

**JUNE 16, 2015**

*Project:* **Agricultural Protection Area**  
*Applicant:* Farm Land Holding LLC / Michael and Keith Jonsson  
*Request:* Creation of Agriculture Protection Area on parcels 59-055-0004; 59-055-0005; 59-055-0016.  
*Type of Action:* Public Hearing; Action Item.

**Utah County Agriculture Board**

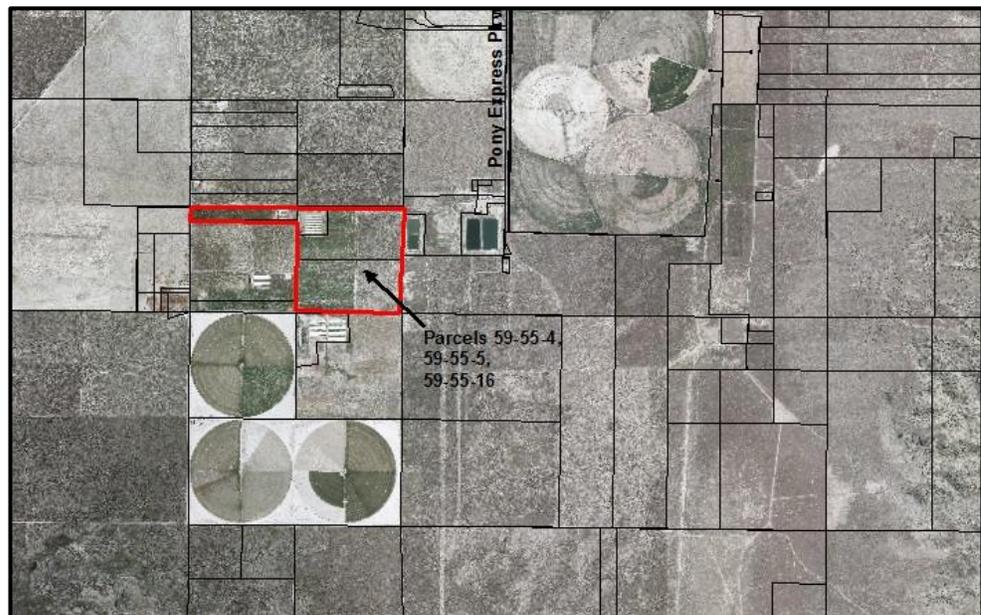
The Utah County Agricultural Board heard this item on June 8, 2015 and supported approval of this application.

**Location**

The proposed Agriculture Protection Area property is located in the southern portion of Eagle Mountain City just west and south of the community development building and the sewer treatment plant.

**Proposal**

The applicant is proposing to create an agricultural protection area. By creating an agricultural protection area it guarantees the property owner the right to use the property as a continued agriculture use regardless of what happens with future development surrounding the property. This means that if development of the surrounding



property occurs new development cannot infringe on the agricultural protection area. The rights of the agricultural protected area supersede any of the new developments rights. The property owner/owners can request that the protection be removed and the property rezoned at any time before it is reviewed in twenty years.

**Surrounding Zoning**

All of the property surrounding this portion of the City is currently zoned Agricultural including the proposed property.

**Future Land Use**

The City's Future Land Use map designates this area as Mixed-Use Residential and Rural Residential for future development.

**State Code**

In evaluating the proposal and determining whether or not to create or recommend creating the following criteria as per Utah State code the following criteria should apply:

1. Whether or not the land is currently being used for agriculture production.
2. Whether or not the land is zoned for agriculture use.
3. Whether or not the land is viable for agriculture production.
4. The extent and nature of existing or proposed farm improvements.
5. In agriculture protection area anticipated trends in agriculture and conditions.

**Staff Recommendation**

In our opinion the proposal meets the requirements of the Utah State Code. Staff recommends that the City Council approves the proposal for establishment of an Agricultural Protection Area. The Council can recommend approval, deny, or can table this application with findings of fact (valid reasoning).

**Planning Commission**

The Planning Commission recommended approval of the Agricultural Protection Area to the City Council.

**Recommended Motions**

The following motion is provided for the benefit of the City Council. They may be read as the motions or referenced when making motions.

*I move that the City Council recommend approving the proposal to establish an Agricultural Protection Area for the 182.85ac included in the proposal (the Jonsson property).*

**Attachments: N/A**