

Minutes of the Planning Commission meeting held on Thursday June 19, 2014, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Scot Woodbury, Chair  
Phil Markham  
Vicki Mackay  
Karen Daniels  
Maren Patterson  
Jared Hall, Community Development Manager  
Tim Tingey, Administrative and Development Director  
Ray Christensen, Senior Planner  
G.L. Critchfield, Deputy City Attorney  
Citizens

Excused: Buck Swaney  
Tim Taylor

The Staff Review meeting was held from 6:00 to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording of this is available at the Murray City Community and Economic Development Department.

Mr. Woodbury opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

Ms. Patterson made a motion to approve the minutes from June 5, 2014 as written.

Seconded by Ms. Daniels.

A voice vote was made. Motion passed, 5-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

#### APPROVAL OF FINDINGS OF FACT

Ms. Daniels made a motion to approve the Findings of Fact and Conclusions for the conditional use permit for a preschool located at 543 E Moss Creek Drive and for an electronic message center sign located at 5645 S Commerce Drive.

Seconded by Ms. Mackay.

A voice vote was made. Motion passed, 5-0.

#### REDFISH SUBDIVISION – 5788 South 920 East – Project #14-91

Mitch Spence was the applicant present to represent this request. Ray Christensen reviewed the location and request for a preliminary and final approval to subdivide the property at 5788 South 920 East into two lots. Municipal Code Ordinance 16.04.050 requires the subdivision of property to be approved by Murray City Officials with recommendation from the Planning Commission. The applicant applied to the Murray

Hearings Officer and was granted a variance for each lot to be 64.5 ft. lot in width. There is no change planned for the existing house or garage. The applicant plans to sell the residential property to the north for a future single family dwelling to be constructed on the lot. The new dwelling is required to comply with the required residential setbacks for the R-1-8 zone and street widening as shown on the plat. Based on the information presented in this report, application materials submitted and the site review, staff recommends the planning commission forward a recommendation of approval to the Mayor for preliminary and final subdivision approval subject to conditions.

Mr. Woodbury asked Mr. Christensen regarding the easement and potential 17 feet for the road expansion, is the square footage for each lot factored into that 17 feet in it right now or with potentially losing it as the road expands. Mr. Christensen answered that it could be lost as the road expands; it's the current lot area. Mr. Christensen stated that it is hard to know when that road will be widened; it is a state road and could be widened in the future. Mr. Woodbury clarified that potentially it could drop below the 8,000 foot minimum but it currently complies with the area requirement.

Mitch Spence, 64 E 6400 S Suite 100, noted that a lot of the homes across the street are seventy feet wide which is why the sixty-four and a half feet wide wasn't a big deal with the variance. Mr. Woodbury asked Mr. Spence if he has had an opportunity to review the seven conditions of approval and if he can comply with them. Mr. Spence responded in the affirmative.

The meeting was opened for public comment. No comments were made and the public comment portion of the meeting was closed.

Ms. Daniels made a motion to send a recommendation of approval to the Mayor for preliminary and final approval to subdivide the property into two lots at the property addressed 5788 South 920 East subject to conditions 1-7 as listed:

1. Meet the requirements of the Murray City Engineer for the recording of the plat at the Salt Lake County Recorder's Office.
2. Show utility easements on all of the lots to meet the subdivision ordinance regulations.
3. Upon receiving Planning Commission approval, submit an Engineering plat application and a PDF of the plat to the Engineering Division for final review and signatures.
4. The project shall comply with Murray Power, Building and Fire Department requirements.
5. Meet Murray City subdivision standards.
6. Provide a site drainage and utility plan.
7. Repair any damaged curb and gutter and sidewalk along 920 East frontage

\_\_\_\_\_ prior to final inspection on the proposed lot.

Seconded by Ms. Patterson.

Call vote recorded by Ray Christensen.

A \_\_\_\_\_ Phil Markham

A \_\_\_\_\_ Vicky Mackay

A \_\_\_\_\_ Scot Woodbury

A \_\_\_\_\_ Maren Patterson

A \_\_\_\_\_ Karen Daniels

Motion passed, 5-0.

GET AIR SALT LAKE – Text Amendment to Allow Land Use 7399 – Trampoline Pits  
in the C-D-C Zone – Project #14-95

James Nichols was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Land Use Ordinance Text Amendment for Trampoline Pits LU #7399 to be included as a Conditional Use in the C-D-C Zone subject to Conditional Use Permit approval. Land Use #7399 allows for other amusement uses, but the proposed being considered is only to allow trampoline pits, therefore, the text amendment is proposed with the following wording:

7399 Trampoline Pits (Does not include all the other uses listed in L.U. 7399)

The Commercial Development District allows a wide variety of appropriate locations where a mixed use of businesses, commercial, entertainment, and related activities may be established and maintained. Similar recreational and amusement business uses are allowed in the C-D-C zone subject to Conditional Use Permit approval such as; miniature golf, go cart tracks, card rooms, dance halls, billiard halls, miniature auto racing, ice skating, roller skating, bowling alleys, gyms, spas, archery range, rifle & pistol range, and other recreation uses. The applicant is requesting the approval of a text amendment to the C-D-C zone which would allow for trampoline pits subject to Conditional Use Permit approval. Community Development staff is recommending approval of the proposed text amendment to add specifically trampoline pits L.U. 7399, but will exclude other uses listed in L.U. 7399, which may not be compatible with this zone.

James Nichols, 1800 West 4000 South, project manager for Trampoline Parks. Mr. Woodbury asked Mr. Nichols to explain the business a little. Mr. Nichols stated that they build and develop trampoline parks across the United States. There are several in Utah that have already been built. Mr. Nichols stated that within the confines of the walls, they go in and install steel framing and build custom made trampoline launch surfaces, foam pits and obstacle courses. Mr. Nichols stated that the idea is to have people come year round and get a lot of exercise for a little amount of money and have fun.

The meeting was opened for public comment.

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Glen Kitto, 8401 Central Expressway Dallas, Texas, stated that he represents the ownership of the building and he wanted to express his thanks to the Council and the Mayor and staff for getting this item on the agenda so quickly.

The public comment portion of the meeting was closed.

Ms. Daniels made a motion to forward a recommendation of approval to the City Council for the approval for the proposed text amendment to add specifically trampoline pits L.U. 7399, but will exclude other uses listed in L.U. 7399.

Seconded by Mr. Markham

Call vote recorded by Ray Christensen.

A \_\_\_\_\_ Phil Markham

A \_\_\_\_\_ Vicky Mackay

A \_\_\_\_\_ Scot Woodbury

A \_\_\_\_\_ Maren Patterson

A \_\_\_\_\_ Karen Daniels

Motion passed, 5-0.

#### OTHER BUSINESS

Meeting adjourned at 6:50 p.m.

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Jared Hall, Manager  
Community Development