

Sixty-first
Legislative Assembly
of North Dakota

HOUSE BILL NO.

Introduced by

Representative Koppelman

1 A BILL for an Act to amend and reenact section 40-47-01.1 and subsection 1 of section
2 40-51.2-07 of the North Dakota Century Code, relating to the extraterritorial zoning authority of
3 a city and annexation of territory by a city.

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. (Effective through July 31, 2009) Extraterritorial zoning - Mediation -**
8 **Determination by administrative 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-half mile [.80 kilometer] if the city has a population of fewer than five
14 thousand.
- 15 b. One mile [1.61 kilometers] if the city has a population of five thousand or
16 more, but fewer than twenty-five thousand.
- 17 c. Two miles [3.22 kilometers] if the city has a population of twenty-five thousand
18 or more.
- 19 2. Subject to subsections 5 and 6, a city, by ordinance, may extend the application of
20 the city's zoning regulations to two times the distance allowed under
21 subdivisions a, b, and c of subsection 1 if the extension is approved by at least five
22 of six members of a committee established to review the proposed extension. The
23 committee must consist of three members appointed by the governing body of the
24 city and three members appointed, jointly, by the governing bodies of any political

subdivision that is exercising zoning authority within the territory to be extraterritorially zoned.

3. If a quarter quarter section line divides a platted lot and the majority of that platted lot lies within the quarter quarter section, a city may apply its extraterritorial zoning authority to the remainder of that platted lot. If the majority of the platted lot lies outside the quarter quarter section, the city may not apply its extraterritorial zoning authority to any of that platted lot.
4. A city exercising its extraterritorial zoning authority shall hold a zoning transition meeting if the territory to be extraterritorially zoned is currently zoned. The city's zoning or planning commission shall provide at least fourteen days' notice of the meeting to the zoning board or boards of all political subdivisions losing their partial zoning authority. The purpose of the zoning transition meeting is to review existing zoning rules, regulations, and restrictions currently in place in the territory to be extraterritorially zoned and to plan for an orderly transition. The zoning transition meeting must take place before the city's adoption of an ordinance exercising extraterritorial zoning.
5. If two or more cities have boundaries at a distance where there is an overlap of extraterritorial zoning authority under this section, the governing bodies of the cities may enter into an agreement regarding the extraterritorial zoning authority of each city. The agreement must be for a specific term and is binding upon the cities unless the governing bodies of the cities agree to amend or rescind the agreement or unless determined otherwise by an administrative law judge in accordance with this chapter. If a dispute arises concerning the extraterritorial zoning authority of a city and the governing bodies of the cities involved fail to resolve the dispute, the dispute must be submitted to a committee for mediation. The committee must be comprised of one member appointed by the governor, one member of the governing body of each city, and one member of the planning commission of each city who resides outside the corporate city limits. The governor's appointee shall arrange and preside over the meeting and act as mediator at the meeting. A meeting may be continued until the dispute has been resolved or until the mediator determines that continued mediation is no longer worthwhile.

- 1 6. If the mediation committee is unable to resolve the dispute to the satisfaction of the
2 governing bodies of all the cities involved, the governing body of any of the cities
3 may petition the office of administrative hearings to appoint an administrative law
4 judge to determine the extraterritorial zoning authority of the cities in the disputed
5 area. A hearing may not be held until after at least two weeks' written notice has
6 been given to the governing bodies of the cities involved in the dispute. At the
7 hearing, the governor's appointee who mediated the meetings under subsection 4
8 shall provide information to the administrative law judge on the dispute between
9 the cities involved and any proposed resolutions or recommendations made by a
10 majority of the committee members. Any resident of, or person owning property in,
11 a city involved in the dispute or the unincorporated territory that is the subject of the
12 proposed extraterritorial zoning, a representative of such a resident or property
13 owner, and any representative of a city involved, may appear at the hearing and
14 present evidence on any matter to be determined by the administrative law judge.
15 A decision by the administrative law judge is binding upon all the cities involved in
16 the dispute and remains effective until the governing bodies of the cities agree to a
17 change in the zoning authority of the cities. The governing body of a city may
18 request a review of a decision of an administrative law judge due to changed
19 circumstances at any time ten years after the decision has become final. An
20 administrative law judge shall consider the following factors in making a decision
21 under this subsection:
- 22 a. The proportional extraterritorial zoning authority of the cities involved in the
23 dispute;
 - 24 b. The proximity of the land in dispute to the corporate limits of each city
25 involved;
 - 26 c. The proximity of the land in dispute to developed property in the cities
27 involved;
 - 28 d. Whether any of the cities has exercised extraterritorial zoning authority over
29 the disputed land;
 - 30 e. Whether natural boundaries such as rivers, lakes, highways, or other physical
31 characteristics affecting the land are present;

1 f. The growth pattern of the cities involved in the dispute; and

2 g. Any other factor determined to be relevant by the administrative law judge.

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

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

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

14 **(Effective after July 31, 2009) Extraterritorial zoning - Mediation - Determination by**
15 **administrative law judge.**

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

20 a. One mile [1.61 kilometers] if the city has a population of less than five
21 thousand.

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

24 c. Four miles [6.44 kilometers] if the city has a population of twenty-five
25 thousand or more.

26 2. If a quarter quarter section line divides a platted lot and the majority of that platted
27 lot lies within the quarter quarter section, a city may apply its extraterritorial zoning
28 authority to the remainder of that platted lot. If the majority of the platted lot lies
29 outside the quarter quarter section, the city may not apply its extraterritorial zoning
30 authority to any of that platted lot.

1 3. Notwithstanding subsections 1 and 2, if two or more contiguous cities, each having
2 a population of two thousand or more, have boundaries in which the extraterritorial
3 zoning authority of the cities may overlap, each city may extend its zoning
4 regulations to the distance established under subsection 1 for the largest city.

5 4. A city exercising its extraterritorial zoning authority shall hold a zoning transition
6 meeting if the territory to be extraterritorially zoned is currently zoned. The city's
7 zoning or planning commission shall provide at least fourteen days' notice of the
8 meeting to the zoning board or boards of all political subdivisions losing their partial
9 zoning authority. The purpose of the zoning transition meeting is to review existing
10 zoning rules, regulations, and restrictions currently in place in the territory to be
11 extraterritorially zoned and to plan for an orderly transition. The zoning transition
12 meeting must take place before the city's adoption of an ordinance exercising
13 extraterritorial zoning.

14 ~~4.~~ 5. If two or more cities have boundaries at a distance where there is an overlap of
15 extraterritorial zoning authority under this section, the governing bodies of the cities
16 may enter into an agreement regarding the extraterritorial zoning authority of each
17 city. The agreement must be for a specific term and is binding upon the cities
18 unless the governing bodies of the cities agree to amend or rescind the agreement
19 or unless determined otherwise by an administrative law judge in accordance with
20 this chapter. If a dispute arises concerning the extraterritorial zoning authority of a
21 city and the governing bodies of the cities involved fail to resolve the dispute, the
22 dispute must be submitted to a committee for mediation. The committee must be
23 comprised of one member appointed by the governor, one member of the
24 governing body of each city, and one member of the planning commission of each
25 city who resides outside the corporate city limits. The governor's appointee shall
26 arrange and preside over the meeting and act as mediator at the meeting. A
27 meeting may be continued until the dispute has been resolved or until the mediator
28 determines that continued mediation is no longer worthwhile.

29 ~~5.~~ 6. If the mediation committee is unable to resolve the dispute to the satisfaction of the
30 governing bodies of all the cities involved, the governing body of any of the cities
31 may petition the office of administrative hearings to appoint an administrative law

1 judge to determine the extraterritorial zoning authority of the cities in the disputed
2 area. A hearing may not be held until after at least two weeks' written notice has
3 been given to the governing bodies of the cities involved in the dispute. At the
4 hearing, the governor's appointee who mediated the meetings under subsection 4
5 shall provide information to the administrative law judge on the dispute between
6 the cities involved and any proposed resolutions or recommendations made by a
7 majority of the committee members. Any resident of, or person owning property in,
8 a city involved in the dispute or the unincorporated territory that is the subject of the
9 proposed extraterritorial zoning, a representative of such a resident or property
10 owner, and any representative of a city involved, may appear at the hearing and
11 present evidence on any matter to be determined by the administrative law judge.
12 A decision by the administrative law judge is binding upon all the cities involved in
13 the dispute and remains effective until the governing bodies of the cities agree to a
14 change in the zoning authority of the cities. The governing body of a city may
15 request a review of a decision of an administrative law judge due to changed
16 circumstances at any time ten years after the decision has become final. An
17 administrative law judge shall consider the following factors in making a decision
18 under this subsection:

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

1 ~~6-~~ 7. For purposes of this section, the population of a city must be determined by the last
2 official regular or special federal census. If a city has incorporated after a census,
3 the population of the city must be determined by a census taken in accordance
4 with chapter 40-22.

5 ~~7-~~ 8. When a portion of the city is attached to the bulk of the city by a strip of land less
6 than one hundred feet [30.48 meters] wide, that portion and strip of land must be
7 disregarded when determining the extraterritorial zoning limits of the city. This
8 subsection does not affect the ability of a city to zone land within its city limits.

9 ~~8-~~ 9. For the purposes of this section, a quarter quarter section shall be determined in
10 the manner provided by 2 Stat. 313 [43 U.S.C. 752]. When appropriate, the phrase
11 "quarter quarter section" refers to the equivalent government lot.

12 **SECTION 2. AMENDMENT.** Subsection 1 of section 40-51.2-07 of the North Dakota
13 Century Code is amended and reenacted as follows:

- 14 1. The governing body of the city shall adopt a resolution describing the property to
15 be annexed. The resolution must include the proposed effective date of the
16 annexation and may provide for different effective dates for different parcels of the
17 territory. The effective date for the proposed annexation may not be later than ten
18 years after adoption of the resolution.