

ORDINANCE No. Z01-2026

The Swenson Property Zone Map Amendment

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
STACY BECK <i>Councilmember</i>	X			
JESSE CARDON <i>Councilmember</i>	X			
SHANE MARSHALL <i>Councilmember</i>			X	
KEVIN OYLER <i>Councilmember</i>	X			
LANDON TOOKE <i>Councilmember</i>	X			

I MOVE this ordinance be adopted: Councilmember Tooke

I SECOND the foregoing motion: Councilmember Oyler

ORDINANCE No. Z01-2026

The Swenson Property Zone Map Amendment

AN ORDINANCE CHANGING THE ZONING DESIGNATION AND
AMENDING THE OFFICIAL ZONING MAP OF SPANISH FORK CITY FOR
THE SWENSON PROPERTY ZONE CHANGE.

WHEREAS the Swenson Property Zone Map Amendment is located at approximately 1750 West SR-77;

WHEREAS it is desirable to change the zoning of the property from R-R to I-1;

WHEREAS the proposal has been referred to the Planning Commission for consideration in accordance with law;

WHEREAS the Planning Commission held a public hearing on December 3, 2025, wherein public comment was received; and

WHEREAS a public hearing was held before the Spanish Fork City Council on December 9, 2025, wherein public comment was received;

NOW, THEREFORE, be it ordained by the City Council of Spanish Fork City as follows:

Section 1. Spanish Fork City Zoning Map Designation. The property identified on Exhibit A, attached hereto and incorporated herein by this reference, is hereby designated to I-1.

Section 2. Effective Date. This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,
UTAH: January 20, 2026.

Attest:


Tara Silver, City Recorder


Mike Mendenhall, Mayor



Exhibit "A"





Swenson Property
Zone Map Amendment
1750 West State Route 77
64.4 acres
R-R Rural Residential Zone existing.
Industrial 1 Zone proposed
Agricultural General Plan Designation



PROPOSAL

The Applicant applied for a Zone Map Amendment to change the zoning of the subject property from R-R, Rural Residential, to I-1, Light Industrial.

This property was annexed into Spanish Fork in September of last year and was assigned R-R zoning at that time. Properties in the immediate vicinity of the subject property are planned to develop industrially. Spanish Fork City has collaborated with other agencies and private developers to plan for and construct infrastructure that is required to serve industrial development to serve the area. The city has not received any development applications for the property but has recently acquired a 1.5-acre site for a power substation.

On November 12, 2025, the DRC recommended approval of the proposed Zone Map Amendment. The Planning Commission recommended approval of the Amendment on December 3, 2025. On December 9, 2025, the City Council continued the proposal due to utility requirements that have since been resolved.

Some of the key issues to consider are: land use, available infrastructure and the timing of future development.

STAFF RECOMMENDATION

That the proposed Swenson Property Zone Map Amendment be approved based on the following findings:

Findings

1. That properties in the immediate vicinity have already developed in the Industrial 1 Zone.
2. That plans exist for other properties in the area to develop in the Industrial 1 Zone.
3. That zoning the property I-1 Light Industrial at this time will not have adverse effects on the future development of this or surrounding properties.

EXHIBITS

1. Area Maps

EXHIBIT 1

