CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

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UPDATE & ADDENDUM
October 4, 2022

Questions and Answers Regarding Annexation into North Salt Lake

The City of North Salt Lake is considering annexation of unincorporated territory that is described in this document. The purpose of this document is to provide answers to several frequently asked questions regarding the process of annexation. For your information, before the City can annex the property, it must also hold a public hearing to consider public input. Davis County approved a resolution to recommend annexation following their public hearing on September 27, 2022. With the passing of that resolution, the City intends to hold two separate public meetings to gather input from impacted residents and businesses. The first meeting will be a public information meeting where residents can meet with City officials to have their specific questions addressed. The second meeting will be the public hearing required prior to taking action on the annexation.

Q. Why are the County Commission and City Council considering annexation of this area?

> **A.** *The County Commission has requested that the City of North Salt Lake consider annexing the area because the City can more efficiently and effectively provide municipal services to the area and in an effort to facilitate the consolidation of overlapping functions of local government. Furthermore, the County General Plan adopted in 2006 recommends that all areas developed in the unincorporated county be annexed into nearby cities.*

Q. What are the boundaries of the area being considered for annexation?

> **A.** *The area being considered is known as Area B on the City's Annexation Policy Plan. It consists of approximately 96 acres of privately-owned property with 314 homes and 10 acres of public-owned property (Adelaide Elementary School), not including roads. The area has an estimated population of 1,000 residents. Please see the attached map.*

City Services & Infrastructure:

Q. Will emergency response times be improved to the annexation area?

> **A.** *The Area will continue to be serviced by South Davis Metro Fire for emergency medical and fires services. Police calls will transition from Davis County Sheriffs to the North Salt Lake Police Department. Residents will see response times much improved over Sheriff responses who often have to come from a great distance to the assist the residents of this area. North Salt Lake's estimated response times for this area will be 4-6 minutes.*

Q. Will the city plow the streets in this area?

A. *Yes. North Salt Lake will take over snow plowing services and the maintenance of all city streets.*

Q. Will North Salt Lake be responsible of garbage disposal in the annexed area?

A. *Yes, the City will provide trash and recycling services. The costs are $15.87/month for a single trash container and $6.26 for optional recycling container. (private: $17.02/6.90)*

Q. What other utility impacts will the annexation have?

A. *The city charges a monthly fee of $7 for storm water. The area is currently serviced by South Davis Water and will remain within the district's service area.*

Q. Will the city install sidewalks?

A. *The city has no plans at this time to install sidewalks. This may be done in the future to provide safe walking routes to schools or other public purposes and will only be done with careful consideration of preserving street trees and the desires of the neighborhood.*

Q. How will building and land use permits be issued for the Area?

A. *The City will provide full building inspection and permit services. Building permits for remodels, additions, or new construction will be handled locally at city hall and can also be handled fully online. Any buildings or land uses that are legally existing prior to annexation will be grandfathered. See the section for Zoning and Land Use, below, for more specific information.*

Q. What is the estimated tax consequences for a homeowner if the annexation is approved?

A. *The estimated tax increase to a single family home with an assessed value of $400,000 is $70.40 per year, equivalent to $5.87 per month. See below for a table of estimated tax impacts, as well as the section below comparing municipal tax rates in Davis County.*

	Tax Rate	**Assessed Value**	**Taxed Value (55%) Primary Residence**	**Total Tax/year**
County (Area 087)	0.009822	$400,000	$220,000	$2,160.84
NSL (Area 045)	0.010142	$400,000	$220,000	$2,231.24
			Difference	+ $70.40/year

Q. Will it be mandatory that currently assigned County Addresses be reassigned North Salt Lake Addresses?

A. *The Post Office & City will require the change to City addresses. The City may consider financial assistance to the residents to aid in this transition. When addresses are changed,*

property owners will be able to use both the old and the new address for 90 days to provide adequate notice of the transition for the residents.

Update: Additionally, a forwarding order from the old address to the new address can be made that will stay in affect for 1 year.

Q. What other benefits does North Salt Lake offer to residents?

A. *The City provides access to many services that are of benefit to the residents of the annexation area such as:*

1. *21 City Parks & Eaglewood Golf Course*
2. *Bike lanes and 16 Trails covering over 25 miles*
3. *Community Garden*
4. *Local Summer Recreation Programs*
5. *Spring and Fall Clean-up (Dumpsters provided at Public Works for residents twice per year)*
6. *Year round events such as, Liberty Fest, Easter Egg Dash, Sunset Concert Series, Food Truck Night and Farmers Market, NSL Reads, and much more.*

Zoning & Land Use:

Q. What zoning impacts will the annexation have on my property?

A. *The final zoning designation has yet to be determined. Below are the County & City Zoning Districts for comparison. All uses legally existing in the County prior to annexation will be grandfathered.*

Davis County Zoning							Setback			
Zone	Designation	Lot Size	Single Family	Duplex	Multi	PUD	Front	Side	Rear	Height
R-1	Single Family	9000	P	N	N	C	25	8	25	30
R-2	Two Family	9000	P	P	N	C	25	8	25	30
R-3	Multi family	9000+2000	P	P	P	C	25	8	25	35
C-2	General Commercial	No Min.	N	N	N	N	25	0	10	30

North Salt Lake Zoning							Setback			
Zone	Designation	Lot Size	Single Family	Duplex	Multi	PUD	Front	Side	Rear	Height
R1-10	Single Family	10000	P	N	N	P	25	12/8	25	35
R-7	Two Family	7000+3000	P	P	N	P	25	12/8	25	35
RM-7	Multi Family	8 d.u/ac	P	P	P	P	25	12/8	20	35
CH	Highway Comm.	No Min.	N	N	N	N	10	0	0	60

Q. I have a home occupation, what impact will the annexation have on my home occupation?

A. *Home businesses are allowed in NSL and do not require a business license, with the exception of childcare and preschool operations. Additional regulations may be found online at:* https://codelibrary.amlegal.com/codes/northsaltlakeut/latest/northsaltlake_ut/0-0-0-18935

Q. Will homeowners be able to have Accessory Dwelling Units (ADU) in NSL?

A. *Yes. NSL allows ADUs with a land use permit (no charge), the regulations can be found here:* https://www.nslcity.org/519/Accessory-Dwelling-Units

Update: Davis County only permits internal ADUs (within the primary dwelling). The City Code allows for ADUs within detached structures which meet certain standards for setbacks, height, location, and lot size.

Q. Will animal or pet ordinances be different in NSL than in Davis County?

A. *There may be some differences in what is allowed between NSL and Davis County. However, in 2023, all animal services will be provided by a new Davis County Animal Control countywide district. At this time, NSL is intending to adopt whatever countywide ordinances will be in effect when the new district takes over. If codes change making animal rights more restrictive, property owners who have more animals than allowed will be grandfathered into older codes as legally non-conforming activities.*

Update: Currently the County only allows domestic farm animals in Agricultural Zones, the Residential Zones in the area do not allow any animal rights beyond household pets. Under the City Ordinance, all single family homes have 18 animal points (chicken-3 points). For single family lots greater than 7,000 sq. ft. and less than 21,780 sq. ft., 45 points are granted and for lots over 21,780 sq. ft., 45 points plus 1 point per 500 sq. ft. additional area with a maximum of 90 points is granted. More information regarding City Code can be found at: https://www.nslcity.org/398/Domestic-Farm-Animals

Local Representation:

Q. How will annexation affect local representation?

A. *Residents will have local representation from the 5 member elected City Council members and Mayor dedicated to serving the City (approximately 8.52 square miles), compared to a three member County Commission serving the interest of the entire County (approximately 329 sq. miles). Residents will benefit from direct representation from city council members that live in their neighborhood and understand the unique needs of this community.* *https://www.nslcity.org/111/Mayor-City-Council*

Q. Will residents of the annexation area be able to run for NSL City Council?

A. *Yes, residents will also be eligible to serve on the various other city committees like: the Planning Commission; Parks, Arts, Trails, & Recreation; Health & Wellness; Golf Advisory Committee; etc.*

Update: Candidates for municipal office must meet the following qualifications as provided in State Code:

1. *Be a United States citizen;*
2. *Be a registered voter of the City;*

3. *Be a resident of the City of North Salt Lake for at least 365 consecutive days immediately preceding the date of the election; and*
4. *Not be a convicted felon, mentally incompetent, or convicted of treason or a crime against the City unless their right to hold elective office has been restored. UCA 20A-2-101.3, 20A-2-101.5.*

Q. How is the proposed annexation being considered without a petition sponsored and signed by the property owners in the annexation area?

A. *Utah State Code 10-2-418 Annexation, provides that a county may make a recommendation to a city to annex an island of unincorporated urban development without a petition by the property owners if the area can be more efficiently serviced by the city, to consolidate overlapping services, and will likely result in an equitable distribution of community resources and obligations.*

Q. What is required for property owners to file a protest to the annexation?

A. *A formal protest of annexation can be filed with the City of North Salt Lake, on or before the City Council public hearing (tentatively scheduled for November 15, 2022). The protest must be signed by the property owners of real property in the annexation boundary who own more that 50% of the land area and whose combined valuation is greater than 50% of the total land valuation in the annexation area.*

Q. Can the area be annexed if a protest is filed?

A. *Yes. Under Utah State Code 10-2-418(8)(c)(i) the City Council can approve the annexation without allowing or considering protests if the County formally recommends the annexation.*

Q. If a protest is filed and the City Council accepts the protest, what happens next?

UPDATE (correction)

A. *A protest will not be reviewed by the Boundary Commission. The statute does not provide for review of Annexations Without Petitions to be reviewed by the Boundary Commission.*

The City Council will determine what consideration to give to a protest filed under Section 418.

Q. Can some or all of the area be annexed into Bountiful?

A. *Property owners cannot petition to annex to Bountiful City, unless Bountiful amends their Annexation Policy Plan to include the area and North Salt Lake amends their Annexation Policy Plan to not include the Area.*

Q. How long has this area been included in North Salt Lake Annexation Policy Plan?

A. *In 2003 the State Legislature required Cities to adopt Annexation Policy Plans and establish expansion areas. Cities were directed to work together to establish these expansion areas and encouraged to avoid overlapping areas. This area was included in the adoption of the plan February 19, 2003*

Q. Could the residents of the Area incorporate a new city or town?

A. *There is a process for incorporation into a new city or town. One of the required steps is to request that a feasibility study be conducted from the Lt. Governor's Office with signatures of 10% of the real property owners who own greater than 7% of the land value. The feasibility study is required to demonstrate that the 5 year projected cost of municipal services to the area and the projected revenue based upon the current county tax rate would produce a minimum 5% surplus above the projected costs.*

Q. When would the annexation take effect?

A. *The current proposal is to make the annexation effective January 1, 2023*

NEW INFORMATION SINCE SEPTEMBER 21, 2022

Q. Why would the City of North Salt Lake want to annex the area?

A. *The County has requested the City consider annexing the area because the cost of current area services are being subsidized by citizens county wide and within the incorporated cities. In an effort to provide fair and equitable taxation to all county citizens, including the current North Salt Lake citizens, the area is being considered. The City supports Davis County's efforts to streamline its service areas and provide more equity in how public funds are used in providing services.*

Also, the City of North Salt Lake currently responds to calls for police assistance in this neighborhood and believes residents would receive faster service in police emergencies if the area were annexed into the City.

Q. How will the property taxes generated in this area be utilized?

A. *Property taxes are intended to be used for general government services (e.g., streets, parks, and public safety) provided to the assessed property owner. Additional taxes collected from the annexation area will go towards the cost of providing services to that area, which is currently funded by a mixture of property tax (25%) and other taxes and fees. Those in the annexation area will be able to take advantage of higher sales tax collections, which covers approximately 55% of general government services. As seen in the chart below, a healthy and diverse tax base keeps property tax rates low.*

Q. Will annexation mean my property will be reassessed for value?

A. *No. All properties in Davis County are assessed by the Davis County Assessor regardless of the municipality or unincorporated area where they are located. Per State statute, assessments are conducted each Spring by Assessor's office, with a detailed assessment being conducted not less than once every five years. The City does not determine when properties are re-assessed.*

Q. Does North Salt Lake have the highest tax rate in the County?

A. *Below is a chart indicating the 2022 tax rates for each of the cities in Davis County, sorted from highest tax rate to lowest tax rate. North Salt Lake has the third lowest tax rate of the 15 cities, with annual taxes on a home valued at $400,000 within $10/year of the next lowest city (Bountiful).*

Ranking	Taxing Entity	2022 Tax Rate	$400,000
1	Syracuse	0.001689	$ 372
2	Fruit Heights	0.0016	$ 352
3	Clinton	0.001491	$ 328
4	Clearfield	0.001307	$ 288
5	Kaysville	0.001281	$ 282
6	South Weber	0.001273	$ 280
7	Layton	0.001263	$ 278
8	Sunset	0.001255	$ 276
9	Centerville	0.001247	$ 274
10	West Bountiful	0.001199	$ 264
11	Farmington	0.001182	$ 260
12	Woods Cross	0.001156	$ 254
13	North Salt Lake	0.000934	$ 205
14	Bountiful	0.000889	$ 196
15	West Point	0.000699	$ 154
	Special Service Area	0.000614	$ 135

Q. What service does the City's Storm Water Utility Fee of $7 provide?

A. *These fees are used for two purposes: cleaning surface streets and drains, as well as maintaining the storm drainage infrastructure. The street sweeping program prevents debris and silt from being introduced into the drainage system. As of September 2022 all city streets have been swept 14 times this year. The City will take ownership of the storm drain facilities in the annexation area upon annexation.*

Q. Will Google fiber be available in the annexation area?

A. *It is the City's understanding that Google fiber will be made available to the area per the franchise agreement with Google.*

Q. Will stand up scooters be able to service the area?

A. *Bird Scooters will begin a pilot program in North Salt Lake in the coming months. The scooters are geofenced to prevent operation outside of the City where operation licenses have not been obtained through the County or Bountiful City. If the area is annexed the geofencing will allow the scooters to be used in the annexation area.*

Q. Will residents be allowed to use personal fireworks in the area upon annexation?

A. *Currently fireworks are not permitted to be used in the unincorporated county. Once annexed the area will be governed by the City and South Davis Fire District. The area is located west of Orchard Drive and will be allowed to use personal fireworks in accordance with State of Utah statute and local ordinance.*

Q. Will on street parking regulations change?

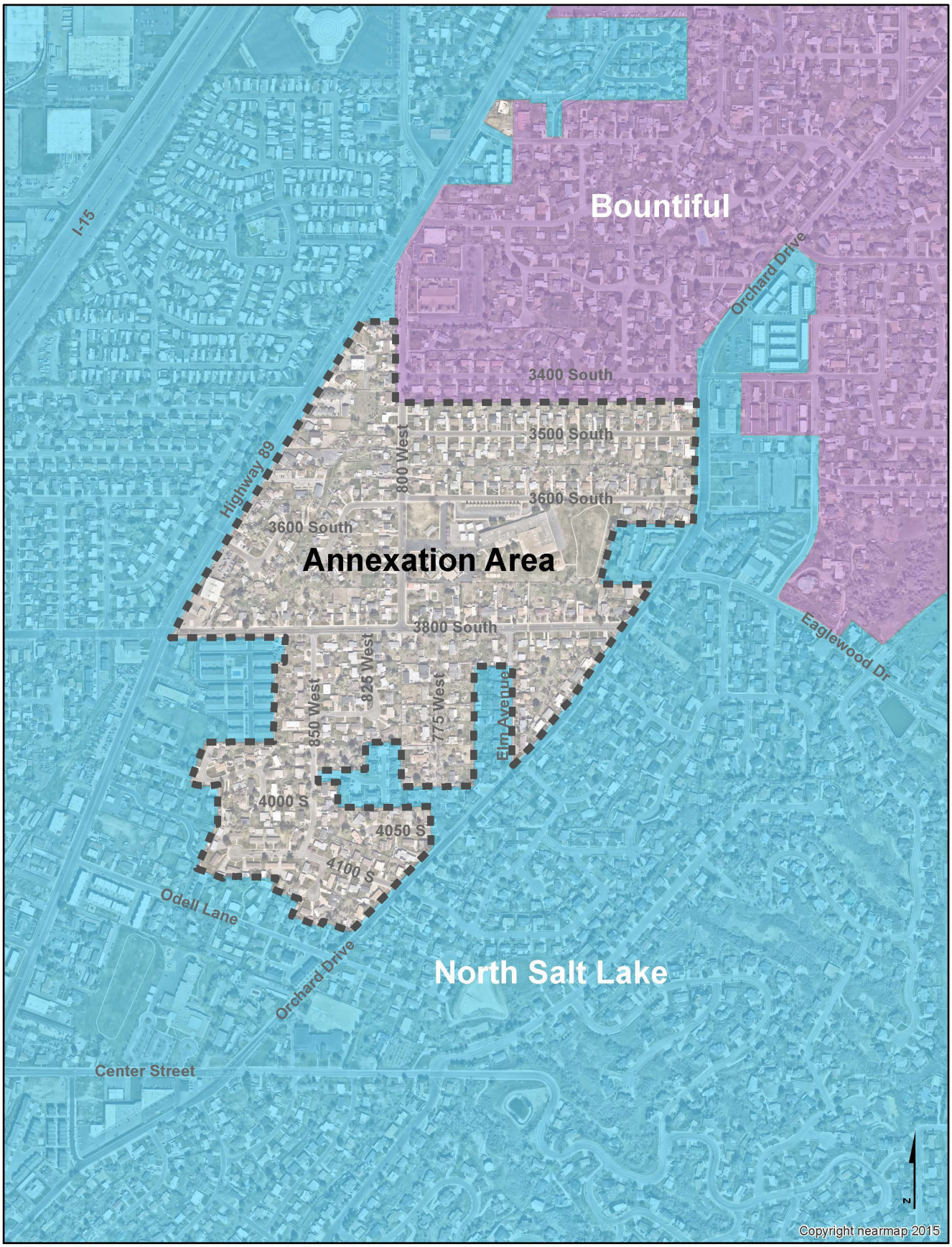
A. *Yes. Currently the County prohibits on-street parking from Nov. 1 to March 1. The City ordinance allows on-street parking during the winter months except during weather events and until the street has been plowed from curb to curb.*

Q. If I have more questions about this annexation, who can I contact?

A. *You may contact North Salt Lake with questions specific to this annexation proposal:*

Community Development Director
Sherrie Pace
sherriep@nslcity.org
801.335.8705

City Manager
Ken Leetham
kenl@nslcity.org
801.335.8700


Bountiful
I-15
Orchard Drive
3400 South
3500 South
3600 South
3600 South
Highway 89
800 West
Annexation Area
3800 South
Eaglewood Dr
850 West
825 West
775 West
Elm Avenue
4000 S
4050 S
4100 S
Odell Lane
Orchard Drive
North Salt Lake
Center Street
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