

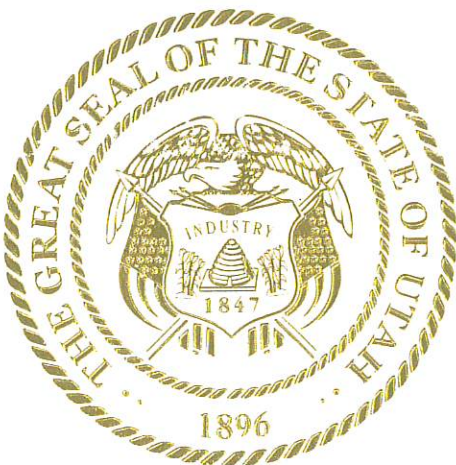


OFFICE OF THE LIEUTENANT GOVERNOR

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 RAY ALLEN SWENSON ANNEXATION, located in SPANISH FORK CITY, dated OCTOBER 9, 2025, complying with §10-2-807, 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 RAY ALLEN SWENSON 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 15th day of October, 2025 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

ORDINANCE No. Z13-2025

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
LANDON TOOKE <i>Councilmember</i>	X			
STACY BECK <i>Councilmember</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: Councilman Marshall

I SECOND the foregoing motion: Councilman Oyler

ORDINANCE No. Z13-2025

**AN ORDINANCE ANNEXING AND ZONING PROPERTY
KNOWN AS THE RAY ALLEN SWENSON ANNEXATION**

WHEREAS a petition has been filed with Spanish Fork City by Allen Swenson and Sharon Jarvis, the owners of property representing a majority of the assessed valuation of real property hereinafter described, which property lies contiguous to the corporate limits of Spanish Fork City;

WHEREAS the Petitioners have also submitted an accurate plat of said territory

and have filed the same with the City Recorder (attached as Exhibit A hereto);

WHEREAS on July 1, 2025, the Spanish Fork City Council accepted the petition for further consideration and on July 8, 2025, certified it to the Utah County Boundary Commission, pursuant to Utah Code Ann. § 10-2-405;

WHEREAS the Spanish Fork City Recorder certified that the petition complies with the requirements of Utah Code Ann. § 10-2-403, as they pertain to annexations;

WHEREAS publication of the certification took place on July 8, 2025, July 14, 2025 and July 21, 2025;

WHEREAS no protests were received concerning the annexation petition;

WHEREAS a public hearing was held before the Spanish Fork City Council on September 16, 2025, pursuant to Utah Code Ann. § 10-2-407, 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:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE N 89°35'11" E 11.63 FEET; THENCE S 00°36'50" E 1840.56 FEET; THENCE N 90°00'00" W 1484.66 FEET; THENCE N 00°00'00" E 660.00 FEET; THENCE N 90°00'00" W 95.04 FEET; THENCE N 00°00'00" E 1168.86 FEET; THENCE N 90°00'00" E 722.12 FEET;

THENCE N 00°00'00" E 7.91 FEET TO THE SECTION LINE; THENCE N 89°45'01" E 826.24 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

Section 2. Zoning Classification. Pursuant to Spanish Fork Municipal Code § 15.3.08.030(E), the property is hereby zoned 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: SEPTEMBER 16, 2025.



MIKE MENDENHALL, Mayor

Attest:



TARA SILVER, City Recorder



EXHIBIT A

ANNEXATION PLAT

EXHIBIT B

ZONING DESIGNATIONS

Rural Residential





Ray Allen Swenson
Annexation Petition
1730 West SR-77
64.66 acres
R-R Rural Residential
Proposed Zone
Agricultural General Plan
Designation



PROPOSAL

The Applicant has proposed that a parcel totaling 64.66 acres, located at approximately 1730 West SR-77, be annexed. The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary. Upon annexation, it is recommended that these parcels be assigned the zoning designation of R-R Rural Residential as the city has not yet received any development plans for the property.

On July 1, 2025, the City Council accepted this annexation proposal for further study. The protest period for the annexation ended on August 8, 2025 with no protests received.

On August 27, 2025, the Development Review Committee recommended approval of the Ray Allen Swenson Annexation with R-R Rural Residential Zoning.

On September 3, 2025, the Planning Commission also recommended approval of the Ray Allen Swenson Annexation with R-R Rural Residential Zoning.

Some of the key issues to consider are: annexation configuration, general plan, land uses, zoning, utilities and power.

STAFF RECOMMENDATION

That the proposed Annexation be approved 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 Rural Residential zone would allow for the property to continue to be used agriculturally.

EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1



EXHIBIT 2

[illegible]

Matthew F. Smith
10/25/2015

[illegible]ACCEPTANCE BY THE
UTAH COUNTY SURVEYOR

Year	Number of cases
1990	100
1991	100
1992	100
1993	100
1994	100
1995	100
1996	100
1997	100
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ACCEPTANCE BY LEGISLATIVE BODY

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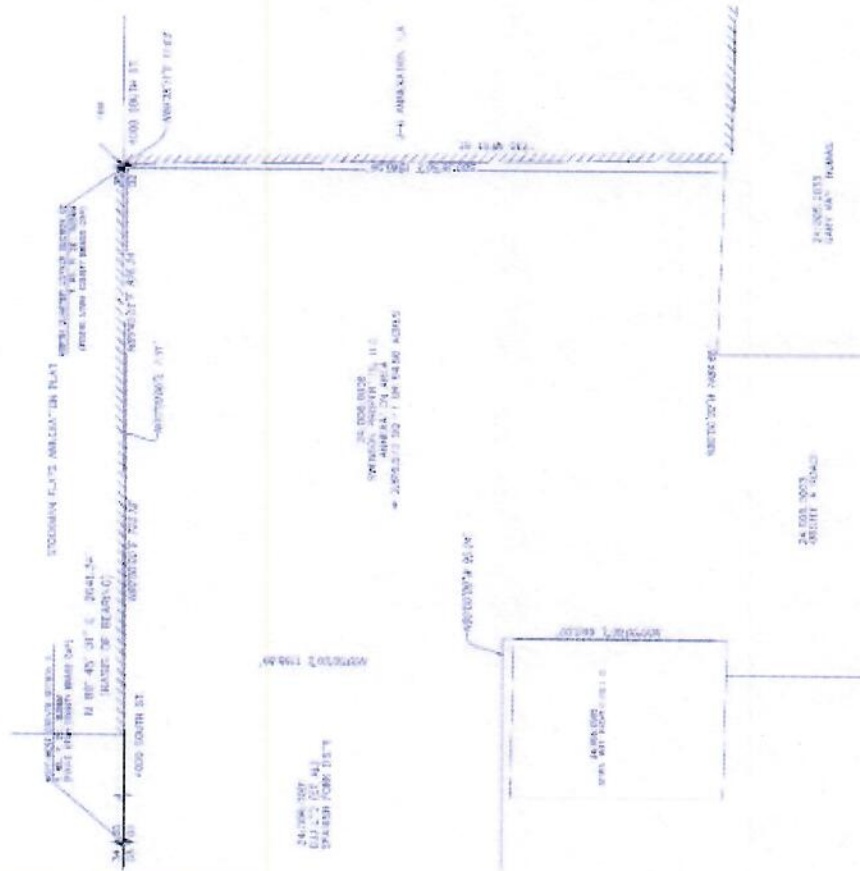
DATE _____ AT _____



VICINITY MAP



CALL 800-333-3333 FOR MORE INFORMATION
OR VISIT US AT www.3333.org



DATE: 10/26/2018
PAGE: 14/15

24. 10. 2007
2007.10.10. 10.10.2007

4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

ANNEXATION PLAT
RAY ALLEN SWENSON
ANNEXATION

APPENDIX 14



ATLAS ENGINEERING
CIVIL • STRUCTURAL • SURVEY

EXHIBIT A

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THENCE N 89°35'11" E 11.63 FEET TO A POINT ON THE J-6 ANNEXATION RECORDED NOVEMBER 18, 2021 AS ENTRY NO. 194372:2021; THENCE S 00°36'50" E ALONG SAID J-6 ANNEXATION 1840.56 FEET; THENCE N 90°00'00" W 1484.66 FEET; THENCE N 00°00'00" E 660.00 FEET; THENCE N 90°00'00" W 95.04 FEET; THENCE N 00°00'00" E 1168.86 FEET; THENCE ALONG THE STOCKMAN FLATS ANNEXATION RECORDED SEPTEMBER 19, 2023 AS ENTRY NO. 61797:2023 THE FOLLOWING THREE CALLS, (1) N 90°00'00" E 722.12 FEET, (2) N 00°00'00" E 7.91 FEET TO THE SECTION LINE, (3) N 89°45'01" E 826.24 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 2,816,573 SQ FT OR 64.66 ACRES

SPANISH FORK

PRIDE & PROGRESS

Petition for Annexation of The Unincorporated Territory in The County of Utah, State of Utah, To
the City of Spanish Fork, State of Utah.

Name of Annexation: Swenson Properties
Approximate Location: _____

I (We) Allen Swenson, Sharon Jani am (are) the property owner(s) of Utah
County parcel(s) 24.006.0006

and do desire to annex into the City of Spanish Fork. The proposed property is unincorporated
land in Utah County and is contiguous to the municipality.

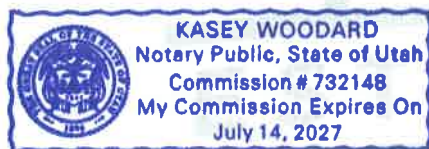
Notice:

- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified.

Allen N Swenson

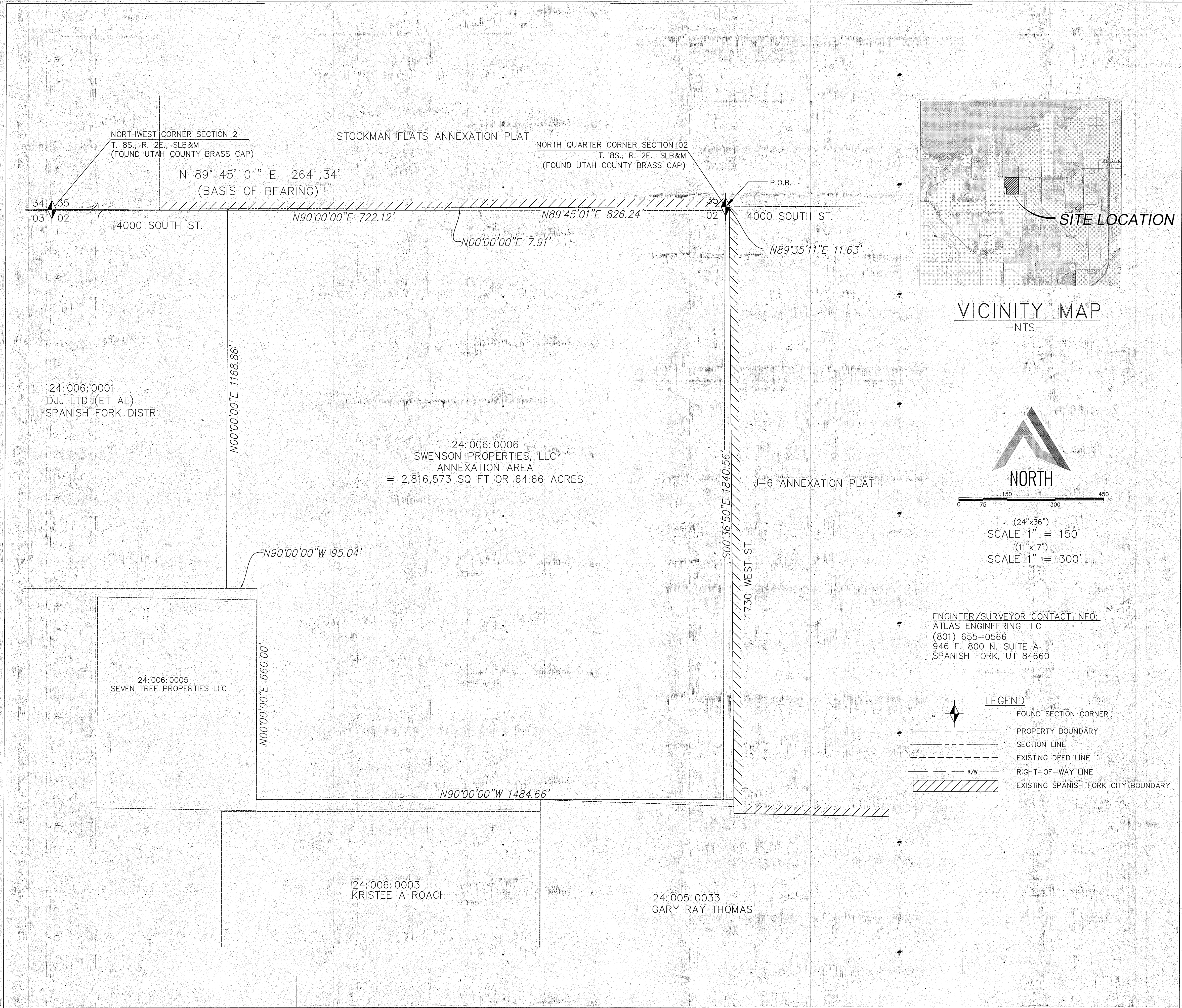
State of Utah
County of _____

Subscribed and sworn before me on this 5th day of May, in the year of
2025, by Allen N Swenson



Kasey Woodard
Notary Public

Updated 5/2022 UCA 510-2, 603(3), (5)



SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SPANISH FORK CITY, UTAH COUNTY, UTAH.

Matthew B. Judd 06/03/2025
SURVEYOR DATE

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THENCE N 89°35'11" E 11.63 FEET TO A POINT ON THE J-6 ANNEXATION RECORDED NOVEMBER 18, 2021 AS ENTRY NO. 194372:2021; THENCE S 00°36'50" E ALONG SAID J-6 ANNEXATION 1840.56 FEET; THENCE N 90°00'00" W 1484.66 FEET; THENCE N 00°00'00" E 660.00 FEET; THENCE N 90°00'00" W 95.04 FEET; THENCE N 00°00'00" E 1168.86 FEET; THENCE ALONG THE STOCKMAN FLATS ANNEXATION RECORDED SEPTEMBER 19, 2023 AS ENTRY NO. 61797:2023 THE FOLLOWING THREE CALLS, (1) N 90°00'00" E 722.12 FEET, (2) N 00°00'00" E 7.91 FEET TO THE SECTION LINE, (3) N 89°45'01" E 826.24 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

Matthew B. Judd
UTAH COUNTY SURVEYOR

ACCEPTANCE BY THE UTAH COUNTY SURVEYOR

John C. ... 9/12/25
UTAH COUNTY SURVEYOR DATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE SPANISH FORK CITY COUNCIL HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HERE ON REQUESTING THAT SAID TRACT BE ANNEXED TO SPANISH FORK CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH COUNTY CODE ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS SWENSON ANNEXATION.

DATED THIS 16 DAY OF September, 2025.

[Signature]

CLERK-RECORDER DATE

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



October 9, 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 Ray Allen Swenson Annexation

Dear Lieutenant Governor:

This letter serves as filing a notice of impending boundary action of the Ray Allen Swenson Annexation, for the annexation of property located at approximately 1730 West SR-77, in unincorporated Utah County into the boundaries of Spanish Fork City (a city within Utah County) by petition under UCA §10-2-807. For reference, Utah County is a county of the 2nd Class.

The proposed annexation consists of 1 parcel, totaling 64.66 acres.

Attached with this notice are the following:

- Ordinance Z13-2025 approved by the Spanish Fork City Council on September 16, 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,

A handwritten signature in black ink that reads "Ian Bunker". The signature is written in a cursive, flowing style.

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