

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the PETERSON-RIVER BOTTOMS ROAD ANNEXATION, located in SPANISH FORK CITY, dated JULY 10, 2025, complying with §10-2-812, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the PETERSON-RIVER BOTTOMS ROAD ANNEXATION, located in UTAH COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 22nd day of July, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

ORDINANCE No. A04-2025

ROLL CALL

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

I MOVE this ordinance be adopted: Councilmember Oyler
 I SECOND the foregoing motion: Councilmember Marshall

ORDINANCE No. A04-2025

AN ORDINANCE ANNEXING AND ZONING PROPERTY
 KNOWN AS THE PETERSON-RIVER BOTTOMS ROAD ANNEXATION

WHEREAS, pursuant to Utah Code Ann. § 10-2-812, the City Council may annex an existing island or peninsula, or a portion thereof, of unincorporated land if the area to be annexed consists of no more than 50 acres, by first adopting a resolution expressing its intent to annex an unincorporated island or peninsula;

WHEREAS the Spanish Fork City Council adopted a resolution on May 6, 2025, indicating its intent to annex property known as the Peterson - River Bottoms Road Annexation;

WHEREAS the City has also received an accurate plat of said territory (attached as Exhibit A hereto);

WHEREAS the area proposed to be annexed, as described on the plat attached as Exhibit A, consists of 4.07 acres, more or less;

WHEREAS no protests were received concerning the annexation petition;

WHEREAS a public hearing was held before the Spanish Fork City Council on June 17, 2025, pursuant to Utah Code Ann. § 10-2-812, with notice having taken place in accordance with said section; and

WHEREAS, at the public hearing, the City Council heard the comments and discussion concerning the annexation and zoning of the property;

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

Section 1. Annexation. The boundaries of Spanish Fork City are hereby extended to include and incorporate within the said City limits land described and depicted on the Peterson - Riverbottoms Road Annexation Plat, attached hereto as Exhibit A.

Section 2. Zoning Classification. Pursuant to Spanish Fork Municipal Code § 15.3.08.030(E), the property is hereby zoned R-3 Residential with the Master Planned Development Overlay and R-R Rural Residential as shown in the attached Exhibit B.

Section 3. Not Part of Municipal Code. This ordinance shall not become part of the Spanish Fork Municipal Code.

Section 4. Effective Date. This ordinance shall become effective upon posting.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,
UTAH: JUNE 17, 2025.



MIKE MENDENHALL, Mayor

Stacy Beck Mayor Pro Tem

Attest:



TARA SILVER, City Recorder



EXHIBIT A
ANNEXATION PLAT

Peterson-River Bottoms Annexation



1" = 175 Ft

Legend

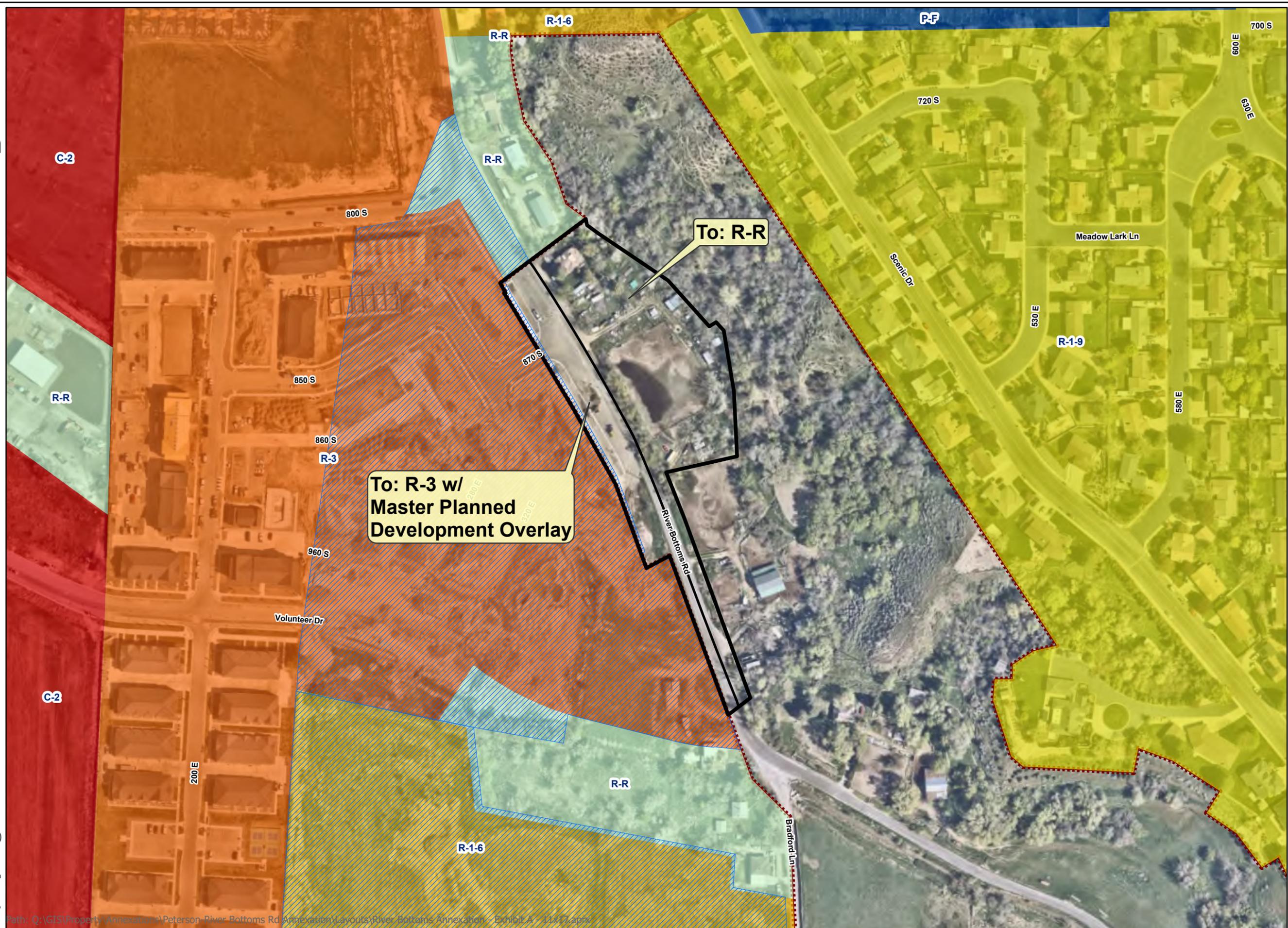
-  River Bottoms Annexation
-  Spanish Fork Boundary
- Zoning:**
-  R-R
-  R-1-9
-  R-1-6
-  R-3
-  C-2
-  P-F
-  Master Planned Development Overlay



Print Date: 6/17/2025

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)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.





Peterson River Bottoms
Road Annexation
860 South River Bottoms Road
4.07 acres
R-3 and R-R Rural Residential
Proposed Zone
High and Medium Density
Residential
General Plan Designation



PROPOSAL

Spanish Fork City has proposed that a combination of parcels and road right-of-way totaling 4.07 acres, located at approximately 860 South River Bottoms Road, be annexed. One motivation for the proposed annexation is to address issues with public improvements and the Spanish Fork City Boundary.

The subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary. According to Utah State Code §10-2-418, if the proposed annexation is part of an unincorporated island of Utah County that is 50 acres or less or contains fewer than 800 residents and the city has provided one or more municipal-type services to the area for at least one year, the annexation process may be initiated by resolution. According to the Legal Department, this proposed annexation does indeed meet those criteria.

Due to this annexation serving a relatively small and unpopulated area, there is no requirement to complete a feasibility study to further analyze the proposal.

Staff and the Planning Commission recommends assigning this annexation R-3 zoning to the River Bottoms Road right-of-way, in order to match the zoning that has been approved for the River Run subdivision, and that R-R Rural Residential zoning be applied to the remaining parcels.

STAFF RECOMMENDATION

That the proposed Annexation be approved with R-3 and R-R zoning based on the following findings:

Findings

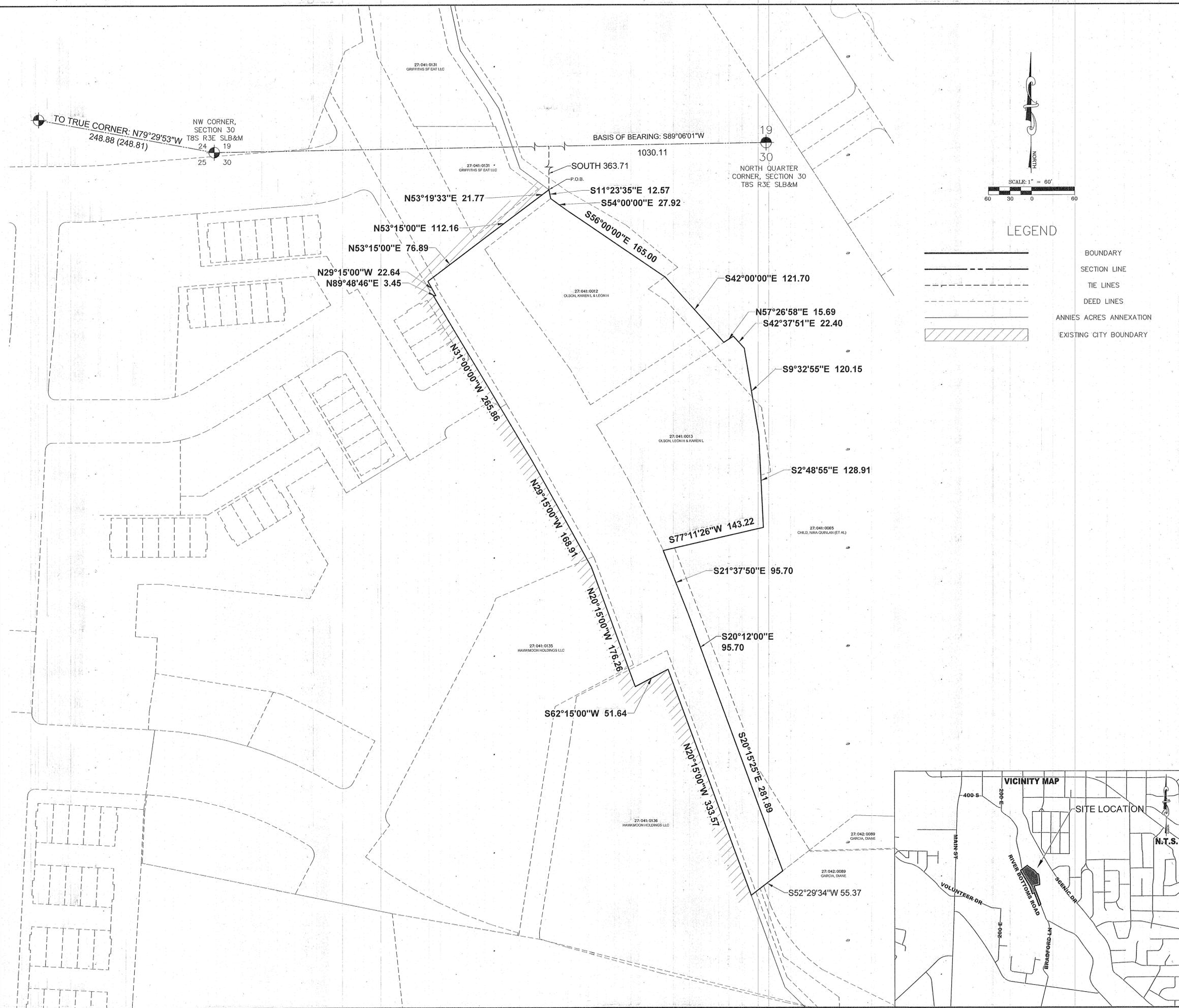
1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is Medium Density Residential with a small portion in the High Density Residential Designation.
3. That this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

EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1





SURVEYOR'S CERTIFICATE
 I, TRAVIS R. WARREN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 16520300 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO SPANISH FORK CITY, UTAH COUNTY, UTAH.

[Signature]
 SURVEYOR
 (See Seal Below)

6-26-2025
 DATE

BOUNDARY DESCRIPTION
 A PIECE OF LAND LOCATED IN THE NORTH WEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE ANNIES ACRES ANNEXATION PLAT (ENTRY # 15571.2018) RECORDED WITH THE UTAH COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED S89°06'01"W 1030.11 FT AND SOUTH 363.71 FT FROM THE NORTH QUARTER CORNER OF SAID SECTION 30, THENCE S11°23'35"E 12.57 FT, THENCE S54°00'00"E 27.92 FT, THENCE S58°00'00"E 185.00 FT, THENCE S42°00'00"E 121.70 FT, THENCE N57°26'58"E 15.69 FT, THENCE S42°37'51"E 22.40 FT, THENCE S08°32'55"E 120.15 FT, THENCE S02°48'55"E 128.91 FT, THENCE S77°11'26"W 143.22 FT, THENCE S21°37'50"E 95.70 FT, THENCE S20°12'00"E 95.70 FT, THENCE S20°15'25"E 281.89 FT, THENCE S52°29'34"W 55.37 FT TO A POINT ON THE EASTERLY BOUNDARY OF ANNIES ACRES ANNEXATION PLAT (ENTRY # 15571.2018), THENCE FOLLOWING SAID ANNEXATION PLAT THE FOLLOWING 10 COURSES: (1) N20°15'00"W 333.57 FT, (2) S62°15'00"W 51.64 FT, (3) N20°15'00"W 176.26 FT, (4) N29°15'00"W 168.91 FT, (5) N31°00'00"W 265.86 FT, (6) N89°48'46"E 3.45 FT, (7) N29°15'00"W 22.64 FT, (8) N53°15'00"E 76.89 FT, (9) N53°15'00"E 112.16 FT, (10) N53°19'33"E 21.77 TO THE POINT OF BEGINNING.
 TOTAL AREA IS ABOUT 177232.50 SQ FT OR 4.07 AC MORE OR LESS

UTAH COUNTY SURVEYOR
 THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HERBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO THUTAH CODE ANN. 817-23-20 AS AMENDED

[Signature]
 COUNTY SURVEYOR

07-08-2025
 DATE

ACCEPTANCE BY LEGISLATIVE BODY
 THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A PETITION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HERIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HERBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE EATON ANNEXATION

[Signature]
 APPROVED BY MAYOR

[Signature]
 ATTEST
 CLERK-RECORDER
 (See Seal Below)

July 1, 2025
 DATE

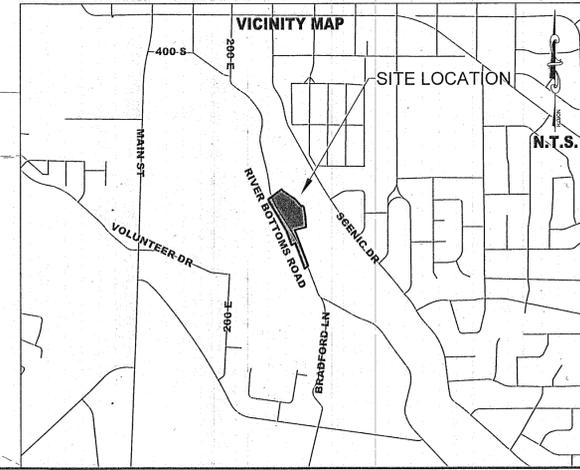
ANNEXATION PLAT

RIVER BOTTOMS ROAD ANNEXATION

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 60'

COUNTY RECORDER INFORMATION



SPANISH FORK ENGINEERING

COUNTY RECORDER INFORMATION

SPANISH FORK

PRIDE & PROGRESS

July 10, 2025

Office of the Lieutenant Governor
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325
annexations@utah.gov

RE: Notice of Impending Boundary for the Peterson-River Bottoms Road Annexation

Dear Lieutenant Governor:

This letter serves as filing a notice of impending boundary action of the Peterson-River Bottoms Road Annexation, for the annexation of property located at approximately 7275 River Bottoms Road, in unincorporated Utah County into the boundaries of Spanish Fork City (a city within Utah County) by resolution under UCA §10-2-812. For reference, Utah County is a county of the 2nd Class.

The proposed annexation consists of 3 parcels, totaling 4.07 acres.

Attached with this notice are the following:

- Ordinance A04-2025 approved by the Spanish Fork City Council on June 19, 2025 verifying that all requirements applicable to the boundary action have been met
- Plat (copy), created, certified, and approved as dictated by UCA §17-23-20(4)

Spanish Fork City is seeking a certificate of annexation based on the information provided per 67-1a-6.5(3). If you have any questions, please feel free to contact me using the information provided below.

Sincerely,



Ian Bunker
Associate Planner
Spanish Fork City
801.804.4582
ibunker@spanishfork.gov



CREEKSIDE ANNEXATION

LEGAL DESCRIPTION

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