

# COMMISSIONERS' MINUTES – DAVIS COUNTY

## WORK SESSION MINUTES

August 30, 2022

The Board of Davis County Commissioners met for a Work Session at 9:15 a.m. on August 30, 2022, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA §52-4-202.

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### AGENDA AS POSTED

#### Roll Call

**9:15 a.m. Annexation of the Val Verda Area to North Salt Lake City—Presented by Jeff Oyler, Planning Manager**

**9:45 a.m. CLOSED SESSION for reasons permitted under Utah Code Annotated §52-4-205(1)(c) for strategy sessions to discuss pending or reasonably imminent litigation**

#### Adjournment

### DISCLAIMER

The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of the content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

### ROLL CALL

Davis County Commissioners in attendance: Randy B. Elliott, Chair; and Bob J Stevenson. ; Lorene Miner Kamalu, Vice-Chair, was excused.

Davis County Staff in attendance: Angie Nelson, Chief Deputy Clerk/Auditor; Shairise Bills, Deputy Clerk/Auditor; Brian McKenzie, Chief Deputy Clerk/Auditor; Neal Geddes, Chief Civil Deputy Attorney; Adam Wright, Public Works Director; Curtis Koch, Clerk/Auditor; Andy Hansen, Chief Deputy Assessor; Lisa Manning, Assessor; Mike Kendall, Sr. Civil Attorney; Tony Thompson, Property Manager; Jeff Oyler, Planning Manager; Kent Andersen, Community and Economic Development Director; and Chris Bone, Human Resource Director. There were no members of the public in attendance.

The meeting commenced at 9:15 a.m.

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### WORK SESSION DISCUSSION

**Annexation of the Val Verda Area to North Salt Lake City—Presented by Jeff Oyler, Planning Manager (Minute 01:04)**

This annexation has been considered for years. The County has been leaning heavily on the City for the last five years to annex this unincorporated section of land into its own and is now ready to do so. Jeff said the plan is to complete it by the end of November. North Salt Lake has proposed a unique process rarely used in State Code. The County and the City would hold a public hearing, and each property owner within the annexed area must receive a notification. This annexation affects 311 units (approximately 900-1000 people.) The County would then pass a resolution that the property would go to North Salt Lake City, and the City would follow suit. The City plans to hold its first meeting on October 4th, mail its notices to the property owners by October 17th, and hold its final meeting to adopt the resolution on November 15th. Jeff said to stay on schedule, the County would need to have their public hearing on September 27th, so the notices need to be sent out by the end of next week. Jeff explained that by going through this process, you don't have to vet protests at the public hearing. The public can make any comment they like, but they don't have to go through a protest period.

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Mike Kendall explained there are two types of annexations. One occurs with a petition request, and one without (which is what is being proposed here.) There are only four ways the latter provision can be exercised; one of which is for the County Legislative Body to hold a public hearing no less than 15 days after the notice is sent to property owners and make a recommendation for the annexation into the Municipality. Afterward, the City would move forward with the recommendation the County gave, hold a hearing, and do what they needed to under their provisions. North Salt Lake is proposing to ask the County to consider making four findings. These are:

1. The area to be annexed can be more efficiently served by the Municipality than by the County
2. The area to be annexed is not likely to be naturally annexed by the Municipality in the future as a result of urban development
3. The annexation of the area is likely to facilitate the consolidation of overlapping functions of local government
4. The annexation of the area is likely to result in an equitable distribution of community resources and obligations

Mike said if the Commission can find those four items, an owner within that area would be precluded from any protest. There is an expectation there may be some pushback, and the public hearings will be largely attended. The Commissioners would like to move forward on this. They will hold their public hearing during a regularly scheduled Commission meeting. Jeff noted that the residents of that annexation would have to go on a new address grid with North Salt Lake (they are currently on a Bountiful grid.) Adam Wright said the streets had been recently built, are now on a maintenance cycle, and are ready for the City to take over.  
*(See Attachments A-B)*

## **CLOSED SESSION** *(Minute 27:30)*

Commissioner Stevenson moved to a closed session under reasons permitted under Utah Code Annotated §52-4-205(1)(c). Commissioner Elliott seconded the motion, and all voted aye.

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**ADJOURNMENT** The meeting reconvened and adjourned at 9:49 a.m.

**MATERIALS PRESENTED** All publicly distributed materials associated with this meeting are noted as the following attachments:

- A Map of Val Verda
- B-B4 Proposed Annexation

Minutes prepared by:  
Shairise Bills  
Deputy Clerk/Auditor

Minutes approved on: 9/13/2022

/s/ Curtis Koch  
Curtis Koch  
Davis County Clerk/Auditor

/s/ Randy B. Elliott  
Randy B. Elliott  
Commission Chair