

HOUSE BILL NO. 1321

Introduced by

Representatives Wrangham, Damschen, S. Meyer

Senators Heitkamp, O'Connell, Triplett

1 A BILL for an Act to amend and reenact sections 40-47-01.1, 40-47-06, and 40-48-03 of the
2 North Dakota Century Code, relating to extraterritorial zoning jurisdiction of cities; and to
3 provide for application.

4 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

5 **SECTION 1. AMENDMENT.** Section 40-47-01.1 of the North Dakota Century Code is
6 amended and reenacted as follows:

7 **40-47-01.1. Extraterritorial zoning - Mediation - Determination by administrative**
8 **law judge.**

9 1. A city may, by ordinance, extend the application of a city's zoning regulations to
10 any quarter quarter section of unincorporated territory if a majority of the quarter
11 quarter section is located within the following distance of the corporate limits of the
12 city:

13 a. ~~One One-half~~ mile [~~1.61 kilometers .80 kilometer~~] if the city has a population
14 of less than five thousand.

15 b. ~~Two miles~~ [~~3.22 kilometers~~] if the city has a population of five thousand or
16 more, but less fewer than twenty-five thousand.

17 e. b. ~~Four miles~~ [~~6.44 kilometers~~] One mile [1.61 kilometers] if the city has a
18 population of twenty-five thousand or more.

19 2. If a quarter quarter section line divides a platted lot and the majority of that platted
20 lot lies within the quarter quarter section, a city may apply its extraterritorial zoning
21 authority to the remainder of that platted lot. If the majority of the platted lot lies
22 outside the quarter quarter section, the city may not apply its extraterritorial zoning
23 authority to any of that platted lot.

- 1 3. A city exercising its extraterritorial zoning authority shall hold a zoning transition
2 meeting if the territory to be extraterritorially zoned is currently zoned. The city's
3 zoning or planning commission shall provide at least fourteen days' notice of the
4 meeting to the zoning board or boards of all political subdivisions losing their partial
5 zoning authority. The purpose of the zoning transition meeting is to review existing
6 zoning rules, regulations, and restrictions currently in place in the territory to be
7 extraterritorially zoned and to plan for an orderly transition. The zoning transition
8 meeting must take place before the city's adoption of an ordinance exercising
9 extraterritorial zoning.
- 10 4. If two or more cities have boundaries at a distance where there is an overlap of
11 extraterritorial zoning authority under this section, the governing bodies of the cities
12 may enter into an agreement regarding the extraterritorial zoning authority of each
13 city. The agreement must be for a specific term and is binding upon the cities
14 unless the governing bodies of the cities agree to amend or rescind the agreement
15 or unless determined otherwise by an administrative law judge in accordance with
16 this chapter. If a dispute arises concerning the extraterritorial zoning authority of a
17 city and the governing bodies of the cities involved fail to resolve the dispute, the
18 dispute must be submitted to a committee for mediation. The committee must be
19 comprised of one member appointed by the governor, one member of the
20 governing body of each city, and one member of the planning commission of each
21 city who resides outside the corporate city limits. The governor's appointee shall
22 arrange and preside over the meeting and act as mediator at the meeting. A
23 meeting may be continued until the dispute has been resolved or until the mediator
24 determines that continued mediation is no longer worthwhile.
- 25 5. If the mediation committee is unable to resolve the dispute to the satisfaction of the
26 governing bodies of all the cities involved, the governing body of any of the cities
27 may petition the office of administrative hearings to appoint an administrative law
28 judge to determine the extraterritorial zoning authority of the cities in the disputed
29 area. A hearing may not be held until after at least two weeks' written notice has
30 been given to the governing bodies of the cities involved in the dispute. At the
31 hearing, the governor's appointee who mediated the meetings under subsection 4

1 shall provide information to the administrative law judge on the dispute between
2 the cities involved and any proposed resolutions or recommendations made by a
3 majority of the committee members. Any resident of, or person owning property in,
4 a city involved in the dispute or the unincorporated territory that is the subject of the
5 proposed extraterritorial zoning, a representative of such a resident or property
6 owner, and any representative of a city involved, may appear at the hearing and
7 present evidence on any matter to be determined by the administrative law judge.
8 A decision by the administrative law judge is binding upon all the cities involved in
9 the dispute and remains effective until the governing bodies of the cities agree to a
10 change in the zoning authority of the cities. The governing body of a city may
11 request a review of a decision of an administrative law judge due to changed
12 circumstances at any time ten years after the decision has become final. An
13 administrative law judge shall consider the following factors in making a decision
14 under this subsection:

- 15 a. The proportional extraterritorial zoning authority of the cities involved in the
16 dispute;
- 17 b. The proximity of the land in dispute to the corporate limits of each city
18 involved;
- 19 c. The proximity of the land in dispute to developed property in the cities
20 involved;
- 21 d. Whether any of the cities has exercised extraterritorial zoning authority over
22 the disputed land;
- 23 e. Whether natural boundaries such as rivers, lakes, highways, or other physical
24 characteristics affecting the land are present;
- 25 f. The growth pattern of the cities involved in the dispute; and
- 26 g. Any other factor determined to be relevant by the administrative law judge.

27 6. For purposes of this section, the population of a city must be determined by the last
28 official regular or special federal census. If a city has incorporated after a census,
29 the population of the city must be determined by a census taken in accordance
30 with chapter 40-22.

1 7. When a portion of the city is attached to the bulk of the city by a strip of land less
2 than one hundred feet [30.48 meters] wide, that portion and strip of land must be
3 disregarded when determining the extraterritorial zoning limits of the city. This
4 subsection does not affect the ability of a city to zone land within its city limits.

5 8. For the purposes of this section, a quarter quarter section shall be determined in
6 the manner provided by 2 Stat. 313 [43 U.S.C. 752]. When appropriate, the phrase
7 "quarter quarter section" refers to the equivalent government lot.

8 **SECTION 2. AMENDMENT.** Section 40-47-06 of the North Dakota Century Code is
9 amended and reenacted as follows:

10 **40-47-06. Zoning commission - Appointment - Duties - Preliminary and final**
11 **report.** The governing body of a city desiring to avail itself of the powers conferred by this
12 chapter shall appoint a commission, to be known as the zoning commission, to recommend the
13 boundaries of the various original districts and appropriate regulations to be enforced therein.
14 ~~In addition to the members appointed by the city~~ If the city exercises extraterritorial zoning
15 authority under section 40-47-01.1, the zoning commission ~~shall~~ must include at least ~~one~~
16 ~~person residing outside of the corporate limits of a city having a population of less than five~~
17 ~~thousand;~~ two ~~persons~~ individuals residing outside the corporate limits of a ~~the city having if the~~
18 ~~city has a population of five thousand or more, but less~~ fewer than twenty-five thousand; or
19 three ~~persons~~ individuals residing outside the corporate limits of a ~~the city having if the city has~~
20 a population of twenty-five thousand or more ~~if zoning authority is exercised pursuant to section~~
21 ~~40-47-01.1. Such persons shall.~~ Those individuals must be appointed by the board or boards
22 of county commissioners of the county or counties within which ~~such~~ the zoning authority is to
23 be exercised and ~~shall~~ must reside within the territorial limits of the zoning regulation authority
24 exercised by the city, if any ~~such persons are~~ individual is available and will serve on the zoning
25 commission. ~~Of the members of the commission appointed by a board or boards of county~~
26 ~~commissioners pursuant to this section, the first member appointed shall hold office for five~~
27 ~~years, the second member appointed shall hold office for three years, and the third member~~
28 ~~appointed shall hold office for one year. Thereafter, the members shall be~~ The term of office of
29 any member appointed ~~for terms of~~ to the commission is five years. ~~Such~~ The commission
30 shall make a preliminary report and hold public hearings thereon before submitting its final
31 report. The governing body ~~shall~~ may not hold its public hearings or take action until it has

1 received the final report of the zoning commission. If a city has a planning commission, it may
2 be appointed as the zoning commission.

3 **SECTION 3. AMENDMENT.** Section 40-48-03 of the North Dakota Century Code is
4 amended and reenacted as follows:

5 **40-48-03. Planning commission - Creation - Members - Ex officio members.** The
6 governing body of any city may create, by ordinance, a planning commission to consist of not
7 more than ten members to be appointed by the executive officer of the city with the approval of
8 its governing body. ~~In addition to the members appointed by the city~~ If the city exercises
9 extraterritorial zoning authority under section 40-47-01.1, the planning commission ~~shall~~ must
10 include at least ~~one person~~ two individuals residing outside of the corporate limits of a the city
11 ~~having a population of less than five thousand, two persons residing outside the corporate limits~~
12 ~~of a~~ if the city having has a population of ~~five thousand or more, but less~~ fewer than twenty-five
13 thousand; or three ~~persons~~ individuals residing outside the corporate limits of a the city ~~having~~
14 if the city has a population of twenty-five thousand or more ~~if zoning authority is exercised~~
15 ~~pursuant to section 40-47-01.1. Such persons shall.~~ Those individuals must be appointed by
16 the board or boards of county commissioners of the county or counties within which ~~such~~ the
17 subdivision authority is to be exercised and ~~shall~~ must reside within the territorial limits of the
18 subdivision regulation authority exercised by the city, if any such ~~persons are~~ individual is
19 available and will serve on the planning commission. ~~Of the members of the commission~~
20 ~~appointed by a board or boards of county commissioners pursuant to this section, the first~~
21 ~~member appointed shall hold office for five years, the second member appointed shall hold~~
22 ~~office for three years, and the third member appointed shall hold office for one year. Thereafter,~~
23 ~~the members shall be appointed for terms of five years.~~ The executive officer, the engineer,
24 and the attorney of the city ~~shall be~~ are ex officio members of the commission.

25 **SECTION 4. APPLICATION.** Any extraterritorial zoning regulation in effect before the
26 effective date of this Act which extends beyond the extraterritorial zoning authority provided by
27 this Act is void.