

SALT LAKE CITY COUNCIL STAFF REPORT

DATE: May 3, 2002

SUBJECT: Petition No. 400-01-07– Mountair Annexation request
3000 South to 3300 South and 1100 East to 1700 East (Imperial Street)

STAFF REPORT BY: Janice Jardine, Land Use and Policy Analyst

Document Type	Budget-Related Facts	Policy-Related Facts	Miscellaneous Facts
Resolution	<p>The Administration projects a slightly positive budget impact. Please see the Administration’s Preliminary Fiscal Impact Analysis for details.</p> <ul style="list-style-type: none">• Total Annual Cost: \$633,265• Total Annual Revenue: \$661,940• Net difference: \$28,675	<p>The proposal is presented in compliance with State Code.</p>	<p>The Administration has clearly stated the positive aspects of the proposal.</p>

OPTIONS AND MOTIONS:

1. [“I move that the Council”] Adopt a resolution accepting Petition No. 400-01-07 requesting annexation of approximately 118.49 acres of land located between 3000 South to 3300 South and 1100 East to 1700 East (Imperial Street) and refer the petition to the Planning Commission and Administration for further analysis and zoning recommendation.
2. [“I move that the Council”] Not adopt a resolution accepting Petition No. 400-01-07 requesting annexation of approximately 118.49 acres of land located between 3000 South to 3300 South and 1100 East to 1700 East (Imperial Street).

KEY ELEMENTS:

1. The proposed annexation area is adjacent to and east of the Brickyard Plaza (please refer to the attached map for clarification). Major points noted by the Administration include:
 - a. The annexation area includes 528 residential lots with 563 dwelling units and 43 commercial lots with 29 commercial structures.
 - b. The petition appears to comply with annexation criteria established by State Code:
 - The property is contiguous to the current City boundary.
 - The petition has been signed by a majority of property owners representing over 1/3 of the assessed valuation listed on current County Assessment rolls.
 - The area is included in the City’s annexation policy declaration.

2. A resolution has been prepared in accordance with State law relating to annexation petitions. The resolution has been submitted for Council consideration to accept or deny the annexation petition and forward to the Administration and Planning Commission for further study. The resolution states that adoption has no binding effect on the Council to approve annexation, to vest the petitioners with development rights or for the City to provide any municipal services. In addition, in keeping with Council policy, the Resolution directs the Planning Commission to consider:
 - a. City Council growth policies
 - b. Applicable City master plans
 - c. The zoning of comparable areas
 - d. Requirements of the City's existing and proposed site development ordinance
 - e. Any additional requirements of the City Public Utilities Department and City Transportation Division
3. A formal recommendation from the Planning Commission will be forwarded at a future date through the Administration's transmittal process. A formal public hearing before the City Council will be scheduled at a future date to receive comments, consider information from the Administration and make a final decision to approve or deny the annexation request and zone the property consistent with City zoning classifications.

MASTER PLAN AND POLICY CONSIDERATIONS:

1. The Sugar House Master Plan reiterates the City's annexation policy in relation to areas contiguous to Sugar House. The Plan notes that annexation would produce long-term benefits for County residents annexed into the City through improved levels of municipal services and a net reduction in the cost of water service. The following policy statements are included in the master plan:
 - a. Encourage the annexation of designated areas as a whole rather than in small pieces to provide coordinate land use development policies and comprehensive municipal services.
 - b. Establish new community planning districts for areas annexed into the City south of the existing Sugar House community planning boundary.
2. State Code 10-2-403 regarding annexation requires that boundaries for annexation be drawn in the following manner:
 - a. To eliminate islands and peninsulas of territory that is not receiving municipal-type services;
 - b. To facilitate the consolidation of overlapping functions of local government;
 - c. To promote the efficient delivery of services; and
 - d. To encourage the equitable distribution of community resources and obligations.
3. The Council's adopted growth policy states: It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
 - a. Is aesthetically pleasing;
 - b. Contributes to a livable community environment;
 - c. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 - d. Forestalls negative impacts associated with inactivity.

4. Council staff has attached a synopsis of City annexation policies prepared for the Council's Annexation subcommittee. The synopsis includes a summary of:
 - The City's 1979 Annexation Policy Declaration
 - City Resolution No. 34 of 2000 - Reaffirmation of 1979 Master Annexation Policy Declaration, and Declaration of Intent to annex areas served by the City's water system in the unincorporated Salt Lake County
 - Resolution 20 of 1982 - Water Service provided outside the City limits
 - Existing Community Master Plans Annexation Policies
 - The 1999 Salt Lake County Feasibility Scenarios Report
 - 1999 Salt Lake City Wall to Wall Cities Study
 - 2000 Salt Lake City Wall to Wall Cities Annexation Study

CHRONOLOGY:

March 20, 2001 – Received in the City Recorder's office

cc: David Nimkin, Rocky Fluhart, D.J. Baxter, Roger Cutler, LeRoy Hooton, Margaret Hunt, David Dobbins, Lynn Pace, Max Peterson, Tim Harpst, Stephen Goldsmith, Brent Wilde, Doug Wheelwright, Cheri Coffey, Everett Joyce, Michael Sears, Janne Nielson, Barry Esham

File Location: Community and Economic Development Dept., Planning Division, Annexation – 3000 South to 3300 South and 1100 East to 1700 East (Imperial Street)/ Mountair Annexation