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## SALT LAKE CITY COUNCIL STAFF REPORT

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**DATE:** February 27, 2004

**SUBJECT:** **Petition 400-03-24 Salt Lake City School District Annexation**

**AFFECTED COUNCIL DISTRICTS:** District 1

**STAFF REPORT BY:** Michael Sears

**ADMINISTRATIVE DEPT. AND CONTACT PERSON:** Department of Community Development  
Everett Joyce, Planning Division

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Petition 400-03-24 to annex the property at the northwest corner of 1700 North Street and Redwood Road has been reviewed by the Planning Commission and has been advanced by the Administration to the Council for a briefing. The briefing and discussion on this item is scheduled for March 2, 2004. During the consent portion of the City Council formal meeting on March 2, 2004 the Council is scheduled to set the date of March 16, 2004 for a public hearing on the proposed annexation. Advertising is scheduled to begin on March 2, 2004.

The Salt Lake City School District is requesting annexation into the City so that they can finish the relocation and expansion of the existing Northwest Middle School. Annexation by the City would allow the school district to receive City services.

There are several steps to the annexation process. The final step is a vote by the Council once it is determined whether there is adequate interest on the part of property owners. For an area to be annexed, support from property owners representing a majority of the acreage of the private land and at least one third of the valuation of the property must be obtained. The school district owns 100 percent of the proposed annexation area.

In addition to demonstrating support for annexation, the proposed annexation area must be within an area that is eligible for annexation. The proposed annexation area is contiguous on three sides to the existing Salt Lake City boundary and is identified in the City's Master Annexation Declaration Policy.

The City did not receive any protests to the annexation petition. The protest period was from January 16, 2004 to February 16, 2004.

During the initial briefing on this petition for annexation it was noted that there were three land use related actions that are necessary; a master plan amendment, designation of the property as public/semi public and a zoning amendment. The land-use actions recommended to the Council by the Planning Commission include amending the Northwest Planning Master Plan, designating the property public/semi public on the Northwest Planning Community Master Plan's Future Land Use Map and zoning the property "PL" or public lands. A site plan and annexation plat is included in the Administration's transmittal. The transmittal also includes the Planning Division staff report for the Planning Commission, Commission meeting minutes, information on community and neighborhood meetings, a budgetary statement on the proposed annexation and the necessary ordinance to annex the property.

The Administration's transmittal cover sheet highlights several of the issues concerning this annexation, specifically analysis of the proposed master plan amendment and zoning amendment. Council staff has included an Options and Motions section to show what courses of action the Council may take with regards to this annexation proposal.

If additional information is desired on zoning or other issues, staff can provide it for a follow-up briefing on March 9 or March 16.

## **OPTIONS AND MOTIONS:**

After the briefing on the proposed annexation, the Council may wish to set a date for a public hearing. Since the petitioner owns 100% of the property to be annexed it is not necessary to confirm that the annexation petition still meets the requirements of State Annexation Law (determined by the percentage of property owners who support the annexation proposal).

The following are motions that the City Council may elect to use at the conclusion of the public hearing.

1. ["I move that the Council"] Adopt an ordinance extending the corporate limits of Salt Lake City to include the property, consisting of approximately 12.3 acres of property located at the northwest corner of 1700 North Street and Redwood Road, pursuant to Petition No. 400-03-24; amending the Northwest Community Master Plan and Future Land Use Map to zone and designate the property "PL" – public lands upon annexation to the City.
2. ["I move that the Council"] Not adopt an ordinance extending the corporate limits of Salt Lake City to include the property, consisting of approximately 12.3 acres of property located at the northwest corner of 1700 North Street and Redwood Road, pursuant to Petition No. 400-03-24; amending the Northwest Community Master Plan and Future Land Use Map to zone and designate the property "PL" – public lands upon annexation to the City.
3. ["I move that the Council"] Defer action on this item to the next City Council meeting, and request additional information from the Administration.

## **MASTER PLAN AND POLICY CONSIDERATIONS:**

The Northwest Community Master Plan reiterates the City's annexation policy in relation to areas contiguous to the northwest community. 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.

## **BUDGET RELATED FACTS:**

The proposed annexation will be revenue neutral. The anticipated costs to service the approximately 12.3 acres will be similar to existing impacts and should not increase due to the construction of a new school.

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cc: Cindy Gust-Jenson, Rocky Fluhart, Sam Guevara, DJ Baxter, Ed Rutan, LeRoy Hooton, Rick Graham, Lee Martinez, David Dobbins, Louis Zunguze, Lynn Pace, Jeff Niermeyer, Kevin Bergstrom, Max Peterson, Tim Harpst, Brent Wilde, Doug Wheelwright, Cheri Coffey, Everett Joyce, Janice Jardine

File Location: Michael Sears/Staff Reports/Annexation