

presentation.cc.worksession.7-1-2025



Why this matters:

Annexation is one of very few opportunities municipalities have to resolve boundary issues that present concerning and/or unique challenges. Here are some of the challenges created by odd configurations and islands:

- redundancy in providing utilities - in our case, this often involves power;
- inefficiencies in providing utility services;
- confusion about service providers;
- accommodating and maintaining orderly growth patterns.



Effective 5/7/2025

10-2-804. Annexation -- Limitations.

- (1) A contiguous, unincorporated area that is contiguous to a municipality may be annexed to the municipality as provided in this part.
- (2) Except as provided in Subsection (3), a municipality may not annex an unincorporated area unless:
 - (a) the unincorporated area is a contiguous area;
 - (b) the unincorporated area is contiguous to the municipality;
 - (c) annexation will not leave or create an unincorporated island or unincorporated peninsula:
 - (i) except as provided in Subsection 10-2-812(2);
 - (ii) except where an unincorporated island or peninsula existed before the annexation, if the annexation will reduce the size of the unincorporated island or peninsula; or
 - (iii) unless the county and municipality have otherwise agreed; and
 - (d) the area is within the proposed annexing municipality's expansion area, as specified in an annexation policy plan adopted as described in Section 10-2-803.



Effective 5/7/2025

10-2-806. Annexation petition -- Requirements -- Notice required before filing.

- (3) Each petition under Subsection (1) shall:
- (a) be filed with the municipal records officer of the proposed annexing municipality;
 - (b) contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that:
 - (i) is located within the area proposed for annexation;
 - (ii) (A) subject to Subsection (3)(b)(ii)(C), covers a majority of the private land area within the area proposed for annexation;
(B) covers 100% of all of the rural real property within the area proposed for annexation; and
(C) covers 100% of all of the private land area within the area proposed for annexation if the area is within a migratory bird production area created under Title 23A, Chapter 13, Migratory Bird Production Area; and
 - (iii) is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
- (14) (a) "Rural real property" means a group of contiguous tax parcels, or a single tax parcel, that:
- (i) are under common ownership;
 - (ii) consist of no less than 1,000 total acres;
 - (iii) are zoned for manufacturing or agricultural purposes; and
 - (iv) do not have a residential unit density greater than one unit per acre.
- (b) "Rural real property" includes any portion of private real property, if the private real property:
- (i) qualifies as rural real property under Subsection (14)(a); and
 - (ii) consists of more than 1,500 total acres.



2018 Annexation Policy Plan



1" = 3,500 Ft

Legend

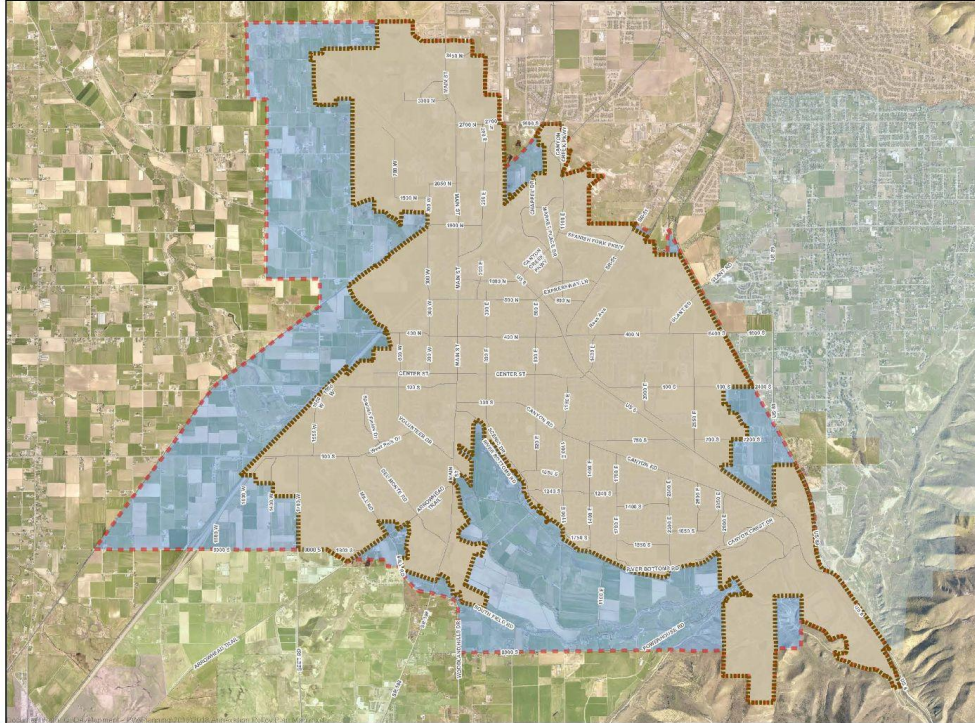
- Major Roads
- Spanish Fork Boundary
- Policy Boundary
- Policy Boundary
- Railroads
- Mapleton
- Payson
- Salem
- Springville

Print Date: 1/30/2018



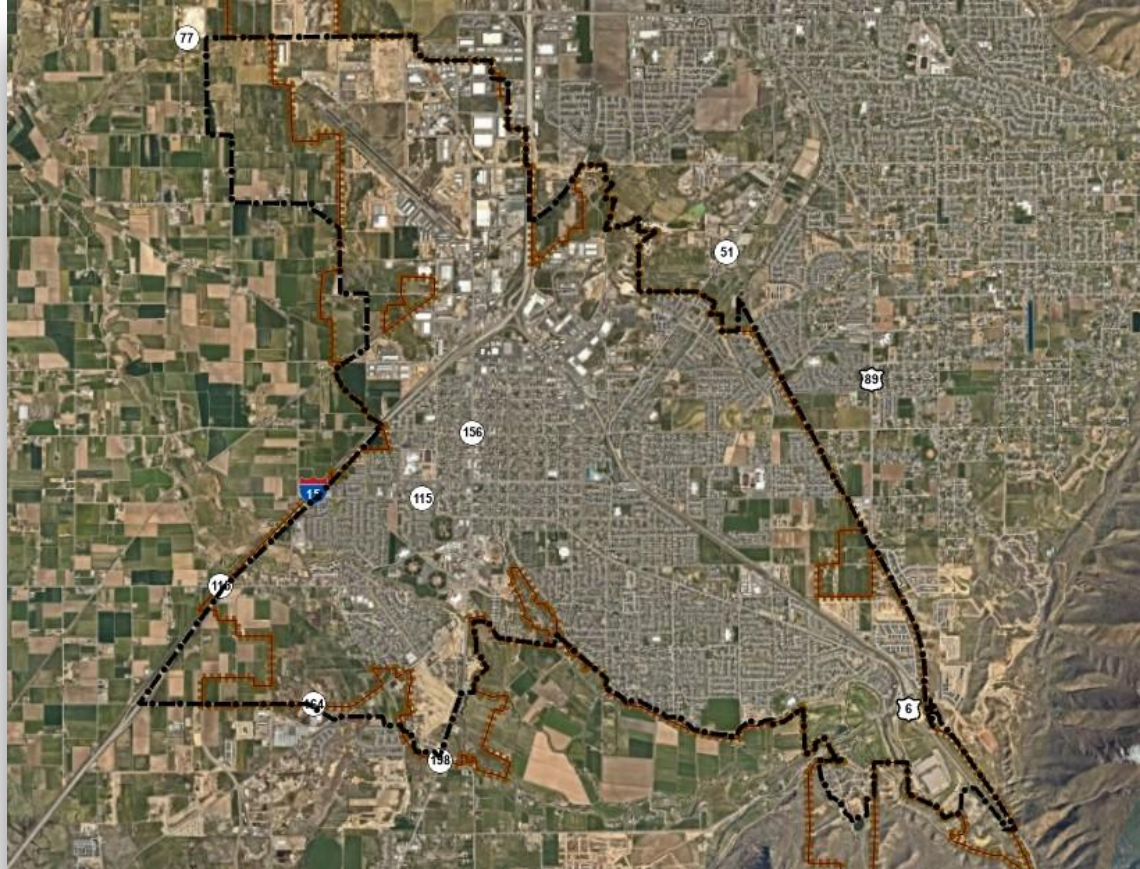
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

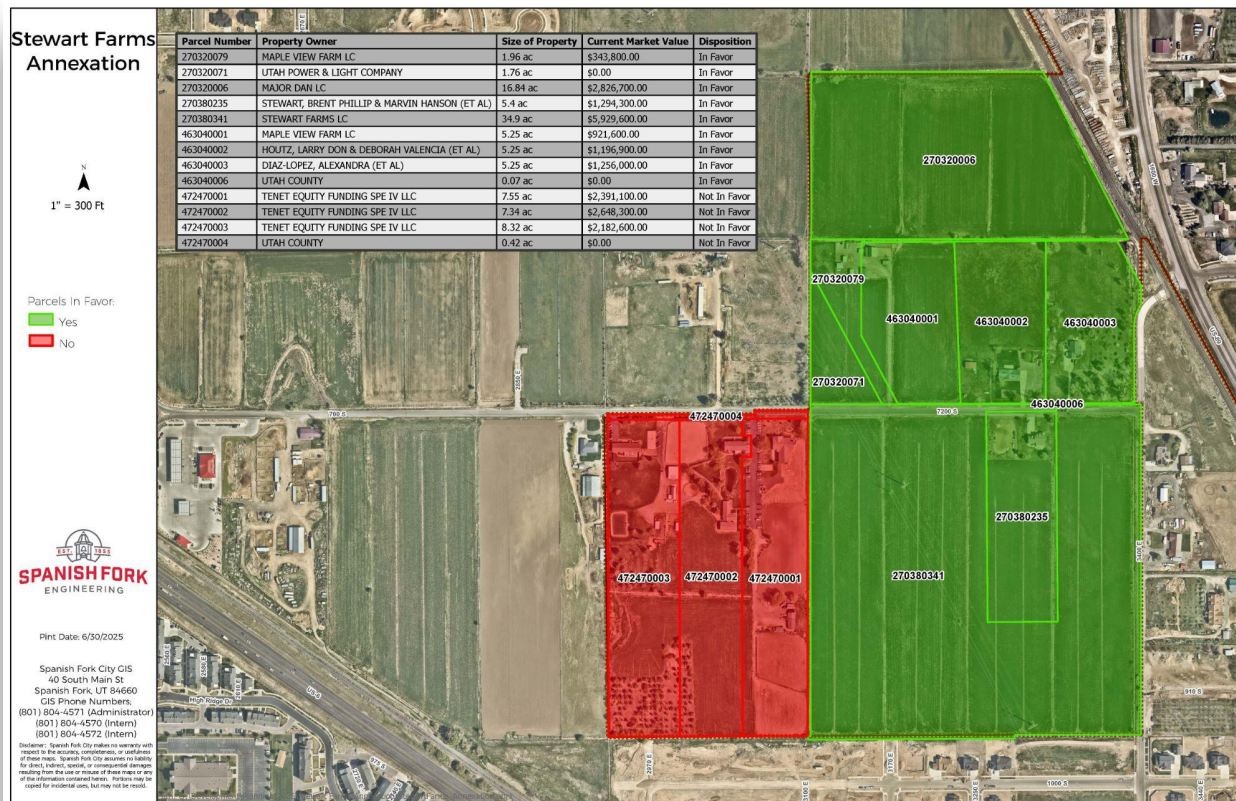
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SPANISH FORK

PRIDE & PROGRESS





Stephen's Hill Annexation

N
1" = 700 Ft

Parcels In Favor:

Yes
Needs Review



Print Date: 2/24/2025

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
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Parcel Number	Property Owner	Size of Property	Current Market Value	Disposition
240080013	Ash, Nathan and Heather	5.48 ac	\$1,304,500.00	Needs Review
240080026	Harrison, Adam M and Hollie	5.26 ac	\$1,248,500.00	In Favor
240080027	Madson, Kevin Milner and Peggy H	5.25 ac	\$365,800.00	In Favor
240080028	Hadfield Farmshead LLC	31.19 ac	\$1,422,100.00	Needs Review
240080029	Hadfield, Allan B	6.06 ac	\$1,209,800.00	Needs Review
240410028	Nelson, Jeffrey F and Cindy M	6.6 ac	\$528,800.00	In Favor
240410038	Swenson, Jerald B and Lorene C	10.04 ac	\$448,000.00	In Favor
240410042	Clearwing LC	5.48 ac	\$775,000.00	In Favor
240410043	Clearwing LC	11 ac	\$468,800.00	In Favor
240410046	Stephen and Jane Ann Bills Family Trust	2.01 ac	\$89,500.00	In Favor
240410047	Madson, Kevin Milner and Peggy H	6.44 ac	\$313,900.00	In Favor
240410049	Thomas, Gary Ray	8.76 ac	\$391,100.00	In Favor
240410050	Thomas, Gary Ray	5.23 ac	\$785,700.00	In Favor
240410051	Bills, Alan B and Karen	5.25 ac	\$645,900.00	In Favor
240410052	Stephen and Jane Ann Bills Family Trust	7.86 ac	\$351,000.00	In Favor
240420002	Roach, Paul J and Alice Ann Runolfson	5.39 ac	\$120,400.00	In Favor
240420003	Roach, Paul J and Alice Ann Runolfson	9.12 ac	\$203,600.00	In Favor
240420017	Simpson, Dave	5.33 ac	\$890,200.00	In Favor
240420018	Roach Ernest Farms Inc.	17.36 ac	\$746,725.00	Needs Review
240420020	Roach, Paul J and Alice Ann Runolfson	9.26 ac	\$204,200.00	In Favor
481050004	Banks, Lacey	1 ac	\$571,400.00	In Favor
481050006	Shiozawa, Dennis Kenji and Janet Yamashita	4.85 ac	\$756,600.00	In Favor
481050007	Banks, Lacey	1.75 ac	\$62,500.00	In Favor
481050009	Peterson, Joel Thomas and Nicole Tracy	7.15 ac	\$989,600.00	In Favor
526820001	Stephens, Darin G and Maureen M	5.86 ac	\$954,200.00	In Favor
663980004	Stephens, Clinton H and Geneva K	7.14 ac	\$1,101,500.00	In Favor
666610003	OH Agriculture LLC	5.51 ac	\$704,300.00	In Favor

