

INTRODUCTION

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. This is shown as Area D.

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 addendum to Annexation Policy Plan:

GAPS AND OVERLAPS

North Salt Lake has attempted to avoid gaps or overlaps with the expansion areas of other municipalities. This contiguous unincorporated area in Salt Lake County has historically not been served by other municipalities, nor do plans exist to serve this area. 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 D 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 and the proposed Area D is projected to add an addition 6,360. All population dates are as of December 31 of each year.

Table: North Salt Lake Year Population Projections-Annexation Area D

Year	NSL Population w/Area B	Annual Growth Rate	Population w/Area D	Area D 6,360*
12/31/2020	23,430	4.73%		
2021	24,241	3.46%		
2022	25,431	1.10%	25,896	465
2023	25,688	1.01%	27,231	1078
2024	25,922	0.91%	28,543	1078
2025	26,179	0.99%	29,878	1078
2026	26,443	1.01%	30,308	166
2027	26,715	1.03%	30,747	166
2028	26,996	1.05%	31,194	166
2029	27,285	1.07%	31,649	166
2030	27,577	1.07%	32,107	166
2031	27,877	1.09%	32,574	166
2032	28,184	1.10%	33,047	166
2033	28,491	1.09%	33,521	166
2034	28,802	1.09%	33,998	166
2035	29,113	1.08%	34,475	166
2036	29,427	1.08%	34,956	166
2037	29,745	1.08%	35,440	166
2038	30,066	1.08%	35,927	166
2039	30,367	1.00%	36,394	166
2040	30,671	1.00%	36,864	166
2041	30,977	1.00%	37,337	166

Sources: Kem C. Gardner Policy Institute 2015-2065 State and County Projections; City of North Salt Lake Permit Tracking; Estimated average absorption for new residential units
 *Based upon average number of households added per year in annexation areas, assumes immediate development of some portion of Area D.

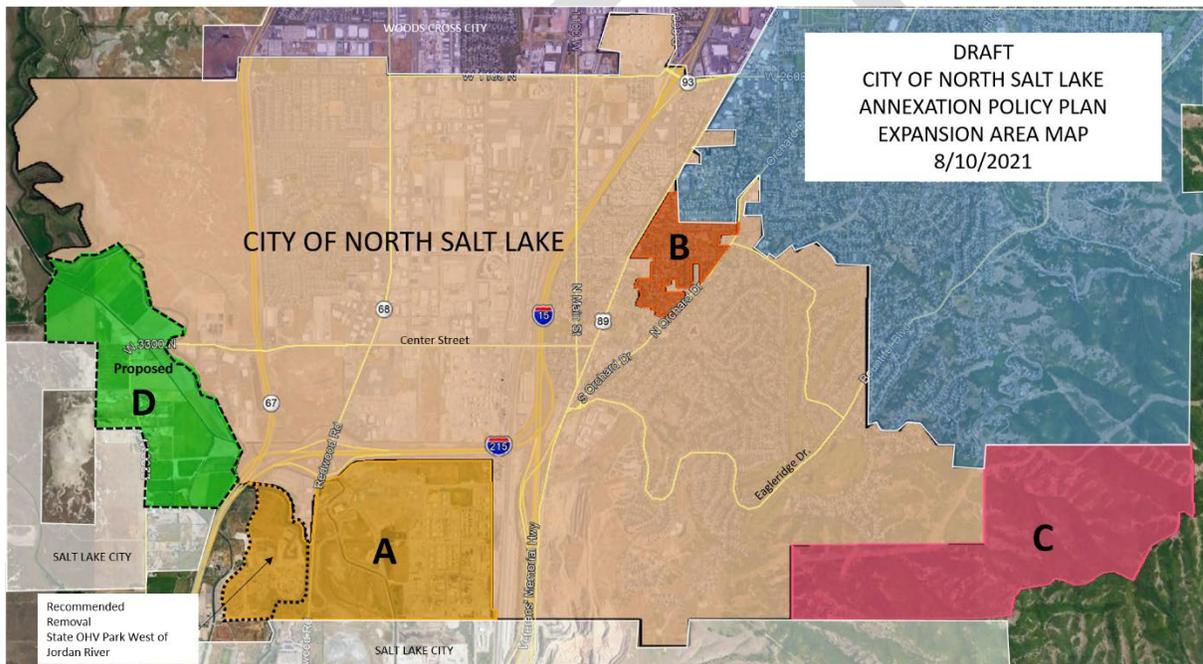
ADDENDUM: AREA D

ANNEXATION POLICY PLAN EXPANSION AREA: MAP 2 depicts areas which are contiguous to the city boundary and have been designated as a future expansion areas. The areas are designated as A, B, C and D. 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, and may include territory located outside the county in which the municipality is located.”

DESCRIPTION: Area D

Annexation Area D contains approximately 413 acres which is currently unincorporated Salt Lake County. This area lies west of the Jordan River. The southern border is the current Salt Lake City boundary at approximately 2800 North (Salt Lake County Coordinates) to the northern boundary at approximately 3600 North (Salt Lake County coordinates). The western boundary is Salt Lake City’s boundary west of 2200 West. Future land use for Area D will include residential, commercial, and agricultural uses. There are existing approximately 22 residences with an estimated population of 67 persons. Future land use has not been designated in the City General Plan. For the purposes of this plan, the projected overall density within the 413 acres is 5 dwelling units per acre, for a total projected dwelling units of 2,065 and a projected population of 6,360 residents within Area D. These land use densities are based upon limited residential development and the development of an agri-tourism destination with limited residential development and preservation of agricultural uses.

MAP 2: ANNEXATION AREAS (AREA D)



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.

Annexation Area D contains approximately 413 acres which is currently unincorporated Salt Lake County. This area lies west of the Jordan River at the City's southwest boundary. The area while close to the Wasatch front urban areas has remained a rural island of agricultural lands with limited residential use on large lots and family farms. This rural farming community has remained unchanged in its present state due primarily to the particular geography being bound by the Jordan River and Interstate 215 to its east, the SLC International Airport to the southwest, and the Great Salt Lake to the Northwest. Area D is currently included within the Salt Lake County General Plan, Shoreline Heritage Area with a future land use designation of agriculture, with limited residential on 2-5 acre lots. The remainder of the Shoreline Heritage Area lies farther west and has been designated as Ag & Wildlife habitat, given its location within the airport flight path and the marshy wetlands of the lake.

Residents of the area enjoy the rural nature of the community but many have found the lack of municipal services to be of some concern. Given the relative isolation of the community, its unincorporated status, and distance from Salt Lake City and County urban centers, the residents have reported delayed response times for emergency service responses. Many residents report concerns over the failure of existing septic systems, the ability to replace them, along with well water quality issues and well failures. South and west of Area D, some property owners have annexed to Salt Lake City and have been provided water via a six-inch water main, which does not meet current standards for fire flow protection and due to the stubbed nature of the main also produces pressure and water quality issues for those residents.

A significant portion of Area D contains the Hinkley family farm known as Cross E Ranch. The family in recent years have grown their agricultural and cattle ranching activities to include agri-tourism. The Ranch hosts seasonal festivals and events that have become a wonderful community asset. Events include the Spring Baby Animal Festival where visitors can interact with farm animals or stroll take a stroll through the tulip field. In the fall visitors enjoy the annual corn maze, pumpkin patch, hay rides, and more. Growth of the events however, has been hampered by the absence of culinary water and sewer services.

Salt Lake County and Salt Lake City have been unable to provide adequate municipal services to the area, North Salt Lake has the municipal services that are necessary for residential and commercial/industrial development that the unincorporated area currently lacks. North Salt Lake is willing to examine the feasibility, costs, and benefits of proposed residential development and agri-tourism expansion within Area D's boundary.

NEED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL LAND

The City of North Salt Lake, in conjunction with its General Plan and Town Center Master Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development. Area D contains land ideal for some residential development, as well as limited commercial and industrial land.

Residential: Area D has some areas that are suitable for residential development. Those areas specifically are east of 2200 West and South of Center Street. Limited low density residential/agricultural lots may be suitable north of Center Street.

Commercial: The opportunities for commercial property development within Area D near the intersection of Center Street and 2200 West. Commercial uses should be carefully considered so to enhance the neighborhood and support the agri-tourism endeavor of Cross E Ranch. The potential for businesses that will draw visitors for complementary experiences with agriculture should be encouraged and supported as part of the annexation of this area.

Industrial: Properties west of 2200 West are adjacent to the Salt Lake City boundary, currently zoned for business park uses. Given the proximity to that future land use and the flight patterns of the Salt Lake Airport, this portion of Area D should be considered for light industrial uses that can provide employment and business opportunities for the community.

NEED FOR MUNICIPAL SERVICES

For purposes of this plan, Municipal Services may include: infrastructure maintenance (maintain, repair, replace, upgrade) management, 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. Currently the Public Works Department employs 24 full time staff members. Annexation of Area D is expected to require an additional 2 full time employees.

Area D: The need for municipal services is great within Area D. Municipal services are currently provided by Salt Lake County to this unincorporated island. Annexation of Area D will require the extension of sewer, water, and secondary water. Annexation will also require additional services to be extended to the area, such as road maintenance and emergency services that will replace those services currently provided by Salt Lake County. Careful consideration of annexations within this area should be taken to ensure that burden of such extensions are born by the development and not by the current residents of the city. Extension of services should include other existing residents in the area and not solely those properties which are considered for immediate development.

LAW ENFORCEMENT SERVICES

The North Salt Lake Police Department will provide law enforcement for the annexed areas. The Police Department anticipates that new officers will service new developments within annexed areas. Total costs will include new hires, training, office supplies, equipment maintenance, vehicle maintenance, uniforms, etc. The City anticipates that growth within the city will require an additional 3 officers and 1 support staff by 2041.

Area D will generate a need for 6 additional full time officers for this area. The specific 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.

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.

Annexation of Area D, may result in an increase of service costs for criminal cases which will be prosecuted in Salt Lake County as opposed to Davis County. However, those cases that administered by the City's Justice Court system can be services directly by North Salt Lake. Careful consideration of annexation petitions within this area of Salt Lake County should be made to determine the associated fiscal impacts in administering court operations for this area. Coordination with Salt Lake County using interlocal agreements can provide a solution to offset increases and have been used in other communities in Utah.

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.

Area D is anticipated for partial residential development creating additional demand for park space. Development proposals should be accompanied by open space and parks as an integral feature of new neighborhoods. Where possible development of neighborhood parks should be accomplished with ownership and maintenance provided within the development by a home owners association. Facilities constructed by the development and dedicated to the City for ownership shall be considered only when those facilities are open to the public and beneficial to all residents of the City.

COMMUNITY DEVELOPMENT SERVICES

The City provides planning services through the North Salt Lake Community Development Department Staff. The North Salt Lake Building Department provides inspection 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. Annexation of Area D and any subsequent development approval may temporarily impact the development review and building inspection services. These impacts will be paid for with review fees and building permit fees which can be used to pay for additional inspection staff by contract with private engineering firms.

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.

The existing roads in Area D consist of approximately 1 mile that would become solely the City's jurisdiction and another 1 mile that would be shared right of way with Salt Lake City. Those existing streets are reportedly in serious disrepair and do not meet City standards for right of way width or construction. Additionally the existing bridge on Center Street crossing the Jordan River is substandard in width and does not include sidewalk. The City should require as part of an annexation petition a subsurface investigation of the streets construction to evaluate the current condition of the street installation, determine the necessary improvements and ensure the street is repaired, improved, and widened prior to or as part of an annexation agreement. Further interlocal agreements with Salt Lake City and County may be necessary for the maintenance and improvements.

New development projects impacts may be mitigated by design or through the use of private roadways to be maintained and owned as private roads. The City must weigh the cost benefits (fiscal, environmental, and social) with the trade-off of making these facilities private as opposed to allowing public access to all residents in North Salt Lake. It is also essential to ensure at the time of development that necessary provisions for the operation and funding for private roads is have been provided and are fiscally sound and sufficient to cover ongoing maintenance and repair as well as long term replacement.

As development occurs in Area D, additional staffing is anticipated to service this area, with street maintenance, snow plowing, as well as water line and meter maintenance. Currently the Public Works Department employs 10 full time staff members. An additional 2 staff members are anticipated to meet the demand form Area D at full build out.

PLANS FOR EXTENSION OF MUNICIPAL SERVICES

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 Master 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.

No plans for extension of municipal service to this area have been developed at this time by either North Salt Lake, Salt Lake County or Salt Lake City. Any annexation proposal must include a development plan with specifics pertaining to the extension of necessary services and facilities, a cost analysis, both for installation and on-going ownership and maintenance of those facilities, and proposal for their installation.

HOW MUNICIPAL SERVICES MAY BE FINANCED

Financing services in the expansion area 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 additional 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 & PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY

Substantial infrastructure is required to serve Area D. Extensions of streets, water lines and sewer lines will be required. North Salt Lake and South Davis Sewer District will require that the property developers pay the costs of offsite and onsite infrastructure construction and pay impact fees to repay the costs of City and District construction of existing infrastructure that benefits the new development. After construction and acceptance for maintenance, taxes and fees will assist the City with operations and maintenance costs.

The same is valid for urban services and public facilities. Initial improvements will be made by the developer if deemed necessary. Impact fees will be paid as required by the City ordinance. Taxes and fees are anticipated to defer the ongoing costs of operation and maintenance.

Annexation within Area D will require a fiscal impact analysis to determine the financial viability of the proposed annexation and development. A positive fiscal impact is not necessarily required for approval, when the City Council determines that the an overriding public policy interest exists which outweighs potentially negative fiscal impacts, implements other key policy goals of the City, or other fiscal offsets are agreed to as part of an annexation agreement.

REASONS FOR INCLUDING SENSITIVE LANDS IN EXPANSION AREA

The City's expansion area includes agricultural lands and the Jordan River runs the length of Area D's eastern boundary. The land proposed for residential development will be removed from agriculture. The agricultural lands in Cross E Ranch Property will be retained until the Ranch owners propose new development. Annexation into North Salt Lake will benefit this agricultural property

along with their plans to expand. Cross E Ranch currently operates without municipal water and sewer. In order to grow its agri-tourism business, it needs municipal water and sewer service to make the expansion feasible.

Development along the Jordan River must be mitigated for impact on the river and preservation or restoration of the river bank. The City, with advice from the Jordan River Commission, shall ensure that a portion of land shall be reserved along the Jordan River for riverbank restoration and open space. The dimensions, width, and allowed uses within the reserved area shall be determined based upon the type of improvements to the riverbank and landscaped areas, such as native or manicured vegetation, trails, park space, or other recreational open space amenities and habitat preservation. In no case shall the required reserve be less than 100-150 feet in width. Annexation of these sensitive lands will allow the city to protect the sensitive nature of the area, rather than relying upon other jurisdictions to protect the area adjacent to and impacting the City and its residents.

ESTIMATE OF TAX CONSEQUENCES

Exhibit A of the Annexation Policy Plan identifies criteria related to tax consequences, including the objective of not increasing taxes for existing properties within the City as a result of annexation.

Property annexed and subsequently developed within the proposed Area D, would generate new tax assessment for the City. Development generates impact fees, development fees, and additional revenue assessments to help support new services. However, the City needs to constantly monitor and advocate for a balanced tax base through economic promotion and development by encouraging and possibly incentivizing new commercial and service industry expansion. Providing opportunities for new residents to work and shop within the City will capture some of the secondary tax increases generated by new growth and can be used to support the services provided.

Proposed Area D located in Salt Lake County and is compared here with the nearby Foxboro neighborhood of North Salt Lake. The tax rate for properties within Area D had a 2020 tax rate of 0.014511 and properties within the Foxboro Area of North Salt Lake a rate of 0.012318. Property within Area D are projected to realize a decrease in property taxes by 12.49%

Area D

2020 Tax Year	Single Family Valuation	Mil Levy	Taxable Value	2020 Tax	Projected Decrease
Salt Lake County	\$ 400,000	0.014511	\$ 220,000.00	\$ 3,192.42	
North Salt Lake	\$ 400,000	0.012699	\$ 220,000.00	\$ 2,793.78	\$ (398.64)

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 public entities are affected by Area D:

- South Davis Sewer District
- South Davis Metro Fire
- Jordan River Commission
- Utah State Division of Forestry
- Fire and State Lands
- Utah Department of Transportation
- Utah Transit Agency
- Salt Lake County
- Granite School District
- Central Utah Water Conservancy District
- Wasatch Waste and Recycling District
- Salt Lake County Municipal Type Services

- Unified Fire Service
- Salt Lake Valley Law Enforcement Service Area
- Greater Salt Lake Municipal Services District
- Salt Lake County Library
- Jordan River Commission
- Salt Lake City
- Salt Lake City Department of Airports

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 C 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 C. 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.

Waterfowl Association

The Utah Waterfowl Association is not an affected entity, but believes that they may be impacted and thus provided the following statement. Jack Ray, Utah Waterfowl Association, was present and commented that his association was committed to preserving waterfowl habitats. He said he was also representing Rudi Reclamation, which owns 1,850 acres located 1.5 miles from Area D. This property is managed for the benefit of wildlife and is an important part of the Great Salt Lake ecosystem. Mr. Ray explained that they had no interest in annexation and have been committed to preserving their property for over 100 years. He suggested that the City become involved with Salt Lake County and Salt Lake City in their efforts to master plan the shoreline area.

Response

North Salt Lake is not proposing to include in the property owned by the Utah Waterfowl Association or Rudi Reclamation within Annexation Area D. North Salt Lake staff will contact Salt Lake County and City to become involved in master planning the shoreline area.

Weber Basin Water Conservancy District

Email (8/19/2021)

- Any annexation of property outside of the current boundaries of Davis County, into Salt Lake County, will be outside the current Weber Basin Water Conservancy District (WBWCD) defined boundaries.
- Currently North Salt Lake City (NSL) receives a portion of their drinking water supply from WBWCD, which is co-mingled with their own water supplies and delivered throughout the city.
- In order for NSL facilitate drinking water service in any annexed area of Salt Lake County, WBWCD would also need to have the same area annexed into their service area.
- WBWCD would require the assistance of NSL with the annexation of the affected lands into WBWCD's service area.

- Would like to meet with City Staff to discuss the process more fully.

Response

North Salt Lake will coordinate with and assist Weber Basin Water in annexing Area D into their service area at the time of review of specific annexation petitions.

South Davis Sewer District

Letter (9/2/2021)

The existing treatment plan on Center Street is effectively at capacity, and therefore the developer will be required to finance and construct sanitary sewer treatment facility, collection lines and appurtenant structures to provide services to the area, as well as pay impact and inspection fees. The district is requesting that if the area is annexed that the city require as a condition that the property owners in the annexation petition for inclusion in the district's boundary with at least 75% of the owners of private land signing the petition.

Response

North Salt Lake will coordinate with and assist South Davis Sewer in annexing Area D into their service area at the time of review of specific annexation petitions. It is the intent of North Salt Lake that any annexation and development proposal contain an annexation agreement with the District for the installation and financing of any required improvements.

Davis County Flood Control

Email (8/18/2021)

Davis County provided a map of the county boundaries and Jordan River Survey

Response

North Salt Lake will coordinate applicable storm water improvements with Davis County Flood Control.

Wasatch Front Waste and Recycling District

Email/Phone (8/25/2021)

The district contacted staff by phone and asked that if the city annexes any of the area that we contact them so that they can remove residents that were annexed from their service as the City would be then provide the service.

Response

North Salt Lake will ensure that before annexation becomes final the District and any other affected service providers will be notified of the effective date of the annexation and substitution of service providers, unless interlocal agreements obtained.

Salt Lake City

Letter (9/7/2021) Chief Admin Officer for the SLC Mayor's Office

- SLC's preference is that NSL does not amend the annexation area plan to add Area D;
- SLC is concerned about the impacts to SLC roads and infrastructure the development of Area D would have;
- SLC is concerned about placing residences in the SLC Intl Airport flight path and the airports need to protect critical flight path protection zones;
- SLC states that they have not annexed the area as they have not received an annexation petition from the property owners;
- SLC believes new residential development will burden SLC residents by requiring improvements to 2200 West, SLC has undertaken a master plan effort for the area to identify needed roadway improvements;
- SLC stated that the city has infrastructure for water, sewer, and storm water services within or near Area D, but that they cannot support development of the size proposed in Area D and would like NSL to address how water, sewer, and storm water services will be provided;
- If the policy is amended SLC request that the land use approved by compatible with surrounding uses and development be subject to an avigation easements and include aircraft noise mitigation efforts.

Letter (9/7/2021) Office of the Salt Lake City Council

- duplicate to the letter from the Mayor's Office.

Letter (9/10/2021) SLC Mayor's Office follow up and clarification

- The SLC Department of Airports is not opposed to the annexation plan as it relates to the airport operation for the River Ranch Development, because an avigation easement has been recorded in favor of SLC;
- SLC requests similar avigation easements be required for any other properties in Area D that are annexed.

Response

North Salt Lake will:

- Coordinate with Salt Lake City in addressing requested avigation easements as a condition of annexation
- Meet with Salt Lake City regarding the residential impacts on 2200 West, as well as the impacts of the proposed Swaner property business park and its impacts on North Salt Lake City streets from increased heavy truck traffic
- Coordinate land use plans for compatibility and require improvements to mitigate incompatibilities that may exist
- Work to ensure the coordination of roadway and other infrastructure improvements in the area