

ANNEXATION TASK FORCE

The Sioux Falls Planning Office and the Sioux Falls City Council established the Annexation Task Force to develop recommendations for City staff and the City Council to use in determining when and how to approach property owners about annexation in those instances when the property owner is not seeking to be annexed. To capture all perspectives, four citizen participants were selected to participate on the task force as well as three city councilors.

Several of the task force meetings were dedicated to educating its members on the following:

- Annexation laws
- Assessment laws
- ADA requirements
- Property tax levies
- Engineering Design Standards
- Cost of infrastructure improvements and calculation of assessments
- Annual maintenance fees
- Recent or proposed Capital Improvement Program (CIP) projects

In addition, information was shared about the purpose of annexation and why it is important to a community; the implications of having unannexed land within the city limits; and the arguments opposing annexation.

The task force's recommendations are based on the feedback received from the public and city staff. The task force approved these recommendations by consensus in August with plans to revisit these recommendations once the public had another opportunity to provide additional input at the September 13, Open House. These preliminary recommendations are listed on the following page.

On October 18, the Annexation Task Force will meet again to discuss any public feedback received at the Open House. Task Force members will also discuss possible amendments to these recommendations based on this feedback. Members are also planning to discuss the financial impact of annexation, and options to reduce these costs for impacted property owners. The meeting will be held at Carnegie Town Hall, from 5:30 – 7 p.m.

ANNEXATION TASK FORCE

Policy recommendations for city-initiated annexations

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

Recommendation:

1. 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.
2. 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.

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.

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 requirements 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).

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

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.

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.

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.

FUTURE SCHEDULE

Open House

Wednesday, September 13; 5:30 – 7:00 p.m.
Sioux Falls Main Library, 200 N Dakota Avenue

Annexation Task Force meeting

Wednesday, October 18; 5:30 – 7:00 p.m.
Carnegie Town Hall, 235 W 10th Street

Questions or feedback - <http://siouxfalls.org/annexation>