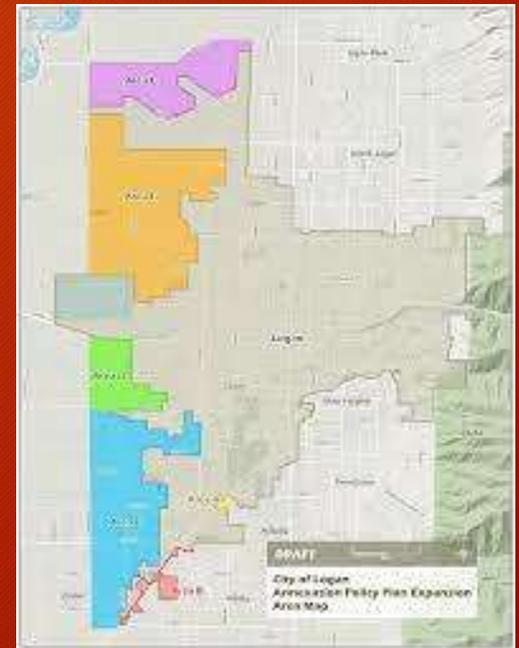
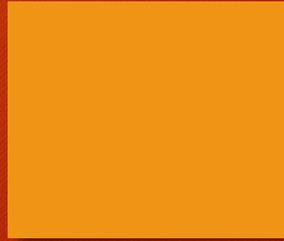


NO MORE “NO”! DEVELOPMENT OUTSIDE OF CITY BOUNDARIES

ANNEXATION, INCORPORATION, AND WHAT’S COMING



State Policy requires more housing. Developers can only develop the land that is available, and as a result, there is increasing pressure to develop land outside of city boundaries. The current annexation and incorporation codes were built for a different time and different needs. Their flaws are covered with years of legislative band-aids. Where are we with annexation and incorporation policies, how did we get here, and where should we be going?



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It all started with...

Salt Lake County gives Olympia Hills development a green light despite opposition from residents

By Kyle Dumphrey, KSL | Posted - Feb. 25, 2020 at 9:09 p.m.



LOCAL NEWS

Hundreds Turn Out In Herriman To Raise Concerns About 6,300-Unit Olympia Hills Development

Jan 29, 2020, 7:16 AM | Updated: 7:19 am

KSL 5 TV Live

UTAH BUSINESS POLITICS

Remember Olympia Hills, the massive south valley development? It's back — but now under a new city's control

Herriman City Council votes to annex the massive 933-acre property, clearing way for 6,330 housing units

The **Park Record.** Park City and Wasatch Back News

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SUMMIT COUNTY

Legislature approves a bill tied to the Dakota Pacific development. Will it override the referendum effort?

Senate Bill 26 could secure Dakota Pacific Real Estate's development in Kimball Junction despite thousands signing to put the issue on the ballot

by Toria Barnhart

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FOX 13 Investigates Shooting of Charlie Kirk Saving Smarter AirView

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Moab community fighting to stop Kane Creek luxury development

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GROWTH

County manager signs off on Dakota Pacific development; public concerns persist

The Times-Independent

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Economy

Hundreds oppose Kane Creek incorporation at public hearing as process moves forward

Residents challenged feasibility study's assumptions; warn of financial and environmental risks.

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Summit County

Clerk asks court to dismiss case over Dakota Pacific referendum signatures

KPCW | By Connor Thomas
Published September 2, 2025 at 5:32 PM MDT

☰ Q The Salt Lake Tribune

Wasatch County Council approves construction of LDS temple in Heber Valley

Neighbors worried about lighting and groundwater from the project.



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Heber Valley temple lawsuit heads to Utah Supreme Court

KPCW | By Grace Doerfler
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Heber has 'no intentions' of annexing North Fields, city manager says

KPCW | By Grace Doerfler
Published May 6, 2025 at 5:55 PM MDT

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Annexation narrowly approved for developments north of Heber

KPCW | By Grace Doerfler
Published December 19, 2024 at 4:30 PM MST

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Heber residents seek referendum for North Village annexation

KPCW | By Grace Doerfler
Published January 28, 2025 at 5:17 PM MST

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Communities try to become cities to push against county control

From Iron County to Cache Valley, communities in Utah could become cities in the coming months through incorporation.



Developers envision large Daybreak-like planned community for west Weber County



Park Record. Park City and Wasatch Back News

West Hills landowners, sponsor might sue officials for publicly opposing incorporation

Legal notices sent earlier this month claim Kamas and Summit County violated state law by voicing opinions on

Southern Utah developers pick new route to create cities due to roadblocks with county leaders



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Summit County

Kamas-area residents unanimously oppose proposed West Hills town at final hearing

KPCW | By Connor Thomas Published January 7, 2023 at 4:55 PM MST

Ogden Valley residents ponder incorporation as growth issues surge

Home / News / Local News / Ogden Valley residents ponder incorporation as growth issues surge

Robert Gehrke: How a town, a Romney and the Utah Legislature laid the groundwork for a land grab

How a rural Utah town's bid to incorporate keeps getting bamboozled by outsiders

Legal spats, alleged stalking, land snapped up by neighboring cities and a proposed satellite port are among the hurdles facing Erda as it tries to preserve its community character.



Utah's incorporation law is unconstitutional, votes for Summit County ballot measure won't count, judge rules

Utah's law on new townships is unconstitutional, a judge says, because it applies different standards to residents.