

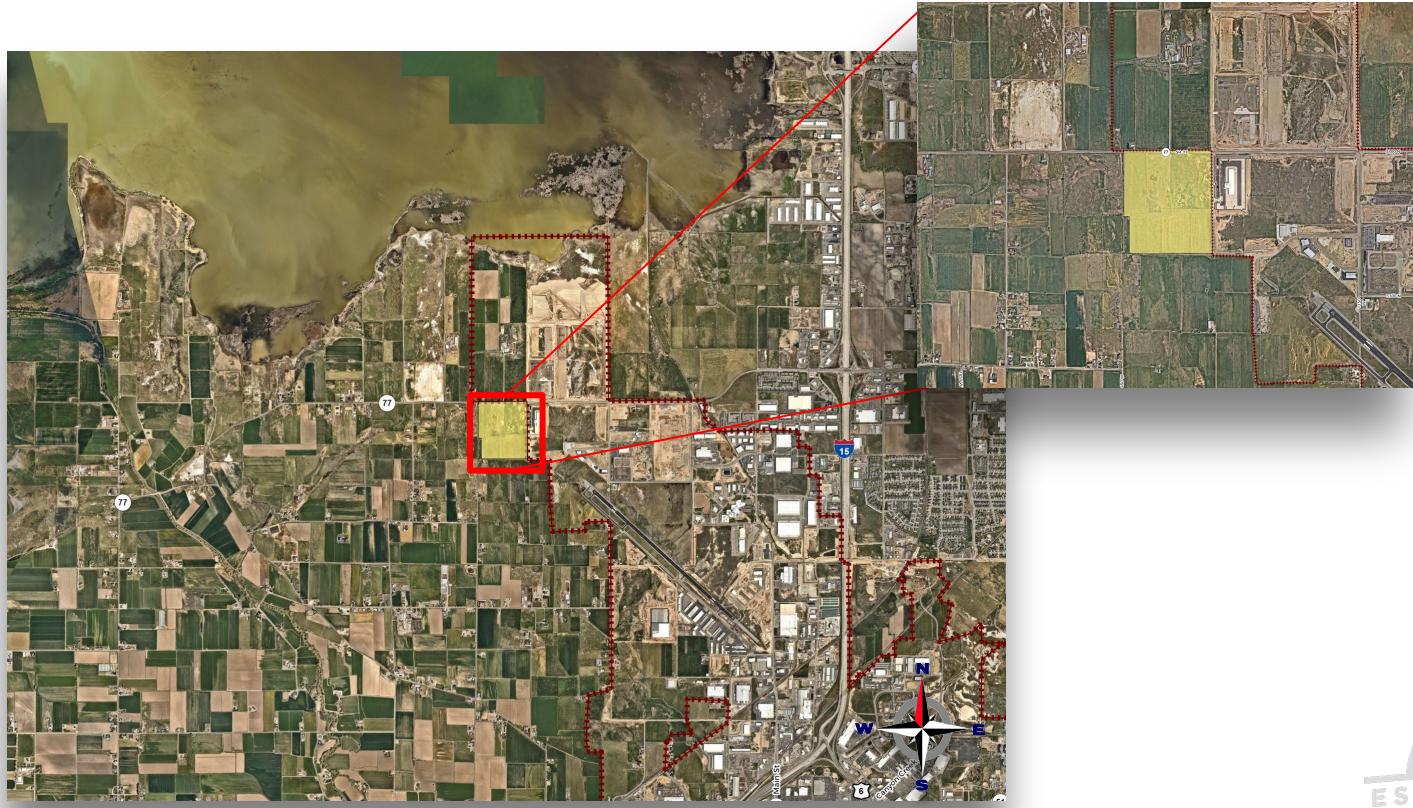


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# SPANISH FORK

PRIDE & PROGRESS



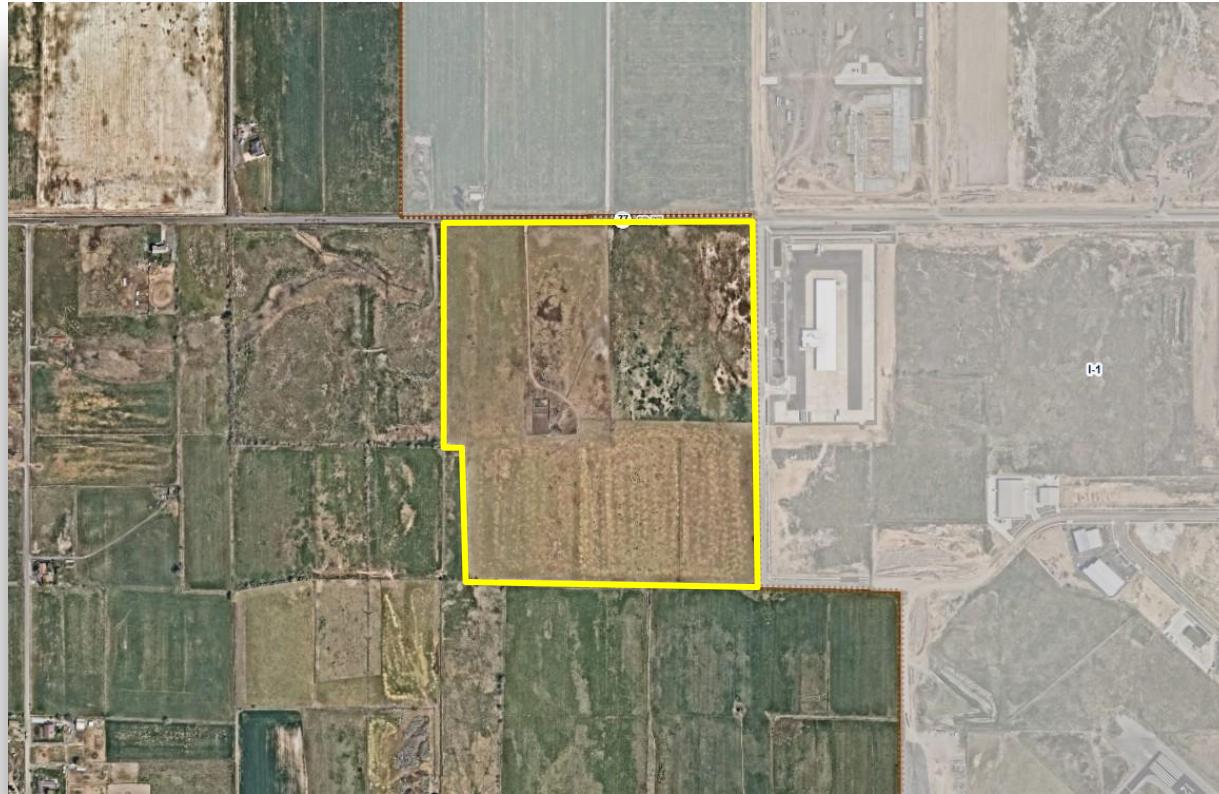
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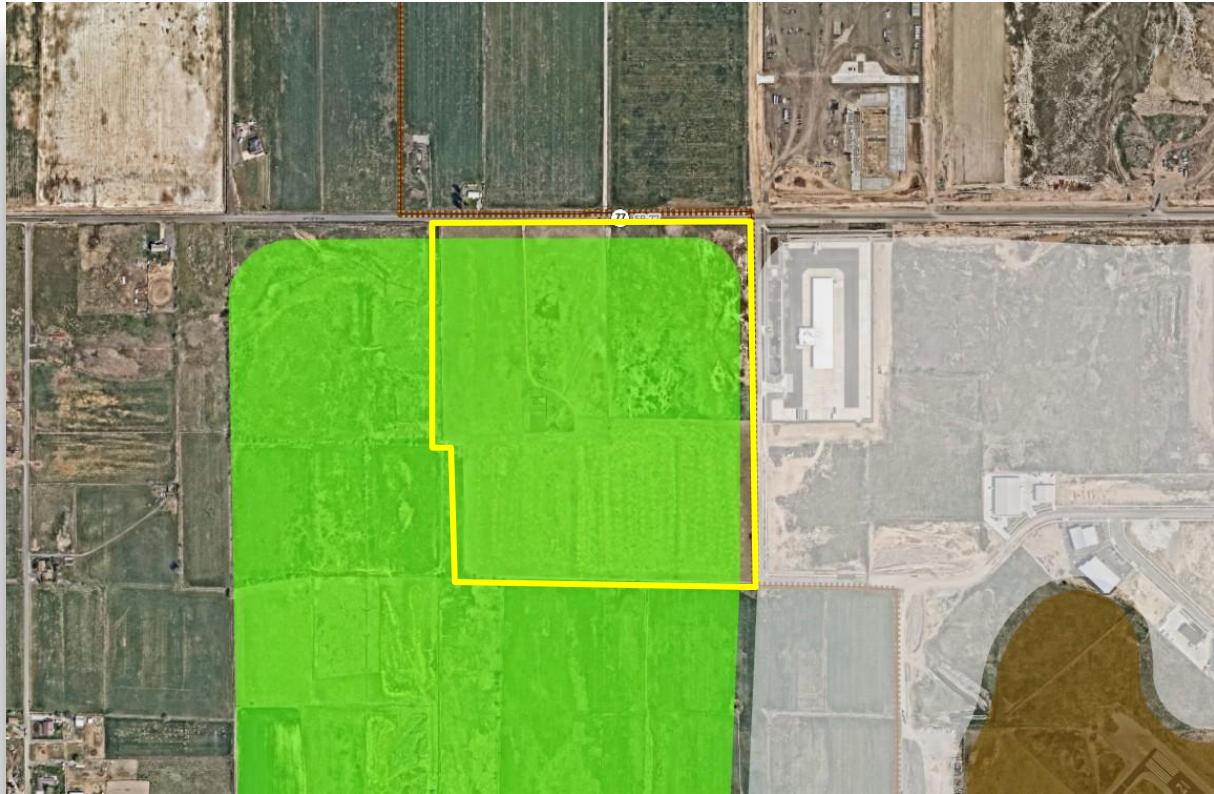
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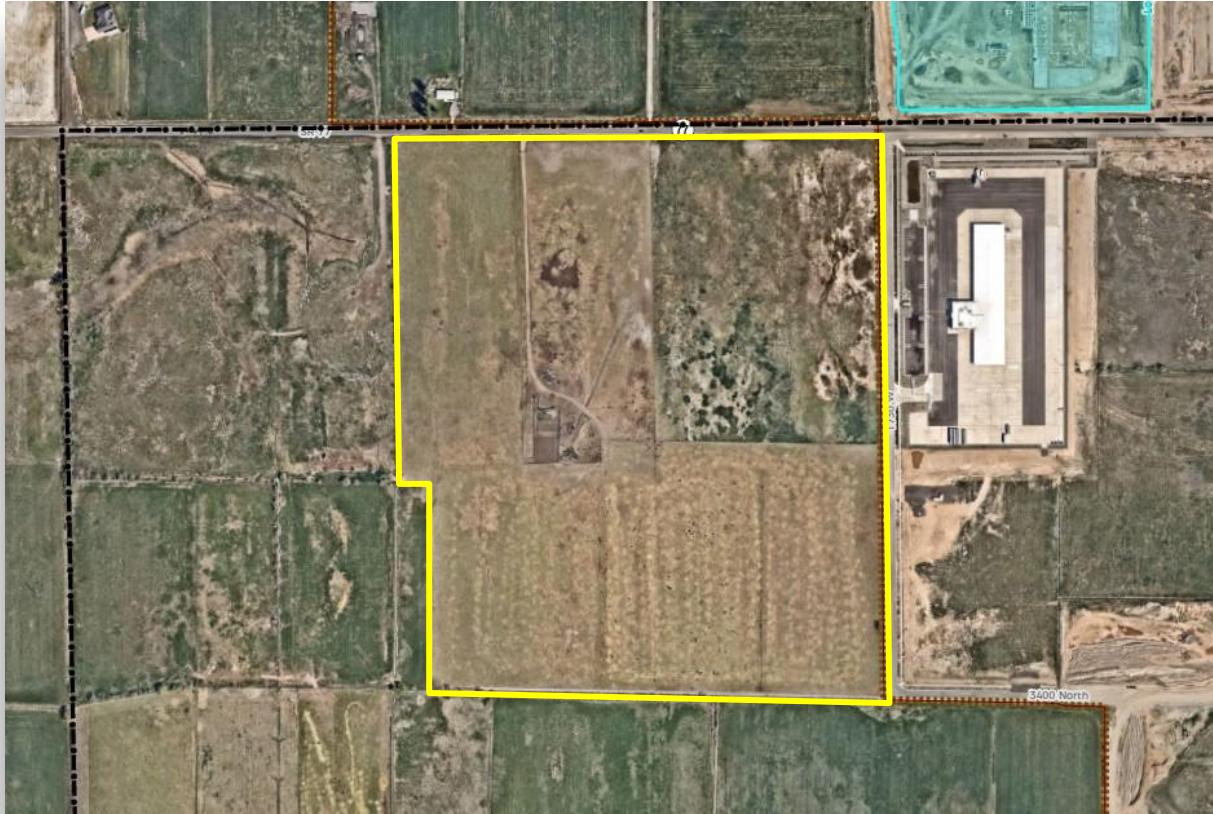
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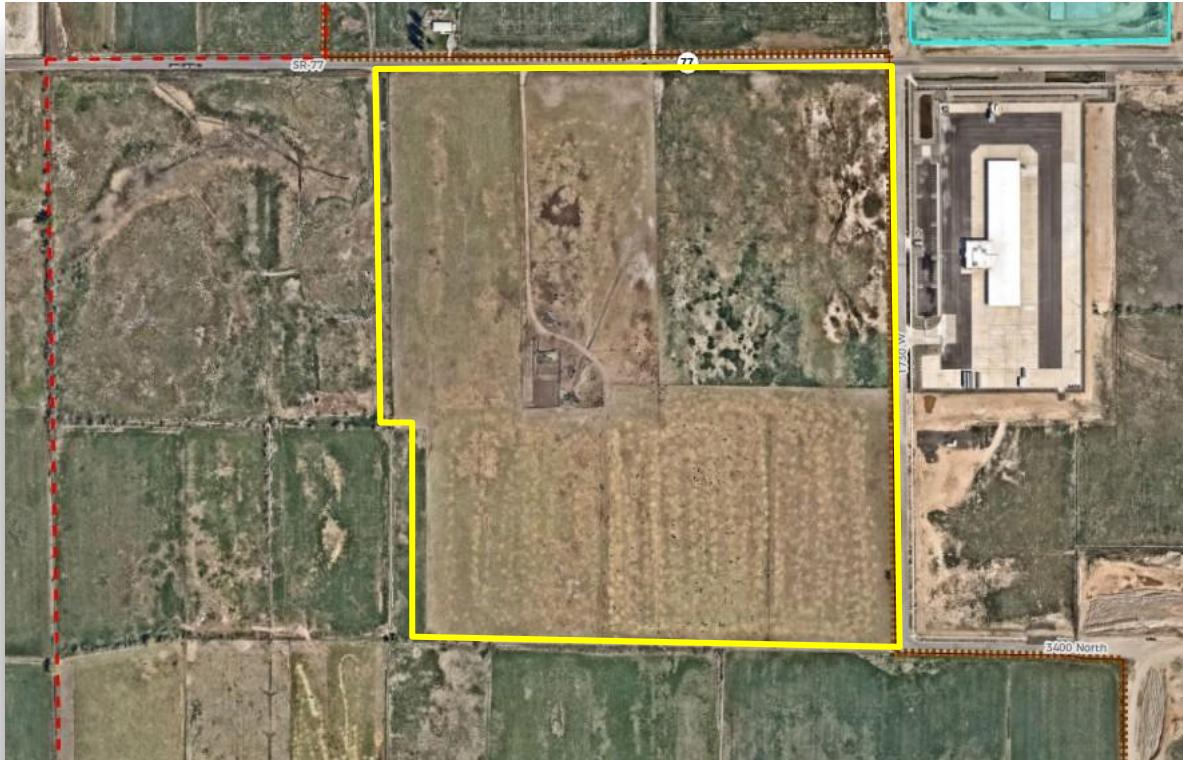
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**SURVEYOR'S CERTIFICATE**

I, MATTHEW B. JUDD HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE MADE A SURVEY OF THE LAND DESCRIBED BELOW UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE SURVEY AND THAT THE LAND IS LOCATED IN THE CITY OF SPANISH FORK, UTAH, A TOWN IN UTAH COUNTY, UTAH, AND IS AN AREA OF 64.68 ACRES, OF LAND TO BE ANNEXED INTO SPANISH FORK CITY, UTAH COUNTY, UTAH.

Matthew B. Judd, Surveyor 06/03/2025

DATE

**BOUNDARY DESCRIPTION**

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 14 WEST, AND PROTRACTING THE LINE S 00° 00' 00" E 1840.56 FEET TO A POINT ON THE J-6 ANNEXATION RECORDER NOVEMBER 18, 2021 AS ENTRY NO. 18432 2021; THENCE S 00° 00' 00" E ALONG SAID J-6 ANNEXATION 1840.56 FEET; THENCE S 00° 00' 00" E 6179.23 FEET; THENCE S 00° 00' 00" E 90.04 FEET; THENCE N 00° 00' 00" E 118.86 FEET; THENCE ALONG THE STOCKMAN FLATS ANNEXATION RECORDER SEPTEMBER 19, 2023 AS ENTRY NO. 61797 2023 THE FOLLOWING THREE CALLS: (1) N 00° 00' 00" E 722.12 FEET, (2) N 00° 00' 00" E 722.12 FEET TO THE POINT OF BEGINNING.





**ACCEPTANCE BY THE UTAH COUNTY SURVEYOR**

UTAH COUNTY SURVEYOR DATE

**ACCEPTANCE BY LEGISLATIVE BODY**

THIS IS TO CERTIFY THAT THE CITY OF SPANISH FORK HAS RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEY FOR ANNEXATION INTO SPANISH FORK CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR THE RECORD. THE TRACT IS DESCRIBED AS BEING LOCATED IN SECTION 2, ANNOTATED (1933) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE APPROVED THE ANNEXATION OF THE TRACT OF LAND DESCRIBED IN THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS SPANISH FORK ANNEXATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.



**CLERK-RECORDER** DATE

**ANNEXATION PLAT  
RAY ALLEN SWENSON  
ANNEXATION  
SPANISH FORK CITY, UTAH COUNTY, UTAH**

## **Ray Allen Swenson Annexation**

The Applicant has proposed that a parcel totaling 64.66 acres, located at approximately 1730 West SR-77, be annexed.

**Proposed Motion:** I move to approve the proposed Ray Allen Swenson Annexation based on the following findings:

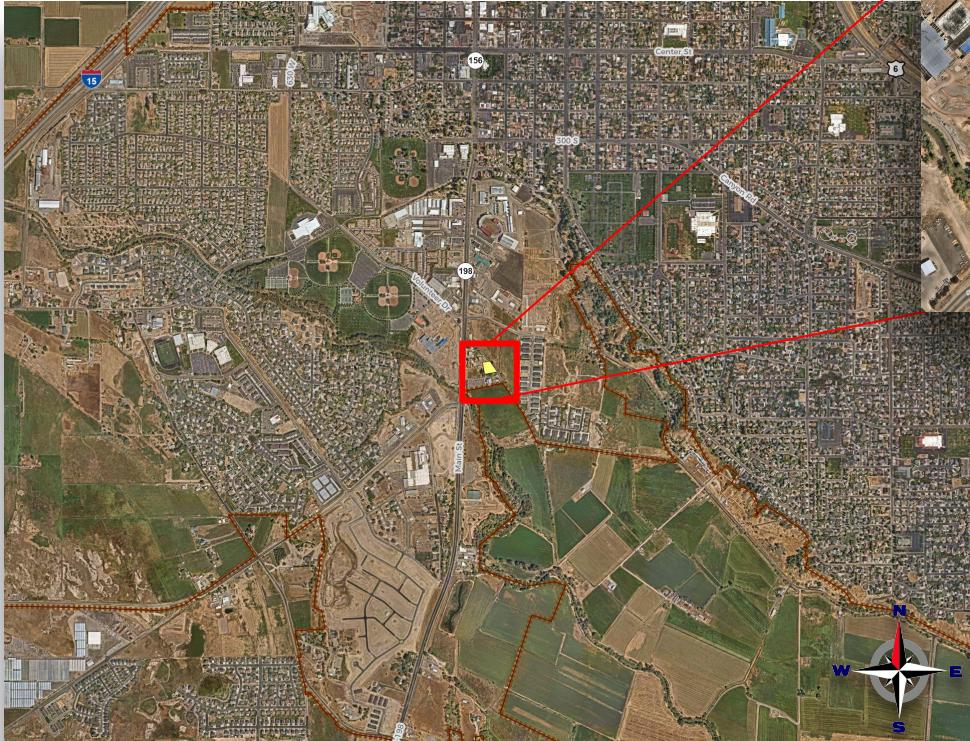
### **Findings**

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 Agricultural.
3. That the R-R Rural Residential would allow for the property owner to use the property in a similar way to how it has historically been utilized.



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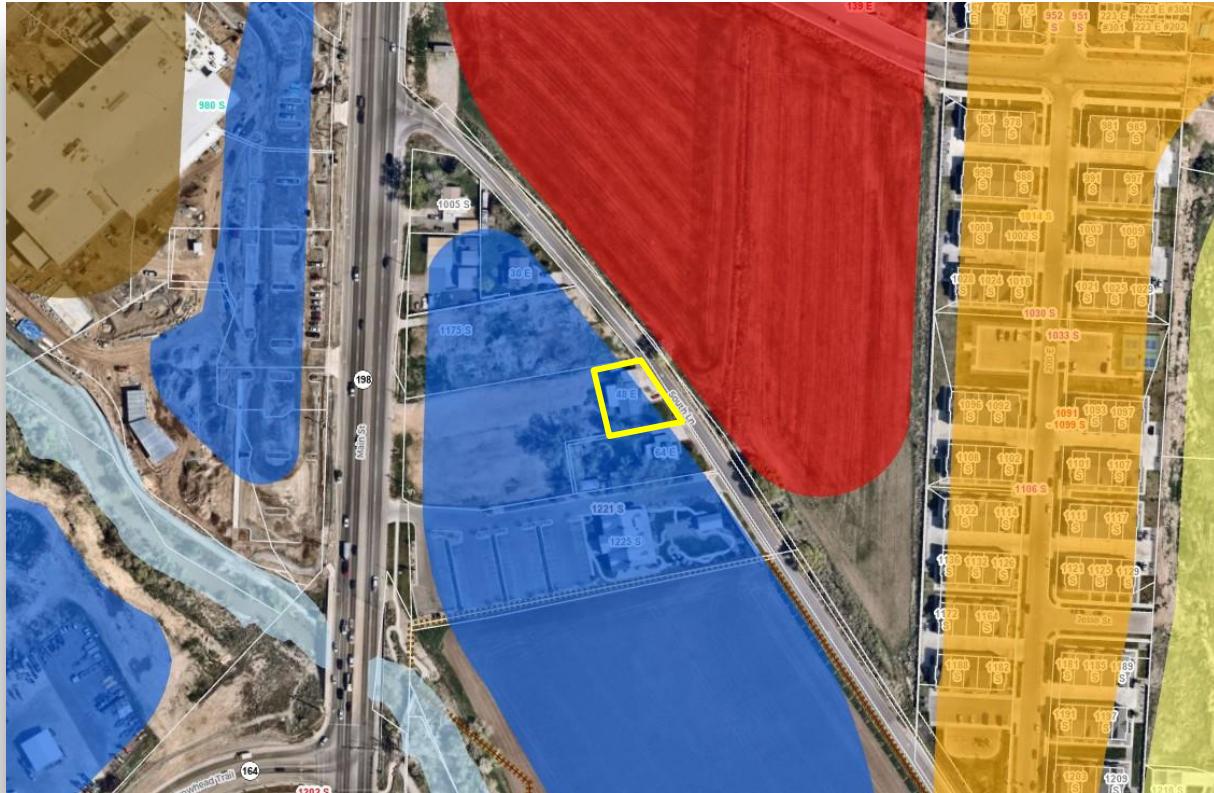
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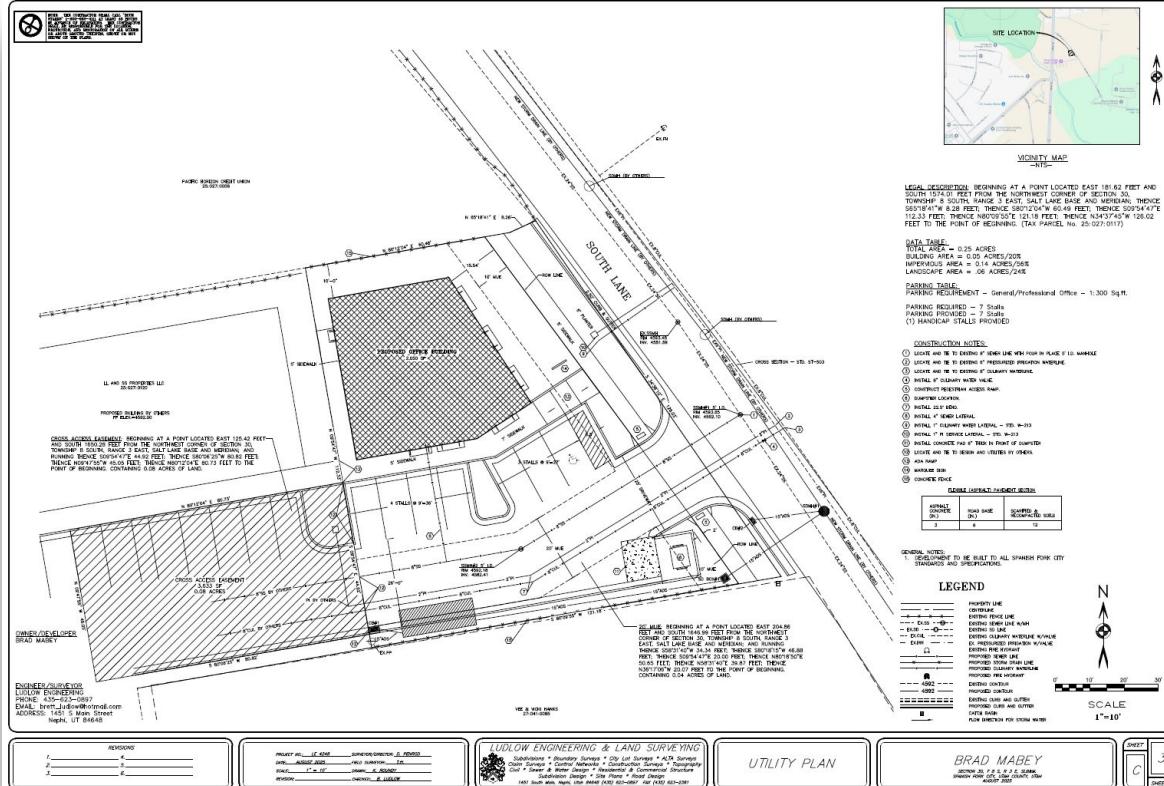
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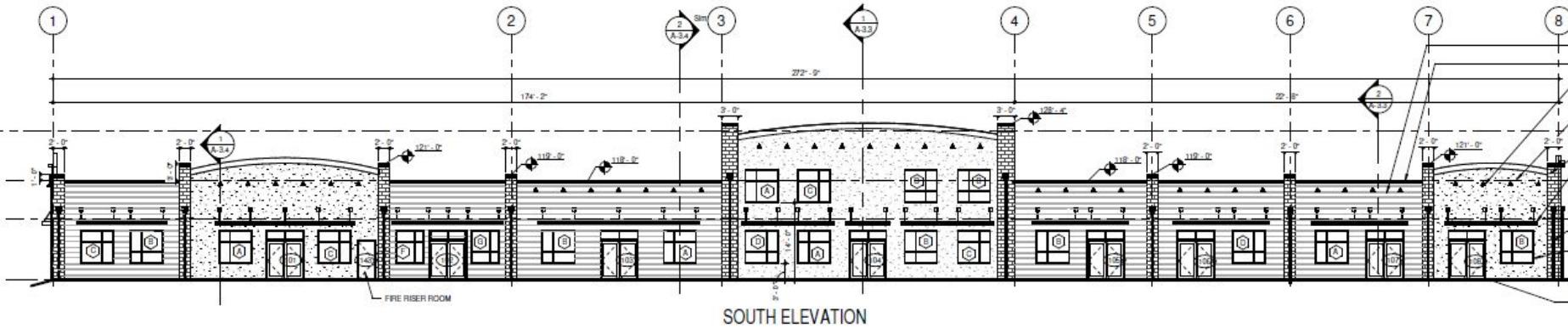
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SOUTH ELEVATION



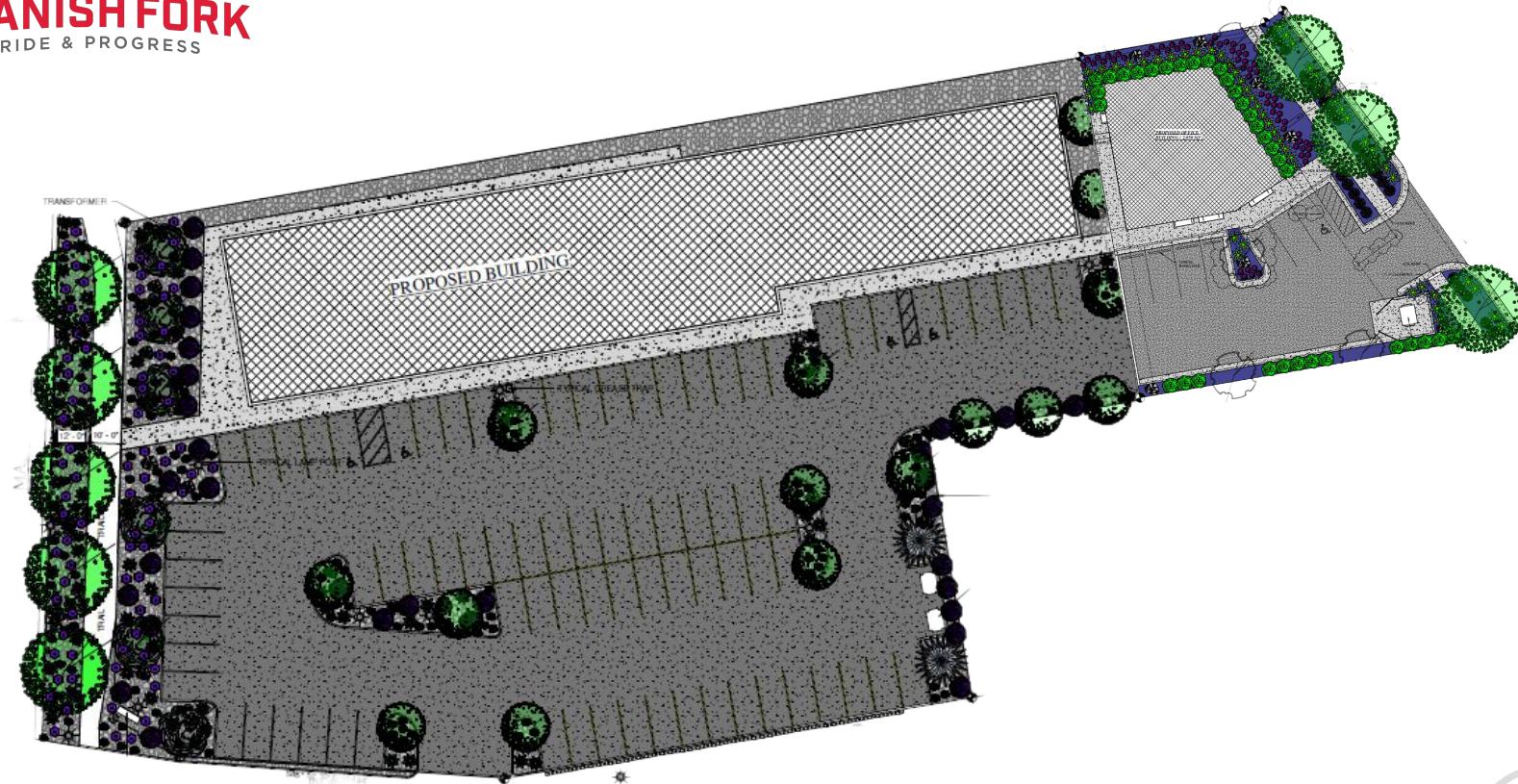
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



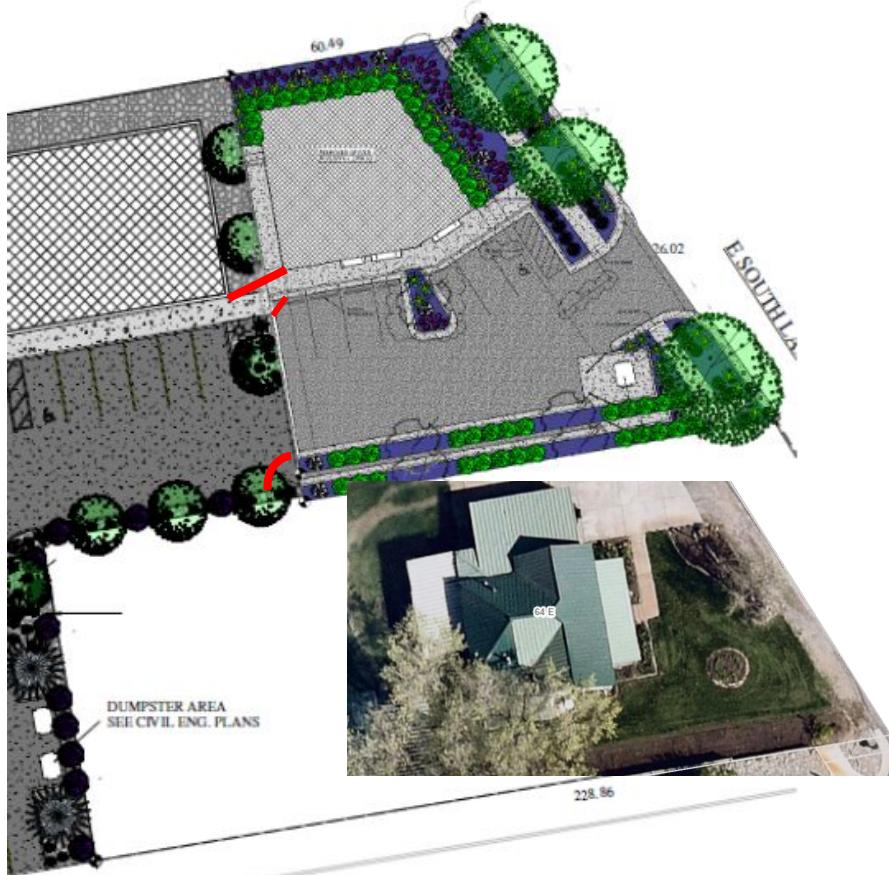
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## **Mabey Office Building Development Enhancement Overlay**

The Applicant applied for a Zone Map Amendment approval for the Development Enhancement Overlay Zone on the subject property.

**Proposed Motion:** I move to approve the proposed Mabey Office Building Zone Map Amendment based on the following findings and subject to the following conditions:

### **Findings**

1. That the proposed use is an appropriate use on the specific parcel as compared with other possible uses.
2. That granting the Development Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets.
3. That adequate conditions have been incorporated into the Zone which will offset the easing of usual requirements.

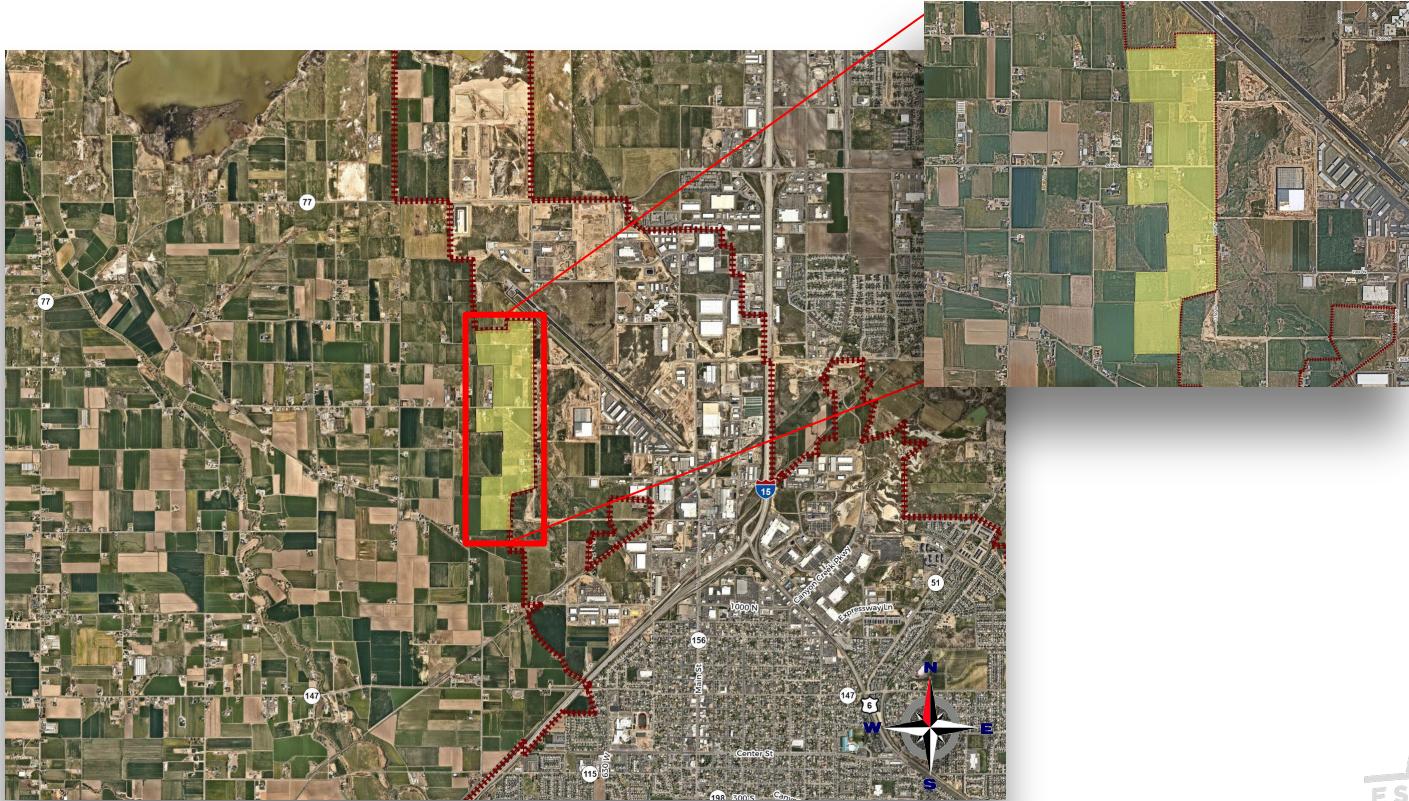
### **Conditions**

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines be addressed by the Applicant prior to a building permit being issued.



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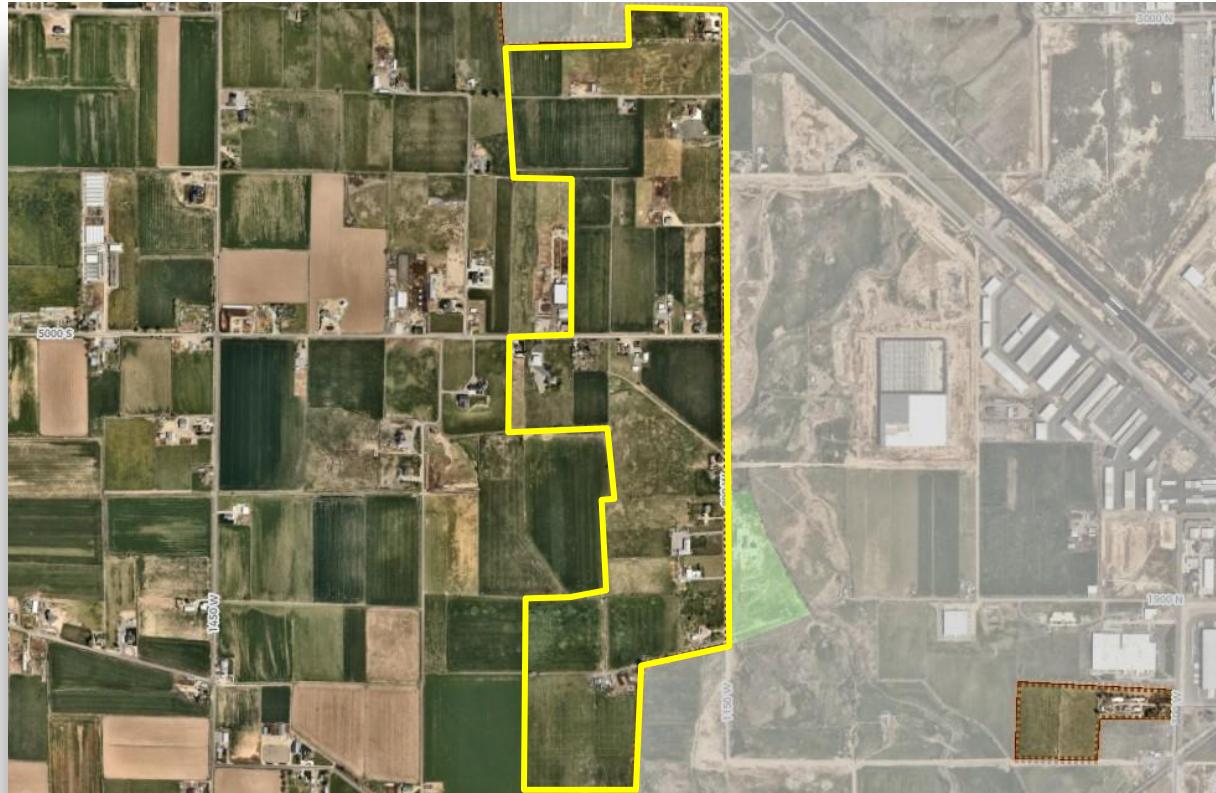
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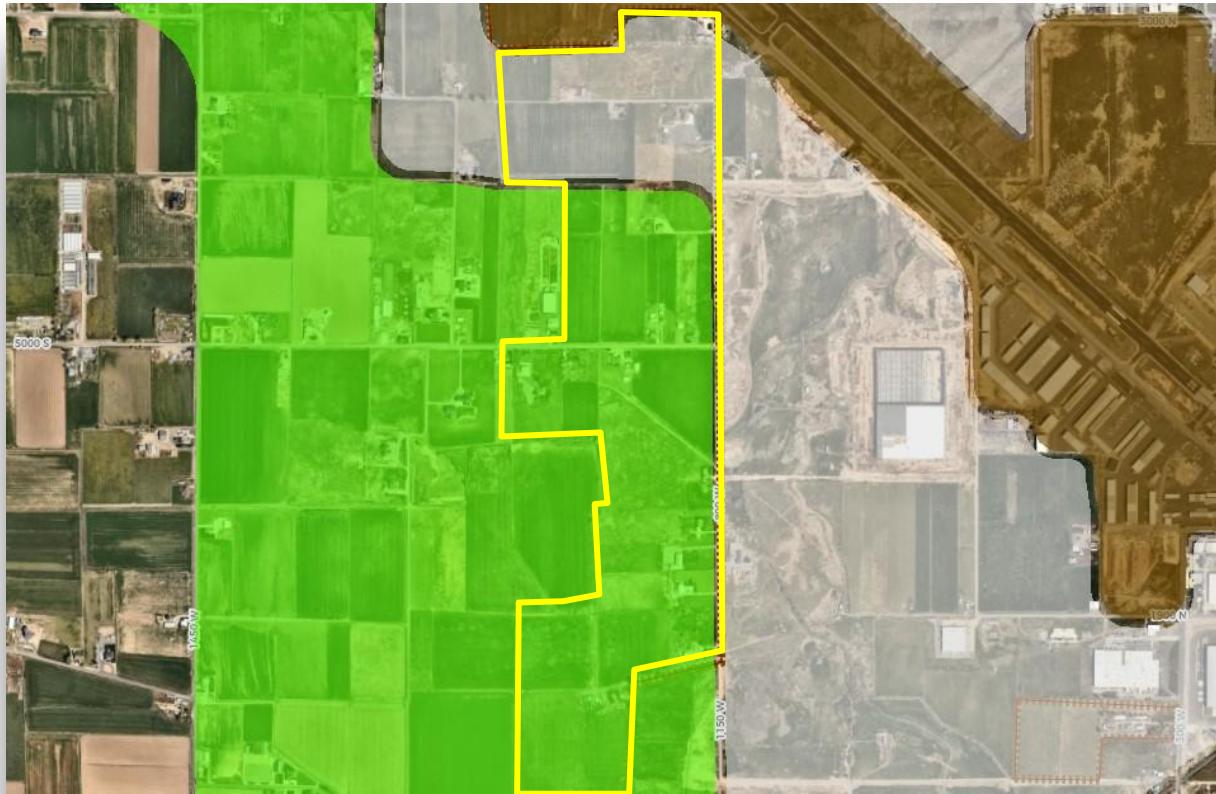
# SPANISH FORK

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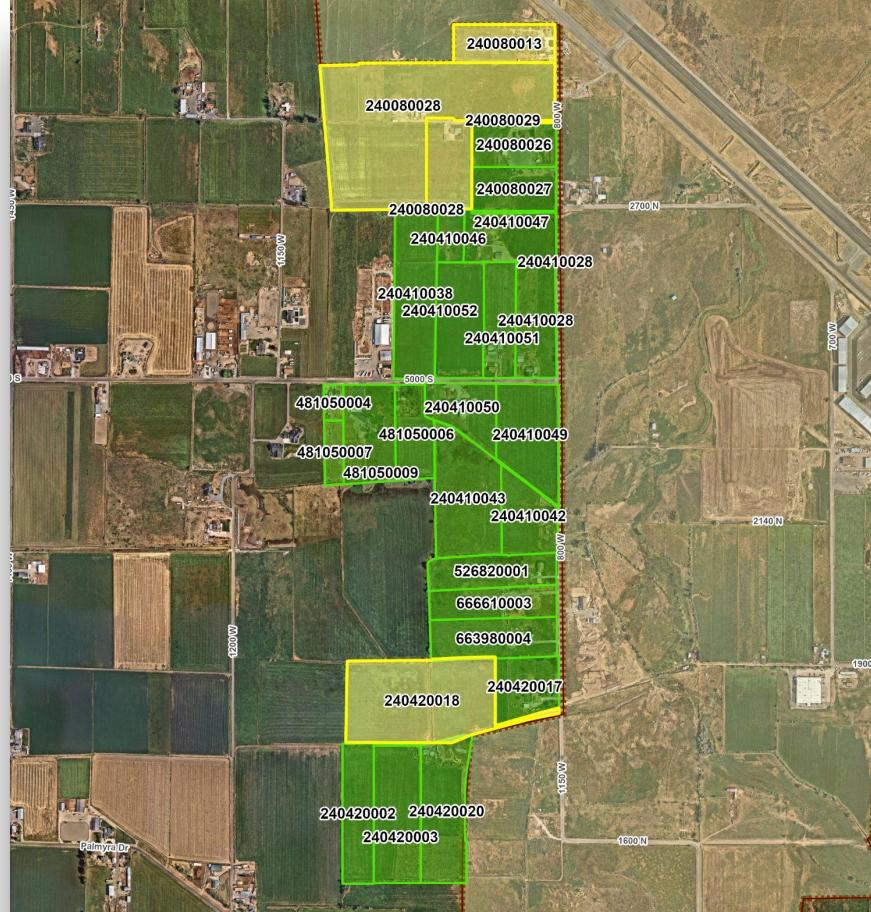
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# SPANISH FORK

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## **Stephens-Hill Annexation**

The Applicant has proposed that 27 parcels totaling 208.32 acres, located at approximately 1150 West 2200 North, be annexed.

**Proposed Motion:** I move that the proposed Stephens-Hill Annexation be accepted for further study 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 City staff believes that this area can be serviced by municipal services.
3. That the proposed annexation area appears to be in the path of development.

