



# NORTH SALT LAKE, UTAH

---

# ANNEXATION POLICY PLAN



ADOPTED: NOVEMBER 16, 2021

# Table of Contents

INTRODUCTION..... 3

EXPANSION AREA..... 4

CHARACTER OF THE COMMUNITY..... 6

NEED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND ..... 6

NEED FOR MUNICIPAL SERVICES ..... 7

LAW ENFORCEMENT SERVICES..... 8

JUSTICE COURT ..... 8

PARKS ..... 8

COMMUNITY DEVELOPMENT SERVICES ..... 9

PUBLIC WORKS..... 9

PLANS FOR EXTENSION OF MUNICIPAL SERVICES ..... 9

HOW MUNICIPAL SERVICES MAY BE FINANCED..... 9

CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE..... 10

REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA ..... 11

URBAN DEVELOPMENT EXCLUSIONS..... 11

ESTIMATE OF TAX CONSEQUENCES..... 11

INTERESTS OF AFFECTED ENTITIES ..... 11

STATEMENTS OF AFFECTED ENTITIES ..... 12

CRITERIA TO GUIDE ANNEXATION DECISIONS..... 13

## INTRODUCTION

---

Per the provisions of 10-2-401.5, Utah Code Annotated, all Utah municipalities are required to adopt an Annexation Policy Plan. In this Annexation Policy Plan, cities are required to develop an expansion area map and plan for the future growth of the community for the next 20 years. The Annexation Policy Plan helps the City plan for future expansion of the City's boundary. City of North Salt Lake ("the City") adopted its first Annexation Policy Plan in February of 2003. This Annexation Policy Plan update will replace all prior annexation documents and provides opportunity for the elimination of islands and peninsulas of unincorporated county between municipal jurisdictions.

In 2020, property owners in Salt Lake County requested the City consider amending the Expansion Area Map to include their properties. These lands are contiguous to a portion of the City's west boundary along the Jordan River. Additionally, the City desired to update the adopted 2003 Annexation Policy Plan for compliance with State Code as part of the 2021 update to the Annexation Policy Plan

## EXPANSION AREA

---

### EXPANSION AREA MAP

Annexation Policy Plans are governed by Utah Code, Section 10-2-401.5, and in accordance the City of North Salt Lake has considered the following points in preparing, considering, and adopting this Annexation Policy Plan:

### GAPS AND OVERLAPS

North Salt Lake has attempted to avoid gaps or overlaps with the expansion areas of other municipalities. Contiguous unincorporated areas in Davis County have historically not been served by other municipalities, nor do plans exist to serve these areas. North Salt Lake has the ability to provide municipal services necessary for these unincorporated areas and provide those services more efficiently.

### 20 YEAR POPULATION PROJECTIONS

The City has considered population growth projections for the municipality within the current city boundary and additionally for the Annexation Policy Declaration Areas A, B, and C for the next 20 years. Population projections for the City and annexation area by City Staff (building permit data and projected growth rates from the Kem C. Gardner Policy Institute), show the City and Areas A, B and C with current development will grow from 23,430 in 2020 to 29,918 persons in 2041. Area B is projected to include a population of 924. All population dates are as of December 31 of each year.

**Table 1: North Salt Lake Year Population Projections  
Existing City Boundary**

Year	NSL Population Estimate	Annual Growth Rate
12/31/2020	23,430	4.73%
2021	24,241	3.46%
2022	24,537	1.10%
2023	24,807	1.01%
2024	25,058	0.91%
2025	25,286	0.99%
2026	25,536	1.01%
2027	25,794	1.03%
2028	26,060	1.05%
2029	26,333	1.07%
2030	26,615	1.07%
2031	26,900	1.09%
2032	27,193	1.10%
2033	27,492	1.09%
2034	27,792	1.09%
2035	28,095	1.08%
2036	28,398	1.08%
2037	28,705	1.08%
2038	29,015	1.08%
2039	29,328	1.00%
2040	29,621	1.00%
2041	29,918	1.00%

**Sources: Kem C. Gardner Policy Institute 2015-2065 State and County Projections; City of North Salt Lake Permit Tracking**

**ANNEXATION POLICY PLAN EXPANSION AREA:**

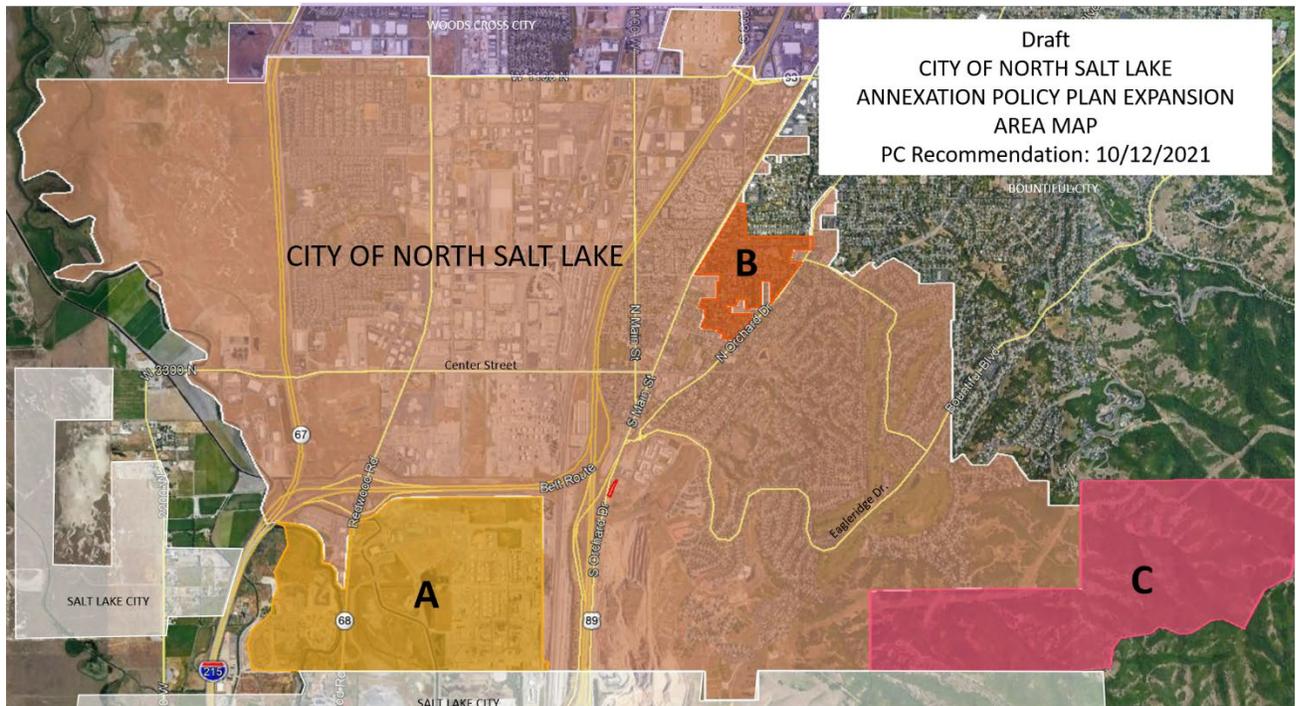
**MAP 1** depicts areas which are contiguous to the city boundary and have been designated as future expansion areas.. The areas are designated as A, B and C. . Per the provisions of 10-2-401.5(3)(a), Utah Code Annotated, all municipalities within the State are required to adopt “a map of the expansion area, may include territory located outside the county in which the municipality is located.”

**(Area A)** All unincorporated Davis County property (including but not limited to that property currently owned or controlled by Chevron/Texaco) west of the Union Pacific right-of-way and south of I-215, extending to the Davis County boundary line west and south. The current Area A, includes the State of Utah’s Jordan River OHV State Recreation Area located west of Redwood Road and the Jordan River, whose only access is from Salt Lake County, and as such is recommended for removal from the plan. There are no residential uses existing in this primarily industrial area and the designated future land use does not include residential zoning. No impact on city population projections is expected for Area A.

**(Area B)** All unincorporated Davis County property between the current northern boundary of North Salt Lake and the southern boundary of Bountiful City. Generally, this area is north of Odell Lane to the existing Bountiful City boundary line (located between 3400 South and 3500 South in Davis County), which is also the municipal boundary for Bountiful City and east of Highway 89 to Orchard Drive. This area is fully developed with single family homes and existing infrastructure, and is served by South Davis Water, a private water company. Area B is approximately 98 acres in size and contains approximately 300 homes and 6 businesses. The estimated population of Area B is 924 (4% of current population) is not included within the growth projections noted above. The projected population for 2041 including the annexation of Area B is 30,977.

**(Area C)** All unincorporated Davis County property lying south and east of the current southeast city boundary, from the Bountiful City boundary line south to the Davis County boundary line. This area contains US Forest Service and Salt Lake City Corporation property. There are no residential uses existing in this primarily hillside area and the designated future land use is Natural Open Space (NOS) and does not include residential zoning. No impact on city population projections is expected for Area C.

**MAP 1: ANNEXATION AREAS (A, B, & C)**



## CHARACTER OF THE COMMUNITY

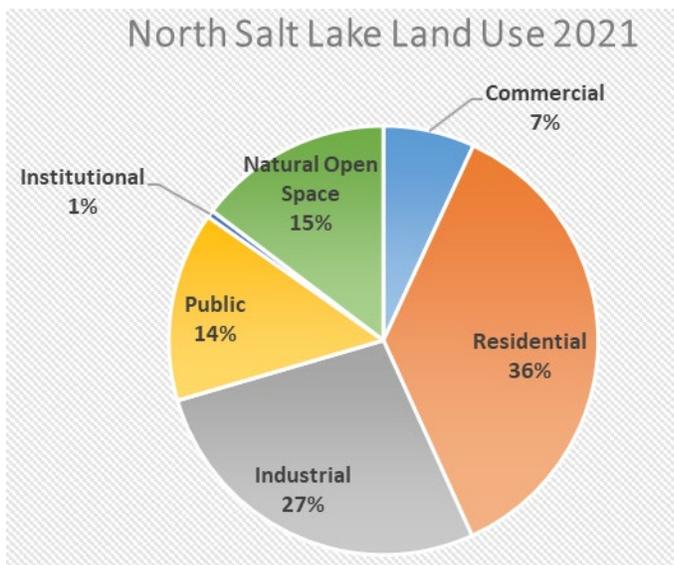
The City of North Salt Lake is bordered by Salt Lake City on its southern boundary, the Cities of Woods Cross and Bountiful on its north boundary, Salt Lake County to the west, and unincorporated Davis County to the east. North Salt Lake provides an excellent location for individuals and families interested in living in a strong, stable economy with nearby outdoor activities. North Salt Lake has a variety of activities, businesses, restaurants, parks and trails to explore. The City has diversified housing to meet the needs of all people. Housing development needs to be supported by suitable commercial and industrial development. This will allow the City a revenue base to remain strong, stable and robust.

While some of the City's development patterns are similar to other small, Utah urban communities, the City has always had a balance of residential and industrial lands and uses and a vibrant history of rich agricultural lands and orchards. The North Salt Lake vision has focused on creating and sustaining a community that appreciates its heritage, while providing opportunities for business and industry to thrive. With the success of industry within the city came the need to provide varied housing options for the community within three primary areas, the Town Center, Eaglewood and Foxboro. Today the community boasts a robust industrial park, attractive and safe neighborhoods, parks, trails and open space amenities throughout the community, excellent access to transportation corridors, and redevelopment of the Highway 89 corridor as a vibrant, walkable town center with access to public transit.

As the City considers future annexations, they must take a long-range view of at least 20 years. The City intends for growth to occur in areas where it can cost efficiently and effectively extend municipal services and to discourage annexations that negatively increases costs, placing place a higher tax burden upon existing and future citizens of North Salt Lake.

## NEED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND

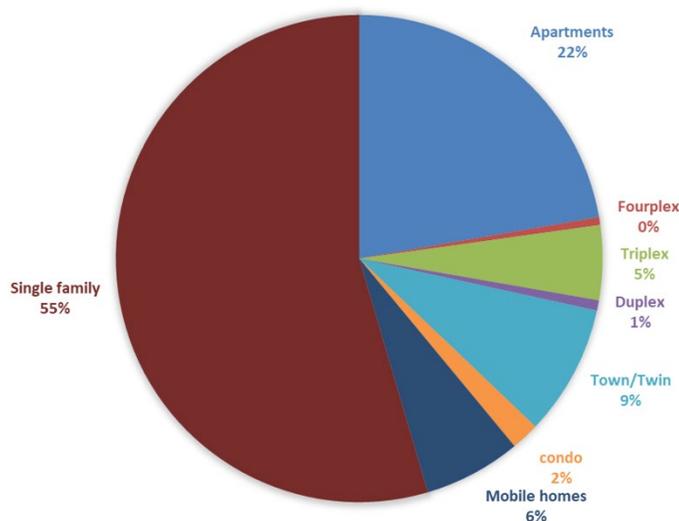
The need for additional land suitable for residential, commercial, and industrial development over the next 20 years should be analyzed by North Salt Lake in conjunction with its General Plan and Town Center Master Plan. The current land use analysis for the City is demonstrated in the chart below:



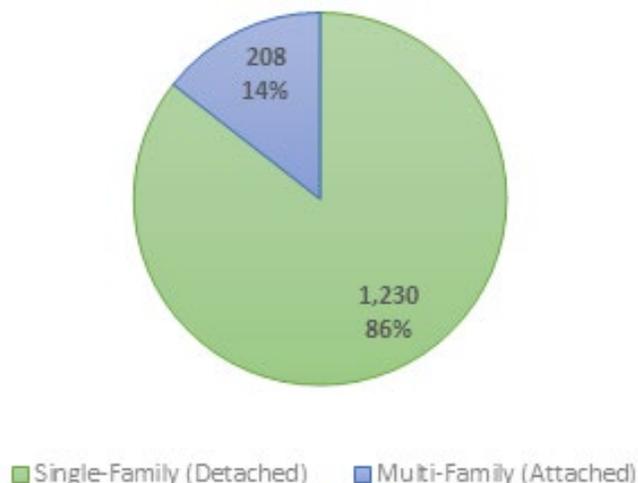
Land Use	Acreage
Commercial	348
Industrial	1,376
Residential	1,835
Public	722
Institutional (Religious)	27
Natural Open Space	742

**Residential:** North Salt Lake has a broad range of existing housing options available to the residents. There are approximately 7,507 residences within the current city boundary. Single family homes make up 56% of the existing housing stock. Current inventory of vacant lots and approved projects consist of 204 single family lots (37%), 48 townhomes (9%), and 302 apartments (55%) for a total of 554 dwelling units. Based upon anticipated growth it is projected that city will need to add an additional 1,608 dwelling units to the inventory by 2041. Vacant property zoned as single family dwellings is limited to those properties currently on steep hillsides and minimal infill sites in existing neighborhoods. The majority of residential growth will be via redevelopment of properties within in the Town Center Master Plan or by annexing additional developable land.

NSL Housing by Type



NSL Residential Land Area in Acres (2021)



**Commercial:** North Salt Lake continues to grow its commercial real estate base by supporting existing business to thrive while encouraging the re-investment within the Town Center and Redwood Road commercial districts. Commercial retail zoning within the city encompasses 348 acres 7% of the city. The city does not specifically have need to annex additional lands for strictly commercial use. As such the city will focus commercial growth within the established commercial areas of the city and build upon the successes to improve these commercial hubs as neighborhood centers to enhance the City's identity goals. Smaller commercial centers should be considered as property is annexed and development plans approved.

**Industrial:** North Salt Lake boasts a successful industrial business park that is always attracting new businesses to locate and grow. The industrial zones compromise 1,376 acres 27% of the city. The city does not need to annex additional lands for industrial growth and instead will focus on supporting the existing industrial businesses by targeting clean manufacturing, transportation, wholesale trade, professional services and health care businesses to the area.

### NEED FOR MUNICIPAL SERVICES

For purposes of this plan, Municipal Services may include: infrastructure maintenance management (maintain, repair, replace, upgrade), observation and oversight of: roads, stormwater/flood control, sewer, water, electric utility, natural gas, fiber, street lights, intersections, walkways, signage, solid waste collection and recycling as well as police and fire protection and integrated land use planning. The City of North Salt Lake General Plan provides an additional resource for the City to guide future development and future service requirements.

**Area A:** Municipal services for Area A have generally been provided by Davis County, South Davis Sewer District and South Davis Metro Fire. The area is fully developed with the Chevron refinery and is expected to have little to no demand for new municipal services.

**Area B:** Municipal services for Area B have been provided by Davis County. The area is a fully developed island of unincorporated county, provision of municipal services is not as efficient nor effective as that which the City would be able to provide due to proximity of resources. The City currently provides police assistance and responds to emergency calls within Area B to assist Davis County. This area is also served by private water company, the South Davis Metro Fire Agency, and the South Davis Sewer District. No new services or infrastructure is anticipated for Area B.

**Area C:** The area is comprised of forest service property and a watershed protection area owned by Salt Lake City. The area is designated as future Natural Open Space. No municipal services are provided to Area C and there are none anticipated upon annexation.

There are no pending plans to develop within Area A, Area B is fully developed with approximately 300 homes and 924 residents and Area C is designated as future Natural Open Space. Currently the City provides limited police response to these areas to assist Davis County. These areas are serviced by South Davis Metro Fire Agency, and no change in service would be expected upon annexation. Similarly sewer services are provided by South Davis Sewer District, and will continue to be served regardless of annexation status. No new water services will be necessary to extend to these areas, as Area B is served by South Davis Water Company and the other areas either will not be developed residentially or have their own water source, as is the case of the Chevron property. There are approximately 2.5 miles of existing roadway within Areas A, B, & C The cost of providing municipal services to these areas without new development would be minimal and would have little impact on the existing City infrastructure or organization.

---

## LAW ENFORCEMENT SERVICES

The North Salt Lake Police Department will provide law enforcement for the annexed areas. The City does not anticipate that new officers will be necessary to service Areas A, B, & C. It is anticipated that 3 additional full time officers and 1 support staff will be added by 2041 to support projected population growth.

The need for additional staffing should be considered and analyzed when annexation petitions are accepted by the City. Analysis should include the proposed land uses and population densities expected within the annexation area, as well as the total costs associated with new hire training, office supplies, equipment maintenance, vehicle maintenance, uniforms, etc.

---

## JUSTICE COURT

The City provides a Justice Court that serves the needs for civil cases and non-felony crimes. As part of an annexation application and review, the expense impact on the Justice Court should be reviewed and estimated and provisions for increased revenues, if needed, should be determined as part of an annexation petition. No expansion of the court system within the City is anticipated due to the annexation of Areas A, B, or C.

---

## PARKS

The City's Parks Department provides maintenance services to City-owned neighborhood parks, trails, City buildings and grounds, entrance features and other open spaces. Access to these facilities is open to the public, including non-City residents. As properties are annexed, the City should analyze the need for neighborhood parks and trails in those areas and determine if the City's Development (Impact) Fee is sufficient to meet estimated park and trail demands associated with growth and that verify long-term revenue will cover additional operations and maintenance expenses.

Demand from Areas A & C for additional park area is not anticipated. Area B is fully developed as a residential neighborhood. The area does not currently contain any park space, but does contain an elementary school and church building with outdoor recreation spaces. Residents in Area B are currently utilizing existing City parks and trails, thus no additional park improvements in Area B are anticipated.

---

## **COMMUNITY DEVELOPMENT SERVICES**

---

The City provides planning services through the North Salt Lake Community Development Department Staff. The North Salt Lake Building Department provides inspections to ensure compliance of all construction with the adopted International Building Code. In addition, the City Engineer ensures compliance of new development with City Standards and Specifications. Little impact is anticipated from the annexation of Areas A, B, & C. However, careful documentation of existing land uses within Area B should be made at the time of annexation to determine the legal non-conforming uses, such as duplexes, to ensure equitable treatment of these future residents and to protect existing property rights.

---

## **PUBLIC WORKS**

---

The City Public Works has responsibility for flood control, street, water, irrigation, storm drainage, and street plowing. South Davis Sewer District is responsible for the sewer services within the city and surrounding areas. Annexed and developed areas must be carefully evaluated to determine the impact of new roads, parks, water service, and storm drainage for required staffing increase and projected maintenance costs. Currently the Public Works Department employs 24 full time staff members.

Areas A and C are anticipated to have no impact on City Public Works. Area B will have some impact on the public works operations. Water and secondary water is provided to the area from South Davis Water Co. and will continue after annexation. Similarly, sewer services are provided by South Davis Sewer District and will continue after annexation without change. The greatest anticipated impact will be with regard to street maintenance. Annexation of Area B will include approximately 5.4 miles of public right of way. Some costs associated will be offset by the additional funds the City will receive from the State B & C Road Funds. However, some of these existing streets do not have sidewalks, therefore the City should carefully determine where sidewalk is necessary or desired, and estimate the installation costs at the time of annexation. No additional staffing is anticipated.

---

## **PLANS FOR EXTENSION OF MUNICIPAL SERVICES**

---

An important component of the extension of municipal services is the ability of the City to effectively serve those areas; therefore, development should be consistent with the General Plan. The Capital Facilities Plan is comprehensive in its analysis of utility needs, extension and financing of those facilities.

The City requires developers to construct and dedicate all new public facilities needed for new development. The City collects impact fees that upsize water, irrigation, and street facilities to meet growth needs. The South Davis Sewer District collects impact fees that upsize sewer mains. As a condition of annexation, developments may be required to extend or improve streets, water and sewer, and other vital public facilities consistent with the City's Capital Facilities Plan and South Davis Sewer District's Master Plan. The City's policy is to deliver high-quality municipal services throughout the City, including annexation areas. Such services may be provided directly by the City through inter-local cooperative service agreements or by creating such special improvement districts as determined by the City to be in the best public interest of its citizens.

For areas located with a special service district, the City will rely upon the district to provide sewer, water, and secondary water services. The districts extend services when the services are needed or requested and do so in differing ways. Districts shall have the opportunity to negotiate specific development agreements for the extension of their services to areas annexed, as applicable.

---

## **HOW MUNICIPAL SERVICES MAY BE FINANCED**

---

Financing services in the expansion areas will be accomplished in the same manner as financing infrastructure and services within the corporate limits. Infrastructure needed to service developed properties is installed at the developer's expense. With dedication and City acceptance, City operation and maintenance is provided by property tax and sales tax revenues, Class B and C Road Funds and utility franchise fees. In addition, the City will impose impact fees to offset the impact of offsite infrastructure systems needed for new growth.

New development is required to install the base-sized service facilities needed for their proposed development, which includes any off-site improvements to deliver the improvement to the property boundary. The City may enter into an agreement with a developer

to use impact fees for the purpose of extending and upsizing those facilities to accommodate new growth and development not within the boundary of the specific development proposal.

Upon an annexation petition, the City has the authority to require a developer to install, upsize, or improve said offsite facilities as a condition of annexation. When a developer installs an offsite improvement such as a road, waterline, or sewer line, the City and the developer, may enter into reimbursement agreements where the City agrees to use future impact fees collected in the area to provide reimbursement compensation to the developer for those proportional offsite improvements that will be utilized by other property owners in the area..

When new development occurs and utilizes the infrastructure installed by others, these new developments must be required to pay their proportionate share for those extended services. The City has the authority to enter into pay back agreements with the original developer, whereby new development utilizing the improvements are required to remit payment to reimburse the developer for a proportional share of the costs. Any payback agreements must be made in accord with State Statute regarding such agreements which require prorated reimbursements limited to ten (10) years after installation.

Another financing mechanism available to the City is creating a Special Improvement District, creating a Community Reinvestment Project Area or using a Public Infrastructure District Bond permitted by Utah Code Part 12 - Public Infrastructure District Act. The City may consider these options when a proposed development furthers the economic development or transportation goals of the City's General Plan, but these mechanisms should be used sparingly.

## **CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY**

---

### **Area A**

Area A contains existing industrial development and a regional recreation facility owned by State of Utah, Division of Parks and Recreation. The costs of extending infrastructure, urban services, and public facilities are minimal. Area A annexation will not impact the City's infrastructure, urban services, or public facilities. In the event of an emergency at the Chevron facility, South Davis Metro Fire and North Salt Lake Police respond, costs currently borne by the City. When considering annexation within Area A, additional investigation with regard to potential off-site hazard consequences related to existing and future industrial uses may be required to properly determine the potential impacts on land uses and citizens of North Salt Lake.

### **Area B**

The costs of infrastructure, urban services, and public facilities would be minimal. Infrastructure in Area B is currently in satisfactory condition and requires no repairs, upgrades, or replacements are forecasted for the next five years. Right of way improvements to include the provision of sidewalks may be required in certain areas to facilitate pedestrian safety and convenience. The area is served by South Davis Water Company. Additional maintenance costs will be incurred for street maintenance and police services that are expected to be offset by the additional state funding from the B & C Road Fund, as well as the minimal increase generated by property taxes. Therefore, it is not anticipated that Area B will impact the City's existing infrastructure, urban services, or public facilities.

### **Area C**

The costs of infrastructure, urban services, and public facilities would be minimal as the area is natural open space owned by the Forest Service. Therefore, it is not anticipated that Area C will impact the City by infrastructure, urban services, or public facilities. The City should refer to the current Forest Plan for the Wasatch-Cache National Forest for current land management objectives and practices within the area. If considered for annexation, the City should consider the adoption of wildland fire hazards management strategies, mitigations, and regulations for both areas annexed and areas adjacent to the area within the hazard area.

## REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

Area A includes lands designated as flood plain areas and sensitive lands near the Jordan River. Additional structures are not expected to be built within Area A. Prior to annexation, the City should determine the boundaries of the flood plain, establish the base flood elevation for structures, and survey any sensitive lands to ensure that they are inventoried and protected by annexation agreement.

There are no sensitive lands that would be included in Area B.

The City's expansion Area C includes US Forest Service area and a parcel owned by Salt Lake City for the purposes of watershed management and protection. This area would be deemed to be within the sensitive lands overlay zone, due to steep slope. The area would be protected from development due to the overlay zone. Annexing Area C would ensure protection of the sensitive lands, slopes, vegetation, and wildlife in the foothills of North Salt Lake

## URBAN DEVELOPMENT EXCLUSIONS

There is no unincorporated urban development within ½ mile of the Areas A, B, or C that has not been included in the expansion areas.

## ESTIMATE OF TAX CONSEQUENCES

It is anticipated that if all or portions of Areas A, B, and C, were annexed into the City, the properties within those areas may increase in value providing additional tax base for the City and Service Districts. The estimated tax consequences would be minimal having little impact on the existing North Salt Lake tax burden or benefit. In all cases, the loss to Davis County would likewise be minimal and offset by the decrease in services provided to the area.

Areas A, B, and C all located within Davis County had a tax rate of 0.011986 in 2020, while the City tax rate was 0.012318 a difference of 2.77%. Property in Areas A, B, and C are projected to see a small increase in property tax (2.77%). See the table below for the tax impacts on a typical single family dwelling, valued at \$400,000. Tax consequences should be re-evaluated with any annexation petition to ensure the most accurate and current estimate of the impact is provided to the City to assist the City Council in the decision to approve an annexation request.

### Area B

2020 Tax Year	Single Family Valuation	Mil Levy	Taxable Value	2020 Tax	Projected Increase
Davis County	\$ 400,000.00	0.011986	\$ 220,000.00	\$ 2,636.92	
North Salt Lake	\$ 400,000.00	0.012318	\$ 220,000.00	\$ 2,709.96	\$ 73.04

## INTERESTS OF AFFECTED ENTITIES

The affected entities are municipalities, the school district, special service districts and County government. It is important that the affected entities be involved during the annexation process. As such Affected Entities, as listed, were invited to participate in the preparation of this plan and their comments are outlined here.

The following entities are Affected Entities for by Area A, B or C.

- Davis County Mosquito Abatement District
- South Davis Sewer District
- South Davis Metro Fire
- Davis County Government
- South Davis Recreation District
- Davis County Health Department
- Davis County Flood Control
- Jordan River Commission
- Utah State Division of Forestry

- Fire and State Lands
- Legacy Nature Preserve
- Davis County Animal Care
- Davis School District
- Davis County Library
- Salt Lake City Corporation
- U.S. Forest Service

## STATEMENTS OF AFFECTED ENTITIES

---

On August 24, 2021, the North Salt Lake City Planning Commission hosted a public meeting with Affected Entities to receive comments on the proposed amendment to the City's Annexation Policy Plan. Written comment was accepted in addition to comments received at the public meeting through September 3, 2021, as well comments received at the public hearing on September 28, 2021.

### **Jordan River Commission**

Soren Simonsen, representing the Jordan River Commission, was present and explained that the Commission is an interlocal agency of local governments with interests in the preservation and restoration of the Jordan River through their communities. He stated that there were several key areas of interests, preserving and enhancing water quality, enhance and restore wildlife areas, supporting recreation and access, and trail development. He asked the City to consider the Blueprint Jordan River Plan which provides guidelines for development adjacent to the river and includes suggested buffer setbacks. Mr. Simonsen commented that Area A is adjacent to the river and as such the Commission encourages the City to require property owners to maintain buffers of at least 100 to 150 feet, depending on the programming and improvements within the buffer. He suggested another resource, Best Practices for River Front Communities. The Commission has requested that upon annexation petition, they be allowed to provide input on proposed improvements near the river and within the requested buffer area.

### **Response**

North Salt Lake will continue membership with the Jordan River Commission and welcomes additional input from the Commission on development proposals or annexations of Area A. The City will direct land owners who propose development along the Jordan River to meet with the Commission and incorporate best practices for river front development as identified in the Blueprint Jordan River.

### **South Davis Sewer District**

Letter (9/2/2021)

- If the area is annexed it will need to be added to the district's service area map.

### **Additional Comments**

No additional comments were received regarding Expansion Areas A, B, or C. Additional comments regarding the proposed Area D were received and are outlined as an addendum for consideration with adoption of Area D.

**CRITERIA TO GUIDE ANNEXATION DECISIONS**

	<p><b>The following criteria considerations shall be used in the evaluation of annexation petitions.</b></p> <p><b>Strict adherence to these criteria is not required, but instead shall be used these criteria should be used to identify the impacts of a proposed annexation, guide appropriate conditions for annexation, and assist the City Council in making informed policy decisions.</b></p>
<p>Character of the Community</p>	<ol style="list-style-type: none"> <li>1. The annexation will accommodate development consistent with the General Plan and land uses allowed in the area.</li> <li>2. Annexation will initiate site improvement, i.e. public utilities and streets, parks or other public features.</li> <li>3. The annexation does not create or exacerbate an existing peninsula or island, unless the City Council determines that not annexing the entire unincorporated island or peninsula is in North Salt Lake City's best interest.</li> <li>4. The area is contiguous to the municipality and within the Davis County boundary.</li> </ol>
<p>Need for Municipal Services</p>	<ol style="list-style-type: none"> <li>1. The annexation will provide access and improvements to culinary water for residents and property owners.</li> <li>2. The annexation will provide storm sewer improvements to benefit annexed land owners.</li> <li>3. The extension of utilities in this area will enhance the overall City's system.</li> <li>4. The area will be better serviced by the North Salt Lake Police Department rather than the existing police agency.</li> <li>5. The extension of service infrastructure into the area will enhance and not burden the municipal service system beyond its capacity.</li> <li>6. The annexation will contribute water rights and facilities required by the users, or does not materially detract from municipal water supplies. Special consideration should be given related to current and future climate conditions (ex. severe drought).</li> <li>7. The annexation is accompanied by an analysis of current system capacity, required new capacity, including a plan to manage or mitigate the impact on system.</li> <li>8. The annexation will exhibit long term fiscal sustainability.</li> </ol>

<p>Municipality's plan for extension of services</p>	<ol style="list-style-type: none"> <li>1. The area to be annexed will provide an orderly extension of culinary water, storm sewer collection, and street system enhancements.</li> <li>2. The annexation will allow for orderly extension of utilities by providing easements, right-of-ways or street dedications.</li> <li>3. The extension of utilities is in conformance to the City's Capital Improvement Plan.</li> </ol>
<p>How services will be financed</p>	<ol style="list-style-type: none"> <li>1. The development of annexed area will extend all required services.</li> <li>2. The City will extend service with reimbursement through user fees or impact fees, collected from those developments within the area annexed.</li> </ol>
<p>Estimate of the tax consequences</p>	<ol style="list-style-type: none"> <li>1. Any increase in taxes collected, if any, to provide services to the area, above that tax currently collected within the unincorporated county, is recognized by the petitioner.</li> <li>2. The property certified tax rate for existing parcels within the City limits will not be increased to support the annexation of any area.</li> </ol>
<p>Interests of all affected entities</p>	<ol style="list-style-type: none"> <li>1. The area to be annexed should be within Davis County at the time of annexation or become part of Davis County as part of the annexation approval.</li> <li>2. The annexation will not create boundary alignment problems with elementary or secondary schools or other affected entities, unless inter-local agreements have been reached to address the effects .</li> <li>3. The annexation does not extend beyond the limits of the adopted annexation policy plan.</li> <li>4. Other services, i.e., sanitary sewer, secondary water, natural gas, electrical power and communications facilities, are available or reasonably available to the site.</li> <li>5. The petitioners have entered into agreements with affected entities, where applicable, for the design and installation of required infrastructure and service.</li> </ol>