



MEETING OF THE BISMARCK-BURLEIGH COMMISSIONS COMMITTEE

10/7/2025 - MINUTES

AGENDA

1. Call to Order

Commissioner Bakken called the meeting to order at 4:00 PM. Those present included Bismarck City Administrator Jason Tomanek, Bismarck City Mayor Mike Schmitz, Burleigh County Auditor Mark Splonskowski, and Burleigh County Commissioner Steve Bakken

2. Public Comment

The following citizens addressed the committee with comments regarding Regular Agenda item 4.

- Robert Field
- Heidi Schirado
- Katelyn Beau Lac
- Travis Jensen
- Gerald Miller

3. Consider approval of minutes

Mayor Schmitz moved to approve the minutes as presented, and Administrator Tomanek seconded.

4. Extraterritorial Boundary Discussion

Daniel Nairn, Acting Community Development Department Director, provided an update on the city's growth phasing map, noting that while only minor tweaks have been made since the previous presentation, the map remains largely unchanged. Director Nairn noted that zoning changes must align with the City's comprehensive plan. In response to Mayor Schmitz's comments on rural development concerns, Director Nairn explained that the new land development code aims to mirror recent county changes, including allowing accessory buildings to occupy up to 4% of a lot in rural residential areas, easing previous restrictions. He also walked through the color-coded map, detailing how various zones

(urban service areas, reserves, and airport protection zones) reflect projected city growth over the next 25 to 50 years. Areas marked for removal from the ETA are those the city does not expect to grow into within that timeframe. Director Nairn noted that logistical planning with the county is underway to address potential changes, though it will take several months to fully implement any adjustments.

Mitch Flanagan, Burleigh County Building Official-Director, provided

5. Other Business

6. Adjourn



MEETING OF THE BISMARCK-BURLEIGH COMMISSIONS COMMITTEE

9/2/2025 - MINUTES

AGENDA

1. Call to Order

Mayor Schmitz called the meeting to order at 5:00 PM. Those present included Bismarck City Administrator Jason Tomanek, Bismarck City Mayor Mike Schmitz, Burleigh County Auditor Mark Splonskowski, and Burleigh County Commissioner Steve Bakken.

2. Public Comment

The following individuals addressed the committee during public comment:

- Tamara Unterseher
- Nancy Jackson
- Matt Schwab
- Travis Jensen
- Andrew Iverson
- Wayne Munson
- Michael Connelly
- Kelly Benson
- James Wald
- Preston Schaffner

3. Consider approval of minutes

Commissioner Bakken moved to approve the minutes as presented and Administrator Tomanek seconded. Upon a roll call vote, all voted aye. M/C.

4. Extraterritorial Area (ETA)

A. Continued discussion of ETA boundaries

Daniel Nairn, Community Development Planning Manager, provided a presentation on the Extraterritorial Area (ETA). Mr. Nairn's presentation included an overview of how much land the city will need to accommodate projected growth over the next 25 to 50 years, based on trends in the comprehensive plan. The city expects to grow by about 1.2%

annually, requiring approximately 43,000 additional acres if the current population density holds steady. Key planning areas include the Urban Service Area, development within 25 years, and the Urban Reserve, a 25 to 50-year horizon. Some already annexed land isn't yet developed and should be counted as future capacity. Mr. Nairn recommended refining the ETA to focus on undeveloped land needed for future growth, rather than rural residential areas unlikely to urbanize.

- [ETA Presentation](#)

B. Agenda items for the next meeting of the combined Bismarck City Commission and Burleigh County Commission

The Committee discussed topics for the upcoming combined meeting of the Bismarck City Commission and Burleigh County Commission. Topics discussed for the combined meeting are as follows:

1. Utility Capital Charge Presentation
2. Planning Task Force Discussion
3. Proposed ETA Map Amendments

5. Other Business

6. Adjourn

There being no further business to discuss, the meeting adjourned at 6:24 PM.