

HB0305S04 compared with HB0305S03

~~text~~ shows text that was in HB0305S03 but was deleted in HB0305S04.

text shows text that was not in HB0305S03 but was inserted into HB0305S04.

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~~Representative Candice B. Pierucci~~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

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

LONG TITLE

General Description:

This bill amends provisions related to urban development.

Highlighted Provisions:

This bill:

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

HB0305S04 compared with HB0305S03

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

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

HB0305S04 compared with HB0305S03

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:

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

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

~~[(5)]~~ ~~(~~f~~a~~t~~b)~~ [The legislative body of a specified county] Except as provided in Subsection (5)(~~f~~b~~t~~c), a county legislative body may not approve large-scale urban development within a [municipality's] city or town's expansion area unless:

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

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

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

~~(~~f~~b~~t~~c)~~ Subsection (5)(~~f~~a~~t~~b) does not apply to~~f~~:

~~(i) }~~ commercial or industrial development that is located within:

(i) a county of the first class; and

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

~~(ii) urban development consisting of 500 or more acres of rural real property as defined in Section 17B-2a-1107~~f~~.~~

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

HB0305S04 compared with HB0305S03

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

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

(b) A municipality may not annex an unincorporated area within 5,000 feet of the center line of any runway of an airport operated or to be constructed and operated by another municipality unless the legislative body of the other municipality adopts a resolution consenting to the annexation.

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

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

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

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

(A) an area within a project area;

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

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

(D) an area that is contiguous to an area owned by the Military Installation Development Authority that the Military Installation Development Authority plans to add to an existing project area.

HB0305S04 compared with HB0305S03

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

- (A) the annexation process shall follow the requirements for a specified county; and
- (B) the provisions of Subsection 10-2-402(6) do not apply.