

EDDY COUNTY
ZONING ORDINANCE
FOR
ANIMAL FEEDING OPERATIONS

Page 1 of 11

107305 Fee:\$0.00 Pg 3 of 14
State of North Dakota)
County of Eddy)
Recorded: 6/12/2008 at 11:55 AM
PATTY HILBERT, Recorder, By *Sherly J. Brown*
Return To: **ATTN: EDDY COUNTY RECORDER 524 CENTRAL AVENUE**
NEW ROCKFORD ND 58356

1. GENERAL PROVISIONS

1.1 DEFINITIONS

Terms used in this ordinance have the same meaning as given by the laws and rules of the state of North Dakota, specifically chapter 33-16-03.1 of the North Dakota Administrative Code, and amendments thereto. The definitions for these terms and for additional terms (bold print) are:

“Animal feeding operation” means a lot or facility, other than an aquatic animal production facility, where the following conditions are met:

- a. Animals, other than aquatic animals, have been, are, or will be stabled or confined and fed or maintained for a total of forty-five days or more in any twelve-month period; and
- b. Crops, vegetation, forage growth, or post harvest residues are not sustained in the normal growing season over any portion of the lot or facility.

This term shall not include an animal wintering operation. Adjoining animal feeding operations under common ownership are considered to be one animal feeding operation if they use common areas or systems for manure handling.

“**Animal wintering operation**” means the confinement of livestock used or kept for breeding purposes in a feedlot or sheltered area at any time between October 15 and May 15 of each production cycle under circumstances in which these animals do not obtain a majority of their feed and nutrients from grazing. The term includes the weaned offspring of livestock, but it does not include (1) breeding operations of more than 1,000 animal units or (2) weaned offspring which are kept longer than 120 days and that are not retained for breeding purposes.

“**Due process**” involves two essential elements; (1) notice and (2) an opportunity for a hearing. The notice must adequately describe the potential action that might affect the person(s) being notified and it must provide the person(s) a reasonable time to respond. If the person(s) request(s) a hearing, the hearing must be fair and allow the person(s) to present relevant evidence and arguments.

“**Existing**” means in place and operating on the date this ordinance is effective.

“Livestock” means any animal raised for food, raw materials or pleasure, including, but not limited to, beef and dairy cattle, bison, sheep, swine, poultry and horses. Livestock also includes fur animals raised for pelts.

“Manure” or “livestock manure” means fecal material and urine, animal-housing wash water, bedding material, litter, compost, rainwater or snow melt that comes in contact with fecal material and urine, and raw or other materials commingled with fecal material and urine or set aside for disposal.

“Operator” means an individual or group of individuals, a partnership, a corporation, a joint venture, or any other entity owning or controlling, in whole or in part, one or more animal feeding operations or animal wintering operations.

“Shall” means that the requirement is mandatory, rather than optional.

“Surface water” means waters of the state that are located on the ground surface, including all streams, lakes, ponds, impounding reservoirs, marshes, watercourses, waterways, and all other bodies or accumulations of water on the surface of the earth, natural or artificial, public or private.

“Waters of the state” means all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, watercourses, waterways, and all other bodies or accumulations of water on or under the surface of the earth, natural or artificial, public or private, situated wholly or partly within or bordering upon the state, except those private waters that do not combine or effect a junction with natural surface or underground waters just defined.

1.2 EQUIVALENT ANIMAL NUMBERS

An "animal unit equivalent" is a unitless number developed from the nutrient and volume characteristics of manure for a specific livestock type. The term "animal units" is used to normalize the number of animals (e.g., head) for each specific livestock type which produce comparable bulk quantities of manure. The animal unit equivalents for types of livestock and the numbers of livestock for facility size thresholds of 300 animal units (a.u.), and so forth, are listed in the following table.

Livestock Type	Animal Unit Equivalent	Equivalent Numbers of the Livestock (hd) for Four Sizes (a.u.) of Animal Feeding Operations			
		300 a.u.	1,000 a.u.	2,000 a.u.	5,000 a.u.
1 horse	2.0	150 hd	500 hd	1,000 hd	2,500 hd
1 dairy cow	1.33	225	750	1,500	3,750
1 mature beef	1.0	300	1,000	2,000	5,000
1 beef feeder - finishing	1.0	300	1,000	2,000	5,000
1 beef feeder - backgrounding	0.75	400	1,333	2,667	6,667
1 mature bison	1.0	300	1,000	2,000	5,000
1 bison feeder	1.0	300	1,000	2,000	5,000
1 swine, > 55 lbs	0.4	750	2,500	5,000	12,500
1 goose or duck	0.2	1,500	5,000	10,000	25,000
1 sheep	0.1	3,000	10,000	20,000	50,000
1 swine, nursery	0.1	3,000	10,000	20,000	50,000
1 turkey	0.0182	16,500	55,000	110,000	275,000
1 chicken	0.01	30,000	100,000	200,000	500,000

1.3 ENVIRONMENTAL PROTECTION

The operator of a new facility for animal feeding is expected to locate, construct, operate and maintain the facility so as to minimize, reduce or abate effects of pollution on environmental resources and on public safety and health. The operator of an existing facility is expected to operate and maintain the facility so as to minimize, reduce or abate effects of pollution on environmental resources and on public safety and health. Each operator shall comply with applicable state laws and rules, including the laws and rules administered by the North Dakota Department of Health and with any permits granted by that department.

1.4 ENFORCEMENT

In the event of a violation of this ordinance or a judgement on a civil action by the North Dakota Department of Health, the local unit of government, after due process, can order cessation of a facility for animal feeding within a reasonable period of time and until such time as the operator corrects or abates the cause(s) of the violation. If the cause(s) of the violation are not remedied within a reasonable period of time as set by the local unit of government, the permit may be revoked.

1.5 SEVERABILITY

If any paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this ordinance .

2. SETBACK REQUIREMENTS

2.1 WATER RESOURCE SETBACKS

The operator of a new animal feeding operation that has more than 1,000 animal units shall not locate or establish that operation:

- A. Within a delineated source water protection area for a public water system. The source water protection areas for water supply wells include the entire wellhead protection area. For the surface-water intakes of public water systems, source water protection areas include all or portions of the surface water that supplies the water for the public water system, including all or portions of the surface-water's shoreline.
- B. Within 1,200 feet (365.6 meters) of a private ground water well which is not owned by the operator or within 1,500 feet (457.1 meters) of a public ground water well which does not have a delineated source water protection area.
- C. Within 1,000 feet (304.7 meters) of surface water which is not included in a source water protection area.

2.2 ODOR SETBACKS

The operator of a new facility for an animal feeding operation shall not locate that operation within the extra territorial zoning jurisdiction of an incorporated city.

An owner of property shall locate and establish a residence, business, church, school, public park or zone for residential use so as to provide a separation distance from any existing animal feeding operation. The separation distances, or setbacks, are listed in the following table. An owner of property who is an operator may locate the owner's residence or business within the setbacks.

Setback Distances for <i>Animal Feeding Operations</i>		
Number of Animal Units	Hog Operations	Other Animal Operations
fewer than 300	none	none
300 - 1000	0.50 mi (0.805 km)	0.50 mi (0.805 km)
1001 - 2000	0.75 mi (1.207 km)	0.50 mi (0.805 km)
2001 - 5000	1.00 mi (1.609 km)	0.75 mi (1.207 km)
5001 or more	1.50 mi (2.414 km)	1.00 mi (1.609 km)

The operator of a new animal feeding operation shall locate the site of that operation from existing residences, businesses, churches, schools, public parks and areas of property that are zoned residential so as to exceed the corresponding listed setback from these places.

If notified in writing by an operator of a planned future expansion of an animal feeding operation, the local unit of government may implement the corresponding odor setback for a temporary time period not to exceed two years, after which time the setback will remain in effect only if the expansion was completed.

A local unit of government may, upon recommendation of the zoning commission or land use administrator, increase or decrease a setback distance for a new animal feeding operation after consideration of the proposed operation's plans, if it determines that a greater or lesser setback distance is necessary or acceptable, respectively, based upon site conditions or demonstrable safety, health, environmental or public welfare concerns.

3. CONDITIONAL USES

3.1 PERMIT PROCEDURES

3.1.A. Applicability.

The operator of a new livestock facility or an existing livestock facility, which meets the definition of an animal feeding operation and which is a conditional (or special) use of land as listed below, shall apply for and obtain a conditional (or special) use permit.

1. A new animal feeding operation that would be capable of handling, or that expands to handle, more than 1,000 animal units is a conditional (or special) use of land.
2. An existing animal feeding operation that expands to handle more than 1,000 animal units is a conditional (or special) use of land.

Whenever the capacity of an animal feeding operation is expanded to handle more than 2,000 or 5,000 animal units, the operator shall apply for a new conditional (or special) use permit.

3.1.B. Procedure.

The local unit of government may practice any or all of the provisions in the following subparagraphs in harmony with the permitting process of its general zoning regulations.

1. Application for a conditional use (or special use) permit shall be submitted to the local unit of government for tentative approval. The local unit of government shall notify the Department of Health that it has received such application.
2. The local unit of government shall notify by certified mail all property owners having property within the corresponding odor setback distance of a proposed new animal feeding operation. This notification must occur within 21 days of receiving the application. The approval process utilized by the local unit of government may include at least one advertised public hearing.

3. Following tentative approval or denial of the application by the local unit of government, the applicant shall be notified by letter of the decision, including conditions imposed, if any.
4. The applicant shall then forward its application for a conditional (or special) use permit, together with the tentative approval by the local government, to the North Dakota Department of Health.
5. Following a review by the Department of Health of the operator's application for a state permit, the Department of Health will notify the local unit of government of its decision.
6. The conditional (or special) use permit will become final following the granting of a permit by the Department of Health.
7. A conditional (or special) use permit granted to the operator of a new animal feeding operation shall be put into use within twenty-four (24) months, or the permit shall lapse and the operator may re-apply.

3.1.C. Application Requirements.

The application for a conditional use (or special use) permit to operate a facility for an animal feeding operation shall include a scaled site plan. If the facility will handle more than 1,000 animal units, the scaled site plan shall be prepared by a registered land surveyor, a civil engineer or other person having comparable experience or qualifications. The local unit of government may require any or all of the following elements, or require additional elements, in its site plan review process when needed to determine the nature and scope of the animal feeding operation.

1. Proposed number of animal units.
2. Total acreage of the site of the facility.
3. Existing and proposed roads and access ways within and adjacent to the site of the facility.
4. Surrounding land uses and ownership, if the operation will have the capacity to handle more than 1,000 animal units.

LAND-USE POLICY

LAND-USE COORDINATION

Development within the zoning jurisdiction of a city shall be determined by that city. Development within the zoning jurisdiction of a county or township that may affect property within a city's zoning limits should be reviewed cooperatively by the board of county commissioners or the township board and the city.

ENVIRONMENT AND PUBLIC SAFETY AND HEALTH

Goal: Develop, adopt and administer zoning ordinances that are consistent with the objectives and policies of this comprehensive land use plan.

Objective A: Manage new development.

Policy A1: Encourage rural residential development, as needed, to locate areas that are in non-productive for farming or ranching.

Policy A2: Protect farming or ranching from non-agricultural development of land uses that would hinder the operations or productivity of farming or ranching. A proposed change in land use should not cause conflict with existing farming or ranching.

Objective B: Promote conservation of natural resources.

Policy B1: Encourage development in ways that conserve natural and agricultural resources. Developments or land use should not pose unacceptable exploitation of natural and agricultural resources or unacceptable risk of polluting air, land or water.

Policy B2: Encourage programs and activities that reduce and control soil erosion and that prevent the growth and spread of weeds.

Objective C: Promote public safety and health.

Policy C1: Encourage programs and activities that discourage siting of development in a flood way or flood plain and that reduce and prevent air, soil or water pollution.

I, Mary Ripplinger, County Auditor for Eddy County, North Dakota, do hereby certify that the foregoing is a true, correct and complete copy of a Resolution adopted the Board of County Commissioners by a unanimous vote at their regular meeting held on April 15, 2008, which Resolution is a part of the minutes of said Board; and that a copy thereof has been filed with the office of the Eddy County Recorder and will be available to the public for inspection and copying thereat from and after this date.

Dated this 19th day of April, 2008.

Mary Ripplinger
Mary Ripplinger

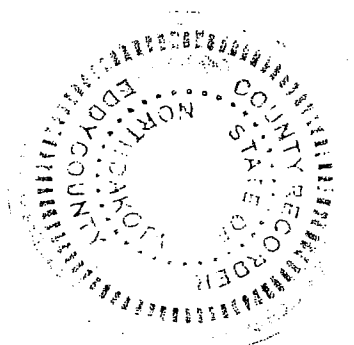
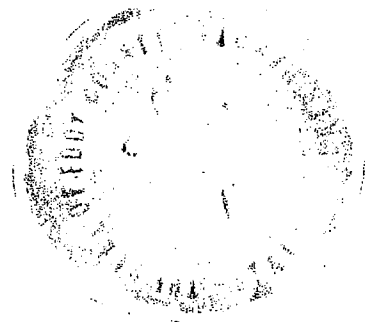
**OFFICE OF COUNTY RECORDER
State of North Dakota)
County of Eddy)**

I hereby certify that the within instrument was filed in this office for record on 6/12/2008 at 11:55 AM, and was duly recorded as Document Number 107305

Patty Hilbert Recorder

By Reverly D. Proise Deputy

Fee:\$ 0.00 ATTN: EDDY COUNTY RECORDER 524 CENTRAL AVENUE
NEW ROCKFORD ND 58356



107305 Fee:\$0.00 Pg 14 of 14

State of North Dakota)
County of Eddy)

Recorded: 6/12/2008 at 11:55 AM

PATTY HILBERT, Recorder, By Reverly D. Proise

Return To: ATTN: EDDY COUNTY RECORDER 524 CENTRAL AVENUE
NEW ROCKFORD ND 58356

**RESOLUTION FOR THE ADOPTION
OF
EDDY COUNTY ORDINANCE FOR ANIMAL FEEDING OPERATIONS**

WHEREAS, the Eddy County Commission in conjunction with the Eddy County Planning and Zoning Committee, composed of members from the affected area, being the whole of Eddy County, North Dakota, have investigated and determined the necessity of drafting the "Eddy County Zoning Ordinance for Animal Feeding Operations"; and

WHEREAS, the nature of the proposed ordinance is water and odor setbacks relative to animal feeding operations; and

WHEREAS, the scope of the proposed ordinance is animal feeding operations located within Eddy County, North Dakota; and

WHEREAS, the purpose of the proposed ordinance is regulating the construction and reconstruction of animal feeding operations; and

WHEREAS, after filing with the Eddy County Auditor the proposed "Eddy County Zoning Ordinance for Animal Feeding Operations", the Eddy County Planning and Zoning Committee held a public hearing thereon on January 3, 2006 at 7:00 PM in the Courtroom of the Eddy County Courthouse, at which time the proposed "Eddy County Zoning Ordinance for Animal Feeding Operations" was submitted for discussion, and parties in interest and citizens having an opportunity to be heard. Notice of the time, place, and purpose of the hearing was published prior to the hearing once each week for two consecutive weeks in the official newspaper of the county. Said notice described the nature, scope, and purpose of the proposed "Eddy County Zoning Ordinance for Animal Feeding Operations", and stated the times at which it would be available to the public for inspection and copying at the office of the Eddy County Auditor in the Courthouse, New Rockford, North Dakota; and

107305 Fee:\$0.00 Pg 1 of 14

State of North Dakota)
County of Eddy)

Recorded: 6/12/2008 at 11:55 AM

PATTY HILBERT, Recorder, By

Suzanne J. Brown
Return To: **ATTN: EDDY COUNTY RECORDER 524 CENTRAL AVENUE
NEW ROCKFORD ND 58356**

WHEREAS, the Eddy County Planning and Zoning Committee approved the proposed "Eddy County Zoning Ordinance for Animal Feeding Operations" and recommended that it be adopted by the Eddy County Board of Commissioners.

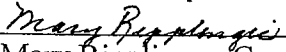
NOW THEREFORE, BE IT RESOLVED that the Eddy County Board of Commissioners hereby adopts the "Eddy County Zoning Ordinance for Animal Feeding Operations" as attached hereto and incorporated herein by reference thereto.

Approved and adopted this 15th day of April, 2008.



Jeff J. Pfau, Chairman

ATTEST:



Mary Ripplinger, County Auditor

107305 Fee:\$0.00 Pg 2 of 14

State of North Dakota)
County of Eddy)

Recorded: 6/12/2008 at 11:55 AM

PATTY HILBERT, Recorder, By 
Return To: ATTN: EDDY COUNTY RECORDER 524 CENTRAL AVENUE
NEW ROCKFORD ND 58356