



PUBLIC HEARING

Notice of Public Hearing on June 10, 2026, at 7:00 p.m. to be held at the Salem City Office, located at 30 West 100 South, Salem, to consider a request for a zoning map amendment (rezone) on property located on the north side of SR-198 east and west of Loafer Mountain Parkway.

TO ALL CITIZENS OF SALEM CITY, UTAH COUNTY, UTAH

You and each of you are hereby notified that the Planning and Zoning Commission of Salem City has appointed the time of 7:00 p.m. on Wednesday, June 10, 2026, for the purpose of a public hearing to consider a request to rezone approximately 112 acres of property from A-1 (Agricultural) to MU (Mixed Use) located at SR-198 and Loafer Mountain Parkway (see attached Exhibit A for parcel numbers and aerial map).

Jeffrey Nielson, City Recorder

Updates on meeting time changes or meeting cancellations, we encourage you to subscribe to the Utah Public Notice Website (<http://www.utah.gov/pmn/index.html>) and subscribe to Salem City Planning and Zoning and Salem City Council meetings.

If you are unable to attend the meeting in person, there will be a zoom link available for the meeting. Contact the Salem City office at, email salemcity@salem.utah.gov or phone (801-423-2770), the day of the meeting before 5:00 p.m. to receive the meeting link.

Legal Descriptions (112.46 Acres)

1. **Parcel: 30:035:0160 (Hansen)**
Legal Description: COM S 0 DEG 52' 33" E 27.4 FT ALONG SEC. LINE & E 215.75 FT FR W 1/4 COR. SEC. 11, T9S, R2E, SLB&M.; N 51 DEG 8' 30" W 42.7 FT; N 0 DEG 1' 14" W 118.74 FT; ALONG A CURVE TO L (CHORD BEARS: N 11 DEG 27' 22" W 576.17 FT, RADIUS = 1453 FT); N 69 DEG 19' 48" E 135.14 FT; S 19 DEG 29' 54" E 497.21 FT; S 20 DEG 11' 30" E 254.33 FT; S 77 DEG 44' 14" W 237.89 FT TO BEG. AREA 2.942 AC.
2. **Parcel: 30:032:0030 (Hansen)**
Legal Description: COM S 0 DEG 52' 33" E 122.33 FT ALONG SEC. LINE & W 156.49 FT FR E 1/4 COR. SEC. 10, T9S, R2E, SLB&M.; N 20 DEG 40' 12" W 674.57 FT; N 69 DEG 19' 48" E 362.8 FT; ALONG A CURVE TO R (CHORD BEARS: S 11 DEG 33' 55" E 529.56 FT, RADIUS = 1323 FT); S 0 DEG 1' 14" E 172.07 FT; S 38 DEG 51' 59" W 36.16 FT; S 77 DEG 44' 14" W 189.18 FT TO BEG. AREA 5.011 AC.
3. **Parcel: 30:032:0026 (Warren)**
Legal Description: COM N 545.82 FT & W 271.42 FT FR E 1/4 COR. SEC. 10, T9S, R2E, SLB&M.; S 69 DEG 30' 0" W 338.58 FT; N 20 DEG 30' 0" W 687.72 FT; N 20 DEG 30' 0" W 23.33 FT; N 60 DEG 42' 26" E 26.43 FT; N 64 DEG 4' 11" E 164.01 FT; N 66 DEG 28' 29" E 141.3 FT; S 21 DEG 30' 0" E 44.58 FT; S 21 DEG 30' 0" E 693 FT TO BEG. AREA 5.625 AC.
4. **Parcel: 30:032:0017 (Warren)**
Legal Description: COM N 436.22 FT & W 585.19 FT FR E 1/4 COR. SEC. 10, T9S, R2E, SLB&M.; S 19 DEG 54' 32" E 228.88 FT; S 20 DEG 30' 17" E 236 FT; N 89 DEG 24' 15" E 222.96 FT; N 20 DEG 40' 12" W 541.39 FT; S 69 DEG 19' 48" W 205.69 FT TO BEG. AREA 2.405 AC.
5. **Parcel: 30:033:0044(Warren)**
Legal Description: COM S 181.2 FT & W 356.82 FT FR E 1/4 COR. SEC. 10, T9S, R2E, SLB&M.; N 20 DEG 30' 17" W 193.46 FT; N 89 DEG 24' 15" E 222.96 FT; S 20 DEG 40' 12" E 147.27 FT; S 77 DEG 32' 59" W 212.15 FT TO BEG. AREA 0.820 AC.
6. **Parcel: 30:035:0006 (Christensen Family Trust)**
Legal Description: COM E 6.74 CH & N 71 DEG 0' 0" E 100 FT FR W 1/4 COR. SEC. 11, T9S, R2E, SLB&M.; N 20 DEG 45' 0" W 100 FT; N 71 DEG 0' 0" E 49.5 FT; S 20 DEG 45' 0" E 100 FT; S 71 DEG 0' 0" W 49.5 FT TO BEG. AREA 0.114 AC.
7. **Parcel: 30:035:0112 (Christensen Family Trust)**
Legal Description: COM N 235.86 FT & E 783.42 FT FR W 1/4 COR. SEC. 11, T9S, R2E, SLB&M.; S 12 DEG 7' 37" E 152.69 FT; S 78 DEG 15' 0" W 229.21 FT; N 19 DEG 30' 0" W 100 FT; S 78 DEG 15' 0" W 142.23 FT; N 20 DEG 11' 30" W 166.89 FT; N 19 DEG 29' 54" W 505.54 FT; N 68 DEG 30' 0" E 460.11 FT; S 20 DEG 45' 0" E 600.6 FT; S 11 DEG 0' 0" E 85.29 FT; S 68 DEG 36' 55" W 70.72 FT TO BEG. AREA 8.045 AC.
8. **Parcel: 30:035:0043 (Christensen Family Trust)**
Legal Description: COM N 93.05 FT & E 914.32 FT FR W1/4 COR SEC 11, T9S, R2E, SLM; S 79-09'39"W 98.01 FT; N 12-07'37"W 152.69 FT; N 68-36'55"E 103.67 FT; S 10-40'57"E 171.63 FT TO BEG. AREA .37 AC.
9. **Parcel: 30:035:0042 (Christensen Family Trust)**
Legal Description: COM N 93.45 FT & E 916.57 FT FR W1/4 COR SEC 11, T9S R2E, SLM; N 79 09'39"E 54.19 FT N 9 11'43"W 139.05 FT; N 77 13'26"E68.52 FT; N 11 03'32"W 128.55 FT; S 68 38'39"W 50.64 FT; S 64 21'50"W 34.21 FT; S 54 38'25"W 22.08 FT; S 39 32'23"W 34.78 FT; S 11 46'07"E 220.54 FT TO BEG. AREA .52 AC.
10. **Parcel: 30:035:0013 (Christensen Family Trust)**
Legal Description: COM N 923.15 FT & E 686.46 FT FR SW COR NW1/4 SEC 11, T9S, R2E, SLM; N 68 DEG 30'E 319.17 FT; S 22 DEG 44'20"E 620.52 FT; S 68 DEG 30'W 100.42 FT; N 11 DEG 36'08"W 11.72 FT; S 70 DEG 06'W 127.44 FT; N 11 DEG 03'32"W 37.84 FT; S68 DEG 50'W 121.09 FT; N 20 DEG 45'W 568.14 FT TO BEG. AREA 4.51 ACRES.
11. **Parcel: 30:035:0012 (Christensen Family Trust)**
Legal Description: COM N 9.89 CHS & N 68 DEG 30'E 11.15 CHS FR SW COR NW1/4 SEC 11, T9S, R2E, SLM; N 68 DEG 30'E 321.01 FT; N 22 DEG 44'20"W 706.20 FT; S 69 DEG 15'W 315.05 FT; S 22 DEG 15'E 710.22 FT TO BEG. AREA 5.16 ACRES.
12. **Parcel: 30:035:0011 (Christensen Family Trust)**
Legal Description: COM. 9.89 CHS N & 5.75 CHS N 68 1/2 E OF SW COR OF NW 1/4 OF SEC 11, T 9 S, R 2 E, SLM; N 68 1/2 E 5.14 CHS; N 22 1/4 W 11 CHS; S 69 1/4 W 5.20 CHS; S 21 1/4 E 11.05 CHS TO BEG. AREA 5.71 ACRES.

13. **Parcel: 30:035:0002 (Christensen Cattle Company)**
Legal Description: COM N 465.35 FT & E 1224.33 FT FR W1/4 COR SEC 11, T9S, R2E, SLM; N 22 DEG 44'20"W 1347.46 FT; N 69 DEG 35'54"E 347.81 FT; S 22 DEG 05'34"E 712.20 FT; N 68 DEG 41'21"E 331.54 FT; S 21 DEG 43'19"E 701.14 FT; S 74 DEG 36'50"W 234.90 FT; S 76 DEG 38'44"W 163.74 FT; S 10 DEG 39'06"E 297.99 FT; S 78 DEG 21'11"W 56 FT; N 10 DEG 39'06"W 296.33 FT; S 72 DEG 51'03"W 75.15 FT; S 72 DEG 52'14"W 75.02 FT; S 74 DEG 35'37"W 59.70 FT TO BEG. AREA 16.16 ACRES.
14. **Parcel: 30:032:0033 (Christensen, Joseph Douglas & Deann)**
Legal Description: COM N 636.64 FT & W 53.17 FT FR E 1/4 COR. SEC. 10, T9S, R2E, SLB&M.; S 68 DEG 30' 0" W 235.52 FT; N 21 DEG 15' 0" W 733.57 FT; S 66 DEG 28' 29" W 3.24 FT; N 18 DEG 3' 32" W 38.42 FT; N 56 DEG 15' 0" E 196.74 FT; ALONG A CURVE TO L (CHORD BEARS: S 21 DEG 36' 21" E 275.73 FT, RADIUS = 1303 FT); S 25 DEG 58' 0" E 491.38 FT; ALONG A CURVE TO R (CHORD BEARS: S 24 DEG 8' 39" E 47.98 FT, RADIUS = 1323 FT) TO BEG. AREA 3.744 AC.
15. **Parcel: 30:035:0161 (Christensen, Joseph Douglas & Deann)**
Legal Description: COM N 853.31 FT & W 16.77 FT FR W 1/4 COR. SEC. 11, T9S, R2E, SLB&M.; N 578.24 FT; N 69 DEG 15' 0" E 112.2 FT; S 21 DEG 15' 0" E 729.3 FT; S 68 DEG 30' 0" W 169.03 FT; N 19 DEG 29' 54" W .95 FT; S 69 DEG 19' 48" W 135.14 FT; ALONG A CURVE TO L (CHORD BEARS: N 26 DEG 2' 56" W 159.71 FT, RADIUS = 1453 FT); N 29 DEG 11' 57" W 30.92 FT TO BEG. AREA 4.045 AC.
16. **Parcel: 30:032:0037 (Christensen, Joseph Douglas & Deann)**
Legal Description: COM S 924.66 FT FR NE COR. SEC. 10, T9S, R2E, SLB&M.; S 830.23 FT; N 29 DEG 11' 57" W 299.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 7 DEG 19' 31" W 888.19 FT, RADIUS = 1192 FT); N 68 DEG 52' 32" E 136.9 FT; S 20 DEG 0' 0" E 384.25 FT TO BEG. AREA 5.381 AC. (Less - S 281 FT 249ft); S 69 DEG 15'W 315.05 249 FT;↓ ALONG A CURVE TO R (CHORD BEARS: N 7 DEG 19' 31" W 888.19 FT, RADIUS = 693 FT); N 68 DEG 52' 32" E 136.9 FT; S 20 DEG 0' 0" E 384.25 FT TO BEG. AREA 3.824 AC.)
17. **Parcel: 30:033:0049 (Garner)**
Legal Description: COM & N 89 DEG 30' 25" E 463.6 FT FR CENTER SEC. 10, T9S, R2E, SLB&M.; S 22 DEG 5' 0" E 556.1 FT; N 77 DEG 51' 0" E 391.65 FT; N 21 DEG 44' 35" W 469.9 FT; N 89 DEG 30' 25" E 91.42 FT; N 0 DEG 46' 35" E 749.05 FT; S 67 DEG 42' 0" W 764.58 FT; S 22 DEG 5' 0" E 500.1 FT TO BEG; N 18 DEG 36' 51" W .181 FT TO BEG. AREA 13.329 AC.
18. **Parcel: 30:033:0019 (Garner)**
Legal Description: COM. 13.30 CHS E OF CEN OF SEC 10, T 9 S, R 2 E, SLBM; E 7.92 CHS; S 21 15' E 5.05 CHS; S 78 15' W 7.49 CHS; N 21 15' W 6.69 CHS TO BEG. AREA 4.34 ACRES.
19. **Parcel: 30:032:0027 (Garner)**
Legal Description: COM N 2661.36 FT & W 815.44 FT FR SE COR. SEC. 10, T9S, R2E, SLB&M.; N 20 DEG 45' 0" W 1031.1 FT; S 66 DEG 40' 44" W 107.91 FT; S 67 DEG 14' 6" W 155.13 FT; S 68 DEG 9' 35" W 329.82 FT; S 0 DEG 46' 35" W 746.62 FT; N 89 DEG 30' 25" E 923.7 FT TO BEG. AREA 14.905 AC
20. **Parcel: 30:033:0048 (Garner)**
Legal Description: COM N 2482.9 FT & W 417.54 FT FR SE COR. SEC. 10, T9S, R2E, SLB&M.; N 20 DEG 32' 0" W 193.6 FT; S 89 DEG 30' 25" W 822.39 FT; S 21 DEG 44' 35" E 362.78 FT; N 77 DEG 51' 0" E 773.2 FT TO BEG; N 27 DEG 30' 40" W .011 FT TO BEG. AREA 4.892 AC.
21. **Parcel: 30:032:0024 (Christensen, Joseph Douglas & Deann)**
Legal Description: COM S 22.79 FT & W 803.98 FT FR E 1/4 COR. SEC. 10, T9S, R2E, SLB&M.; E 169.62 FT; N 20 DEG 30' 0" W 1101.93 FT; S 66 DEG 40' 44" W 159.22 FT; S 20 DEG 31' 0" E 1036.8 FT M OR L TO BEG (DEFECTIVE DESCRIPTION) TO BEG. AREA 3.896 AC.
22. **Parcel: 30:032:0025 (Christensen, Joseph Douglas & Deann)**
Legal Description: COM S 22.79 FT & W 634.36 FT FR E 1/4 COR. SEC. 10, T9S, R2E, SLB&M.; E 178.2 FT; N 20 DEG 30' 0" W 1173.77 FT; S 60 DEG 42' 26" W 11.56 FT; S 66 DEG 40' 44" W 155.71 FT; S 20 DEG 30' 0" E 1099.29 FT TO BEG. AREA 4.359 AC.

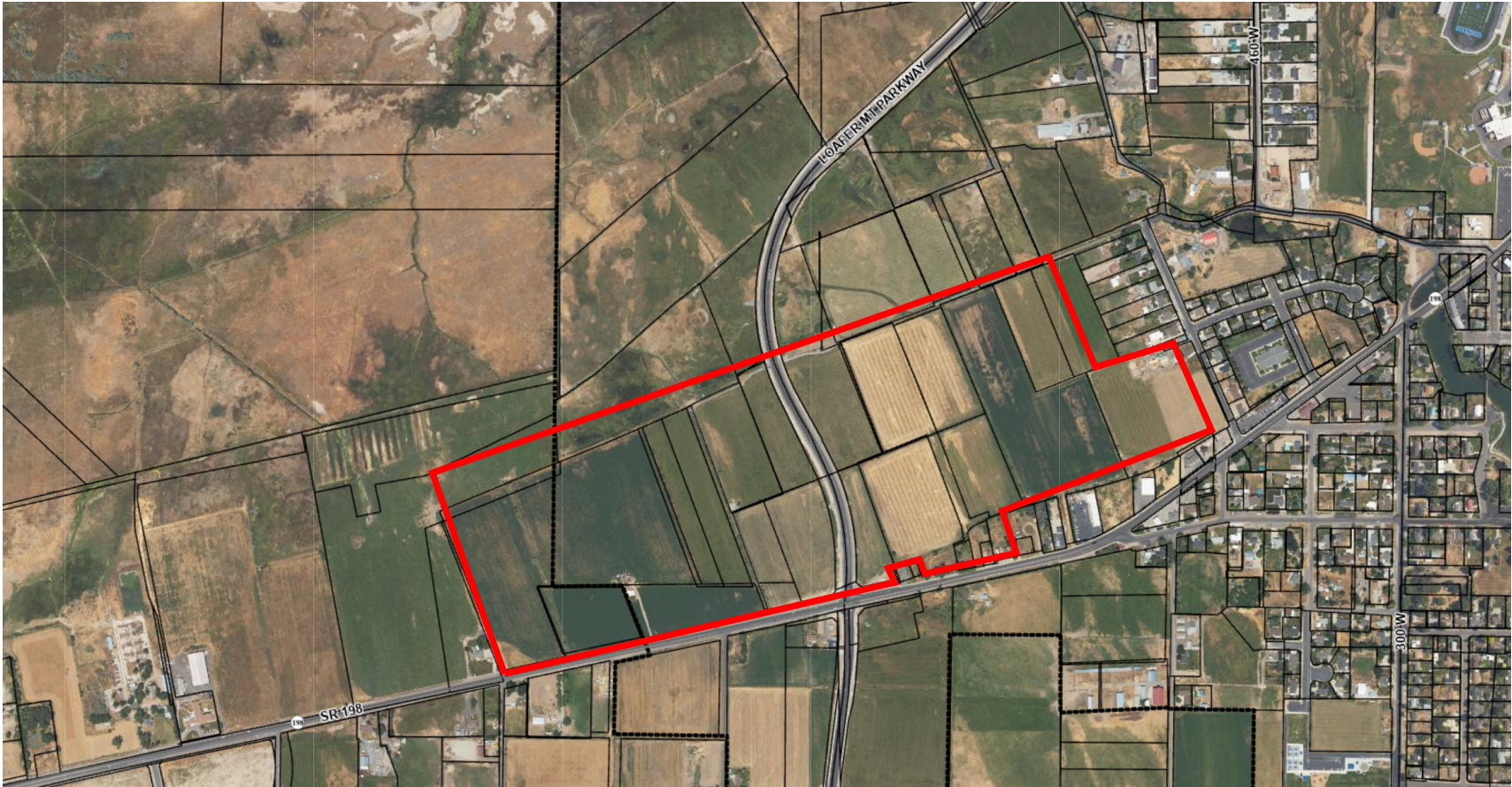


9710 South 700 East Suite 200
Sandy, Utah 84070
www.kreate-dev.com

Salem Central Zone Document

Loafer Mountain PKWY & SR 198
Salem, Utah 84653

Date Created:	April 10, 2025
Date Modified:	February 19, 2026
Sheet Index	Legal Descriptions



Line on map is for illustrative purposes only and does not precisely represent the parcels included in the rezoning. Refer to the previous page for exact parcel numbers and legal descriptions.