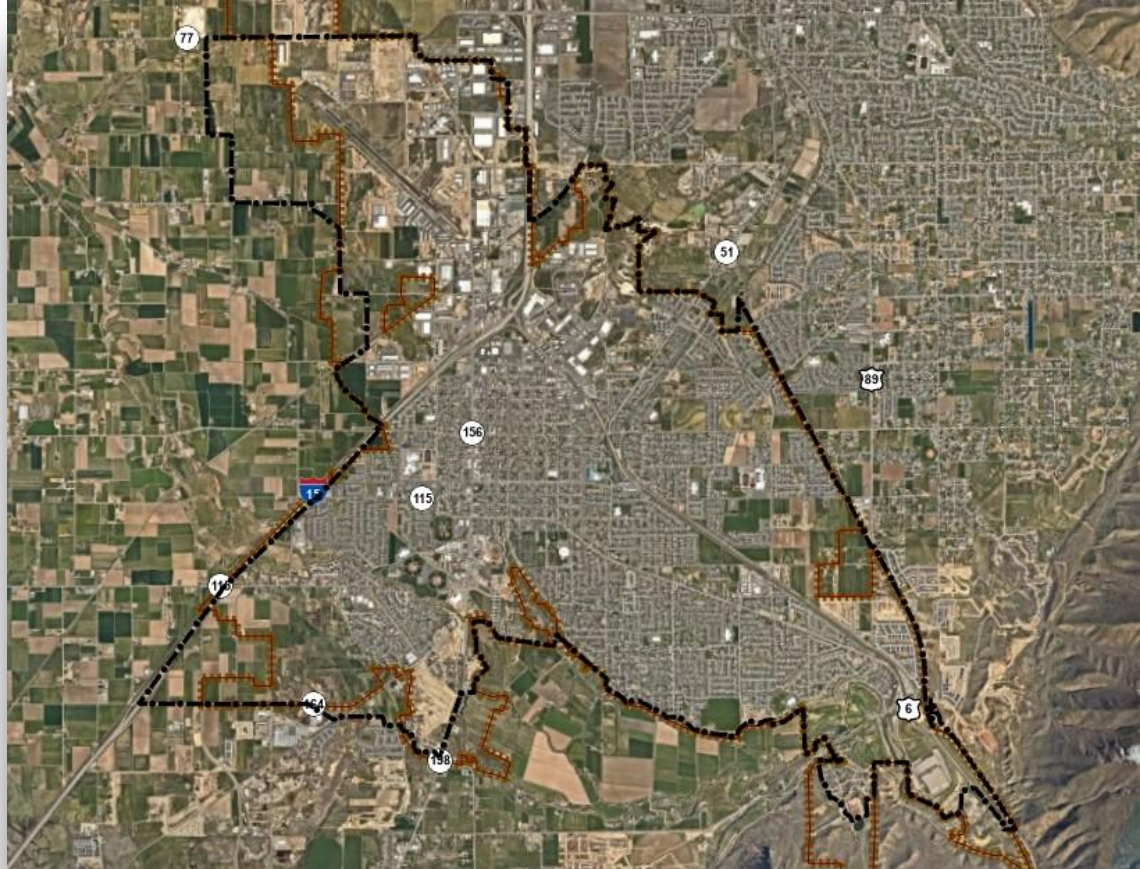


presentation.cc.6-17-2025



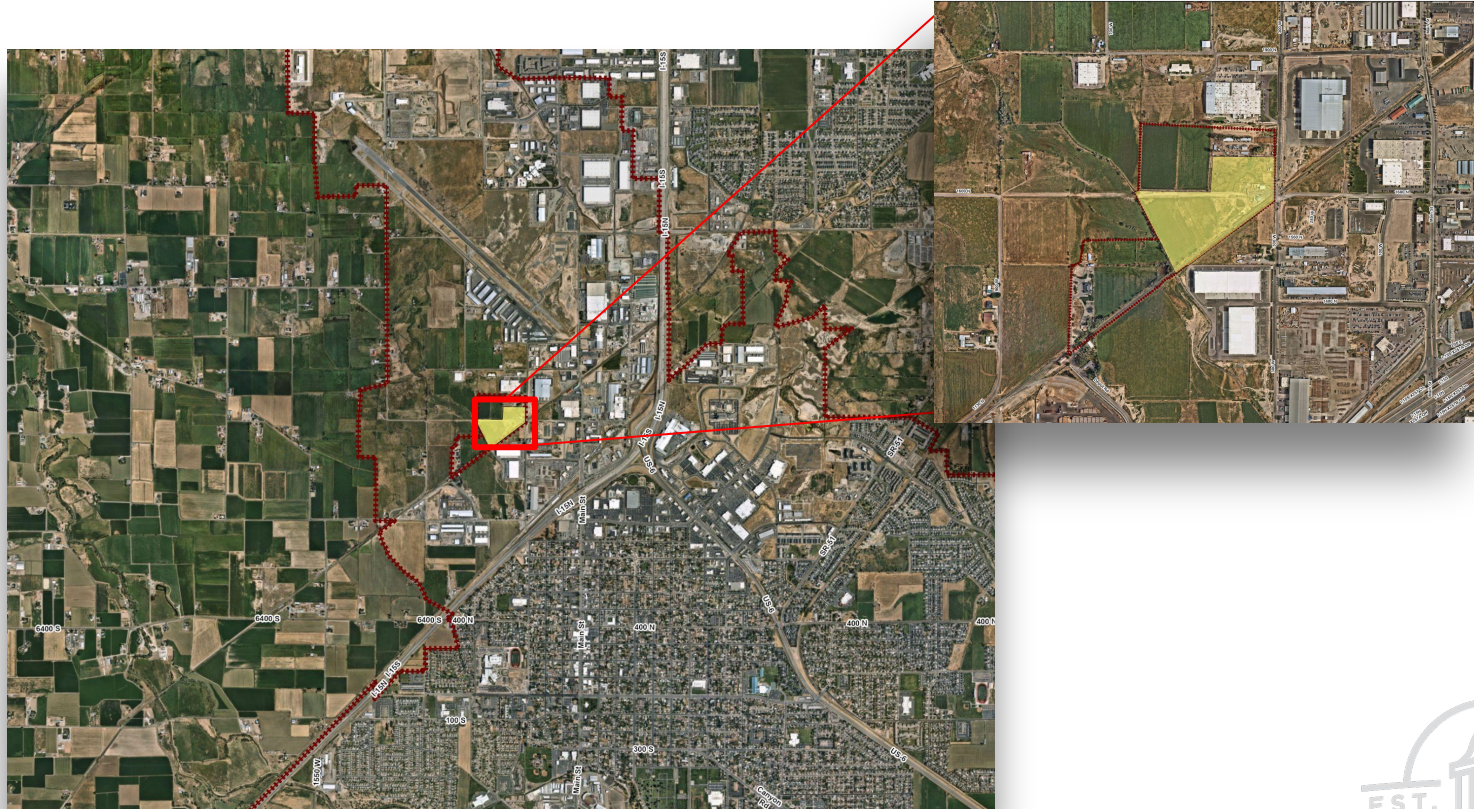
SPANISH FORK

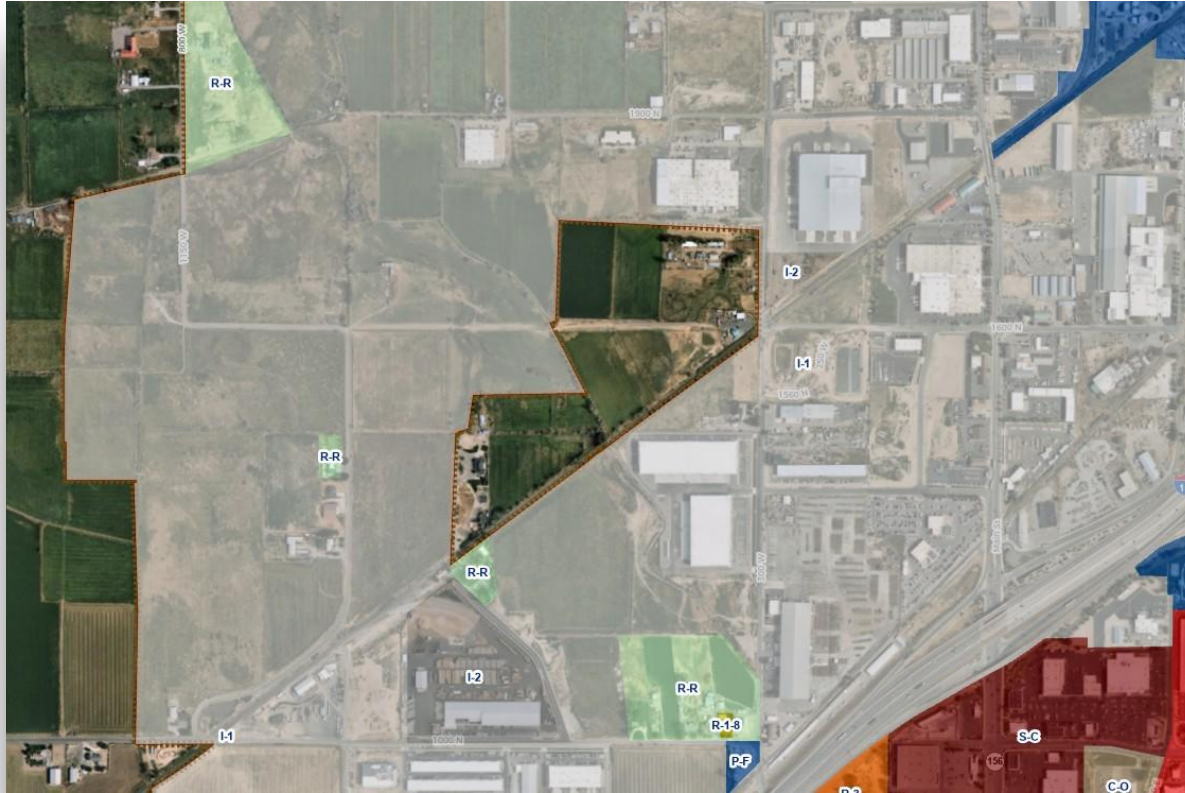
PRIDE & PROGRESS



SPANISH FORK

PRIDE & PROGRESS

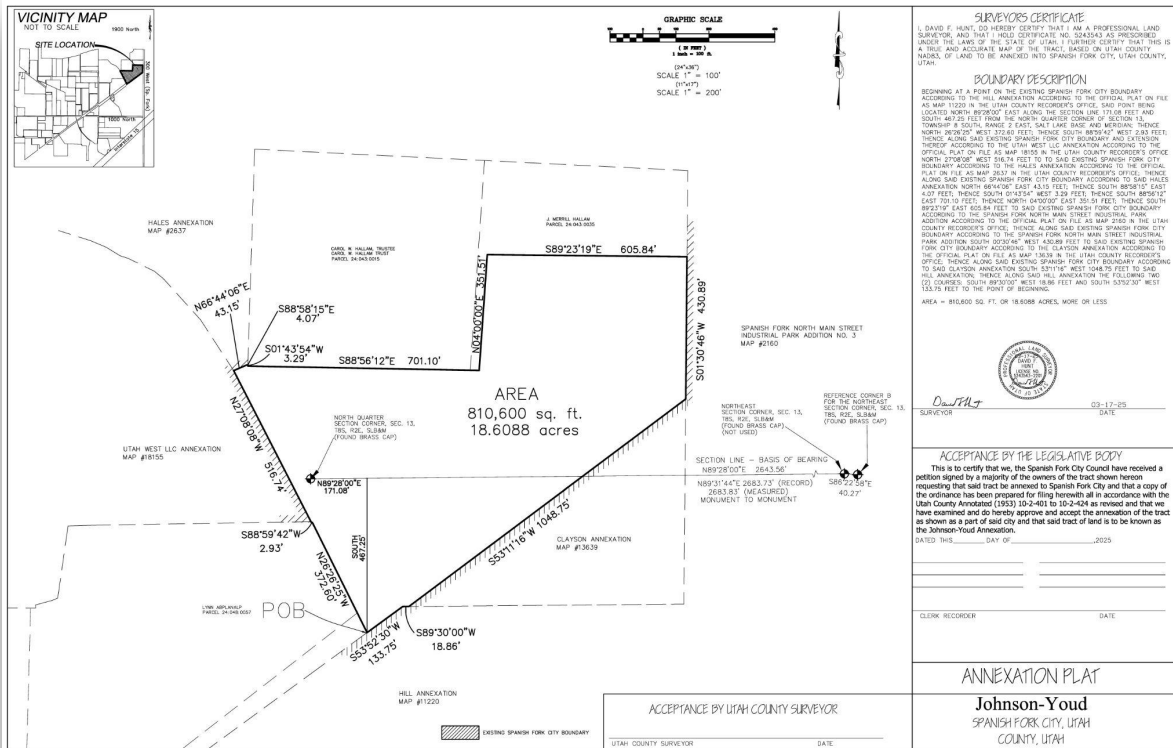




SPANISH FORK

PRIDE & PROGRESS





Johnson-Youd Annexation

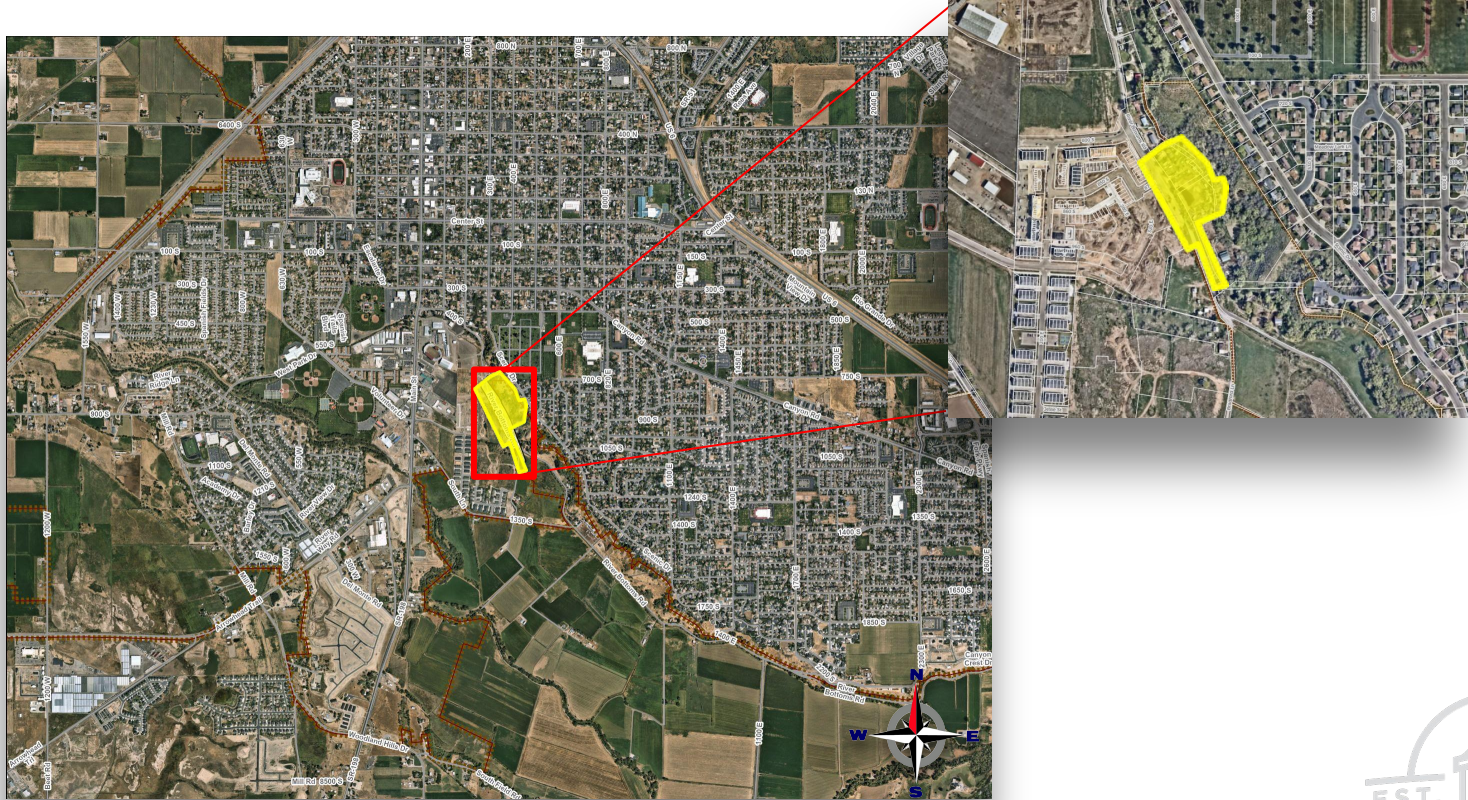
The Applicant has requested an annexation that includes three parcels, totaling 18.61 acres and located at approximately 300 West 1600 North, be approved.

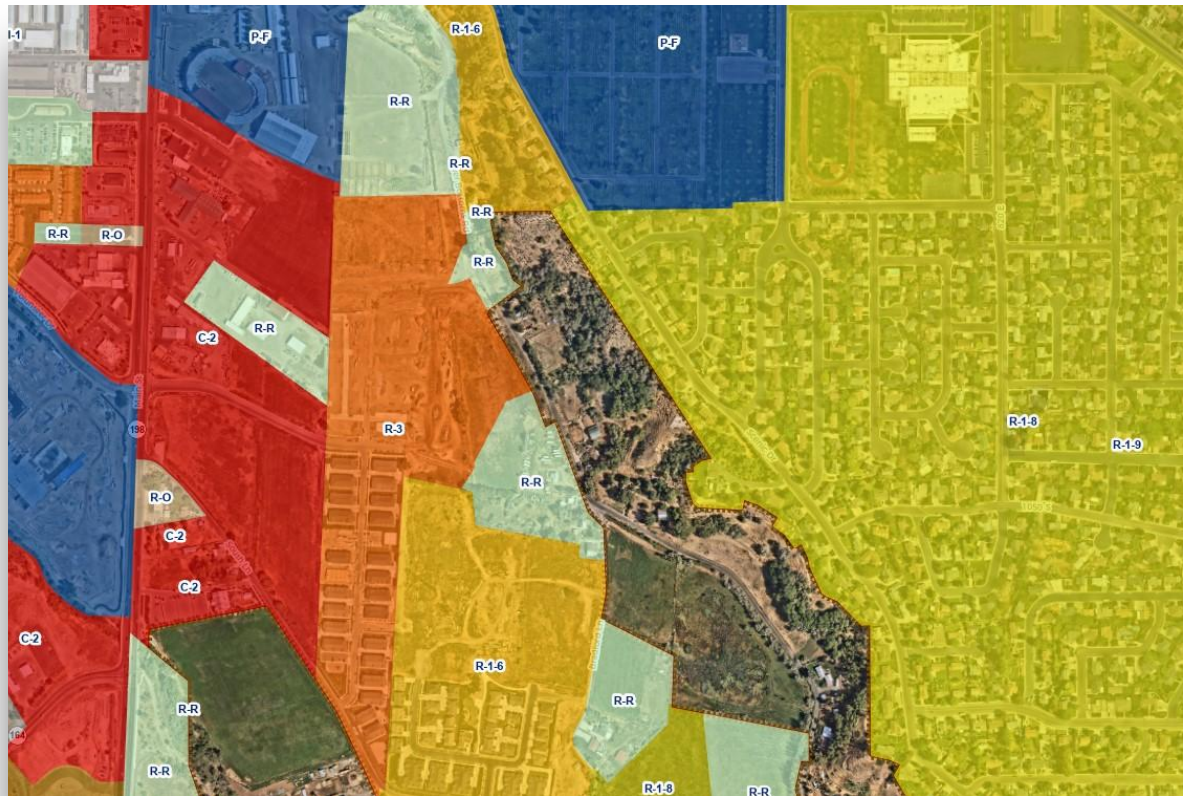
Proposed Motion: I move to approve the ordinance to annex with R-R Rural Residential Zoning based on the following findings:

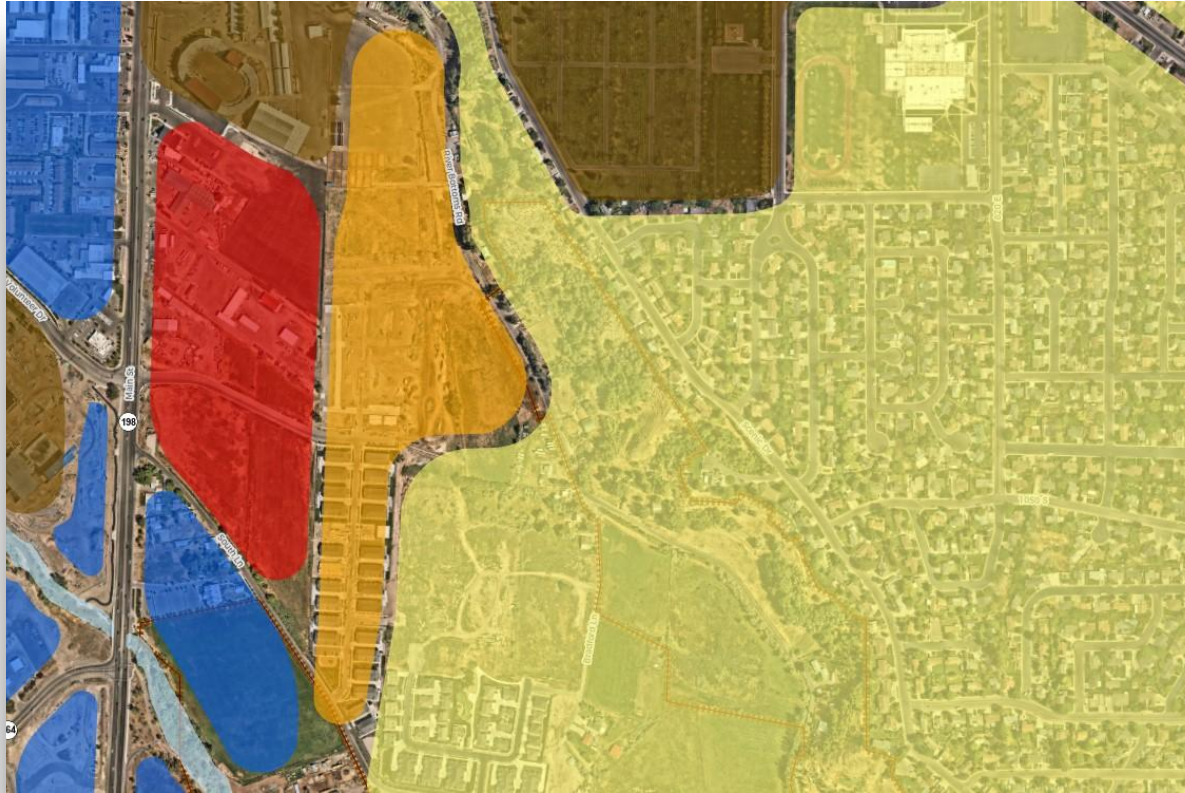
Findings

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the city is currently providing services to other properties in the immediate vicinity.
3. That the proposed Annexation would reduce the size of an existing island of unincorporated area.













River Bottoms Road Annexation

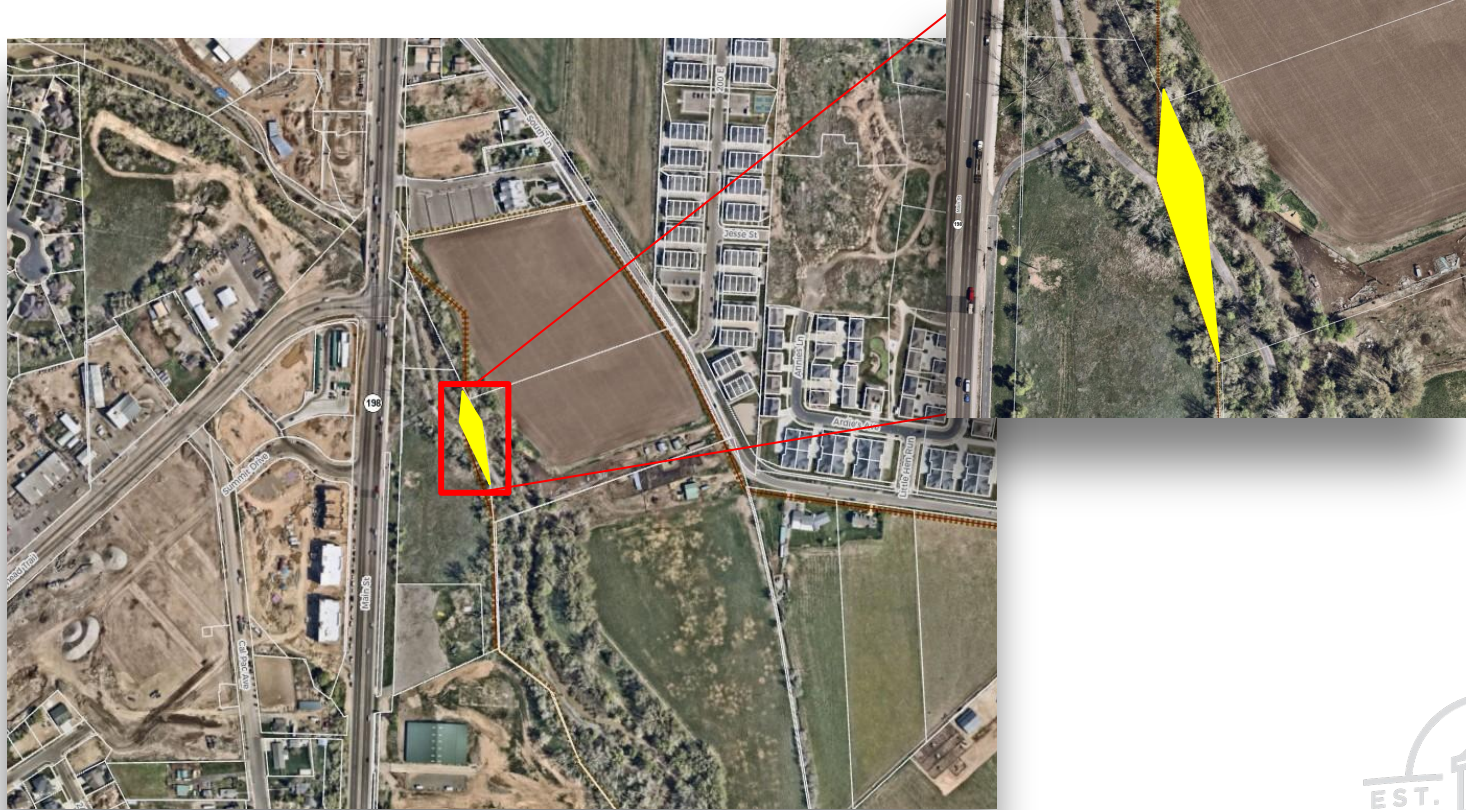
The Applicant has requested that six parcels, totaling 4 acres, be annexed into Spanish Fork.

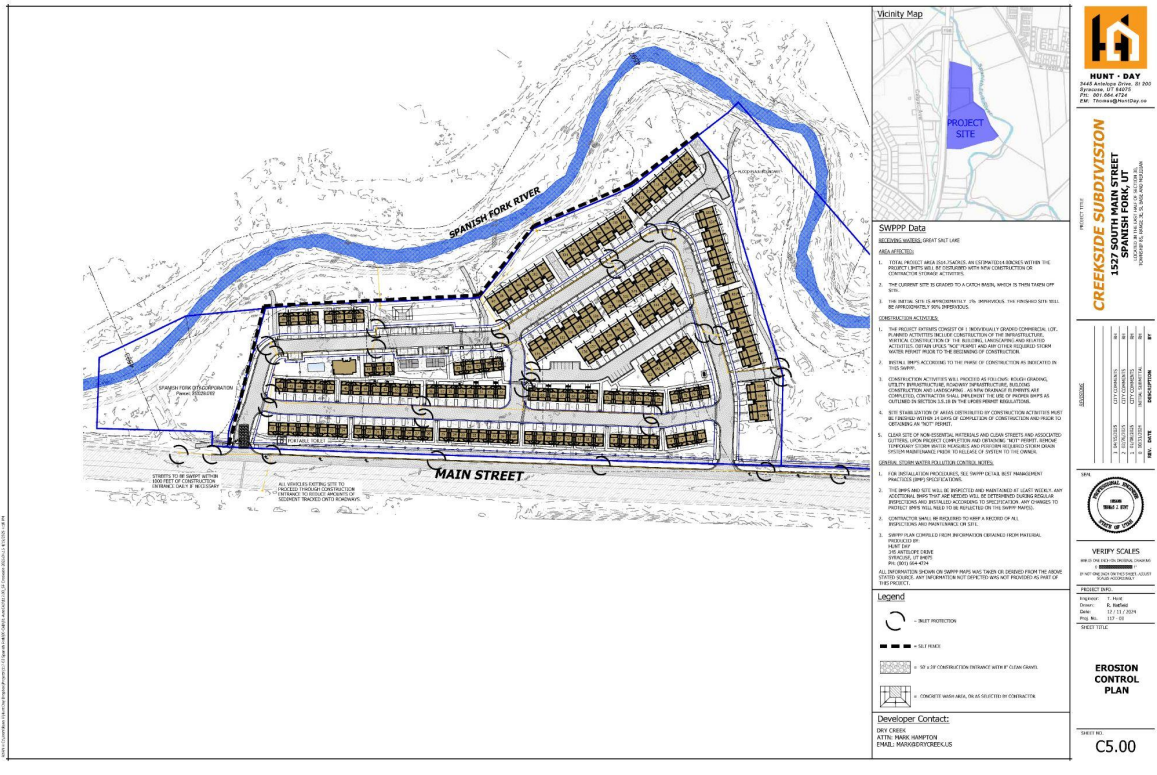
Proposed Motion: I move to approve the ordinance to annex with R-R Rural Residential and R-3 zoning based on the following findings:

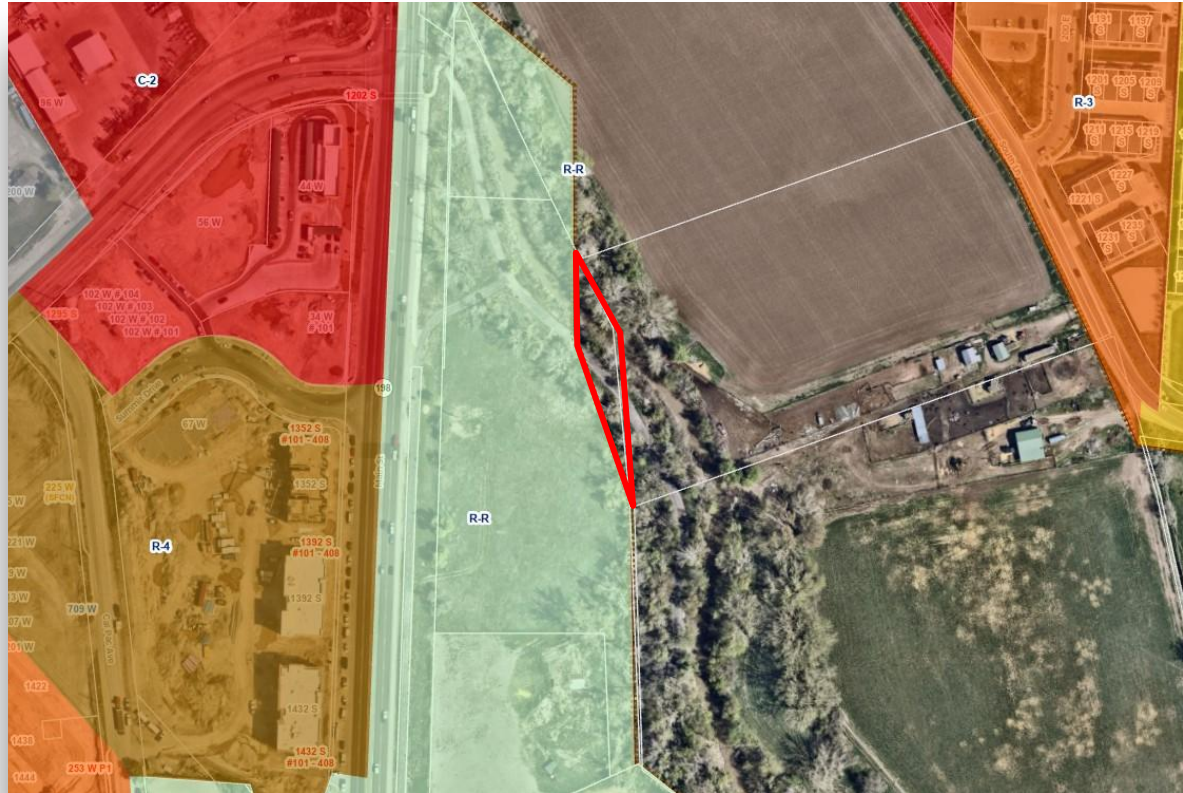
Findings

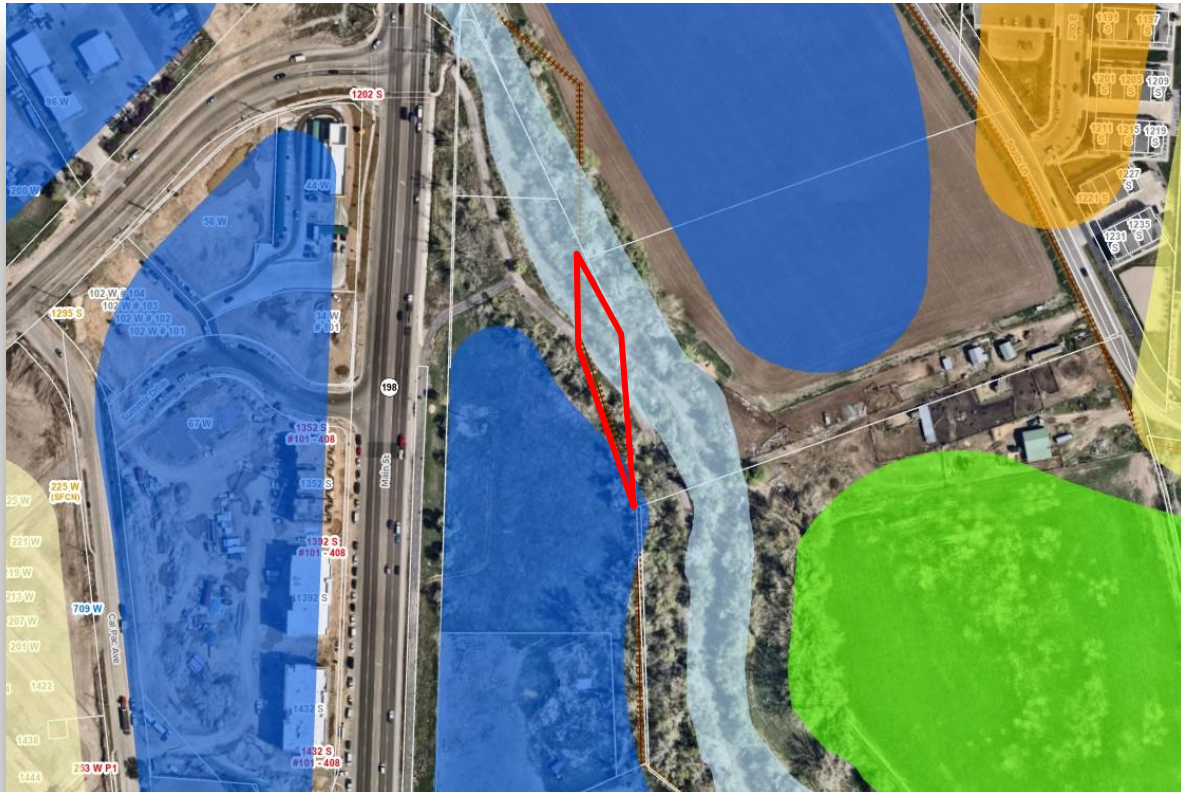
1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is Medium Density Residential, with a small portion in the High Density Residential Designation.
3. That this annexation is needed to solve a boundary issue for the River Run residential development.

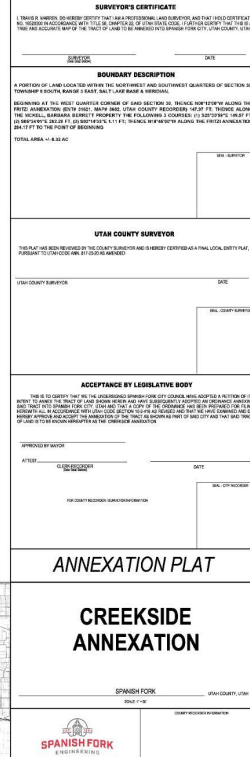












Creekside Annexation

Spanish Fork City has proposed that a portion of one parcel totaling 0.32 acres, located at approximately 1527 South Main Street, be annexed in order to solve a boundary issue for a proposed development.

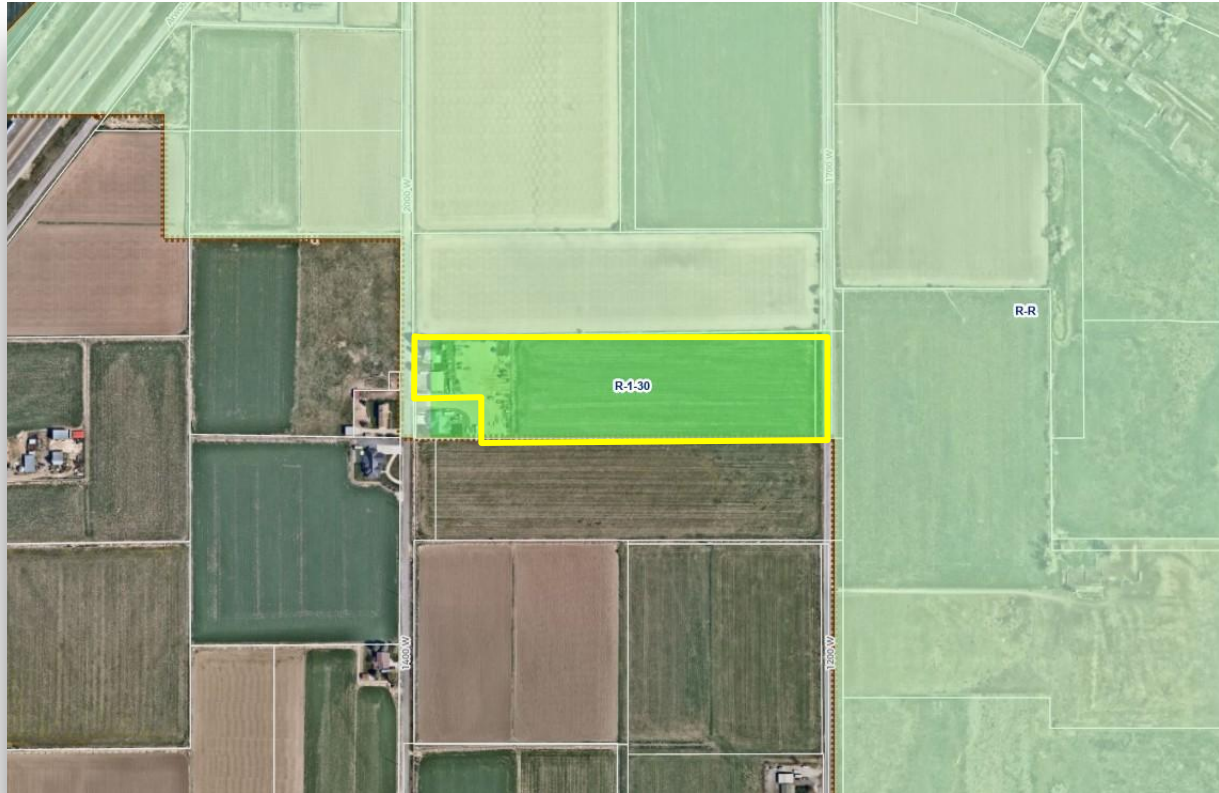
Proposed Motion: I move to approve the ordinance to annex with R-4 Zoning based on the following findings:

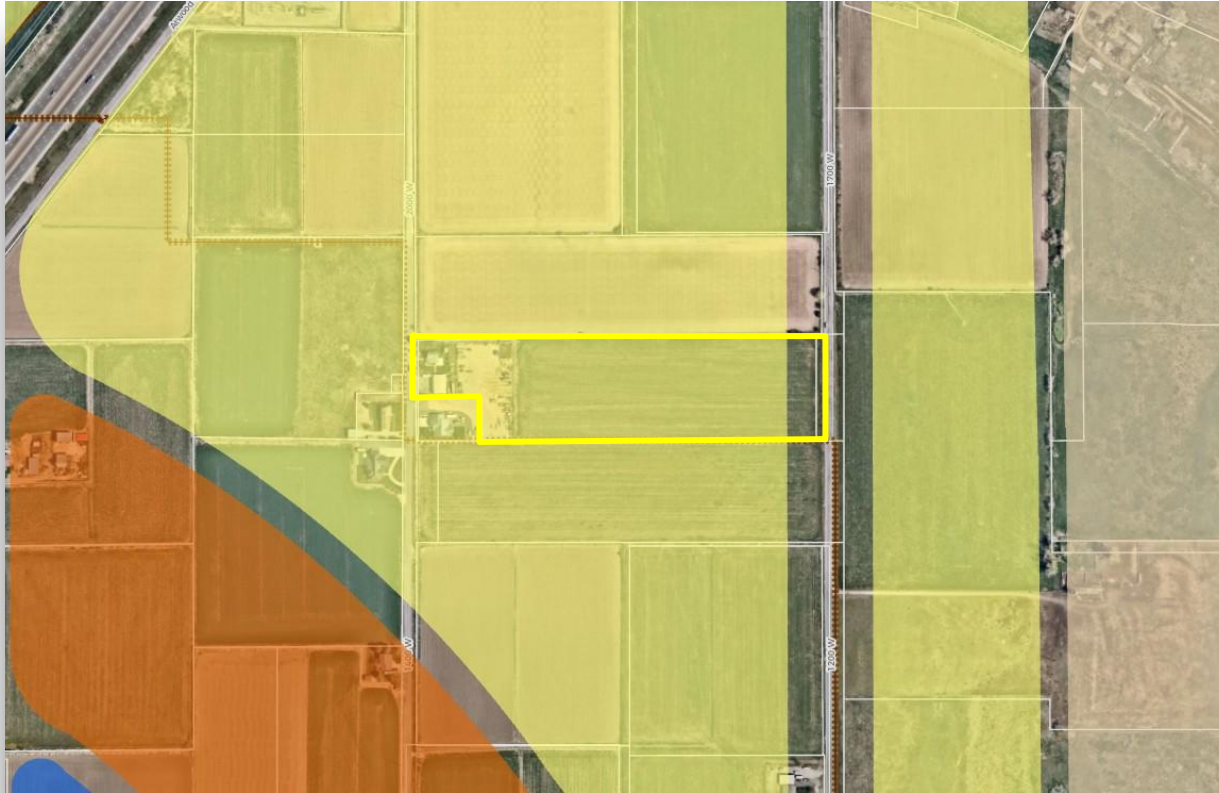
Findings

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is Mixed Use.
3. That a majority of parcel 25:028:0111 is already within the City.
4. That this parcel is a part of the Creekside Townhomes development.









Dear Spanish Fork City Council Members,

I am writing to respectfully request your support in approving a zone change for my family's property from a R-1-30 designation to RR-Rural Residential, with an Agricultural General Plan designation. This adjustment more accurately reflects the historical and ongoing use of the property operating as a farm and aligns with our commitment to preserving our agricultural heritage.

Background/Context:

The property was annexed to Spanish Fork City in 1992 as part of the Leland Annexation, an annexation which largely consisted of the Larson family's larger farm operation.

This parcel contains a home that has existed in our family since the late 1800's, along with outbuildings, and farmyard with livestock pens and storage of crops, farm equipment, and implements. The larger part of the parcel is an irrigated agriculture field with existing irrigation ditches and drain infrastructure. The field is currently planted and producing alfalfa and rotates to a different crop about every 5-7 years. The property is irrigated with our water shares with South Field Irrigation Company. The property also has Spanish Fork City power, a private well, septic tank, and stormwater with the Benjamin Drainage District.

The zoning designation of this specific parcel, which was originally 10.77 acres, was changed in 2018 from RR to R-1-30 in order to subdivide a 30,000 square foot lot for the Larson's daughter to build a home that now exists to the South of the Larson home.

The Larson's and the Eaton's together installed the 1,646 feet of the 8-inch water line in 2019 which extended offsite, and that which delivers culinary water to the Larson home and services other properties.

In 2021, the Larsons participated in the dedication of a right-of-way of 6,542 square feet located on the East side of the parcel along 1700 West to serve as the right-of way for a future road as part of the City's Transportation Master Plan. The dedication referenced is shown on the map attached as Exhibit A of the *Gary and Suzan Larson Impact Fee Reimbursement Agreement*, made with Spanish Fork City in September 2021, and which stated that incorporated by the agreement 'merged' and 'superseded' 'all prior negotiations, understandings, or representations'.

This parcel is also included within the larger 41.7-acre Larson Agriculture Protection Area which City Council approved and created in February 2025.



Requested change in land use designation

The current R-1-30 residential zoning is inconsistent with our long-term goals and the nature of our operation. A rural residential zoning designation would:

1. **Preserve a Century-Old Legacy:** Our property's Century Farm and Ranch designation honors over 100 years of continuous family farming. This heritage deserves recognition and protection through accurate zoning.
2. **Protect Property Rights and Agricultural Viability:** The zone change would recognize our commitment to agriculture and safeguard our ability to continue farming without the threat of incompatible development. This classification aligns with the property's historical use and our plans to keep it agriculturally productive.
3. **Promote Responsible Land Use:** Utah's distribution of irrigated land is constrained by topography, climate, soils, water availability, and infrastructure. Our soil quality in this specific area of Utah is some of the best producing yield per acre farmland in the state. We can produce specific products based on different factors such as climate and moisture, and our specific soil type. As Utah County continues to grow, it will be ever more difficult to provide sources of local food that are sufficient to feed even a fraction of Utah County's rapidly growing population. The rural residential designation supports the continued dedication to maintaining our limited agricultural land resources. It ensures that development is compatible and directed to appropriate areas, protecting the character of our rural community and our infrastructure.
4. **Enhance Economic Sustainability:** Agriculture is an economic multiplier and continues to play a vital part for our state. The agricultural processing and production sectors provide over 79,000 jobs, yielding over \$3.5 billion in labor income. Utah County is one of the primary agricultural production regions in the state known for its cattle and crop production, with the state's largest number of cattle and most productive yield per acre ground in the state. Nearly 80% of Utah's farm cash receipts come from livestock and livestock products, and hay is the leading crop in terms of acreage. By commodity type, while we are 2nd in the state for market value of agricultural products sold, hay ranks the leading crop in the state and by a large margin in total acres of production (*USDA Census of Agriculture*). Much of the hay goes toward supporting the livestock and dairy operations within the state, sold to horse owners, with a lesser portion sold out of state or sent to the export market.

The rural residential zone would allow us to continue contributing to the local economy while maintaining our family's livelihood. Preserving agricultural land is critical for long-term food security and environmental sustainability.



Larson Ranch Zoning Map Amendment

The Applicant applied for Zoning Map Amendment approval to change the zoning of a parcel from R-1-30 Single-Family Residential to R-R Rural Residential.

Proposed motion: I move to approve the proposed Larson Ranch Zoning Map Amendment based on the following findings:

Findings

1. That the subject property is located in the Larson Agricultural Protection Area.
2. That the existing home currently fails to meet the front setback for the R-1-30 Zone which would also be the case in the Rural Residential Zone.
3. That the subject property contains more than 5 acres, the minimum size required for one home in the Rural Residential Zone.
4. That much of the subject property has recently been used for agricultural purposes.
5. That most of the surrounding properties are currently zoned Rural Residential.

