

# What is an Agriculture Protection Area?

## Steps in an APA proposal:

Once you've filed a proposal for an APA, the following process begins:

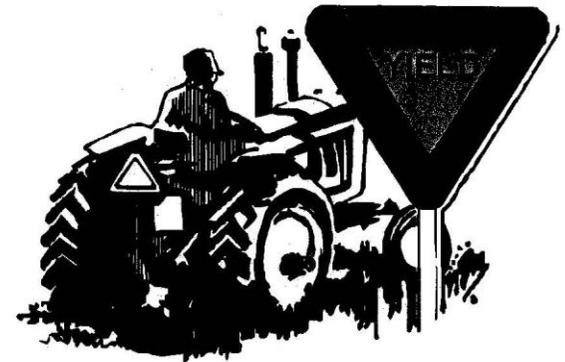
- Legal notice published in the local newspaper and posted in five public places;
- 15-day public comment period;
- Hearings before the Agriculture Protection Area Advisory Board and the County Planning Commission;
- Hearing before the County Council.



## For more information:

If you would like more information about the Agriculture Protection Area ordinance in Sanpete County, call:

- Scott Olsen, Sanpete County Zoning Administrator, 435-835-2113



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*With increasing development pressure on agricultural lands, the Agriculture Protection Area law can help protect the agricultural community and the vital contribution it makes to the local economy*

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*The county passed the Agriculture Protection Area law on Feb. 6, 1996. The ordinance, enabled by the Utah Legislature (Title 17, Chapter 41) in 1994, is designed to protect agricultural production lands, to preserve the availability and use of agricultural lands and to protect the owners of agricultural operations.*

## What will an APA do?

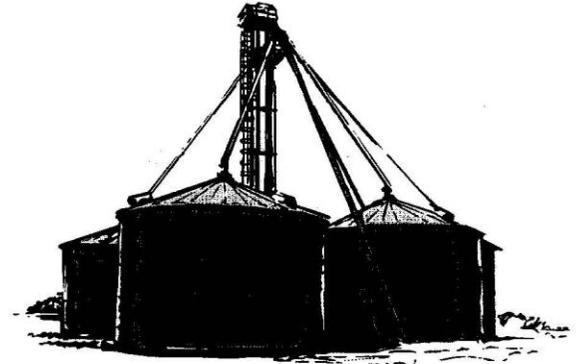
The Agriculture Protection Area law can:

- Protect landowners from nuisance lawsuits;
- Protect landowners from unreasonable restrictions from state and local agencies on farm structures and practices;
- Serve as notice to prospective land buyers that they are purchasing land next to a protected farming operation;
- Protect landowners from changes in zoning designations unless all landowners within the APA provide written approval.

## Options in an APA:

The APA law is flexible, providing the following benefits:

- A landowner has the option to remove some or all of the land for any reason;
- More land can be added to the existing APA by filing a new proposal;
- One or more landowners who have agricultural land and operations in the same area may file a joint application.



## Filing an APA proposal:

An Ag Protection Area proposal must be filed with Sanpete County Zoning Administrator, 160 North Main, Manti, (435) 835-2113.

The proposed APA area must be a minimum of 20 acres. A fee of \$200 is due at the time of filing. You will need to fill out the County APA application form, which requires the following information:

- Property owners' names, addresses and signatures;
- County tax parcel or account numbers for each parcel;
- Legal descriptions and plat maps of property;
- Number of acres in the parcel as shown on tax records;
- Description of present and proposed agricultural use of parcel.

## Criteria for an APA proposal:

The guidelines for evaluating an Agriculture Protection Area proposal include:

- If the land is now being used for agriculture production;
- If the land is zoned for agriculture use;
- If the land is viable for agriculture use;
- The extent and nature of existing or proposed farm improvements;
- Anticipated trends in agricultural and technological conditions.