



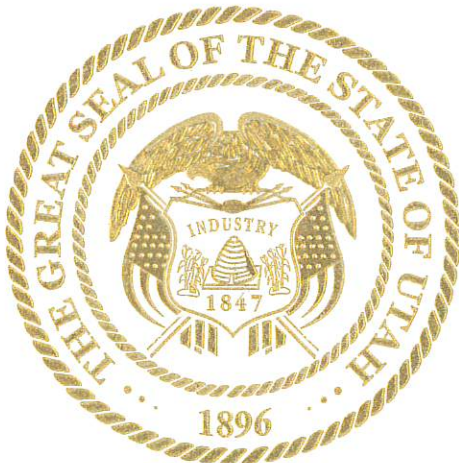
OFFICE OF THE LIEUTENANT GOVERNOR

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 CREEKSIDE 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 CREEKSIDE 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.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

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 Creekside Annexation

Dear Lieutenant Governor:

This letter serves as filing a notice of impending boundary action of the Creekside Annexation, for the annexation of property located at approximately 1527 South Main Street, 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 1 parcel, totaling 0.32 acres.

Attached with this notice are the following:

- Ordinance A05-2025 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

A PORTION OF LAND LOCATED WITHIN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30, THENCE N00°12'00"W ALONG THE FRITZI ANNEXATION (ENT# 31621, MAP# 3682, UTAH COUNTY RECORDER) 147.97 FT; THENCE ALONG THE MCKELL, BARBARA BERRETT PROPERTY THE FOLLOWING 3 COURSES: (1) S25°30'59"E 149.57 FT, (2) S05°34'01"E 282.29 FT, (3) S02°14'33"E 1.11 FT; THENCE N18°45'00"W ALONG THE FRITZI ANNEXATION 284.17 FT TO THE POINT OF BEGINNING

TOTAL AREA +/- 0.32 AC

ORDINANCE No. A05-2025

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 Carden

I SECOND the foregoing motion: Councilmember Marshall

ORDINANCE No. A05-2025

AN ORDINANCE ANNEXING AND ZONING PROPERTY KNOWN AS THE CREEKSIDE ANNEXATION

WHEREAS a resolution has been initiated by Spanish Fork City Council on May 6, 2025;

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

WHEREAS on May 6, 2025, the Spanish Fork City Council expressed their intent to adopt a resolution to annex, pursuant to Utah Code Ann. § 10-2-812;

WHEREAS publication of the notices for a public hearing took place on May 12, 2025, May 19, 2025 and May 30, 2025;

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 so as to include and incorporate within the said City limits the following described land:

A PORTION OF LAND LOCATED WITHIN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30, THENCE N00°12'00"W ALONG THE FRITZI ANNEXATION (ENT# 31621, MAP# 3682, UTAH COUNTY RECORDER) 147.97 FT; THENCE ALONG THE MCKELL, BARBARA BERRETT PROPERTY THE FOLLOWING 3 COURSES: (1) S25°30'59"E 149.57 FT,(2) S05°34'01"E 282.29 FT, (3) S02°14'33"E 1.11 FT; THENCE N18°45'00"W ALONG THE FRITZI ANNEXATION 284.17 FT TO THE POINT OF BEGINNING

TOTAL AREA +/- 0.32 AC

Section 2. Zoning Classification. Pursuant to Spanish Fork Municipal Code § 15.3.08.030(E), the property is hereby zoned R-4 Residential with the Master Planned Development Overlay 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.

Stacy Beck

MIKE MENDENHALL, Mayor

Stacy Beck, Mayor Pro Tem

Attest:

Tara Silver

TARA SILVER, City Recorder



ANNEXATION PLAT

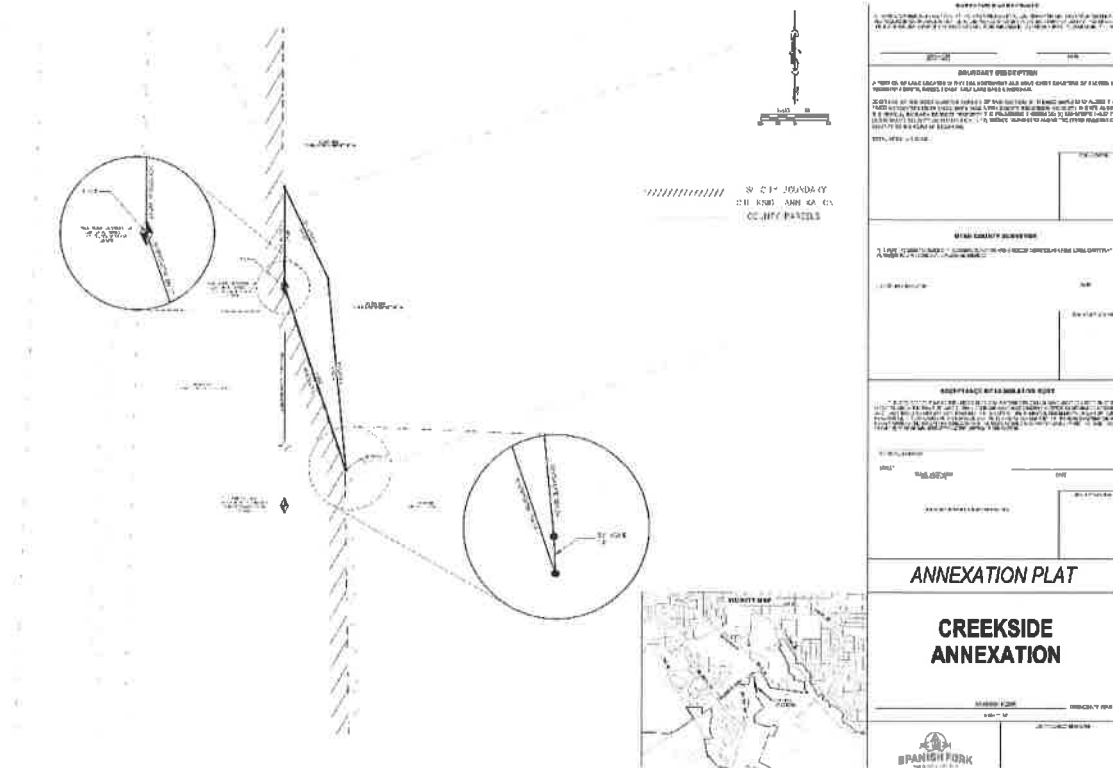


EXHIBIT B

ZONING DESIGNATIONS

R-4 Residential with the Master Planned Development Overlay





Creekside Annexation
1527 South Main Street
0.32 acres
R-4 Residential
Proposed Zone
Mixed Use General Plan
Designation



PROPOSAL

Spanish Fork City has proposed that a portion of one parcel totaling 0.32 acres, located at approximately 1527 South Main Street, be annexed in order to solve a boundary issue for the Creekside Village development.

The subject property is currently 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. 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-4 zoning to match the zoning assigned to the Creekside Village development.

STAFF RECOMMENDATION

That the proposed Annexation be approved with R-4 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 Mixed Use.
3. That a majority of parcel 25:028:0111 is already within the City.
4. That this parcel is a part of the Creekside Village development.

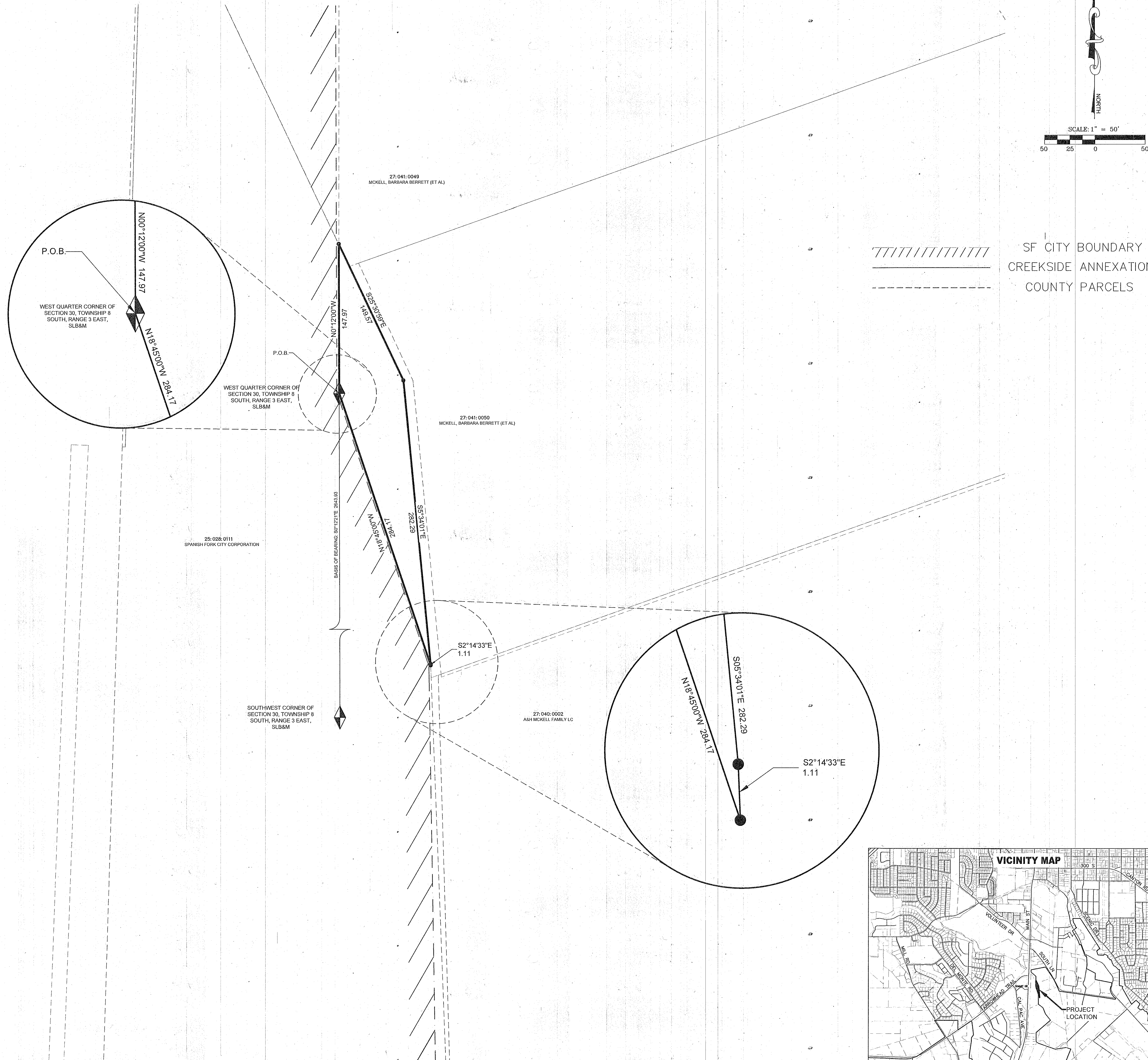
EXHIBITS

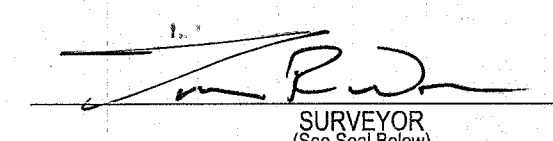
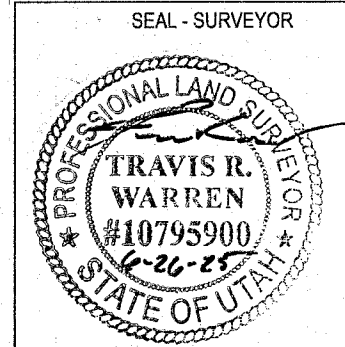
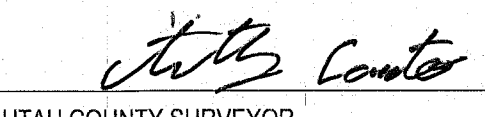
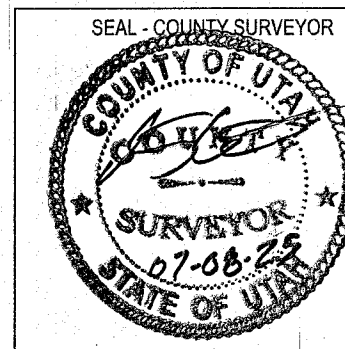
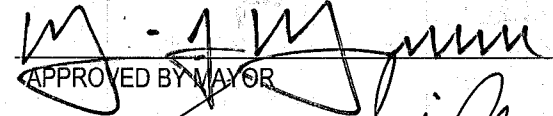
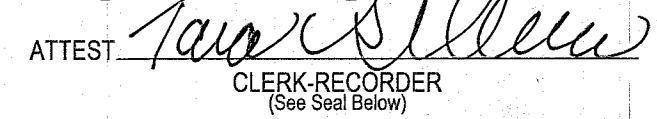
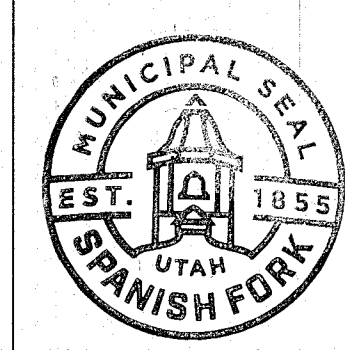
1. Area Maps
2. Annexation Plat

EXHIBIT 1



[illegible]



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. <div> SURVEYOR (See Seal Below)</div> <div>07-26-2025 DATE</div>	
BOUNDARY DESCRIPTION A PORTION OF LAND LOCATED WITHIN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30, THENCE N00°12'00\"W 147.97 FT; THENCE ALONG THE FRITZI ANNEXATION (ENT# 31621, MAP# 3692, UTAH COUNTY RECORDER) 147.97 FT; THENCE ALONG THE MCKELL, BARBARA BERRETT PROPERTY THE FOLLOWING 3 COURSES: (1) S25°30'59\"E 149.57 FT, (2) S05°34'01\"E 282.29 FT, (3) S02°14'33\"E 1.11 FT; THENCE N18°45'00\"W ALONG THE FRITZI ANNEXATION 284.17 FT TO THE POINT OF BEGINNING TOTAL AREA +/- 0.32 AC	
<div>SEAL - SURVEYOR </div> <div>UTAH COUNTY SURVEYOR THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 817-23-20 AS AMENDED <div> UTAH COUNTY SURVEYOR</div><div>07-08-2025 DATE</div></div> <div><div>SEAL - COUNTY SURVEYOR </div><div>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 HEREIN 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 HERewith ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY 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 CREEKSIDE ANNEXATION <div> APPROVED BY MAYOR</div><div>ATTEST  CLERK-RECORDER (See Seal Below)</div><div>July 1, 2025 DATE</div></div><div><div>FOR COUNTY RECORDER / SURVEYOR INFORMATION</div><div>SEAL - CITY RECORDER </div></div></div>	
ANNEXATION PLAT	
CREEKSIDE ANNEXATION	
SPANISH FORK UTAH COUNTY, UTAH SCALE: 1\"= 50'	
 SPANISH FORK ENGINEERING	COUNTY RECORDER INFORMATION