

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2025

(An Ordinance Annexing Certain Unincorporated Properties North-Northeast of the Salt Lake International Airport and Near the Salt Lake County Border with Davis County Pursuant to Utah Code Section 10-2-812 (formerly Section 10-2-418))

An ordinance annexing certain unincorporated properties north-northeast of the Salt Lake International Airport and near the Salt Lake County border with Davis County pursuant to Utah Code Section 10-2-812.

WHEREAS, pursuant to Resolution 11 of 2024 adopted on April 2, 2024, the Salt Lake City Council (“City Council”) passed a resolution of intent to annex certain unincorporated properties north-northeast of the Salt Lake International Airport and near the Salt Lake County border with Davis County pursuant to Utah Code Section 10-2-418; and

WHEREAS, during the Utah Legislature’s 2025 general session, the legislature adopted House Bill 368 (HB368), which, among other things, renumbered Section 10-2-418 to 10-2-812, deleted text of the renumbered Section 10-2-812 that was specific to cities of the first class, and added language to that section that broadens a municipal legislative body’s ability to exclude properties from annexations; and

WHEREAS, the amendments adopted in HB368 went into effect on May 7, 2025; and

WHEREAS, the property to be annexed, the boundary of which is as legally described on Exhibit “A” (the “Property”) constitutes an unincorporated peninsula, as that term is defined in Utah Code Section 10-2-801 (renumbered from 10-2-401, the definition remaining the same); and

WHEREAS, the Property is a contiguous area and contiguous to the corporate limits of Salt Lake City and is identified within an expansion area described as “Study Area 1 - West Airport” in the city’s annexation policy plan titled, “A MASTER ANNEXATION POLICY

DECLARATION for Salt Lake City, Utah” adopted in 1979 and as shown on the map accompanying that plan titled, “SALT LAKE CITY Annexation Policy Declaration Proposed Future Boundaries”; and

WHEREAS, pursuant to Resolution 2024-16R adopted on May 21, 2024, the City of North Salt Lake approved the proposed annexation as required by Utah Code Subsection 10-2-812(1)(a) (being the same substantive requirement in former Subsection 10-2-418(2)(a)), as the Property is also within the City of North Salt Lake’s annexation policy plan; and

WHEREAS, annexation of the Property will shrink the unincorporated peninsula but will leave an unincorporated island that is subject to a pending annexation petition submitted to the city pursuant to then- Utah Code Section 10-2-403 (renumbered as Section 10-2-806 per HB368), which island is comprised of 2440-2441 N Rose Park Lane and 2462 N Rose Park Lane; and

WHEREAS, pursuant to Resolution 6276 adopted on March 18, 2025, Salt Lake County consented to annexation of the Property notwithstanding such remaining unincorporated island pursuant to then- Utah Code Subsection 10-2-402(1)(b)(iii)(C) (renumbered as Subsection 10-2-804(2)(c)(iii) per HB368); and

WHEREAS, the City Council finds that not annexing the entire unincorporated peninsula, and leaving such unincorporated island, is in the city’s best interest; and

WHEREAS, a majority of the Property consists of residential or commercial development with fewer than 800 residents; and

WHEREAS, in addition to the privately-owned land, over 200 acres of the Property is owned by the city, the majority of which was acquired through federal grants for such land to be used for airport purposes; and

WHEREAS, most of the Property has received some city municipal-type services for many years and continues to receive those utility services; and

WHEREAS, on May 7, 2024, the City Council held a public hearing on the proposed annexation; and

WHEREAS, after closing the public hearing the City Council may proceed to annex the Property as written protests meeting the criteria under then- Utah Code Subsection 10-2-418(8)(a) (now Subsection 10-2-812(6)(a)) have not been filed; and

WHEREAS, after a public hearing on this matter, the City Council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Annexation. The Property is hereby declared annexed to Salt Lake City.

SECTION 2. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that Property shall be and hereby is zoned as shown on Exhibit "B".

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)


Bill No. \_\_\_\_\_ of 2025.

Published: \_\_\_\_\_.

Ordinance Annexing Northpoint (revised PN 5-21-2025)

**APPROVED AS TO FORM**  
Salt Lake City Attorney's Office

Date: May 22, 2205

By:   
Paul C. Nielson, *Senior City Attorney*

# Exhibit “A”

## Boundary description of the Property

Beginning at the Southwest Corner of Section 16, Township 1 North, Range 1 West, and running thence N00°14'23"E 2,637.89 feet to the West Quarter Corner of said Section 16; thence N00°14'34"E 995.20 feet along the west line of said Section 16; thence S89°41'42"E 3,959.28 feet to a 40 Acre line; thence N00°15'37"E 727.63 feet along said 40 Acre line; thence S89°39'22"E 1,549.35 feet; thence N16°44'10"E 1,405.65 feet to a 2,744.79 foot radius curve to the right; thence along said curve 554.04 feet (Chord Bears N22°31'07"E 553.10 feet) Delta 11°33'54"; thence N89°39'22"W 1,925.38 feet to the Southeast Corner of the Payne Annexation plat as recorded in 76-4-83, in the Salt Lake County Recorder's Office; thence N00°25'56"E 166.73 feet to the Northeast Corner of said Payne Annexation; thence S89°59'12"W 199.76 feet to the Northwest Corner of said Payne Annexation; thence N00°15'22"E 1,064.18 feet to the Southwest Corner of the Bangerter Annexation plat as recorded in 85-3-39, in the Salt Lake County Recorder's Office; thence along said Bangerter Annexation the following 3 courses: 1) N89°15'50"E 256.51 feet; 2) N00°33'07"E 177.02 feet; 3) S89°57'56"W 257.39 feet to a point on the easterly line of the Bland Annexation plat as recorded in 79-8-293 in the Salt Lake County Recorder's Office; thence along said Bland Annexation the following 5 courses: 1) N00°33'43"E 213.85 feet to a 761.68 foot radius curve to the left; 2) along said curve 233.05 feet (Chord Bears N08°28'58"W 232.14 feet) Delta 17°31'51"; 3) N17°14'57"W 271.14 feet; 4) S89°40'33"W 1,236.76 feet; 5) S00°16'14"W 1,720.36 feet; thence N89°35'58"W 1,316.22 feet; thence N00°10'55"E 2,640.35 feet; thence S89°35'56"E 1,320.31 feet to the quarter line of Section 9; said Township and Range; thence N00°16'14"E 1,326.90 feet along said quarter line to the North Quarter Corner of said Section 9; thence N89°44'36"W 1,320.32 feet along the north line of said Section 9 to the Southwest Corner of Parcel 08-04-400-002; thence N00°00'34"W 1,460.90 feet along the west line of said Parcel; thence N27°26'56"E 601.01 feet along said parcel and its projection to the Salt Lake and Davis County boundary line, to a point on the existing South Jordan River centerline; thence along the existing centerline of the South Jordan River to a 255.24 foot radius curve to the left; along said curve 55.01 feet (Chord Bears S76°20'10"E 54.91 feet) Delta 12°20'59"; thence following 43 courses along said South Jordan River centerline: 1) S82°30'39"E 292.56 feet to a 154.32 foot radius curve to the right; 2) along said curve 67.85 feet (Chord Bears S69°54'52"E 67.31 feet) Delta 25°11'34"; 3) S57°19'05"E 98.21 feet to a 49.52 foot radius curve to the left; 4) along said curve 72.65 feet (Chord Bears N80°39'05"E 66.31 feet) Delta 84°03'41"; 5) N38°37'14"E 297.99 feet; to a 459.96 foot radius curve to the right; along said curve 330.40 feet (Chord Bears N59°11'56"E 323.34 feet) Delta 41°09'23"; 6) N79°46'37"E 110.06 feet to a 533.06 foot radius curve to the left; 7) along said curve 154.07 feet (Chord Bears N71°29'49"E 153.54 feet) Delta 16°33'37"; 8) N63°13'00"E 314.21 feet; 9) N58°28'55"E 239.95 to a 266.15 foot radius curve to the right; 10) along said curve 302.61 feet; (Chord Bears S88°56'44"E 286.57 feet) Delta 65°08'42"; 11) S56°22'23"E 183.94 feet; 12) S50°00'24"E 121.83 feet; to a 59.71 foot radius curve to the right; 13) along said curve 135.66 feet (Chord Bears S15°04'47"W 108.31 feet) Delta 130°10'23"; 14) S80°09'59"W 149.62 feet to a 194.09 foot radius curve to the left; 15) along said curve 453.78 feet (Chord Bears S13°11'17"W 357.26 feet) Delta 133°57'24"; 16) S53°47'25"E 122.09 feet to a 543.44 foot radius curve to the right; 17) along said curve 483.32 feet (Chord Bears S28°18'43"E 467.55 feet) Delta 50°57'25"; 18) S02°50'00"E 294.20 feet to a 187.35 foot radius curve to the left; 19) along said

curve 255.22 feet (Chord Bears S41°51'34"E 235.94 feet) Delta 78°03'07"; 20) S80°53'07"E 526.87 feet; 21) S65°37'18"E 335.75 to a 213.72 foot radius curve to the right; 22) along said curve 287.66' feet (Chord Bears S27°03'45"E 266.43 feet), Delta 77°07'05"; 23) S11°29'48"W 230.93 feet to a 247.38 foot radius curve to the right; 23) along said curve 334.39 feet (Chord Bears S50°13'13"W 309.51 feet), Delta 77°26'51"; 24) S88°56'39"W 24.77 feet to a 164.82 foot radius curve to the left; 25) along said curve 422.91 feet (Chord Bears S15°26'14"W 316.08 feet) Delta 147°00'50"; 26) S58°04'11"E 388.87 feet to a 585.95 foot radius curve to the right; 27) along said curve 553.67 feet (Chord Bears S31°00'00"E 533.30 feet) Delta 54°08'23"; 28) S03°55'49"E 244.22 feet to a 194.79 foot radius curve to the left; 29) along said curve 236.19 feet (Chord Bears S38°39'59"E 221.98' feet) Delta 69°28'20"; 30) S73°24'09"E 222.13 feet to a 220.10 radius curve to the right; 31) along said curve 222.20 feet (Chord Bears S44°28'51"E 212.89 feet) Delta 57°50'35"; 32) S15°33'34"E 231.47 feet to a 609.94 foot radius curve to the left; 33) along said curve 190.09 feet, (Chord Bears S24°29'15"E 189.32 feet), Delta 17°51'22"; 34) S33°24'56"E 118.62 feet; 35) S30°26'46"E 354.95 feet; 36) S42°50'49"E 376.14 feet; 37) S31°46'41"E 201.52 feet to a 126.17 foot radius curve to the right; 38) along said curve 164.78 feet, (Chord Bears S05°38'09"W 153.31 feet), Delta 74°49'39"; 39) S43°02'58"W 113.13 feet to a 280.11 radius curve to the left; 40) along said curve 206.81 feet, (Chord Bears S21°53'54"W 202.14 feet), Delta 42°18'09"; 41) S00°44'49"W 211.74 feet to a 473.01 foot radius curve to the left; 42) along said curve 697.96 feet (Chord Bears S41°31'30"E 636.34 feet) , Delta 84°32'39"; 43) S83°47'50"E 28.26 feet said point, being the end of the existing South Jordan River centerline; thence leaving the centerline of the South Jordan River the following 9 courses: 1) S08°42'05"E 355.88 feet; 2) S33°17'27"W 214.51 feet; 3) S24°29'41"W 363.01 feet ; 4) S09°17'27"W 280.51 feet; 5) S17°25'19"E 360.31 feet; 6) S24°02'25"W 341.88 feet; 7) S39°50'19"W 363.01 feet; 8) S36°36'48"W 574.22 feet; 9) S32°20'19"W 180.43 feet; thence along the Hunter Stables Annexation the following 4 courses; 1) N67°59'21"W 457.62 feet; 2) S16°44'10"W 393.91 feet to a 3,699.72 foot radius curve to the left; 3) along said curve 1,147.46 feet (Chord Bears S07°51'04"W 1,142.87 feet) Delta 17°46'13"; 4) South 00°00'00"East 62.75 feet to the Quarter Section Line of said Section 16; thence N89°48'34"W 3,226.37 feet along said Quarter Section Line; thence S00°14'42"W 2,638.78 feet to the south line of said Section 16; thence N89°47'00"W 1,978.56 feet along said south line to the point of beginning.

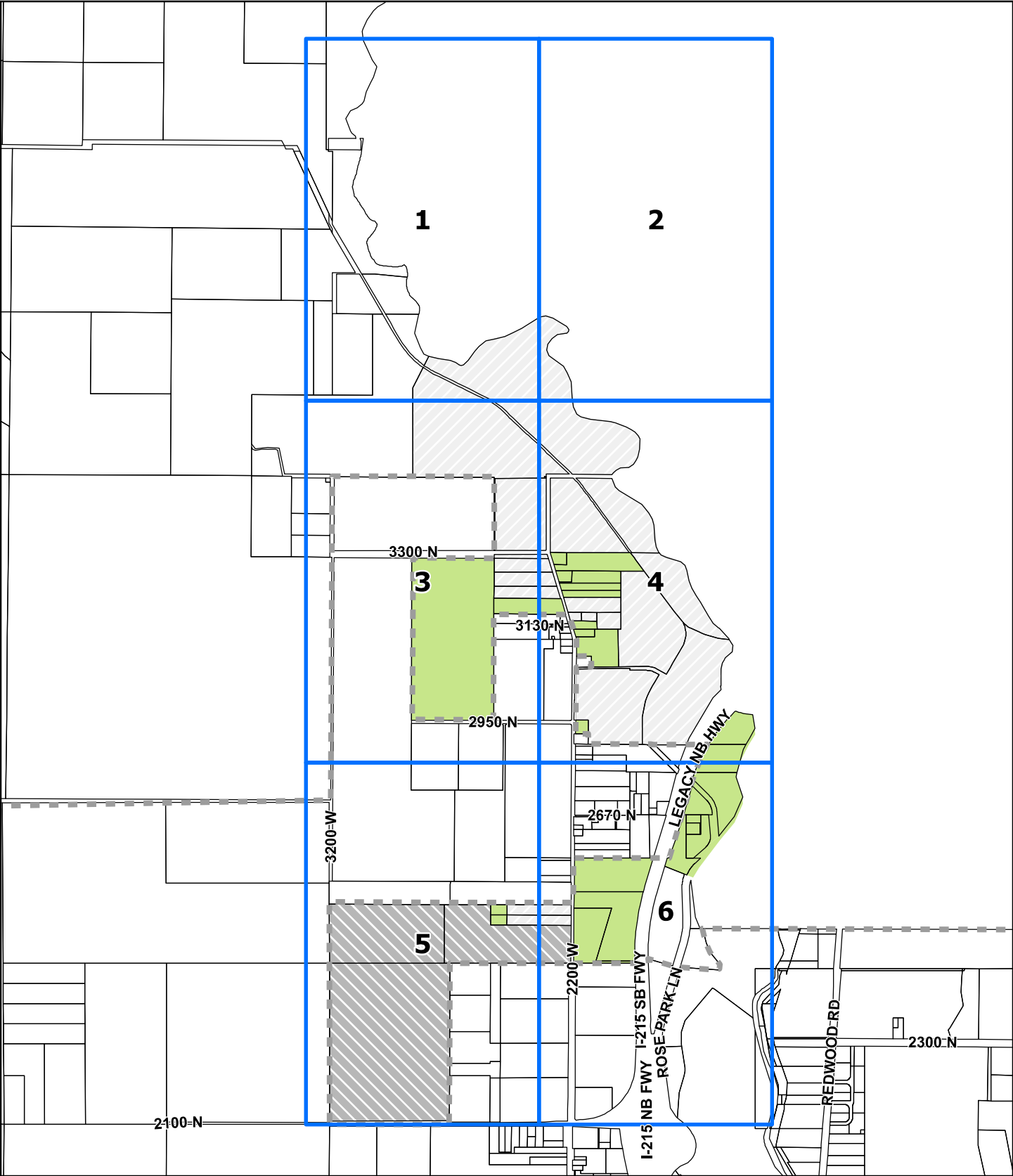
Having an area of 34,735,874 square feet, 797.428 acres.

# Exhibit “B”

Zoning Map of the Property

*Begins on the following page.*

# Annexation Zoning: Map Index



**Zoning Districts**

	M-1A Northpoint Light Industrial
	AG-2 Agricultural-2
	AIRPORT Airport

Current Salt Lake City Boundary (Approximate)

Parcels (Unaffected)

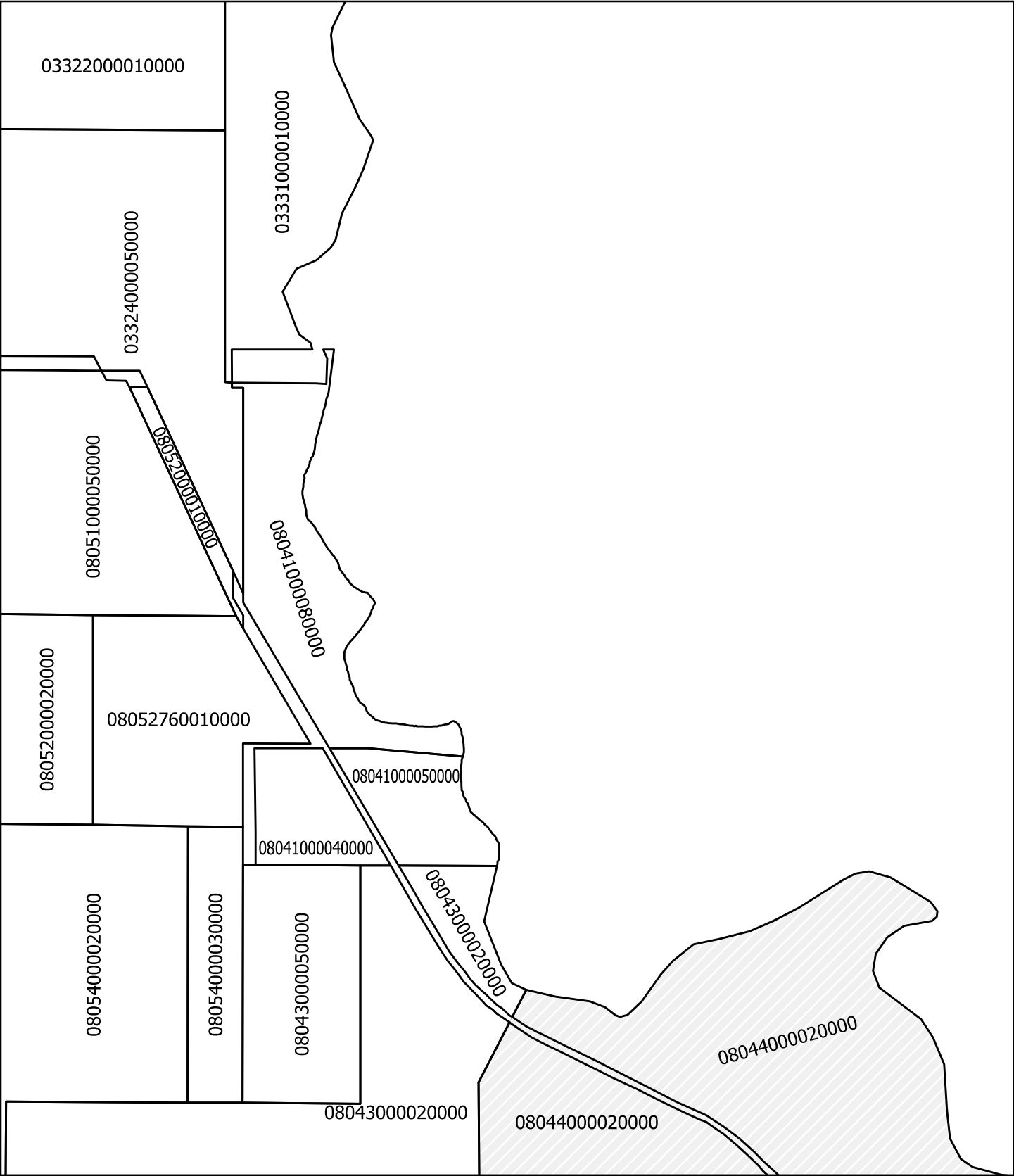
Map Number

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5/30/2025



# Annexation Zoning: Map 1



**Zoning Districts**

M-1A Northpoint Light Industrial

AG-2 Agricultural-2

AIRPORT Airport

Current Salt Lake City Boundary (Approximate)

Parcels (Unaffected)

0

375

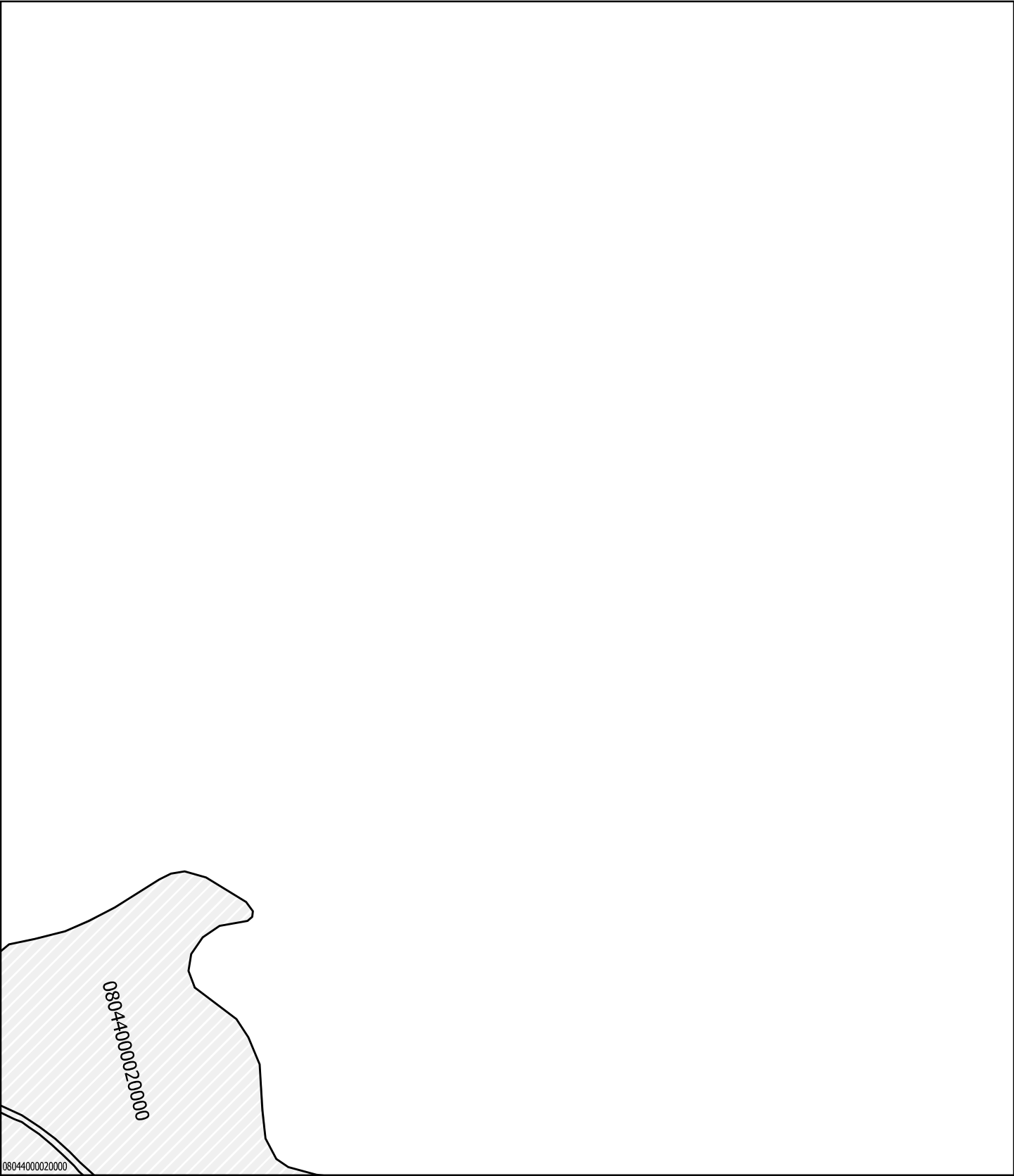
750

Feet


N


5/30/2025


# Annexation Zoning: Map 2





Zoning Districts

 M-1A Northpoint Light Industrial

 AG-2 Agricultural-2


 AIRPORT Airport

 Current Salt Lake City Boundary (Approximate)

 Parcels (Unaffected)

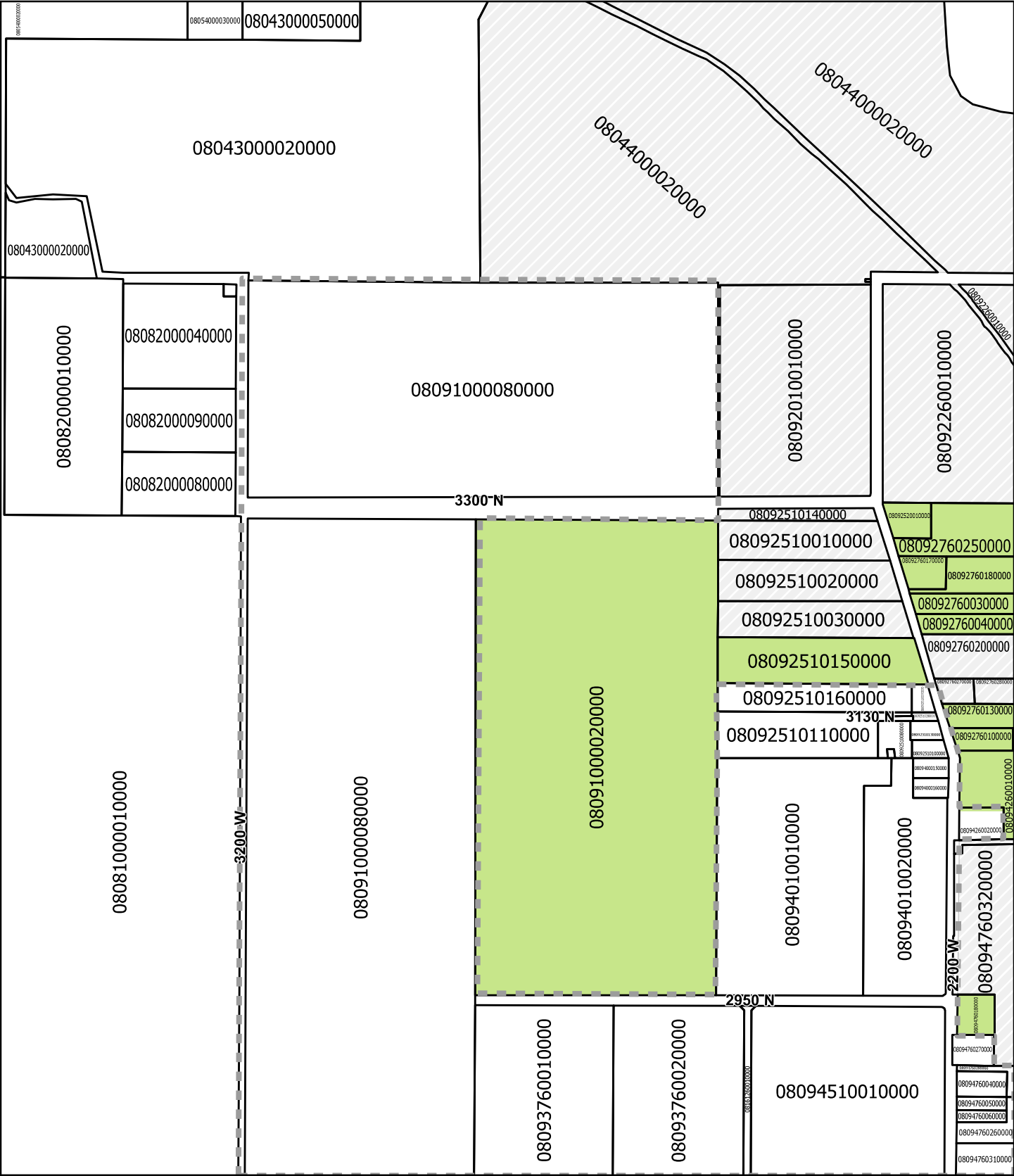
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N



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# Annexation Zoning: Map 3



M-1A

Northpoint Light Industrial

AG-2

Agricultural-2

AIRPORT

Airport

Current Salt Lake City Boundary (Approximate)

Parcels (Unaffected)

0

375

750

Feet

N

5/30/2025

# Annexation Zoning: Map 4

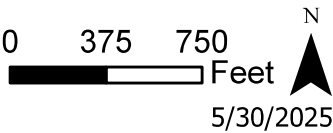


Zoning Districts

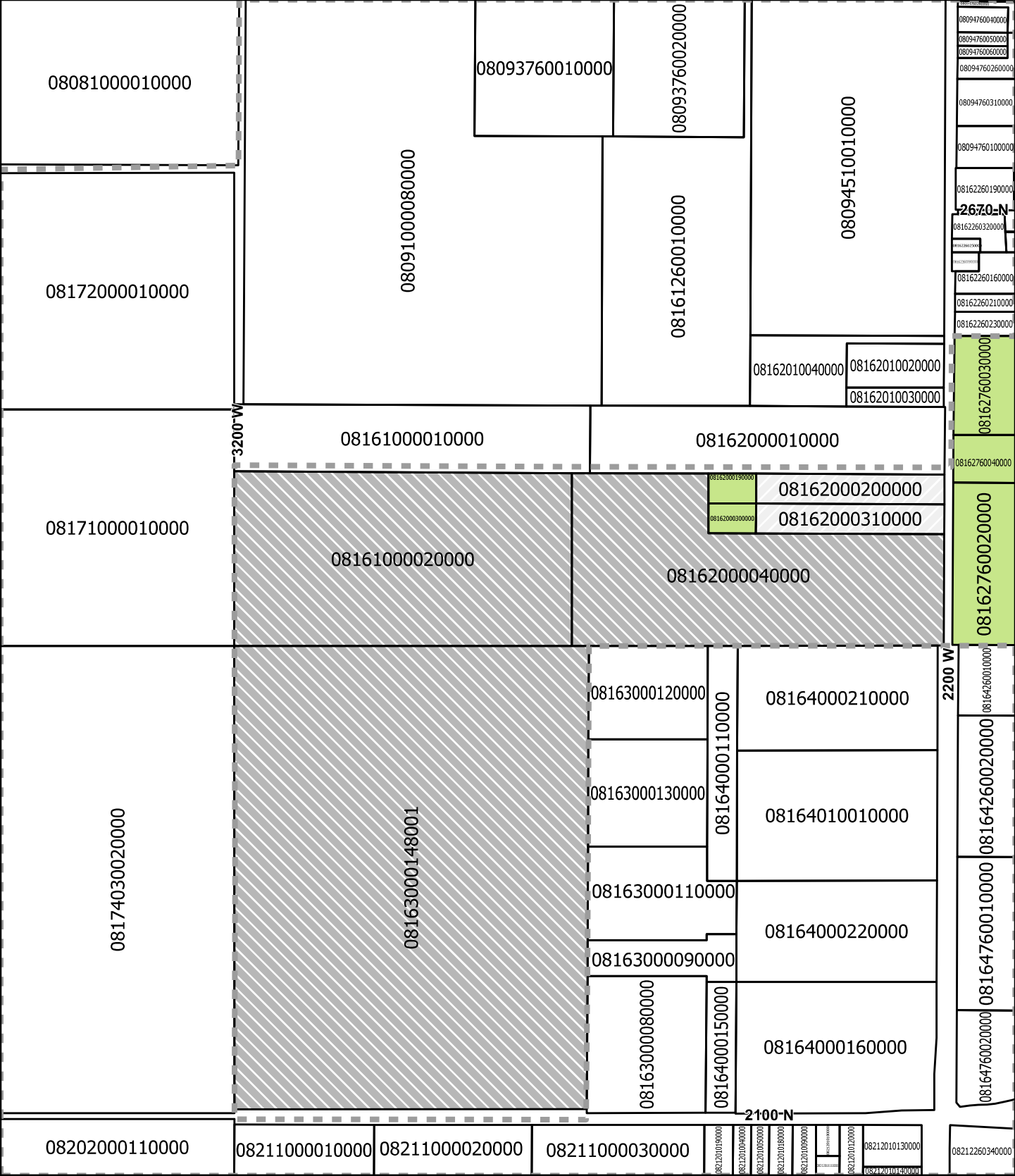
- M-1A Northpoint Light Industrial
- AG-2 Agricultural-2
- AIRPORT Airport

Current Salt Lake City Boundary (Approximate)

Parcels (Unaffected)



# Annexation Zoning: Map 5



M-1A

AG-2

AIRPORT

Northpoint Light Industrial

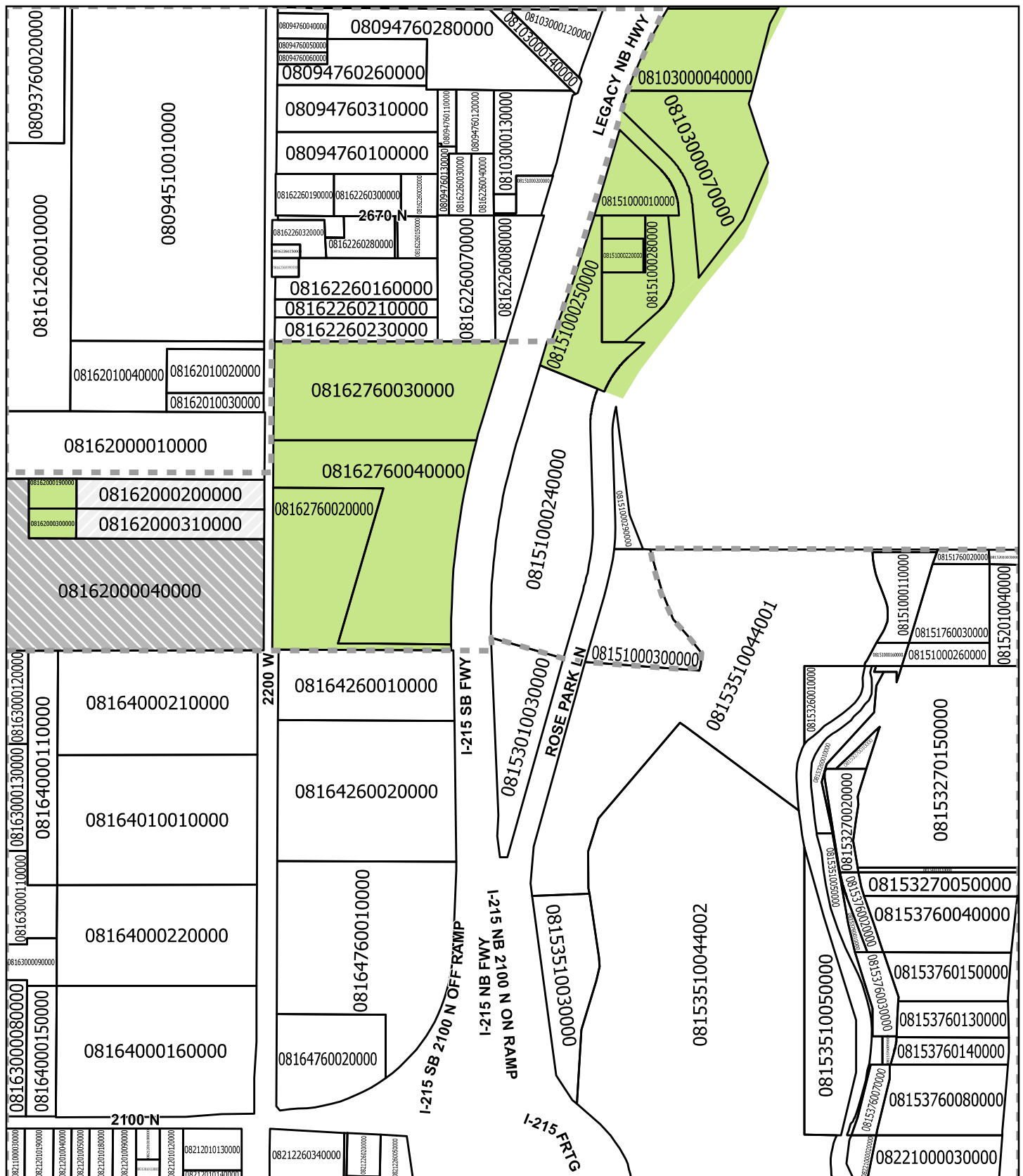
Agricultural-2

Airport

Current Salt Lake City Boundary (Approximate)

Parcels (Unaffected)

# Annexation Zoning: Map 6



## Zoning Districts

- M-1A Northpoint Light Industrial
- AG-2 Agricultural-2
- AIRPORT Airport

Current Salt Lake City Boundary (Approximate)

Parcels (Unaffected)

0 375 750 Feet



5/30/2025