



Board of City Commissioners

September 17, 2025

Tom Baker Meeting Room	City/County Office Building	5:00 PM
	221 N. 5th St.	
	Bismarck, ND 58501	

SPECIAL MEETING OF THE BISMARCK BOARD OF CITY COMMISSIONERS & THE BURLEIGH COUNTY COMMISSION

AGENDA

1. Call to Order
2. Public Comment
3. Utility Capital Charge Presentation
4. Planning Task Force Discussion
5. Proposed ETA Map Amendments
6. Adjourn



MEMORANDUM

Bismarck's Growth Phasing Plan and the Extraterritorial Area (ETA)

TO: Bismarck Mayor Mike Schmitz
Burleigh Commissioner Steve Bakken
Bismarck Administrator Jason Tomanek
Burleigh Auditor Mark Splonskowski

FROM: Daniel Nairn, Planning Manager

DATE: September 10, 2025

Bismarck's Growth Phasing Plan, adopted as a component of the City's comprehensive plan, shows areas outside of city limits expected to be annexed and urbanized in the future. This plan is revised each year by the Bismarck Planning and Zoning Commission to account for changing development conditions, and this year's amendment process may be a timely opportunity for reconsidering the negotiated boundaries of the extraterritorial area (ETA) between the City of Bismarck and Burleigh County.

The revisions to the map proposed by staff are available online here:

[Proposed Growth Phasing Plan](#)

There are two areas of the Growth Phasing Plan relevant to the ETA discussion:

- **Urban Service Area:** an area suitable to support urban growth of Bismarck outside of city limits for a projected 25 years.
- **Urban Reserve:** an area suitable to support urban growth of Bismarck beyond the urban service area for a projected 50 years.

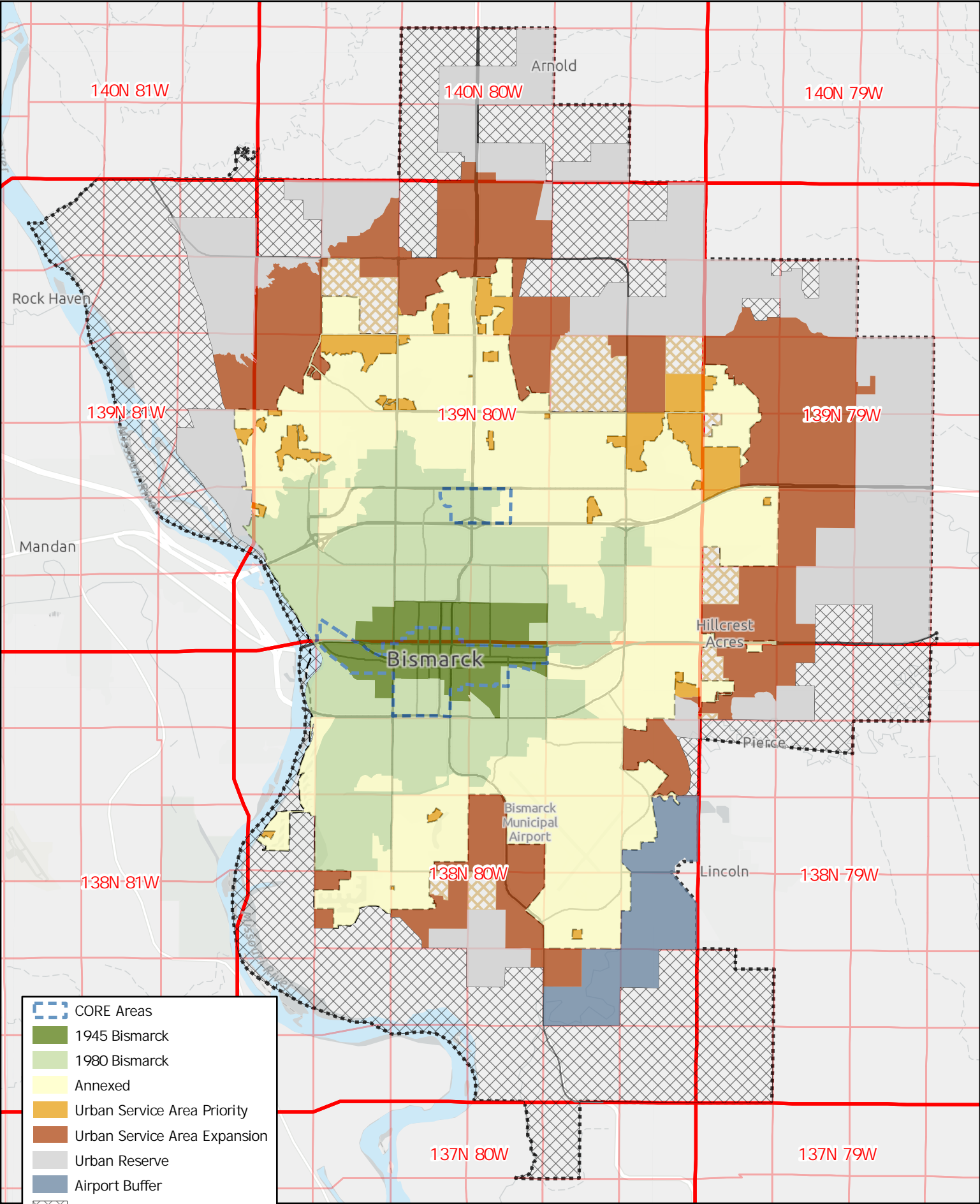
The following changes will be proposed for this year:

- Revise the outer boundaries of the Urban Reserve areas so that no lot or parcel would be split by the boundary. This would make the line suitable as a negotiated ETA boundary.



- Create a new **Airport Buffer** around the departing runway of the Bismarck airport. This area would not be expected to urbanize within the time horizon of the plan but should be retained in the ETA for airport operational purposes.
- Minor changes to the boundaries of the Urban Reserve and Urban Service Area boundary to reflect updated growth projections.

City staff propose to set the boundaries of the ETA to only include the Urban Service Area, Urban Reserve, and Airport Buffer and remove all other areas outside of City Limits from the ETA. By North Dakota state law, all matters of zoning, including establishing the boundaries of the City's extraterritorial authority, must be done in conformance with the Comprehensive Plan. We believe these changes the plan and negotiated agreement would comply.



This map is for reference purpose only and is not intended as a survey or accurate representation of all map features

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