



26	 allows a county legislative body in a first or second class county the option whether
27	to commission a financial feasibility study with respect to a proposed incorporation
28	of a town and provides a process for commissioning a financial feasibility study;
29	 establishes financial feasibility study criteria;
30	 requires the initial officers of a newly incorporated town to be elected rather than
31	appointed by the county legislative body;
32	 modifies election provisions to allow the election of officers of a newly
33	incorporated town to be conducted as a special election;
34	 provides for when newly elected town officers in a new town take office; and
35	modifies the date upon which a town is incorporated.
36	Monies Appropriated in this Bill:
37	None
38	Other Special Clauses:
39	This bill provides an immediate effective date.
40	This bill provides revisor instructions.
41	Utah Code Sections Affected:
42	AMENDS:
43	10-2-109, as last amended by Laws of Utah 1997, Second Special Session, Chapter 3
44	10-2-125, as last amended by Laws of Utah 2007, Chapter 212
45	20A-1-203, as last amended by Laws of Utah 2007, Chapter 215
46	20A-1-204 , as last amended by Laws of Utah 2004, Chapter 371
47	
48	Be it enacted by the Legislature of the state of Utah:
49	Section 1. Section 10-2-109 is amended to read:
50	10-2-109. Incorporation petition Requirements and form.
51	(1) At any time within 18 months of the completion of the public hearings required
52	under Subsection 10-2-108(1), a petition for incorporation of the area proposed to be
53	incorporated as a city may be filed in the office of the clerk of the county in which the area is
54	located.
55	(2) Each petition under Subsection (1) shall:
56	(a) be signed by the owners of private real property that:

57	(i) is located within the area proposed to be incorporated;
58	(ii) covers at least 1/3 of the total private land area within the area; and
59	(iii) is equal in value to at least 1/3 of the value of all private real property within the
60	area;
61	(b) indicate the typed or printed name and current residence address of each owner
62	signing the petition;
63	(c) describe the area proposed to be incorporated as a city, as described in the
64	feasibility study request or modified request that meets the requirements of Subsection (3);
65	(d) state the proposed name for the proposed city;
66	(e) designate five signers of the petition as petition sponsors, one of whom shall be
67	designated as the contact sponsor, with the mailing address and telephone number of each;
68	(f) state that the signers of the petition appoint the sponsors, if the incorporation
69	measure passes, to represent the signers in the process of:
70	(i) selecting the number of commission or council members the new city should have;
71	and
72	(ii) drawing district boundaries for the election of commission or council members, if
73	the voters decide to elect commission or council members by district;
74	(g) be accompanied by and circulated with an accurate plat or map, prepared by a
75	licensed surveyor, showing the boundaries of the proposed city; and
76	(h) substantially comply with and be circulated in the following form:
77	PETITION FOR INCORPORATION OF (insert the proposed name of the proposed
78	city)
79	To the Honorable County Legislative Body of (insert the name of the county in which
80	the proposed city is located) County, Utah:
81	We, the undersigned owners of real property within the area described in this petition,
82	respectfully petition the county legislative body to submit to the registered voters residing
83	within the area described in this petition, at a special election held for that purpose, the
84	question of whether the area should incorporate as a city. Each of the undersigned affirms that
85	each has personally signed this petition and is an owner of real property within the described
86	area, and that the current residence address of each is correctly written after the signer's name.
87	The area proposed to be incorporated as a city is described as follows: (insert an accurate

88	description of the area proposed to be incorporated).
89	(3) A petition for incorporation of a city under Subsection (1) may not be filed unless
90	the results of the feasibility study or supplemental feasibility study show that the average
91	annual amount of revenue under Subsection 10-2-106(4)(a)(ix) does not exceed the average
92	annual amount of cost under Subsection 10-2-106(4)(a)(viii) by more than 5%.
93	(4) A signature on a request under Section 10-2-103 or a modified request under
94	Section 10-2-107 may be used toward fulfilling the signature requirement of Subsection (2)(a):
95	(a) if the request under Section 10-2-103 or modified request under Section 10-2-107
96	notified the signer in conspicuous language that the signature, unless withdrawn, would also be
97	used for purposes of a petition for incorporation under this section; and
98	(b) unless the signer files with the county clerk a written withdrawal of the signature
99	before the petition under this section is filed with the clerk.
100	Section 2. Section 10-2-125 is amended to read:
101	10-2-125. Incorporation of a town.
102	[(1) As used in this section:]
103	[(a) "Base petition" means a petition under this section proposing the incorporation of a
104	town and signed by the owners of private real property that:]
105	[(i) is located within the area proposed to be incorporated;]
106	[(ii) covers at least a majority of the total private land area within the area proposed to
107	be incorporated; and]
108	[(iii) is equal in value to at least 1/3 but not more than 1/2 of the value of all private
109	real property within the area proposed to be incorporated.]
110	[(b) "Qualifying petition" means a petition under this section proposing the
111	incorporation of a town and signed by the owners of private real property that:
112	[(i) is located within the area proposed to be incorporated;]
113	[(ii) covers at least a majority of the total private land area within the area proposed to
114	be incorporated; and]
115	[(iii) is equal in value to more than 1/2 of the value of all private real property within
116	the area proposed to be incorporated.]
117	(1) As used in this section:
118	(a) "Assessed value," with respect to agricultural land, means the value at which the

119	land would be assessed without regard to a valuation for agricultural use under Section
120	<u>59-2-503.</u>
121	(b) "Financial feasibility study" means a study to determine:
122	(i) the projected revenues for the proposed town during the first three years after
123	incorporation; and
124	(ii) the projected costs, including overhead, that the proposed town will incur in
125	providing governmental services during the first three years after incorporation.
126	(2) (a) A contiguous area of a county not within a municipality, with a population of at
127	least 100 but less than 1,000, may incorporate as a town as provided in this section.
128	(b) [(i)] The population figure under Subsection (2)(a) shall be [derived from the most
129	recent official census or census estimate of the United States Bureau of the Census. (ii) If the
130	population figure is not available from the United States Bureau of the Census, the population
131	figure shall be derived from the estimate from] determined:
132	(i) as of the date the incorporation petition is filed; and
133	(ii) by the Utah Population Estimates Committee within 20 days after the county clerk's
134	certification under Subsection (5) of a petition filed under Subsection (4).
135	(3) (a) The process to incorporate an area as a town is initiated by filing a [petition]
136	request for a public hearing with the clerk of the county in which the area is located.
137	(b) Each request for a public hearing under Subsection (3)(a) shall:
138	(i) be signed by the owners of at least five separate parcels of private real property,
139	each owned by a different owner, located within the area proposed to be incorporated; and
140	(ii) be accompanied by an accurate map or plat depicting the boundary of the proposed
141	town.
142	(c) Within ten days after a request for a public hearing is filed under Subsection (3)(a),
143	the county clerk shall, with the assistance of other county officers from whom the clerk
144	requests assistance, determine whether the petition complies with the requirements of
145	Subsection (3)(b).
146	(d) If the clerk determines that a request under Subsection (3)(a) fails to comply with
147	the requirements of Subsection (3)(b), the clerk shall reject the request and deliver written
148	notice of the rejection to the signers of the request.
149	(e) (i) If the clerk determines that a request under Subsection (3)(a) complies with the

150	requirements of Subsection (3)(b), the clerk shall:
151	(A) schedule and arrange for a public hearing to be held:
152	(I) (Aa) at a public facility located within the boundary of the proposed town; or
153	(Bb) if there is no public facility within the boundary of the proposed town, at another
154	nearby public facility or at the county seat; and
155	(II) within 20 days after the clerk provides the last notice required under Subsection
156	(3)(e)(i)(B); and
157	(B) subject to Subsection (3)(e)(ii), give notice of the public hearing on the proposed
158	incorporation by:
159	(I) posting notice of the public hearing on the county's Internet web site, if the county
160	has an Internet web site; and
161	(II) (Aa) publishing notice of the public hearing at least once a week for two
162	consecutive weeks in a newspaper of general circulation within the proposed town; or
163	(Bb) if there is no newspaper of general circulation within the proposed town, posting
164	notice of the public hearing in at least five conspicuous public places within the proposed town
165	(ii) The posting of notice required under Subsection (3)(e)(i)(B)(I) and, if applicable,
166	Subsection (3)(e)(i)(B)(II)(Bb) and the first publishing of notice required under Subsection
167	(3)(e)(i)(B)(II)(Aa), if applicable, shall occur no later than ten days after the clerk determines
168	that a request complies with the requirements of Subsection (3)(b).
169	(iii) Each public hearing under Subsection (3)(e)(i)(A) shall be conducted by the chair
170	of the county commission or council, or the chair's designee; to:
171	(A) introduce the concept of the proposed incorporation to the public;
172	(B) allow the public to review the map or plat of the boundary of the proposed town;
173	(C) allow the public to ask questions and become informed about the proposed
174	incorporation; and
175	(D) allow the public to express their views about the proposed incorporation, including
176	their views about the boundary of the area proposed to be incorporated.
177	(4) (a) At any time within three months after the public hearing under Subsection
178	(3)(e), a petition to incorporate the area as a town may be filed with the clerk of the county in
179	which the area is located.
180	(b) Each petition under Subsection [(3)] (4)(a) shall:

181	(i) be signed by:
182	(A) the owners of private real property that:
183	[(A)] (I) is located within the area proposed to be incorporated;
184	[(B)] (II) covers a majority of the total private land area within the area; [and]
185	[(C)] (III) is equal in <u>assessed</u> value to [at least 1/3] more than 1/2 of the <u>assessed</u> value
186	of all private real property within the area; and
187	[(ii) state the legal description of the boundaries of the area proposed to be
188	incorporated as a town;]
189	(IV) consists, in number of parcels, of at least 1/3 of the number of all parcels of
190	private real property within the area proposed to be incorporated; and
191	(B) a majority of all registered voters within the area proposed to be incorporated as a
192	town, according to the official voter registration list maintained by the county on the date the
193	petition is filed;
194	[(iii)] (ii) designate [up to] as sponsors at least five [signers] of the property owners
195	who have signed the petition [as sponsors], one of whom shall be designated as the contact
196	sponsor, with the mailing address of each owner signing as a sponsor;
197	[(iv)] (iii) be accompanied by and circulated with an accurate map or plat, prepared by
198	a licensed surveyor, showing a legal description of the [boundaries] boundary of the proposed
199	town; and
200	[(v)] (iv) substantially comply with and be circulated in the following form:
201	PETITION FOR INCORPORATION OF (insert the proposed name of the proposed
202	town)
203	To the Honorable County Legislative Body of (insert the name of the county in which
204	the proposed town is located) County, Utah:
205	We, the undersigned owners of real property and registered voters within the area
206	described in this petition, respectfully petition the county legislative body for the area described
207	in this petition to be incorporated as a town. Each of the undersigned affirms that each has
208	personally signed this petition and is an owner of real property or a registered voter residing
209	within the described area, and that the current residence address of each is correctly written
210	after the signer's name. The area proposed to be incorporated as a town is described as follows:
211	(insert an accurate description of the area proposed to be incorporated).

212	(c) A petition under this [section] Subsection (4) may not describe an area that includes
213	some or all of an area proposed for annexation in an annexation petition under Section
214	10-2-403 that:
215	(i) was filed before the filing of the petition; and
216	(ii) is still pending on the date the petition is filed.
217	[(4) Section 10-2-104 applies to a petition for incorporation as a town in any county,
218	except that the notice under Subsection 10-2-104(1) shall be sent within seven calendar days
219	after the filing of a petition under Subsection (3).
220	(d) A petition may not be filed under this section if the private real property owned by
221	the petition sponsors, designated under Subsection (4)(b)(ii), cumulatively exceeds 40% of the
222	total private land area within the area proposed to be incorporated as a town.
223	(e) A signer of a petition under this Subsection (4) may withdraw or, after withdrawn,
224	reinstate the signer's signature on the petition:
225	(i) at any time until the county clerk certifies the petition under Subsection (5); and
226	(ii) by filing a signed, written withdrawal or reinstatement with the county clerk.
227	(5) Within 20 days after the filing of a petition under Subsection (4), the county clerk
228	shall:
229	(a) with the assistance of other county officers from whom the clerk requests
230	assistance, determine whether the petition complies with the requirements of Subsection (4);
231	<u>and</u>
232	(b) (i) if the clerk determines that the petition complies with those requirements:
233	(A) certify the petition and deliver the certified petition to the county legislative body;
234	<u>and</u>
235	(B) mail or deliver written notification of the certification to:
236	(I) the contact sponsor;
237	(II) if applicable, the chair of the planning commission of each township in which any
238	part of the area proposed for incorporation is located; and
239	(III) the Utah Population Estimates Committee; or
240	(ii) if the clerk determines that the petition fails to comply with any of those
241	requirements, reject the petition and notify the contact sponsor in writing of the rejection and
242	the reasons for the rejection.

243	(6) (a) (i) A petition that is rejected under Subsection (5)(b)(ii) may be amended to
244	correct a deficiency for which it was rejected and then refiled with the county clerk.
245	(ii) A valid signature on a petition filed under Subsection (4)(a) may be used toward
246	fulfilling the signature requirement of Subsection (4)(b) for the same petition that is amended
247	under Subsection (6)(a)(i) and then refiled with the county clerk.
248	(b) If a petition is amended and refiled under Subsection (6)(a)(i) after having been
249	rejected by the county clerk under Subsection (5)(b)(ii):
250	(i) the amended petition shall be considered as a newly filed petition; and
251	(ii) the amended petition's processing priority is determined by the date on which it is
252	<u>refiled.</u>
253	$[(5)]$ (7) (a) (i) The legislative body of $[each]$ \underline{a} county \underline{of} the first or second class with
254	which a [base] petition is filed under [this section shall] Subsection (4) may, at its option and
255	upon the petition being certified under Subsection (5), commission and pay for a financial
256	feasibility study [as provided in Section 10-2-103].
257	(ii) If the legislative body of a county of the first or second class chooses to
258	commission a financial feasibility study, the county legislative body shall:
259	(A) within 20 days after the incorporation petition is certified, select and engage a
260	feasibility consultant; and
261	(B) require the feasibility consultant to complete the financial feasibility study and
262	submit written results of the study to the county legislative body no later than 30 days after the
263	feasibility consultant is engaged to conduct the financial feasibility study.
264	[(ii) If] (b) The county legislative body shall approve a petition proposing the
265	incorporation of a town and hold an election for town officers, as provided in Subsection (8),
266	<u>if:</u>
267	(i) in a county of the first or second class:
268	(A) the county clerk has certified the petition under Subsection (5); and
269	(B) (I) (Aa) the county legislative body has commissioned a financial feasibility study
270	under Subsection (7)(a); and
271	(Bb) the results of the financial feasibility [study under Subsection (5)(a)(i) meet the
272	requirements of Subsection 10-2-109(3), the county legislative body shall grant the petition.]
273	show that the average annual amount of revenues described in Subsection (1)(b)(i) does not

2/4	exceed the average amount of costs described in Subsection (1)(b)(ii) by more than 10%, or
275	(II) the county legislative body chooses not to commission a feasibility study; or
276	(ii) in a county of the third, fourth, fifth, or sixth class, the county clerk has certified
277	the petition under Subsection (5).
278	[(iii) If] (c) (i) If the legislative body of a county of the first or second class
279	commissions a financial feasibility study under Subsection (7)(a) and the results of the
280	financial feasibility study [under Subsection (5)(a)(i) do not meet the requirements of
281	Subsection 10-2-109(3)] show that the average annual amount of revenues described in
282	Subsection (1)(b)(i) exceeds the average annual amount of costs described in Subsection
283	(1)(b)(ii) by more than 10%, the county legislative body may:
284	(A) deny the petition, subject to Subsection (7)(c)(ii);
285	[(B) grant the petition; or]
286	(B) approve the petition and hold an election for town officers, as provided in
287	Subsection (8); or
288	(C) (I) with the consent of the petition sponsors[, grant the petition, after]:
289	[(I) imposing] (Aa) impose conditions to mitigate the fiscal inequities identified in the
290	<u>financial</u> feasibility study; or
291	[(H) altering] (Bb) alter the boundaries of the area proposed to be incorporated as a
292	town to approximate the boundaries necessary to [meet the requirements of Subsection
293	10-2-109(3).] prevent the average annual amount of revenues described in Subsection (1)(b)(i)
294	from exceeding the average annual amount of costs described in Subsection (1)(b)(ii); and
295	(II) approve the incorporation petition and hold an election for town officers, as
296	provided in Subsection (8).
297	(ii) A county legislative body intending to deny a petition under Subsection (7)(c)(i)(A)
298	shall deny the petition within 20 days after the feasibility consultant submits the written results
299	of the financial feasibility study.
300	[(iv)] (d) Each town that incorporates pursuant to a petition [granted] approved after
301	the county legislative body imposes conditions under Subsection $[(5)(a)(iii)(C)(I)]$
302	(7)(c)(i)(C)(I) shall comply with those conditions.
303	[(b) The legislative body of each county of the second, third, fourth, fifth, or sixth class
304	with which a qualifying petition is filed shall grant the petition.]

305	[(6) (a) Upon the granting of a petition filed under this section, the]
306	(8) (a) The legislative body of the county in which the proposed new town is located
307	shall [appoint a mayor and members of the town council from a list of qualified individuals
308	approved by the petition sponsors] hold the election for town officers provided for in
309	Subsection (7) within:
310	(i) 45 days after the petition is certified, for an election under Subsection
311	(7)(b)(i)(B)(II) or $(7)(b)(ii)$;
312	(ii) 45 days after the feasibility consultant submits the written results of the financial
313	feasibility study, for an election under Subsection (7)(b)(i)(B)(I); or
314	(iii) 60 days after the feasibility consultant submits the written results of the financial
315	feasibility study, for an election under Subsection (7)(c).
316	(b) The officers elected at an election under Subsection (8)(a) shall take office:
317	(i) at noon on the first Monday in January next following the election, if the election is
318	held on a regular general or municipal general election date; or
319	(ii) at noon on the first day of the month next following the effective date of the
320	incorporation under Subsection (11), if the election of officers is held on any other date.
321	[(b) The officers appointed under Subsection (6)(a) shall hold office until the next
322	regular municipal election and until their successors are elected and qualified.]
323	[(7)] (9) Each newly incorporated town shall operate under the $[six-member]$
324	five-member council form of government as described in Section 10-3-101.
325	[(8)] (10) (a) [Each mayor appointed under Subsection (6) shall, within] Within seven
326	days [of appointment, file] after the canvass of the election of town officers under Subsection
327	(8), the mayor-elect of the new town shall file at least three copies of the articles of
328	incorporation of the new town with the lieutenant governor.
329	(b) The articles of incorporation shall meet the requirements of Subsection
330	10-2-119(2).
331	[(9) A town is incorporated upon the lieutenant governor's issuance of a certificate of
332	entity creation under Section 67-1a-6.5.]
333	[(10) The legislative body of the new town shall comply with the notice requirements
334	of Section 10-1-116.]
335	(11) A new town is incorporated:

336	(a) on December 31 of the year in which the lieutenant governor issues a certificate of
337	entity creation for the town under Section 67-1a-6.5, if the election of town officers under
338	Subsection (8) is held on a regular general or municipal general election date; or
339	(b) on the last day of the month during which the lieutenant governor issues a
340	certificate of entity creation for the town under Section 67-1a-6.5, if the election of town
341	officers under Subsection (8) is held on any other date.
342	(12) A petition filed before the effective date of this section that is a qualifying petition
343	under the law in effect at the time the petition was filed is subject to and governed by the law in
344	effect at the time the petition was filed.
345	Section 3. Section 20A-1-203 is amended to read:
346	20A-1-203. Calling and purpose of special elections.
347	(1) Statewide and local special elections may be held for any purpose authorized by
348	law.
349	(2) (a) Statewide special elections shall be conducted using the procedure for regular
350	general elections.
351	(b) Except as otherwise provided in this title, local special elections shall be conducted
352	using the procedures for regular municipal elections.
353	(3) The governor may call a statewide special election by issuing an executive order
354	that designates:
355	(a) the date for the statewide special election; and
356	(b) the purpose for the statewide special election.
357	(4) The Legislature may call a statewide special election by passing a joint or
358	concurrent resolution that designates:
359	(a) the date for the statewide special election; and
360	(b) the purpose for the statewide special election.
361	(5) (a) The legislative body of a local political subdivision may call a local special
362	election only for:
363	(i) a vote on a bond or debt issue;
364	(ii) a vote on a voted leeway program authorized by Section 53A-17a-133 or
365	53A-17a-134;
366	(iii) an initiative authorized by Chapter 7, Part 5, Local Initiatives - Procedure;

367	(iv) a referendum authorized by Chapter 7, Part 6, Local Referenda - Procedures;
368	(v) if required or authorized by federal law, a vote to determine whether or not Utah's
369	legal boundaries should be changed;
370	(vi) a vote authorized or required by Title 59, Chapter 12, Sales and Use Tax Act; [or]
371	(vii) a vote to elect members to school district boards for a new school district and a
372	remaining school district, as defined in Section 53A-2-117, following the creation of a new
373	school district under Section 53A-2-118.1[:]; or
374	(viii) an election of town officers of a newly incorporated town under Subsection
375	<u>10-2-125(8).</u>
376	(b) The legislative body of a local political subdivision may call a local special election
377	by adopting an ordinance or resolution that designates:
378	(i) the date for the local special election; and
379	(ii) the purpose for the local special election.
380	Section 4. Section 20A-1-204 is amended to read:
381	20A-1-204. Date of special election Legal effect.
382	(1) (a) The governor, Legislature, or the legislative body of a local political subdivision
383	calling a statewide special election or local special election under Section 20A-1-203 shall
384	schedule the special election to be held on:
385	(i) the fourth Tuesday in June; [or]
386	(ii) the first Tuesday after the first Monday in November[-]; or
387	(iii) for an election of town officers of a newly incorporated town under Subsection
388	10-2-125(8), on any date that complies with the requirements of that subsection.
389	(b) Except as provided in Subsection (1)(c), the governor, Legislature, or the legislative
390	body of a local political subdivision calling a statewide special election or local special election
391	under Section 20A-1-203 may not schedule a special election to be held on any other date.
392	(c) (i) Notwithstanding the requirements of Subsection (1)(b), the legislative body of a
393	local political subdivision may call a local special election on a date other than those specified
394	in this section if the legislative body:
395	(A) determines and declares that there is a disaster, as defined in Section 63-5-2,
396	requiring that a special election be held on a date other than the ones authorized in statute;
397	(B) identifies specifically the nature of the disaster, as defined in Section 63-5-2, and

398	the reasons for holding the special election on that other date; and
399	(C) votes unanimously to hold the special election on that other date.
400	(ii) The legislative body of a local political subdivision may not call a local special
401	election for the date established in Title 20A, Chapter 9, Part 8, Western States Presidential
402	Primary, for Utah's Western States Presidential Primary.
403	(d) Nothing in this section prohibits:
404	(i) the governor or Legislature from submitting a matter to the voters at the regular
405	general election if authorized by law; or
406	(ii) a local government from submitting a matter to the voters at the regular municipal
407	election if authorized by law.
408	(2) (a) Two or more entities shall comply with Subsection (2)(b) if those entities hold a
409	special election within a county on the same day as:
410	(i) another special election;
411	(ii) a regular general election; or
412	(iii) a municipal general election.
413	(b) Entities described in Subsection (2)(a) shall, to the extent practicable, coordinate:
414	(i) polling places;
415	(ii) ballots;
416	(iii) election officials; and
417	(iv) other administrative and procedural matters connected with the election.
418	Section 5. Effective date.
419	If approved by two-thirds of all the members elected to each house, this bill takes effect
420	upon approval by the governor, or the day following the constitutional time limit of Utah
421	Constitution Article VII, Section 8, without the governor's signature, or in the case of a veto,
422	the date of veto override.
423	Section 6. Revisor instructions.
424	It is the intent of the Legislature that the Office of Legislative Research and General
425	Counsel, in preparing the Utah Code database for publication, replace the phrase "the effective
426	date of this section" in Subsection 10-2-125(12) of this bill with the actual effective date of this
427	<u>bill.</u>