



STAFF REPORT

To: Summit County Council
From: Patrick J. Putt, Community Development Director
Date of Meeting: April 27, 2022
Type of Item: Amendments to the Snyderville Basin Development Code, Section 10-2-14: Annexation Declaration Area Overlay (ADA) Zone; Public Hearing and Possible Action
Process: Legislative

RECOMMENDATION: Staff recommends that the County Council review the proposed amendments to the Snyderville Basin Development Code, Section 10-2-14: Annexation Declaration Area Overlay (ADA) Zone; and conduct a Public Hearing; and approved the attached ordinance.

BACKGROUND/PROPOSAL: At a recent Council of Government meeting, Staff received direction to work on methods to improve interjurisdictional communication on matters such as annexations, rezoning, and other development activities around municipalities. Staff has prepared amendments to the Snyderville Basin Development Code, Section 10-2-14: Annexation Declaration Area Overlay (ADA) Zone that can improve communications on municipal Annexation Declaration Areas (ADAs) and municipal notice for proposed development applications within ADAs. Below are draft Development Code amendments that would establish an annual review/discussion of municipal Annexation Declaration Areas and a minimum 30-day notice to municipalities for development proposals within ADAs. The amendment language is in **Red**.

SNYDERVILLE BASIN DEVELOPMENT CODE, SECTION 10-2-14 ANNEXATION DECLARATION AREA OVERLAY (ADA) ZONE:

- A. District Purpose: The ADA overlay is intended to:
1. Ensure that development occurring in the annexation declaration area of each incorporated municipality is compatible with applicable and appropriate standards and policies of the municipality and the county;
 2. Better relate residential, commercial, and industrial development with municipal facilities and infrastructure location, size, and design; and
 3. Ensure that appropriate and reliable services and infrastructure are available to serve the development.
- B. Applicability: The location of the ADA overlay shall be identical to the annexation declaration area of each municipality within the Snyderville Basin that has so designated such an area. The boundaries of the ADA shall automatically adjust to conform to all declared changes in annexation declaration areas by each municipality. In instances where parcels held under one ownership are divided by an annexation declaration area boundary, the entire parcel shall be considered to be located within the ADA overlay. **Summit County shall facilitate an annual review of the ADA overlays with local municipalities to ensure on-going communication and cooperation on matters related to land use; transportation/mobility; infrastructure; water resource protection and management; and open space.**

C. Review Procedure: Before any development can occur on property within an ADA overlay, it shall be reviewed in accordance with the appropriate development review procedure described in Chapter 3 of this title. Upon receipt of a complete application for a: Rezone, Subdivision Plat, Amendment to a Subdivision Plat, Conditional Use Permit, or Master Plan Development proposed within an ADA overlay area, written notice shall be sent to the affected municipality a minimum of 30 days prior to any scheduled initial public hearing. The underlying Summit County zoning shall be used as a guide for determining use and density for the property. The county may impose certain other development standards beyond those suggested in this title to ensure compliance with the standards and policies of the municipality and County for development in the ADA overlay area.

The Snyderville Basin Planning Commission held a Public Hearing and forwarded a positive recommendation on these amendments on March 22, 2022.

PUBLIC NOTICE: Public notice for this item was published on April 16, 2022 in the Park Record. As of the date of this report, no public comment has been received.

SUMMIT COUNTY, UTAH
ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE SNYDERVILLE BASIN
DEVELOPMENT CODE SECTION 10-2-14: ANNEXATION DECLARATION OVERLAY AREA (ADA)
ZONE.**

PREAMBLE

WHEREAS, Utah Code Annotated (“UCA”) §17-27a-102(b) provides that counties can enact all ordinances that they consider necessary or appropriate to govern, among other things, Annexation Declaration Overlay Areas; and,

WHEREAS a goal of Chapter 2 of the Snyderville Basin Development Code is to ensure that development occurring in the annexation declaration are of each municipality is compatible with applicable and appropriate standards and policies of the municipalities and the County; and

Whereas, a goal of Chapter 2 is to better relate residential, commercial, and industrial development with municipal facilities and infrastructure location, size, and design; and

WHEREAS, a goal of Chapter 2 is to ensure that appropriate and reliable services and infrastructure are available to serve development; and

WHEREAS Summit County recognizes the importance of working collaboratively with municipalities on matters of land use and development along common jurisdictional boundaries; and

WHEREAS Summit County recognizes the importance of notifying municipalities of pending development applications within municipal annexation declaration areas; and

WHEREAS the Snyderville Basin Planning Commission held a public hearing on March 17, 2022; and

WHEREAS the Snyderville Basin Planning Commission recommended adoption of the amended sections of the Snyderville Basin Development Code on March 22, 2022; and

WHEREAS the Summit County Council held a public hearing on April 27, 2021; and,

NOW, THEREFORE, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1. **SNYDERVILLE BASIN DEVELOPMENT CODE.** The Snyderville Basin Development Code is amended as depicted in Exhibit A.

Section 2. Effective Date. This Ordinance shall take effect immediately after publication.

Enacted this ___ day of _____, 2022.

ATTEST:

SUMMIT COUNTY COUNCIL

VOTING OF COUNTY COUNCIL:

Councilmember Stevens	_____
Councilmember Robinson	_____
Councilmember Wright	_____
Councilmember Armstrong	_____
Councilmember Clyde	_____

Evelyn Furse
Summit County Clerk
APPROVED AS TO FORM

Chris Robinson, Chair

David L. Thomas
Chief Civil Deputy

EXHIBIT A

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