

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 143

BY LOCAL GOVERNMENT COMMITTEE

AN ACT

RELATING TO MUNICIPAL CORPORATIONS AND ANNEXATION; AMENDING SECTION 50-222, IDAHO CODE, TO REVISE PROVISIONS RELATING TO EVIDENCE OF CONSENT TO ANNEXATION AND TO PROVIDE FOR EXCEPTIONS.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 50-222, Idaho Code, be, and the same is hereby amended to read as follows:

50-222. ANNEXATION BY CITIES. (1) Legislative intent. The legislature hereby declares and determines that it is the policy of the state of Idaho that cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

(2) General authority. Cities have the authority to annex land into a city upon compliance with the procedures required in this section. In any annexation proceeding, all portions of highways lying wholly or partially within an area to be annexed shall be included within the area annexed unless expressly agreed between the annexing city and the governing board of the highway agency providing road maintenance at the time of annexation. Provided further, that said city council shall not have the power to declare such land, lots or blocks a part of said city if they will be connected to such city only by a shoestring or strip of land which comprises a railroad or highway right-of-way.

(3) Annexation classifications. Annexations shall be classified and processed according to the standards for each respective category set forth herein. The three (3) categories of annexation are:

(a) Category A: Annexations wherein:

(i) All private landowners have consented to annexation. Annexation where all landowners have consented may extend beyond the city area of impact provided that the land is contiguous to the city and that the comprehensive plan includes the area of annexation;

(ii) Any residential enclaved lands of less than one hundred (100) privately-owned parcels, irrespective of surface area, which are surrounded on all sides by land within a city or which are bounded on all sides by lands within a city and by the boundary of the city's area of impact; or

(iii) The lands are those for which owner approval must be given pursuant to subsection (5)(b)(v) of this section.

1 (b) Category B: Annexations wherein:

2 (i) The subject lands contain less than one hundred (100) separate private
3 ownerships and platted lots of record and where not all such landowners have
4 consented to annexation; or

5 (ii) The subject lands contain more than one hundred (100) separate private
6 ownerships and platted lots of record and where landowners owning more than
7 fifty percent (50%) of the area of the subject private lands have consented to
8 annexation prior to the commencement of the annexation process; or

9 (iii) The lands are the subject of a development moratorium or a water or sewer
10 connection restriction imposed by state or local health or environmental agencies;
11 provided such lands shall not be counted for purposes of determining the number
12 of separate private ownerships and platted lots of record aggregated to determine
13 the appropriate category.

14 (c) Category C: Annexations wherein the subject lands contain more than one hundred
15 (100) separate private ownerships and platted lots of record and where landowners
16 owning more than fifty percent (50%) of the area of the subject private lands have not
17 consented to annexation prior to commencement of the annexation process.

18 (4) (a) Evidence of consent to annexation. For purposes of this section, and unless
19 excepted in paragraph (b) of this subsection (4), consent to annex shall be valid only
20 when evidenced by written instrument consenting to annexation executed by the owner or
21 the owner's authorized agent. ~~Consent shall be implied for the area of all lands connected~~
22 ~~to a water or wastewater collection system operated by the city only if the connection was~~
23 ~~requested or completed prior to July 1, 2008.~~ Written consent to annex lands must be
24 recorded in the county recorder's office to be binding upon subsequent purchasers, heirs,
25 or assigns of lands addressed in the consent. Lands need not be contiguous or adjacent
26 to the city limits at the time the landowner consents to annexation for the property to be
27 subject to a valid consent to annex; provided however, no annexation of lands shall occur,
28 irrespective of consent, until such land becomes contiguous or adjacent to such city.

29 (b) Exceptions to the requirement of written consent to annexation. The following
30 exceptions apply to the requirement of written consent to annexation provided for in
31 subsection (4)(a) of this section:

32 (i) Enclaved lands: In category A annexations, no consent is necessary for
33 enclaved lands meeting the requirements of subsection (3)(a)(ii) of this section;

34 (ii) Implied consent: In category B and C annexations, valid consent to annex
35 is implied for the area of all lands connected to a water or wastewater collection
36 system operated by the city if the connection was requested in writing by the
37 owner, or the owner's authorized agent, or completed before July 1, 2008.

38 (5) Annexation procedures. Annexation of lands into a city shall follow the procedures
39 applicable to the category of lands as established by this section. The implementation of any
40 annexation proposal wherein the city council determines that annexation is appropriate shall be
41 concluded with the passage of an ordinance of annexation.

42 (a) Procedures for category A annexations: Lands lying contiguous or adjacent to any
43 city in the state of Idaho may be annexed by the city if the proposed annexation meets
44 the requirements of category A. Upon determining that a proposed annexation meets
45 such requirements, a city may initiate the planning and zoning procedures set forth in

1 chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where
2 necessary, and zoning classification of the lands to be annexed.

3 (b) Procedures for category B annexations: A city may annex lands that would qualify
4 under the requirements of category B annexation if the following requirements are met:

5 (i) The lands are contiguous or adjacent to the city and lie within the city's area
6 of city impact;

7 (ii) The land is laid off into lots or blocks containing not more than five (5) acres
8 of land each, whether the same shall have been or shall be laid off, subdivided
9 or platted in accordance with any statute of this state or otherwise, or whenever
10 the owner or proprietor or any person by or with his authority has sold or begun
11 to sell off such contiguous or adjacent lands by metes and bounds in tracts not
12 exceeding five (5) acres, or whenever the land is surrounded by the city. Splits
13 of ownership which occurred prior to January 1, 1975, and which were the result
14 of placement of public utilities, public roads or highways, or railroad lines through
15 the property shall not be considered as evidence of an intent to develop such land
16 and shall not be sufficient evidence that the land has been laid off or subdivided in
17 lots or blocks. A single sale after January 1, 1975, of five (5) acres or less to a
18 family member of the owner for the purpose of constructing a residence shall not
19 constitute a sale within the meaning of this section. For purposes of this section,
20 "family member" means a natural person or the spouse of a natural person who
21 is related to the owner by blood, adoption or marriage within the first degree of
22 consanguinity;

23 (iii) Preparation and publication of a written annexation plan, appropriate to the
24 scale of the annexation contemplated, which includes, at a minimum, the following
25 elements:

26 (A) The manner of providing tax-supported municipal services to the lands
27 proposed to be annexed;

28 (B) The changes in taxation and other costs, using examples, which would
29 result if the subject lands were to be annexed;

30 (C) The means of providing fee-supported municipal services, if any, to the
31 lands proposed to be annexed;

32 (D) A brief analysis of the potential effects of annexation upon other units
33 of local government which currently provide tax-supported or fee-supported
34 services to the lands proposed to be annexed; and

35 (E) The proposed future land use plan and zoning designation or
36 designations, subject to public hearing, for the lands proposed to be
37 annexed;

38 (iv) Compliance with the notice and hearing procedures governing a zoning
39 district boundary change as set forth in section 67-6511, Idaho Code, on the
40 question of whether the property should be annexed and, if annexed, the zoning
41 designation to be applied thereto; provided however, the initial notice of public
42 hearing concerning the question of annexation and zoning shall be published in
43 the official newspaper of the city and mailed by first class mail to every property
44 owner with lands included in such annexation proposal not less than twenty-eight
45 (28) days prior to the initial public hearing. All public hearing notices shall
46 establish a time and procedure by which comments concerning the proposed

annexation may be received in writing and heard and, additionally, public hearing notices delivered by mail shall include a one (1) page summary of the contents of the city's proposed annexation plan and shall provide information regarding where the annexation plan may be obtained without charge by any property owner whose property would be subject to the annexation proposal.

(v) In addition to the standards set forth elsewhere in this section, annexation of the following lands must meet the following requirements:

(A) Property, owned by a county or any entity within the county, that is used as a fairgrounds area under the provisions of chapter 8, title 31, Idaho Code, or chapter 2, title 22, Idaho Code, must have the consent of a majority of the board of county commissioners of the county in which the property lies; and

(B) Property, owned by a nongovernmental entity, that is used to provide outdoor recreational activities to the public and that has been designated as a planned unit development of fifty (50) acres or more and does not require or utilize any city services must have the express written permission of the nongovernmental entity owner.

(vi) After considering the written and oral comments of property owners whose land would be annexed and other affected persons, the city council may proceed with the enactment of an ordinance of annexation and zoning. In the course of the consideration of any such ordinance, the city must make express findings, to be set forth in the minutes of the city council meeting at which the annexation is approved, as follows:

(A) The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section;

(B) The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the city;

(C) The annexation is reasonably necessary for the orderly development of the city;

(vii) Notwithstanding any other provision of this section, railroad right-of-way property may be annexed pursuant to this section only when property within the city adjoins or will adjoin both sides of the right-of-way.

(c) Procedures for category C annexations: A city may annex lands that would qualify under the requirements of category C annexation if the following requirements are met:

(i) Compliance with the procedures governing category B annexations; and

(ii) Evidence of consent to annexation based upon the following procedures:

(A) Following completion of all procedures required for consideration of a category B annexation, but prior to enactment of an annexation ordinance and upon an affirmative action by the city council, the city shall mail notice to all private landowners owning lands within the area to be annexed, exclusive of the owners of lands that are subject to a consent to annex which complies with subsection (4)(a) of this section defining consent. Such notice shall invite property owners to give written consent to the annexation, include a description of how that consent can be made and where it can be filed, and inform the landowners where the entire record

1 of the subject annexation may be examined. Such mailed notice shall
2 also include a legal description of the lands proposed for annexation and
3 a simple map depicting the location of the subject lands.

4 (B) Each landowner desiring to consent to the proposed annexation must
5 submit the consent in writing to the city clerk by a date specified in the
6 notice, which date shall not be later than forty-five (45) days after the date
7 of the mailing of such notice.

8 (C) After the date specified in the notice for receipt of written consent,
9 the city clerk shall compile and present to the city council a report
10 setting forth: (i) the total physical area sought to be annexed, and (ii)
11 the total physical area of the lands, as expressed in acres or square feet,
12 whose owners have newly consented in writing to the annexation, plus
13 the area of all lands subject to a prior consent to annex which complies
14 with subsection (4)(a) of this section defining consent. The clerk shall
15 immediately report the results to the city council.

16 (D) Upon receiving such report, the city council shall review the results
17 and may thereafter confirm whether consent was received from the owners
18 of a majority of the land. The results of the report shall be reflected in the
19 minutes of the city council. If the report as accepted by the city council
20 confirms that owners of a majority of the land area have consented to
21 annexation, the city council may enact an ordinance of annexation, which
22 thereafter shall be published and become effective according to the terms of
23 the ordinance. If the report confirms that owners of a majority of the land
24 area have not consented to the annexation, the category C annexation shall
25 not be authorized.

26 (6) The decision of a city council to annex and zone lands as a category B or category
27 C annexation shall be subject to judicial review in accordance with the procedures provided
28 in chapter 52, title 67, Idaho Code, and pursuant to the standards set forth in section 67-5279,
29 Idaho Code. Any such appeal shall be filed by an affected person in the appropriate district
30 court no later than twenty-eight (28) days after the date of publication of the annexation
31 ordinance. All cases in which there may arise a question of the validity of any annexation
32 under this section shall be advanced as a matter of immediate public interest and concern, and
33 shall be heard by the district court at the earliest practicable time.

34 (7) Annexation of noncontiguous municipal airfield. A city may annex land that is not
35 contiguous to the city and is occupied by a municipally owned or operated airport or landing
36 field. However, a city may not annex any other land adjacent to such noncontiguous facilities
37 which is not otherwise annexable pursuant to this section.