



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members
FROM: Nick Tarbet, Policy Analyst
DATE: May 7, 2024
RE: Northpoint Area Annexation Initiation

PROJECT TIMELINE:

Briefing: April 2, 2024
Set Date:
Public Hearing:
Potential Action: May 7, 2024

NEW INFORMATION

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 polices 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.

