

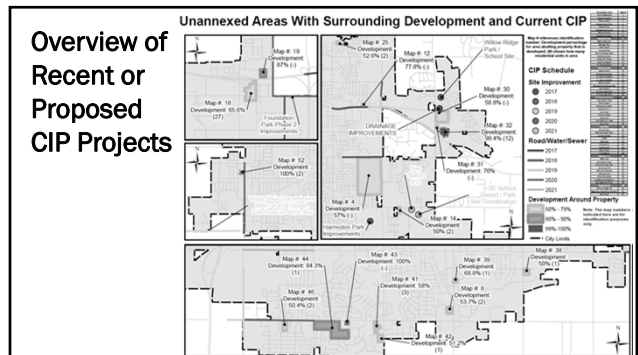
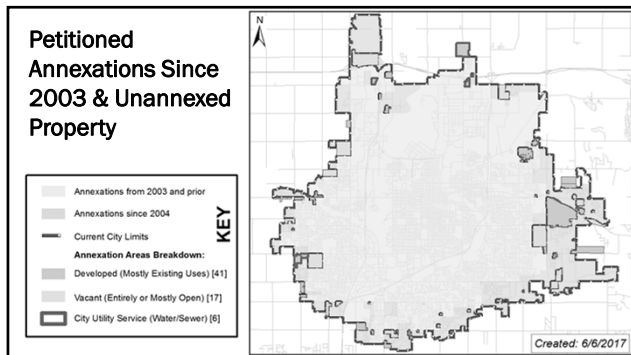
# Annexation Task Force Meeting

June 14, 2017

## Unannexed Property and the Impact on City Development

Presentation highlights:

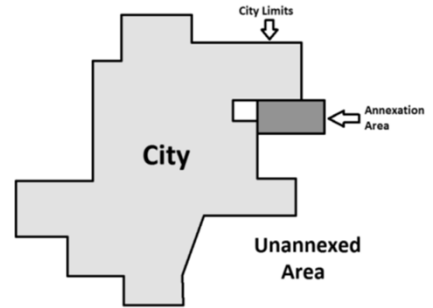
- Petitioned annexation history
- Implications of unannexed land on Capital Improvement Program (CIP) projects.
- Impacts of restricting annexations.
- Legal ruling from annexation case.
- Unannexed Properties Information
- Why annexation is important.
- Need for annexation policy and criteria.



### Impact of Restricting Annexations Based on Surrounding Land

- Limiting petitioned annexations may reduce property owners rights for development.
- Limiting petitioned annexations may reduce the supply of developable land resulting in existing land becoming more expensive.
- Limiting petitioned annexations may restrict orderly growth and efficient extension of municipal services.

### Example: How an Unannexed Pocket of Land is Created



### Annexation Court Case Ruling

(307 N.W.2d 598 (1981))

- State law and court cases have ruled in support of annexation of contiguous properties.
- The boundaries of a municipal corporation should not be extended for the sole purpose of increasing the municipal tax base.

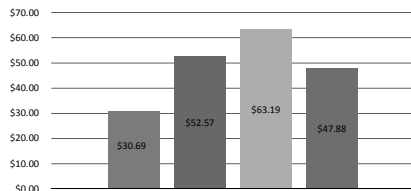
### Annexation Court Case Ruling

(307 N.W.2d 598 (1981)) (Continued)

- An area can be considered "ripe" for annexation purely from the standpoint of "orderly growth and development of the municipal corporation."
- The fact that a proposed annexation area is not in need of municipal services as it exists today does not in itself preclude it from being annexed. It is possible that future development of the area, or when degeneration of existing services occurs, city services will be warranted.

### Unannexed Properties Information

Single Family Residential Water Usage Cost



Notes:

\* Based on 5,500 gallons

\*\*Based on 3/4 meter

Legend:  
 ■ City of Sioux Falls\*\*    ■ North Lincoln Rural Water  
 ■ South Lincoln Rural Water    ■ Minnehaha Community Water

### Unannexed Properties Information

- Some paved roadways within rural subdivision may be charged an annual fee of between \$0.40 and \$2.00 per front foot to cover regular maintenance costs.
- Sioux Falls Fire Rescue (SFFR) has mutual aid agreements in place with all townships abutting the City of Sioux Falls.

### Why Annexation is Important for Communities

- Planning for existing and future city services within designated growth areas cannot happen without land being annexed in a consistent and predictable manner.
- Annexation of contiguous rural subdivisions should be considered when it's desirable to provide city utility and other services.

### Need for Annexation Policy and Decision-Making Criteria

- Consistency (minimum requirements, financial participation levels, etc.)
- Remove or reduce uncertainty.
- Promote better long range planning and managed growth.

**Thank You!**

Public questions occurring after meeting hours can be submitted via the feedback section of the Annexation Task Force webpage.  
<http://siouxfalls.org/annexation>