

Annexation Task Force Meeting

October 18, 2017



City of Sioux Falls

Annexation Task Force

- Tonight – Receive final consensus from the Annexation Task Force members on the recommendations. Consensus will be required for any recommendation to move forward to City Council
- November – Present the Annexation Task Force Report to the City Council.

Policy Recommendations – September 13, 2017

Issue: Pockets of unannexed land are being created through the voluntary annexation process.

Recommendation:

The City will make it a practice to reach out to the owner(s) of the unannexed property **adjacent** to land requesting to be annexed, prior to the annexation, to inquire whether they would consider annexation.

Any annexation petition should have notification letters sent to non-annexed **adjacent** property owners to provide additional notice of city **development** and potential future annexation.

Policy Recommendations – Continued

Issue: It is difficult for staff to know when to approach a property owner about annexation.

Recommendation:

When the following occurs, annexation discussion should begin.

1. The unannexed property is 100 percent surrounded by city limits and land that is **fully developed**, AND one or more of the following:
2. The unannexed property is currently **adjacent** to an improved city street and connected to city water or sewer services, OR
3. The unannexed property will be **impacted** by a capital improvement project such as a street improvement or utility extensions, OR
4. The unannexed property has a public health or safety issue that can be corrected with city utility connections or street improvements.

Policy Recommendations – Continued

Issue: The financial impact of annexation on the property owner(s) is too great.

Recommendation:

Revise the standards for rural neighborhoods and individual property owners to reduce the level of infrastructure requirements and costs. Proposed standards for annexed rural neighborhoods and individual property owners will be:

Water Service Requirement:

- Minimum 8” main line. To provide adequate fire protection, water mains will be installed within 5 years of the date of annexation.
- Fire hydrants.
- After service is available **and** notice is received from the City, connection to the city water service must be made within 2 years or through an agreement (§50.024).

Policy Recommendations – Continued

Sanitary Sewer System Requirements:

- A private wastewater disposal system is an option but it must comply with applicable laws in place at the time of installation.
- After service is available and notice is received from the City, connection to the city sanitary sewer service must be made within 5 years or through an agreement (§53.015(d)).

Road Requirements:

- Local/residential roads may be gravel or asphalt, but should be a minimum of 24 feet wide.
- A collector road should be 24 feet wide minimum, two lanes, paved with asphalt.
- A private road may be gravel or asphalt, but should be a minimum of 24 feet wide.

All roads should be a minimum of 26 feet after fire hydrants are installed per the Fire Marshal

Policy Recommendations – Continued

Drainage Requirements:

- Depending on environmental conditions (topography, water table, etc.), there are one of two options for the drainage system.
 - Ditches and culverts
 - Storm water collection system

Sidewalk Requirements:

- Installation is at the discretion of the neighborhood/property owners unless required by ADA.
- If sidewalks are installed, they will need to meet the City's Engineering Design Standards and ADA.

Policy Recommendations – Continued

Street Light Requirements:

- Local/residential streets – wood pole or an aluminum pole with a breakaway base.
- Collector streets – aluminum pole with a breakaway base.

Sump Pump Collection System Requirements:

- None, except if evaluation of sump pump activity by City staff determines a Sump Pump Collection System (SPCS) is beneficial or mitigates sump pump discharge nuisance, a SPCS retrofit may be constructed at no cost to the property owner.

Policy Recommendations – Continued

Issue: Communications are lacking and they need to improve.

Recommendation:

- Develop a process that ensures regular notification of property owners who are currently engaged in a pre-annexation agreement.
- Notify unannexed property owners when property **adjacent** to theirs intends to annex into the city.
- Initiate pro-active meetings regarding future road projects and large **developments**.

Annexation Task Force – Recommendation comments and input

- Open House completed (Sept. 13, 2017).
- Public input received through comment cards, emails and discussion.
- A summary of the public input received is available on the Annexation Task Force website. <http://siouxfalls.org/annexation>
- Following are recurring comments the task force members may wish to address in more detail...

Public Input and Comments

Enhance the recommendations related to communication by adding the following activities:

- Update owners occasionally if their property is a participant in a pre-annexation agreement on file with the city.
- Instruct them on how to obtain a copy of the agreement.
- If official action of the City Council is scheduled to take place on a city-initiated annexation, send notification by registered or certified mail with proof of delivery to the property owner not less than 30 days prior to that date.

Bullet 1 & 2 – Staff recommends support of the comment.

Bullet 3 – Staff recommends change to “staff will testify at the annexation hearing that the property owner responded to the notification.”

Input and Comments - Continued

Clarify terms used within the recommendations:

- Better define “development” or “fully developed” in terms of criteria to move forward with a city-initiated annexation discussions.

Fully developed – An area used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

Development – The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; or any use or extension of the use of land.

- Is the term “should” suggested or mandatory?

Should – Synonymous with “must”.

Input and Comments - Continued

Clarify terms used within the recommendations:

- Better define “impacted” in terms of the extent to which a property may be affected by a capital improvement project.

Impacted – Used in reference to CIP projects, this term is meant to refer to improvements that will directly influence the available services to a property in the future.

- Is “adjacent” the best word to use when referring to land next to property to be annexed?

Adjacent – Lying near, close, or contiguous.

Abutting – Touch or join at the edge or border.

Input and Comments - Continued

Reduce the financial impact to the property owners.

- Cost comparison of the new development standards vs. the proposed rural neighborhood standards.

Assumptions:

- 100' of street frontage.
- Water and sewer to be constructed in the street right-of-way.

Approximate Estimates:

- New development standards - \$22,600.00 assessment (paved road, curb & gutter, water, sanitary sewer, storm sewer, sidewalk, street lights).
- Existing rural neighborhood standards - \$8,500.00 assessment (water and sewer only).
- Total savings - \$14,100 (62.4%)

Input and Comments - Continued

Provide a timeline for when city-initiated annexations may occur.

- Criteria 1. The unannexed property is 100 percent surrounded by city limits and development, **AND** one or more of the following:
- Criteria 2. The unannexed property is currently **adjacent** to an improved city street and connected to city water or sewer services, **OR**
- Criteria 3. The unannexed property will be impacted by a capital improvement project such as street improvement or utility extensions, **OR**
- Criteria 4. The unannexed property has a public health or safety issue that can be corrected with city utility connections or street improvements, **OR**
- Criteria 5. The City has no reasonable means of physical access for the provision of services to adjacent property.

Staff supports adding Criteria 5.

Input and Comments - Continued

Some property owners desire to maintain the character of their neighborhoods.

- All ADA requirements, whether inside or outside the city limits, are held to the same accessibility standards which are mandated by the federal government.
- The proposed standards for rural neighborhoods and individual property owners will allow areas to maintain the existing character of the neighborhood, if annexed.

Use the increase in property tax to pay for improvements.

- Property tax incentives, such as escrowing a percentage of tax increase for improvements, cannot be provided unless state law is changed.

Input and Comments - Continued

Do a cost/benefit analysis prior to a vote on a city-initiated annexation.

- State law requires a study before an initiated annexation can occur (SDCL 9.4.4.1 - Abbreviated).
- Required content of study per state law (SDCL 9.4.4.2 - Abbreviated).
 - Description and boundaries to be annexed.
 - Show that ample and suitable resources exist for orderly development of the area.
 - Definite timetable for utility and major street extension into the area.
 - An approximate cost to the property owner and the municipality of extending services to the area.

Input and Comments - Continued

- Required content of study per state law (SDCL 9.4.4.2 - Abbreviated) (continued).
 - Estimated difference in tax assessment rate for the property owners.
 - Demonstrate that exclusions and irregularities in boundary lines are not the result of arbitrariness.
 - Show that there is a reasonable present or future need for annexing the contiguous territory.
 - Illustrate that population and census data indicate municipality growth or development beyond current limits.

The City is not recommending any large-scale, city-initiated annexations, such as a rural neighborhood, at this time.

Thank You!

<http://siouxfalls.org/annexation>