



COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: June 10, 2025

RE: Northpoint Area Annexation Initiation

PROJECT TIMELINE:

Briefing1: April 2, 2024
Public Hearing: May 7, 2024
Briefing 2: May 6, 2025
Potential Action: June 10, 2025

May 6 Briefing Summary

During the work session briefing the Council directed staff to add the M1-A, zoning designation to properties in the transitional zone, whose owners have requested that zoning designation. Most of the rest of the properties will be AG-2 because that is most consistent with the current county zoning. Some City properties will be zoned Airport.

City staff worked with property owners whose properties are in the transitional area, and made a request to be zoned to M1-A. Additionally, representatives of The Ivory Foundation reached out to request their property which is west of 2200 West (approximately 2699 W 3300 N) be zoned M1-A. The small area plan identifies this property as wetland and natural open space. At this time, many of the Council Members expressed concern about zoning the property M1-A without it going through the review process that accompanies a rezone and master plan amendment.

Staff provided an option on the motion sheet for the Council to initiate a Legislative Action, for a zoning amendment requesting the administration review the property at approximately 2699 W 3300 N for potential rezoning to M1-A. This would include a master plan amendment as well.

The Council will consider completing their steps of the annexation process on June 10, by adopting the ordinance which annexes and assigns the zoning to the properties into Salt Lake City. After that it will go to the Lt. Governor's office to be accepted and finalized.

The following information was provided for the May 6, 2025, work session briefing. It is provided again for background purposes.

ISSUE AT A GLANCE

The Council will be briefed on the annexation process for land located in unincorporated portions of Salt Lake County, generally located along 2200 West and within the area identified as the Northpoint community. This process was initiated by the city last year, April 2024

The process has taken longer than originally anticipated because last fall, as City staff were working on the legal documents related to the annexation boundary, they found the boundaries between Salt Lake and Davis counties were no longer consistent with what was on file. City staff worked with County staff to clean up the boundaries. Now that this issue has been addressed the City can move forward with the City-initiated annexation for properties in this part of the city.

If the Council is ready to move forward, the next step is to consider adopting an ordinance identifying the annexation area and zoning designation for the properties. Once that is completed, the ordinance is submitted to the Lieutenant Governor's office for final approval.

Zoning Designation

Zoning of properties in the annexation area will be applied at the time the annexation is approved. Many property owners in the annexation area requested the Council rezone their properties to M-1A during the annexation process. Many of these are located in the transitional area identified in the future land use map.

The Northpoint Small Area Plan, adopted in November 2023, gives the following guidance on the Transitional area (page 15, [Northpoint Small Area Plan](#)):

- Purpose: The purpose of this zone is to mitigate the impacts of light industrial development on residential and agricultural properties.
- Applicability: New development is anticipated to be primarily light industrial with a focus on manufacturing land uses. There are no properties in the Plan Area that are identified for new residential development.
- Use Standards: Residential properties shall be subject to natural habitat impact mitigation standards such as buffering critical areas from all development. Should any residential properties transition to Industrial, all Industrial standards will apply.

Additionally, pages 25-27 of the plan outline key development standards for Transitional Areas, related to noise, odor, air quality and traffic/loading.

When the small area plan was adopted, it was anticipated that the annexation would have been finished before the Council adopted the new M-1A zoning district. The Council wanted to make sure that any development that was ready for permitting before the new zoning district was adopted conformed to the master plan's vision. The following statement is found on page 14 of the plan:

Annexation and Zoning Amendment Policy

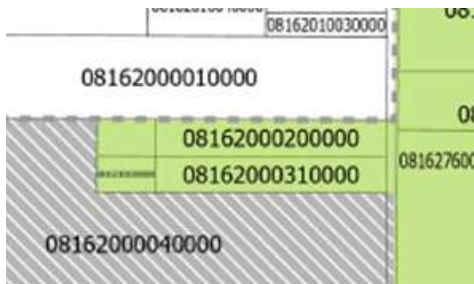
The Vision Map illustrates the anticipated future land uses within the Northpoint Area. However, ***any unincorporated land located within the Transitional area, upon annexation into the city, will be subject to the AG-2 zoning designation until such time as the City Council adopts a new zoning district or overlay that aligns with the envisioned plan.*** Additionally, any proposed zoning map amendment in the Transitional area will also be subject to a development agreement aimed at realizing the plan's vision and design standards, until the area's zoning regulations are adopted.

The Council adopted the M-1A zoning district in January 2025. The purpose of the M-1A zoning district is to implement the vision of the small area plan. It was anticipated that properties identified as Transitional in the small area plan would be candidates for the new zoning district. Now that it is adopted and part of the zoning ordinance, the Council has the option to apply it to properties identified in the small area plan as appropriate for the M-1A zoning district.

Staff is seeking direction from the Council whether there is support for applying the M-1A zoning to the properties that are identified for that type of zoning in the small area plan.

Potential Changes Identified by Planning Staff

Staff noted the properties at 2551 and 2511 North 2200 West are currently zoned M1 by the County. Planning staff recommends rezoning these to M-1A to keep these properties zoned as closely to their existing zoning as possible.



Next Steps

If the Council is ready to move forward with the annexation, the Council would adopt an ordinance identifying the annexation area and the zoning for those properties.

Once that ordinance is adopted, it will be submitted to the Lieutenant Governor's Office for completion.

Policy Questions

- Does the Council want to apply the M-1A zoning district to:
 - a. The properties identified as transitional in the small area plan; and/or
 - b. The properties of property owners who have requested that zoning designation for their property.

The following information was provided for the May 7, 2024 public hearing. It is provided again for background purposes.

The Council did not have any significant concerns or questions during the April 2 briefing. During the formal meeting, the Council adopted the resolution that started the process.

Since the briefing the Recorder's Office sent information to property owners who would be impacted by the annexation, informing them of the process and the public hearing.

The public hearing is scheduled for May 7, 2024.

The following information was provided for the April 2 briefing. It is provided again for background purposes.

ISSUE AT-A-GLANCE

The Council will be briefed on a resolution that would initiate the annexation process for land located in unincorporated portions of Salt Lake County, generally located along 2200 West and within the area identified as the Northpoint community.

This resolution would only start the annexation process. The annexation will eventually come back to the Council for final approval, including designating the zoning of properties annexed into the city, after it has gone through the public process.

The State annexation process requires a public hearing on the annexation initiation to be held no sooner than 30 days after the resolution is adopted. Staff proposes the Council hold a briefing and adopt the resolution initiating the annexation process on April 2. Then hold a public hearing on May 7. During that time City staff will reach out to stakeholders and property owners about the annexation.

The Northpoint Small Area plan (*adopted November 2023*) included policy direction pertaining to potential annexations that are considered before a new zoning district is approved, that would help implement the policies and goals of the small area plan.

That guidance states the following:

"...any unincorporated land located within the Transitional area, upon annexation into the city, will be subject to the AG-2 zoning designation until such time as the City Council adopts a new zoning district or overlay that aligns with the envisioned plan. ([Page 14, Northpoint Small Area Plan](#))

Next Steps / Timeline

A city led annexation would move forward according to the following timeline:

1. Adopt a Resolution initiating the process (*proposed for April 2*)
 - a. Start noticing for the public hearing 14 days after adoption
2. Hold a Public Hearing (*Proposed for May 7*)

- a. No earlier than 30 days after resolution adopted to start the process
 - b. Must provide 3 weeks' notice
3. The protest period is between the adoption of the Resolution and the Public Hearing.
 - a. Protest will be received by the City Recorder's Office
 - b. If 50% of the total land value and 50% of the total land area of private property owners submit a protest, then the annexation area must be re-evaluated and cannot continue.
4. Adopt Ordinance annexing properties into the city
5. Within 60 days of adoption file with the Lieutenant Governor's Office
 - a. Notice of Impending Boundary Action
 - b. Final Local Entity Plat
 - c. Adopted Ordinance

The zoning of properties will be designated at the time of annexation, it is not required to go through the typical zoning process. However, if the Council chooses, they have the option to request the Planning Commission make a recommendation on the zoning. This could be done before the Annexation ordinance (step 3) is adopted.