

Sixty-first  
Legislative Assembly  
of North Dakota

## ENGROSSED SENATE BILL NO. 2027

Introduced by

Legislative Council

(Advisory Commission on Intergovernmental Relations)

1 A BILL for an Act to amend and reenact section 40-47-01.1 of the North Dakota Century Code,  
2 relating to extraterritorial zoning jurisdiction of cities; and to provide an expiration date.

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

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

6 **40-47-01.1. (Effective through July 31, 2009) Extraterritorial zoning - Mediation -**  
7 **Determination by administrative law judge.**

- 8 1. A city may, by ordinance, extend the application of a city's zoning regulations to  
9 any quarter quarter section of unincorporated territory if a majority of the quarter  
10 quarter section is located within the following distance of the corporate limits of the  
11 city:
- 12 a. One-half mile [.80 kilometer] if the city has a population of fewer than five  
13 thousand.
  - 14 b. One mile [1.61 kilometers] if the city has a population of five thousand or  
15 more, but fewer than twenty-five thousand.
  - 16 c. Two miles [3.22 kilometers] if the city has a population of twenty-five  
17 thousand or more.
- 18 2. Subject to subsections 5 and 6, a city, by ordinance, may extend the application of  
19 the city's zoning regulations to two times the distance allowed under  
20 subdivisions a, b, and c of subsection 1 if the extension is approved by at least five  
21 of six members of a committee established to review the proposed extension. The  
22 committee must consist of three members appointed by the governing body of the  
23 city and three members appointed, jointly, by the governing bodies of any political

- 1 subdivision that is exercising zoning authority within the territory to be  
2 extraterritorially zoned.
- 3 3. If a quarter quarter section line divides a platted lot and the majority of that platted  
4 lot lies within the quarter quarter section, a city may apply its extraterritorial zoning  
5 authority to the remainder of that platted lot. If the majority of the platted lot lies  
6 outside the quarter quarter section, the city may not apply its extraterritorial zoning  
7 authority to any of that platted lot.
- 8 4. A city exercising its extraterritorial zoning authority shall hold a zoning transition  
9 meeting if the territory to be extraterritorially zoned is currently zoned. The city's  
10 zoning or planning commission shall provide at least fourteen days' notice of the  
11 meeting to the zoning board or boards of all political subdivisions losing their  
12 partial zoning authority. The purpose of the zoning transition meeting is to review  
13 existing zoning rules, regulations, and restrictions currently in place in the territory  
14 to be extraterritorially zoned and to plan for an orderly transition. The zoning  
15 transition meeting must take place before the city's adoption of an ordinance  
16 exercising extraterritorial zoning.
- 17 5. If two or more cities have boundaries at a distance where there is an overlap of  
18 extraterritorial zoning authority under this section, the governing bodies of the  
19 cities may enter into an agreement regarding the extraterritorial zoning authority of  
20 each city. The agreement must be for a specific term and is binding upon the  
21 cities unless the governing bodies of the cities agree to amend or rescind the  
22 agreement or unless determined otherwise by an administrative law judge in  
23 accordance with this chapter. If a dispute arises concerning the extraterritorial  
24 zoning authority of a city and the governing bodies of the cities involved fail to  
25 resolve the dispute, the dispute must be submitted to a committee for mediation.  
26 The committee must be comprised of one member appointed by the governor, one  
27 member of the governing body of each city, and one member of the planning  
28 commission of each city who resides outside the corporate city limits. The  
29 governor's appointee shall arrange and preside over the meeting and act as  
30 mediator at the meeting. A meeting may be continued until the dispute has been

- 1 resolved or until the mediator determines that continued mediation is no longer  
2 worthwhile.
- 3 6. If the mediation committee is unable to resolve the dispute to the satisfaction of the  
4 governing bodies of all the cities involved, the governing body of any of the cities  
5 may petition the office of administrative hearings to appoint an administrative law  
6 judge to determine the extraterritorial zoning authority of the cities in the disputed  
7 area. A hearing may not be held until after at least two weeks' written notice has  
8 been given to the governing bodies of the cities involved in the dispute. At the  
9 hearing, the governor's appointee who mediated the meetings under subsection 4  
10 shall provide information to the administrative law judge on the dispute between  
11 the cities involved and any proposed resolutions or recommendations made by a  
12 majority of the committee members. Any resident of, or person owning property in,  
13 a city involved in the dispute or the unincorporated territory that is the subject of  
14 the proposed extraterritorial zoning, a representative of such a resident or property  
15 owner, and any representative of a city involved, may appear at the hearing and  
16 present evidence on any matter to be determined by the administrative law judge.  
17 A decision by the administrative law judge is binding upon all the cities involved in  
18 the dispute and remains effective until the governing bodies of the cities agree to a  
19 change in the zoning authority of the cities. The governing body of a city may  
20 request a review of a decision of an administrative law judge due to changed  
21 circumstances at any time ten years after the decision has become final. An  
22 administrative law judge shall consider the following factors in making a decision  
23 under this subsection:
- 24 a. The proportional extraterritorial zoning authority of the cities involved in the  
25 dispute;
  - 26 b. The proximity of the land in dispute to the corporate limits of each city  
27 involved;
  - 28 c. The proximity of the land in dispute to developed property in the cities  
29 involved;
  - 30 d. Whether any of the cities has exercised extraterritorial zoning authority over  
31 the disputed land;

- 1 e. Whether natural boundaries such as rivers, lakes, highways, or other physical  
2 characteristics affecting the land are present;
- 3 f. The growth pattern of the cities involved in the dispute; and
- 4 g. Any other factor determined to be relevant by the administrative law judge.
- 5 7. For purposes of this section, the population of a city must be determined by the  
6 last official regular or special federal census. If a city has incorporated after a  
7 census, the population of the city must be determined by a census taken in  
8 accordance with chapter 40-22.
- 9 8. When a portion of the city is attached to the bulk of the city by a strip of land less  
10 than one hundred feet [30.48 meters] wide, that portion and strip of land must be  
11 disregarded when determining the extraterritorial zoning limits of the city. This  
12 subsection does not affect the ability of a city to zone land within its city limits.
- 13 9. For the purposes of this section, a quarter quarter section shall be determined in  
14 the manner provided by 2 Stat. 313 [43 U.S.C. 752]. When appropriate, the  
15 phrase "quarter quarter section" refers to the equivalent government lot.

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

- 18 1. A city may, by ordinance, extend the application of a city's zoning regulations to  
19 any quarter quarter section of unincorporated territory if a majority of the quarter  
20 quarter section is located within the following distance of the corporate limits of the  
21 city:
- 22 a. One mile [1.61 kilometers] if the city has a population of ~~less~~ fewer than five  
23 thousand. A city that has exercised its authority under this subdivision has  
24 joint zoning and subdivision regulation jurisdiction beyond one-half mile [.80  
25 kilometer] with the political subdivision that would otherwise have jurisdiction.
- 26 b. Two miles [3.22 kilometers] if the city has a population of five thousand or  
27 more, but ~~less~~ fewer than twenty-five thousand. A city that has exercised its  
28 authority under this subdivision has joint zoning and subdivision regulation  
29 jurisdiction beyond one mile [1.61 kilometers] with the political subdivision that  
30 would otherwise have jurisdiction.

- 1 c. Four miles [6.44 kilometers] if the city has a population of twenty-five  
2 thousand or more. A city that has exercised its authority under this  
3 subdivision has joint zoning and subdivision regulation jurisdiction beyond two  
4 miles [3.22 kilometers] with the political subdivision that would otherwise have  
5 jurisdiction.
- 6 2. The zoning and subdivision regulations of the city govern the entire extraterritorial  
7 area assumed by the city.
- 8 3. An application for a zoning change or subdivision plat or any change in zoning or  
9 subdivision regulation in an area of joint jurisdiction must be submitted to the  
10 governing body of the city. Upon receipt of the application, the governing body of  
11 the city shall notify the governing body that would otherwise have jurisdiction and  
12 provide that body with a copy of the application. After the governing body of the  
13 city takes action on the application, the governing body that would otherwise have  
14 jurisdiction has fifteen days to object to the city's decision or the decision becomes  
15 final. If the governing body that would otherwise have jurisdiction objects, the  
16 governing body of the city shall submit the issue to the board of county  
17 commissioners for a final decision. The board of county commissioners shall  
18 make a final decision and issue findings based on the record and the  
19 comprehensive plans on file from the city, township, and county.
- 20 4. If a quarter quarter section line divides a platted lot and the majority of that platted  
21 lot lies within the quarter quarter section, a city may apply its extraterritorial zoning  
22 authority to the remainder of that platted lot. If the majority of the platted lot lies  
23 outside the quarter quarter section, the city may not apply its extraterritorial zoning  
24 authority to any of that platted lot.
- 25 ~~3-~~ 5. A city exercising its extraterritorial zoning authority shall hold a zoning transition  
26 meeting if the territory to be extraterritorially zoned is currently zoned. The city's  
27 zoning or planning commission shall provide at least fourteen days' notice of the  
28 meeting to the zoning board or boards of all political subdivisions losing their  
29 partial zoning authority. The purpose of the zoning transition meeting is to review  
30 existing zoning rules, regulations, and restrictions currently in place in the territory  
31 to be extraterritorially zoned and to plan for an orderly transition. The zoning

1 transition meeting must take place before the city's adoption of an ordinance  
2 exercising extraterritorial zoning.

3 ~~4.~~ 6. If two or more cities have boundaries at a distance where there is an overlap of  
4 extraterritorial zoning authority under this section, the governing bodies of the  
5 cities may enter into an agreement regarding the extraterritorial zoning authority of  
6 each city. The agreement must be for a specific term and is binding upon the  
7 cities unless the governing bodies of the cities agree to amend or rescind the  
8 agreement or unless determined otherwise by an administrative law judge in  
9 accordance with this chapter. If a dispute arises concerning the extraterritorial  
10 zoning authority of a city and the governing bodies of the cities involved fail to  
11 resolve the dispute, the dispute must be submitted to a committee for mediation.  
12 The committee must be comprised of one member appointed by the governor, one  
13 member of the governing body of each city, and one member of the planning  
14 commission of each city who resides outside the corporate city limits. The  
15 governor's appointee shall arrange and preside over the meeting and act as  
16 mediator at the meeting. A meeting may be continued until the dispute has been  
17 resolved or until the mediator determines that continued mediation is no longer  
18 worthwhile.

19 ~~5.~~ 7. If the mediation committee is unable to resolve the dispute to the satisfaction of the  
20 governing bodies of all the cities involved, the governing body of any of the cities  
21 may petition the office of administrative hearings to appoint an administrative law  
22 judge to determine the extraterritorial zoning authority of the cities in the disputed  
23 area. A hearing may not be held until after at least two weeks' written notice has  
24 been given to the governing bodies of the cities involved in the dispute. At the  
25 hearing, the governor's appointee who mediated the meetings under subsection ~~4~~  
26 6 shall provide information to the administrative law judge on the dispute between  
27 the cities involved and any proposed resolutions or recommendations made by a  
28 majority of the committee members. Any resident of, or person owning property in,  
29 a city involved in the dispute or the unincorporated territory that is the subject of  
30 the proposed extraterritorial zoning, a representative of such a resident or property  
31 owner, and any representative of a city involved, may appear at the hearing and

1 present evidence on any matter to be determined by the administrative law judge.  
2 A decision by the administrative law judge is binding upon all the cities involved in  
3 the dispute and remains effective until the governing bodies of the cities agree to a  
4 change in the zoning authority of the cities. The governing body of a city may  
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6 circumstances at any time ten years after the decision has become final. An  
7 administrative law judge shall consider the following factors in making a decision  
8 under this subsection:

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

21 ~~6.~~ 8. For purposes of this section, the population of a city must be determined by the  
22 last official regular or special federal census. If a city has incorporated after a  
23 census, the population of the city must be determined by a census taken in  
24 accordance with chapter 40-22.

25 ~~7.~~ 9. When a portion of the city is attached to the bulk of the city by a strip of land less  
26 than one hundred feet [30.48 meters] wide, that portion and strip of land must be  
27 disregarded when determining the extraterritorial zoning limits of the city. This  
28 subsection does not affect the ability of a city to zone land within its city limits.

29 ~~8.~~ 10. For the purposes of this section, a quarter quarter section ~~shall be~~ is as  
30 determined in the manner provided by 2 Stat. 313 [43 U.S.C. 752]. When

1                    appropriate, the phrase "quarter quarter section" refers to the equivalent  
2                    government lot.

3                    **SECTION 2. EXPIRATION DATE.** This Act is effective through July 31, 2011, and  
4 after that date is ineffective.