's	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit or approval	\$150
Overlay Zones AOZ	Violation of provisions	\$200

Each day a violation is continued or maintained after receipt of notice shall give rise to a separate civil penalty for each day of violation.

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$ 120 80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost b
Newspaper Notices	Notices of meetings before Councils.	Actual cost b

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

^b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot
Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		Amount
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	Calculated ^a
Amended Subdivision Plat		\$350.00 400.00
Non-Subdivision Development		\$150 upon submittal then Calculated ^b
Other Fees		Amount
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00

Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		Amount
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review
Traffic Impact Review Fees		Amount
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review

^a Prior to review, 35% of 6% of improvement estimate, default of \$90 per lot, minimum of \$10 or the appropriate calculation. Prior to recording or construction, 100% of 6% of improvement estimate minus fee already paid.

^b Prior to approval or construction, 4.5% of total improvement estimate for off-site, and on-site storm drainage minus [\\$150 fees](#) already paid.

Public Works – Engineering Special Events

Special Events within the following areas require the submittal of an application: Big Cottonwood Canyon, Emigration Canyon, Kearns, Magna, Unincorporated Salt Lake County, and White City.

PW Engineering does not provide [special event permitting](#) services to Copperton [Metro](#) Township or any incorporated city [outside the District](#).

Insurance certificates, maps, and fees will need to be submitted to the Permit Specialist before your request can be fully processed. See fee schedule below.

Special Event Permit Fees (for municipalities within the District)	
# of Participants	Fee per day
0 to 100	\$50.00
100 to 200	\$100.00
200 to 400	\$200.00
400 to 600	\$500.00
Over 600	\$1,000.00
Filming Fees	\$200.00

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- \$50 fee for Big Cottonwood Canyon and any Unincorporated Salt Lake County areas.
- Special events or Filming held on any state roadway(s) may also require an additional permit from Utah Department of Transportation.
- Special events or Filming held in any canyon may also require an additional permit from United States Department of Agriculture, Forest Service Division.
- Sponsors of block parties will also be required to submit paperwork with the signatures of affected

neighbors' concurrence of the road closure. This paperwork should reflect the addresses of each resident, as well as their signature indicating agreement for the road closure. Barricades and security are the responsibility of the applicant.

Glossary of Terms

Condominium Plat: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

Director: The Director of Planning and Development or designee.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare I Pre-school Application Fees: Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

Modification to a Recorded Subdivision Plat: Utah Code requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include Planning Commission Review, Additional Public Body Review, Technical Review.

MSD: Means the Greater Salt Lake Municipal Services District, which the Town of _____ has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review, Conditional Use and a Subdivision Preliminary Plat review would be required , and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee.

Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (Planning Commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

Signs: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

Subdivision: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for a project.

MAGNA METRO TOWNSHIP, UTAH

RESOLUTION NO.: 23-12-04

DATE: December 12, 2023

**A RESOLUTION CONFIRMING THE APPOINTMENT
OF DAVID R. BRICKEY AS THE APPEALS HEARING
OFFICER FOR THE MAGNA METRO TOWNSHIP**

WHEREAS, the Magna Metro Township (“Magna”) is a municipality pursuant to Utah Code Annotated (“UCA”) §§ 10-2a-401 *et seq*; and

WHEREAS, the Magna Metro Township Council (the “Council”) is the municipal governing body for Magna pursuant to UCA § 10-3b-501; and

WHEREAS, in accordance with Title 5 of the Magna Municipal Code authorizing an appointment of an Appeals Hearing Officer regarding appeals; and

WHEREAS, David R. Brickey is an Attorney who has served as a Hearing Officer for other entities and is very qualified to serve in this capacity for Magna Metro Township; and

WHEREAS, the Magna Metro Township Council desires to appoint David R. Brickey as the Magna Appeals Hearing Officer; and

WHEREAS, the Magna Township Council desires to confirm to this appointment,

NOW, THEREFORE, BE IT IS RESOLVED BY THE TOWN COUNCIL OF MAGNA METRO TOWNSHIP, UTAH:

Section 1. The Council hereby confirms the appointment of David R. Brickey as the Appeals Hearing Officer for Magna Metro Township.

Section 2. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Magna Metro Township Council, Magna, Utah, this 12 day of December, 2023.

FOR THE MAGNA METRO TOWNSHIP:

DAN W. PEAY, MAYOR

ATTEST:

LANNIE CHAPMAN
SALT LAKE COUNTY CLERK
METRO TOWNSHIP CLERK/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON
METRO TOWNSHIP ATTORNEY

VOTING

Mayor Peay voting _____
Council Member Hull voting _____
Council Member Barney voting _____
Council Member Pierce voting _____
Council Member Prokopis voting _____