

Minutes of the Salem City Planning & Zoning Commission meeting held on September 11, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Jon Ward	Doug Johnson
	Kelly Peterson	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary
	Mark Vlastic, Landmark Design	Deleri Wilson
	Kelly Ercanbrack	Cindy Eslinger
	Russell Gines	

APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of August 14, 2019. Seconded by Doug; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Doug to open the public hearing. Seconded by Kelly; Vote Affirmative, 3-0.

AGRICULTURAL 2 ZONE

The Utah State Legislature recently adopted a cannabis statute to provide for production and sales for medicinal purposes and requires that the City have at least one agricultural and industrial zone where production facilities are allowed. This A-2 zone is being created to comply with that requirement. No property will be designated A-2; a zone change request must be applied for, which allows the City to control where this zone can go.

GENERAL PLAN

Mark Vlastic, with Landmark Design, stated his company has been working on the General Plan update for several months. During this process, they have had several public workshops to get input from the residents. Mark explained the "concept plan" map is the results of those meetings. He also showed the map with proposed trails and stated if we have an idea where we would like to put trails, it is easier to work with developers and UDOT to make them a reality.

Mr. Wilson stated Mrs. Ercanbrack owns property out by the freeway and they were curious about the proposed density for that area. Mark explained that it is 3-5 units per acres but that is an average.

Bruce said the land use map and text need clarification indicating that the lines/edges/borders/ between the various land use zones are not hard and set, they are intended to be interpreted with a great degree of flexibility and can be adjusted accordingly. Similar comments apply to the density ranges indicated in the legend and descriptive text. It should be indicated that the density ranges are guidelines and that a wide-range of projects are envisioned and supported which are not necessarily represented in the density ranges presented. Also, the locations of the trails and parks are approximate and may deviate from what is illustrated as the plan implementation takes place.

MOTION BY Kelly to close the public hearing. Seconded by Jon; Vote Affirmative, 3-0.

MOTION BY Kelly to recommend approval of the Ordinance creating the Agricultural 2 (A-2) Zone. Seconded by Doug; Vote Affirmative, 3-0.

MOTION BY Kelly to recommend approval of the General Plan with the items discussed. Seconded by Jon; Vote Affirmative, 3-0.

MOTION BY Kelly to adjourn Planning & Zoning Commission meeting. Seconded by Doug; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting adjourned at 7:40 p.m.