

**Senator Lincoln Fillmore** proposes the following substitute bill:

**URBAN DEVELOPMENT AMENDMENTS**

2020 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Candice B. Pierucci**

Senate Sponsor: Lincoln Fillmore

6	Cosponsors:	Kim F. Coleman	Mark A. Strong
7	Cheryl K. Acton	Susan Pulsipher	
	Steve R. Christiansen		

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**LONG TITLE**

**General Description:**

This bill amends provisions related to urban development.

**Highlighted Provisions:**

This bill:

- ▶ defines large-scale urban development; and
- ▶ requires any county that proposes large-scale urban development within a city or town's expansion area to provide notice to the city or town.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**10-2-402**, as last amended by Laws of Utah 2019, Chapter 498



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*Be it enacted by the Legislature of the state of Utah:*

Section 1. Section **10-2-402** is amended to read:

**10-2-402. Annexation -- Limitations.**

(1) (a) A contiguous, unincorporated area that is contiguous to a municipality may be annexed to the municipality as provided in this part.

(b) An unincorporated area may not be annexed to a municipality unless:

(i) it is a contiguous area;

(ii) it is contiguous to the municipality;

(iii) annexation will not leave or create an unincorporated island or unincorporated peninsula:

(A) except as provided in Subsection [10-2-418\(3\)](#); or

(B) unless the county and municipality have otherwise agreed; and

(iv) for an area located in a specified county with respect to an annexation that occurs after December 31, 2002, the area is within the proposed annexing municipality's expansion area.

(2) Except as provided in Section [10-2-418](#), a municipality may not annex an unincorporated area unless a petition under Section [10-2-403](#) is filed requesting annexation.

(3) (a) An annexation under this part may not include part of a parcel of real property and exclude part of that same parcel unless the owner of that parcel has signed the annexation petition under Section [10-2-403](#).

(b) A piece of real property that has more than one parcel number is considered to be a single parcel for purposes of Subsection (3)(a) if owned by the same owner.

(4) A municipality may not annex an unincorporated area in a specified county for the sole purpose of acquiring municipal revenue or to retard the capacity of another municipality to annex the same or a related area unless the municipality has the ability and intent to benefit the annexed area by providing municipal services to the annexed area.

(5) (a) As used in this subsection, "large-scale urban development" means urban development that:

(i) consists of 50 or more acres; and

(ii) requires a county to change:

55 (A) the zoning designation of the land on which the urban development is located; or

56 (B) a zoning regulation affecting the land on which the urban development is located.

57 ~~[(5)] (b) [The legislative body of a specified county]~~ Except as provided in Subsection

58 (5)(c), a county legislative body may not approve large-scale urban development within a

59 [municipality's] city or town's expansion area unless:

60 ~~[(a)]~~ (i) the county notifies the [municipality] city or town of the proposed  
61 development; and

62 ~~[(b)-(i)]~~ (ii) (A) the [municipality] city or town consents in writing to the development;

63 or

64 ~~[(ii)-(A)]~~ (B) within 90 days after the county's notification of the proposed  
65 development, the [municipality] city or town submits to the county a written objection to the  
66 county's approval of the proposed development[; and (B)] and the county responds in writing to  
67 the [municipality's objections] city or town's objection.

68 (c) Subsection (5)(b) does not apply to commercial or industrial development that is  
69 located within:

70 (i) a county of the first class; and

71 (ii) a mining protection area as defined in Section 17-41-101, regardless of whether the  
72 commercial or industrial development is for a mining use as defined in Section 17-41-101.

73 (6) (a) An annexation petition may not be filed under this part proposing the  
74 annexation of an area located in a county that is not the county in which the proposed annexing  
75 municipality is located unless the legislative body of the county in which the area is located has  
76 adopted a resolution approving the proposed annexation.

77 (b) Each county legislative body that declines to adopt a resolution approving a  
78 proposed annexation described in Subsection (6)(a) shall provide a written explanation of its  
79 reasons for declining to approve the proposed annexation.

80 (7) (a) As used in this Subsection (7), "airport" means an area that the Federal Aviation  
81 Administration has, by a record of decision, approved for the construction or operation of a  
82 Class I, II, or III commercial service airport, as designated by the Federal Aviation  
83 Administration in 14 C.F.R. Part 139.

84 (b) A municipality may not annex an unincorporated area within 5,000 feet of the  
85 center line of any runway of an airport operated or to be constructed and operated by another

86 municipality unless the legislative body of the other municipality adopts a resolution  
87 consenting to the annexation.

88 (c) A municipality that operates or intends to construct and operate an airport and does  
89 not adopt a resolution consenting to the annexation of an area described in Subsection (7)(b)  
90 may not deny an annexation petition proposing the annexation of that same area to that  
91 municipality.

92 (8) (a) As used in this subsection, "project area" means a project area as defined in  
93 Section 63H-1-102 that is in a project area plan as defined in Section 63H-1-102 adopted by  
94 the Military Installation Development Authority under Title 63H, Chapter 1, Military  
95 Installation Development Authority Act.

96 (b) A municipality may not annex an unincorporated area located within a project area  
97 without the authority's approval.

98 (c) (i) Except as provided in Subsection (8)(c)(ii), the Military Installation  
99 Development Authority may petition for annexation of the following areas to a municipality as  
100 if it was the sole private property owner within the area:

101 (A) an area within a project area;

102 (B) an area that is contiguous to a project area and within the boundaries of a military  
103 installation;

104 (C) an area owned by the Military Installation Development Authority; and

105 (D) an area that is contiguous to an area owned by the Military Installation

106 Development Authority that the Military Installation Development Authority plans to add to an  
107 existing project area.

108 (ii) If any portion of an area annexed under a petition for annexation filed by the  
109 Military Installation Development Authority is located in a specified county:

110 (A) the annexation process shall follow the requirements for a specified county; and

111 (B) the provisions of Subsection 10-2-402(6) do not apply.