

SENATE BILL NO. 2271

Introduced by

Senators Holmberg, Klein, Wardner

Representatives Boehning, Carlson, Martinson

1 A BILL for an Act to amend and reenact sections 11-33-01, 11-33.2-11, 40-47-04, 40-48-21,
2 and 58-03-13 of the North Dakota Century Code, relating to requiring findings or statements
3 upon which zoning requests and subdivision plat requests are disapproved.

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

5 **SECTION 1. AMENDMENT.** Section 11-33-01 of the North Dakota Century Code is
6 amended and reenacted as follows:

7 **11-33-01. County power to regulate property.** For the purpose of promoting health,
8 safety, morals, public convenience, general prosperity, and public welfare, the board of county
9 commissioners of any county may regulate and restrict within the county, subject to section
10 11-33-20 and chapter 54-21.3, the location and the use of buildings and structures and the use,
11 condition of use, or occupancy of lands for residence, recreation, and other purposes. The
12 board of county commissioners and a county zoning commission shall state any grounds upon
13 which a request for a zoning amendment or variance is disapproved, and written findings upon
14 which the disapproval is based must be included within the records of the board or commission.

15 The board of county commissioners shall establish zoning requirements for solid waste disposal
16 and incineration facilities before July 1, 1994. The board of county commissioners may impose
17 tipping or other fees on solid waste management and incineration facilities. The board of
18 county commissioners may not impose any fee under this section on an energy conversion
19 facility or coal mining operation that disposes of its waste onsite. The board of county
20 commissioners may establish institutional controls that address environmental concerns with
21 the state department of health as provided in section 23-20.3-03.1.

22 **SECTION 2. AMENDMENT.** Section 11-33.2-11 of the North Dakota Century Code is
23 amended and reenacted as follows:

1 **11-33.2-11. Board ~~authorized to~~ may approve plats - Appropriate money.** The
2 board of county commissioners ~~is empowered to authorize and provide for the approval of~~ may
3 approve plats as a prerequisite to the subdivision of land subject to the provisions of this
4 chapter and may establish and collect reasonable fees therefor. The fees ~~so~~ collected ~~shall~~
5 must be credited to the general fund of the county. The board of county commissioners ~~is~~
6 ~~further empowered to~~ may appropriate, out of the general funds of the county, ~~such~~ moneys as
7 ~~may be~~ necessary for the purposes of this chapter. The board of county commissioners shall
8 state any grounds upon which a request for approval of plats is disapproved, and written
9 findings upon which the disapproval is based must be included within the records of the board.

10 **SECTION 3. AMENDMENT.** Section 40-47-04 of the North Dakota Century Code is
11 amended and reenacted as follows:

12 **40-47-04. Determining and enforcing regulations - Public hearing and notice**
13 **thereof - Publication of regulations, restrictions, and boundaries.**

14 1. The governing body of a city which ~~shall use~~ uses zoning regulations shall provide
15 for the manner in which the regulations and restrictions ~~shall~~ must be established,
16 enforced, or supplemented, and for the manner in which the boundaries of the
17 districts ~~shall~~ must be established and from time to time changed. A copy of each
18 proposed regulation, restriction, or boundary ~~shall~~ must be filed with the city
19 auditor. No regulation, restriction, or boundary ~~shall~~ may become effective until
20 after a public hearing ~~thereon~~ at which parties in interest and citizens shall have an
21 opportunity to be heard. Notice of ~~said~~ the hearing ~~shall~~ must be published once a
22 week for two successive weeks ~~prior to~~ before the time set for ~~said~~ the hearing in
23 the official newspaper of the city. ~~Such~~ The notice ~~shall~~ must contain the following
24 items:

- 25 ~~1-~~ a. The time and place of the hearing.
26 ~~2-~~ b. A description of any property involved in any zoning change, by street
27 address if streets have been platted or designated in the area affected.
28 ~~3-~~ c. A description of the nature, scope, and purpose of the proposed regulation,
29 restriction, or boundary.
30 ~~4-~~ d. A statement of the times at which it will be available to the public for
31 inspection and copying at the office of the city auditor.

1 2. Upon establishment of any regulation, restriction, or boundary hereunder, the
2 governing body of a city shall file a certified copy thereof with the city auditor and
3 shall cause notice of the same to be published in the official newspaper of the city.
4 ~~Said~~ The notice shall must describe the nature, scope, and purpose of the
5 regulation, restriction, or boundary and ~~shall~~ must state the times at which it will be
6 available to the public for inspection and copying at the office of the city auditor.

7 3. The governing body of a city, a city zoning commission, and a board of adjustment
8 shall state any grounds upon which a request for a zoning amendment or variance
9 is disapproved, and written findings upon which the disapproval is based must be
10 included within the records of the governing body, commission, or board.

11 **SECTION 4. AMENDMENT.** Section 40-48-21 of the North Dakota Century Code is
12 amended and reenacted as follows:

13 **40-48-21. Approval of plats by commission - Hearings - Notice - Effect.** Within
14 thirty days after the submission of a plat, the planning commission shall approve or disapprove
15 ~~it~~ the plat. If the plat is not approved or disapproved within ~~such~~ that time, ~~it shall be~~ the plat is
16 deemed to have been approved, and a certificate to that effect ~~shall~~ must be issued by the
17 commission on demand. The applicant, however, may waive the requirement that the
18 commission ~~shall~~ act within thirty days and may consent to an extension of ~~such~~ the period.
19 ~~The ground~~ commission shall state any grounds upon which any plat is disapproved ~~shall be~~
20 ~~stated upon,~~ and written findings upon which any disapproval is based must be included within
21 the records of the commission. Any plat submitted to the commission ~~shall~~ must contain the
22 name and address of ~~a person~~ an individual to whom notice of a hearing ~~shall~~ must be sent.
23 No action ~~shall~~ may be taken by the commission upon any plat until ~~it~~ the commission has
24 afforded a hearing thereon. At least five days before the date fixed for ~~such~~ the hearing, a
25 notice of the time and place of ~~such~~ the hearing ~~shall~~ must be sent by registered ~~or certified~~
26 mail to the address shown on the plat. Public notice of all ~~such~~ hearings also ~~shall~~ must be
27 given. Every plat approved by the commission may be adopted by the commission as an
28 amendment of or addition to the master plan without further hearing.

29 **SECTION 5. AMENDMENT.** Section 58-03-13 of the North Dakota Century Code is
30 amended and reenacted as follows:

1 **58-03-13. Township zoning commissions - Membership - Reports and**
2 **recommendations - District boundaries - Hearings - Notice.** The board of township
3 supervisors of a township desiring to avail itself of the powers conferred by sections 58-03-11
4 through 58-03-15 shall establish, by resolution, a township zoning commission to recommend
5 the boundaries of the various township zoning districts and appropriate regulations and
6 restrictions to be established therein. Membership of ~~such~~ the commission must consist of
7 three township supervisors and two members appointed from the municipalities concerned in
8 relation to which ~~such~~ the zoning is contemplated. Where the area to be regulated and
9 restricted is situated in two or more townships, a joint zoning commission may be established.
10 Membership of a joint zoning commission must consist of two township supervisors from each
11 township and two members from the municipality in relation to which ~~such~~ the zoning is
12 contemplated. ~~Each such~~ A zoning commission shall make a preliminary report and hold public
13 hearings ~~thereon~~ before submitting its final report and recommendations to the board or boards
14 of township supervisors. The board or boards of township supervisors may ~~thereupon~~
15 establish, and from time to time change, the boundaries of township zoning districts and
16 establish, amend, supplement, and enforce regulations and restrictions in ~~such~~ the districts. No
17 regulation, restriction, or boundaries become effective until after a public hearing ~~thereon~~ at
18 which parties in interest and citizens have an opportunity to be heard. At least fifteen days'
19 notice of the time and place of ~~such~~ the hearing must be published in the official newspaper of
20 the county and also in the official newspaper of the municipality in relation to which ~~such~~ the
21 zoning action is taken, if in ~~such~~ the municipality an official newspaper other than the official
22 newspaper of the county is published. The description of any land within any zoning district
23 established by a zoning commission together with any regulations and restrictions established
24 ~~therein~~ must be filed with the governing bodies of the township and municipalities concerned,
25 and ~~in the event~~ if amendments are made to the boundaries of the zoning district or the
26 regulations or restrictions ~~established therein~~, ~~such~~ the amendments must be filed in the same
27 manner. A zoning commission established under this section and a board of township
28 supervisors shall state any grounds upon which a request for a zoning amendment or variance
29 is disapproved, and written findings upon which the disapproval is based must be included
30 within the records of the commission or board.