

person's property, IF THE PERSON OWNS REAL PROPERTY IN THE AREA TO BE INCORPORATED AND IF THE ORGANIZING COMMUNITY PURSUES THE INCORPORATION PETITION UNDER SUBSECTION (A)(1) OF THIS SECTION.

(F) [Upon receiving the petition, the board of county commissioners or county council is directed to] WITHIN 60 DAYS OF RECEIVING A PETITION, THE COUNTY GOVERNING BODY:

(1) [verify] SHALL VERIFY that [any] EACH person who signed [it is a resident of] THE PETITION RESIDES IN the particular area TO BE INCORPORATED, [and] is registered to vote in county elections, [and/or is an owner of] AND, IF APPLICABLE, OWNS real property within the area to be incorporated;

(2) [, and shall consider] SHALL VERIFY THAT the petition [of no effect if] MEETS THE REQUIREMENTS OF THIS SECTION [it is signed by fewer than 20 percent of the persons from that area who are registered to vote in county elections, or by persons owning less than 25 percent of said real property.]; AND

(3) IF THE PETITION MEETS THE REQUIREMENTS OF THIS SECTION, SHALL APPOINT A COUNTY LIAISON.

[(b) Twenty-five percent or more of the persons who reside within any particular area in a county and who are registered to vote in county elections may initiate a proposal to incorporate that area as a municipal corporation, by a petition presented to the board of county commissioners or to the county council of the county. Each person signing the petition shall indicate on the petition the person's name and residence address. Upon receiving the petition, the board of county commissioners or county council is directed to verify that any person who signed it is a resident of the particular area and is registered to vote in county elections and shall consider the petition of no effect if it is signed by fewer than 25 percent of the persons from that area who are registered to vote in county elections.

(c) If a petition complies with the requirements of either subsection (a) or (b) of this section, the board or the council shall by resolution, passed as in its normal legislative procedure, specify the day and the hours for the election at which the question of incorporation shall be submitted to the voters of the particular area, or reject the referendum request within 60 days of the petition requirements having been met.

(d) (1) If the board or council rejects the referendum request, the board or council shall provide in writing and make available to the general public the reasons for rejecting the referendum request.

(2) The board or council shall establish reasonable procedures by which reconsideration of a referendum request denial can be undertaken, including an opportunity for a public hearing with sufficient advance public notice.

(3) Upon completion of this hearing and review process, the board or council shall, by resolution, affirm its previous action or grant the referendum request.