



North Dakota House Political Subdivisions Committee
Chairman – Donald W. Longmuir
February 5, 2025

Testimony: Brian K. Billingsley, AICP
Community & Economic Development Director
Email: brian.billingsley@minotnd.gov
Phone: 701-857-4147

House Bill 1500
Urging a “Do Not Pass” Recommendation

In my capacity as the Director of the City of Minot Community Development Department, I am writing to express my **opposition** to HB 1500 (Non-Conforming Structures). HB 1500 attempts to permit the reconstruction of non-conforming residential buildings in zones where residences can be negatively impacted by nearby commercial and industrial land uses. There are several properties in Minot containing a non-conforming residential building that should be built to comply with the City’s current zoning code after the non-conforming building has been razed. I believe this legislation is vaguely written and could be subjected to misinterpretation by planners, property owners, elected officials, attorneys, and judges.

North Dakota’s cities, counties, and townships are unique and have different needs. Unfortunately, this legislation promotes a “one-size fits all” approach for the zoning of our political subdivisions. Local governments should have the ability to determine how to handle non-conforming buildings, structures, and uses within their jurisdiction without interference from the State government. Constituents can and should take their concerns to their local government officials if they do not agree with local rules.

For these reasons, I strongly urge your committee to recommend a “**do not pass**” on HB 1500 and I thank you for your consideration and for your service to our State.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. B.", with a horizontal line extending to the right.

Brian K. Billingsley, AICP
Community & Economic Development Director

Cc: Harold Stewart, City Manager
Shane Goettle, Special Assistant City Attorney
Matt Gardner, North Dakota League of Cities
Racheal Laqua, North Dakota Planning Association