

Forman Township

Sargent County ND

Comprehensive Plan

1995

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INTRODUCTIONS

Forman Township is located in Sargent County. It is situated on the rolling plains of ancient Lake Agassiz (see Map #1). As a result of this, the surface soil of Forman Township is entirely rich clay and silt that produces high crop yields.

This plan examines the physical and social characteristics of Forman Township. It presents this information in the form of text, tables, and maps. The plan is designed to help guide responsible land use planning and control. In an effort to keep this document a useful and applied tool, it is being kept to a limited size. Additional information is available through Lake Agassiz Regional Council in Fargo, N.D.

GOALS AND OBJECTIVES

The Forman Township Comprehensive Plan is to be used as a guide on which the development policies and regulations will be based. The plan was used to help develop goals, objectives and policies. As conditions change, so should the plan. Being a flexible document, this plan will reflect the changing goals of the citizens of the Township. For clarification, a "goal" is a broad, general concept that the Township wishes to attain in the future. An "objective" is a more specific, measurable step to be taken toward achieving a goal. A "policy" is a general principle that guides the actions taken to meet the goals and objectives.

Four goals have been established. Each addresses a particular subject. They all work together towards providing guidelines to ensure desired land use in the Township. The goals, objectives and policies are:

GOALS

GOAL #1

Preserve the Township's agricultural integrity and heritage.

OBJECTIVES:

- A. Preserve prime farmland by using the land use controls provided in this comprehensive plan and its corresponding zoning ordinance when making all land use decisions.
- B. Support family farms by being active in legislation affecting agriculture; send letters from the Township Officers to state and federal officials involved in the decision.
- C. Identify, preserve and enhance historic sites by contacting people willing to collect and document local history.

POLICIES:

- 1. Support agriculture and appropriate farms programs.
- 2. Support an equitable agricultural land taxation system.

3. Discourage and control non-farm developments which interfere with farming and harm agricultural land values.
4. Encourage siting public facilities and utility easements in locations which would minimize interference with farming.

GOAL #2

Protect public health, safety and welfare by deterring incompatible land uses from harming conforming land uses.

OBJECTIVES:

- A. Refer to this plan to determine if land use requests are consistent with the natural resources.
- B. Adopt a zoning ordinance consistent with this plan.
- C. Use the zoning ordinance provisions to prevent incompatible land uses.
- D. Acquire soil surveys from the soil conservancy offices.

POLICIES:

1. Discourage nonagricultural development on fertile soils.
2. Prevent undesirable, incompatible land uses from locating in the Township unless they meet appropriate conditions.
3. Make land use decisions in accordance with this plan.
4. Deter offensive and incompatible land uses (such as hog barns), from locating near dwellings and communities.

GOAL #3

Provide an adequate, safe, and efficient system for the transportation of people, goods and services.

OBJECTIVES:

- A. Provide well maintained gravel roads for all mail routes, school bus routes, and other routes deemed "high priority" by the Township's elected officers.
- B. Appoint a "Road Overseer" who periodically inspects and maintains a record of the conditions of all Township roads, bridges and signs.

POLICIES:

1. Discourage developments which would create congestion and/or road hazards, or damage Township roads without compensation.
2. Encourage development to locate in areas served by adequate transportation facilities.
3. Downgrade priority, abandon, or close township roads and bridges when appropriate.

4. Use erosion/sediment control standards in road construction.
5. The "Road Overseer" shall promptly notify appropriate governmental units when their transportation facilities within the Township require repair.

GOAL #4

Ensure and maintain the public participation in land use decisions affecting the Township.

OBJECTIVES:

- A. Maintain dialogue between citizens and elected officials by posting notices and by publishing public notices for all public hearings.
- B. Create public awareness of planning goals and objectives by making this document available to the public upon request, and publishing a statement to that effect.

POLICIES:

1. Give timely notice of all meetings and hearings.
2. Actively solicit public opinion about land use decisions.
3. Consider using citizen input when making public decisions.
4. Inform citizens of decisions and actions taken by officials.
5. Make public documents available for review.
6. Encourage education for officials and general public.

POPULATION

The population of Forman Township is declining. The 1990 population estimate for the Township is 72 (Bureau of the Census, 1990). This is less than the 1980 Census (see Table #1).

**TABLE #1: Population of Forman Township
1970-1980 - 1990**

1990:	72
1980:	86
1970:	129

Source: U.S. Census of Population, 1980 - 1990

There is a large farm population in Forman Township. About 64 percent of the people living in the township are farmers (see Table #2).

TABLE #2: Rural Farm and Nonfarm
Population of Forman Township

	<u>Rural Farm</u>	<u>Rural Nonfarm</u>
Population:	58	33

Source: U.S. Census of Population

HOUSING

The housing stock of Forman Township is decreasing, as Table 3 illustrates.

Table #3: Number of Families, Households & Housing
Units in Forman Township, 1980, 1990

1980	1990
<u>Housing Units</u>	<u>Housing Units</u>
35	33

Source: U.S. Census of Population, 1980, 1990

ECONOMY

EMPLOYMENT

Sargent County's unemployment rate has remained low for many years. The average 1993 unemployment rate was only 1.8% (see Table #4). Sargent County's major employer is Melroe, Forman Township's major employer is the farming industry

Table #4: Sargent County Annual Average 1993 Labor Force & Employment

<u>Labor Force</u>	<u>Employment</u>	<u>Unemployed</u>	
2,605	2,557	<u>Number</u>	<u>Percentage</u>
		48	1.8%

Source: Job Service North Dakota December, 1993

TOWNSHIP TAX VALUATION AND MILL LEVY

Forman Township's total taxable valuation is \$ 357,585. The Township's total mill tax levy is \$313.10 to \$312.18.

Table #5: Forman Township Mill Levy

Mill Levies:	
State and County	119.39
Mowing / Snow	3.02
Fire District	4.84
Township	22.04
School district	<u>163.81</u>
Total Mill Levy:	313.10

INCOME

Per capita income for Sargent County increased 50% from 5761 in 1979 to 8661 in 1985 and 60.5% in Forman Township.

TABLE #6: Comparison of Sargent County &
Forman Township Estimated Per Capita Money Income

	1979	1985	
	Income	Income	% Change
Twp.	\$ 5,157	\$ 8,278	60.5%
Cty.	\$ 5,761	\$ 8,661	50%

Source: Current Population Reports
U.S. Bureau of the Census, 1986

CLIMATE

The area has long, cold winters. Temperatures are usually below freezing, with an average of only six days per month having above freezing temperatures during the winter. Due to frequent blasts of cold arctic air, about half of the winter days have temperatures below zero.

Snowfall in the area averages 35 inches annually. However, strong winds frequently cause blizzard conditions even with light snowfalls, especially in open areas. Snow

blowing and drifting is common. In an average year, there are 55 days where there is at least one inch of snow on the ground.

The frost free growing season in the Township generally lasts between 117 and 147 days. The last freeze in the spring usually occurs around the third week of May and the first freeze in the fall usually occurs around the third week of September.

Average monthly temperatures vary from 5.9 degrees in January to 70.7 degrees in July. Recorded temperatures in the county have been as high as 107 degrees and as low as -36 degrees. Monthly temperature data is presented in Table #7.

Table #7
Average Monthly Temperatures

	Daily High	Daily Low	Monthly Mean
January	15.4	-3.6	5.9
February	20.6	0.8	10.7
March	33.5	14.9	24.2
April	52.6	31.9	42.3
May	66.8	42.3	54.6
June	75.9	53.4	64.7
July	82.8	58.6	70.7
August	81.6	56.8	69.2
September	69.6	46.2	57.9
October	58.4	35.5	47.0
November	37.2	20.0	28.6
December	21.9	4.1	13.0

A summary of the county's climate characteristics is presented in Table #8. It can be seen in this table that the area has a relatively dry, windy climate with widely varying temperatures.

Table #8: Climate Characteristics
Sargent County, North Dakota

YEARLY AVERAGES

Rainfall: 20 inches
Snowfall: 35 inches
Windspeed: 12.7 mph
Relative Humidity: 71%
Clear Days: 87
Partly Sunny Days: 112
Cloudy Days: 166

Precipitation Days: 102
Storm Days: 33
Subzero Temperature Days: 54
Subfreezing Temperature Days: 181
Above 90 Degrees Temperature Days:
15
Prevailing Winds:
January to May: Northerly
June to December: Southerly

NATURAL RESOURCES

The key physical characteristics of the Township include clay and silt soils, an underlying sand formation, and a shallow aquifer. These natural resources were formed by the geological forces of the past. The geology, surface materials and soils, aquifers, and rivers are discussed below.

GEOLOGY

The regional slope in eastern North Dakota is to the northeast. Consequently, the retreating ice sheets of the last ice age blocked the flow of water to the north, creating Glacial Lake Agassiz. The eastern half of the County is part of a flat plain formed from the sedimentation of glacial activity. Ridges and deltas are the principal relief features of the ancient lake bed. Map #1 shows the Township's physical features.

SURFACE MATERIALS AND SOILS

The most important characteristic of Sargent County's natural resources is its soils. The surface soils of the Township are illustrated in Map # 1.

AQUIFERS

There are three types of aquifers in Sargent County. Type I aquifers can produce large quantities of water, and probably can produce over a long period of time regardless of climatic conditions. Wells drilled into them reliably produce water. Type II aquifers produce moderate amounts of water, and are sensitive to short-term climatically controlled water-level variations. Water supplies fluctuate due to local variations. Type III aquifers produce small amounts of water, or large amounts for short periods. They are very sensitive to climatic changes. Wells only produce water in some areas because they are too thin in many locations. Sargent County has numerous small undifferentiated sand and gravel aquifers (see Map #2).

PUBLIC FACILITIES AND SERVICES

Table # 10 shows the mileage of the various types roads systems in the Township. Forman Township is serviced by a State Highway. These highways are important for the transportation of agricultural equipment, services, and produce. Map # 3 illustrates the county road system.

There are about 46.5 miles of township roads in the Township. Most of these miles are rated by the Township as "high priority." This means they are well maintained gravel roads that are cleared soon after snow falls. They are generally mail and school bus routes. "Low priority" are generally dirt roads that are not cleared in the winter. Map #6 shows the Township road system.

Table # 10: Forman Township Road System

Road Category	Miles in Township
State	12
County	6.5
Township: High Priority	36
Low Priority	10.5

THE PUBLIC SCHOOL DISTRICT

Forman Township is located in the Sargent Central school district (See Map #4).

FIRE DISTRICTS AND DEPARTMENTS

Fire districts are taxation districts to raise revenue for fire protection. Every fire district has a fire department, but not every fire department has a fire district. Some fire departments are funded through the general tax funds instead of a special fire district. All fire departments receive some money back from the fire insurance paid by property owners. The state collects the money from the insurance companies and distributes it back down to the local fire departments. Map #5 illustrates the Sargent County Fire District.

EXISTING LAND USE

The existing land use in Forman Township is primarily intensive agricultural. More specifically, the land is used for crop production. This is in keeping with the long-term goals of township residents, who wish to retain the township's agricultural integrity. The existing ownership and road system are illustrated on Map #6.

Table # 11: Nonagricultural Land Uses, Forman Township, 1990

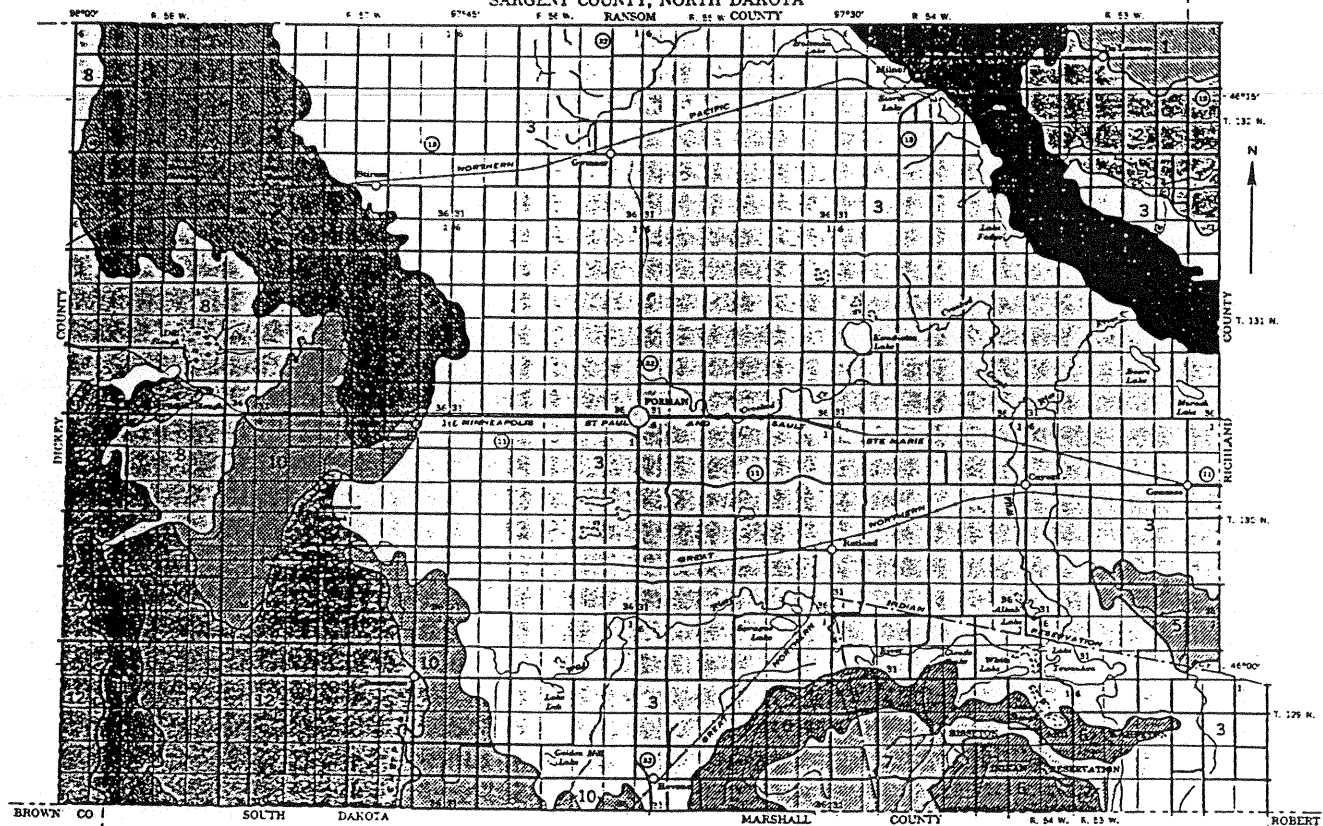
Type of Land use	Number in Township
Nonfarm Dwellings	10
Public & Semi-Public	0
Transportation, Communication & Utilities	1
Commercial Uses	0

Map #1

Soils

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
NORTH DAKOTA AGRICULTURAL EXPERIMENT STATION

GENERAL SOIL MAP SARGENT COUNTY, NORTH DAKOTA



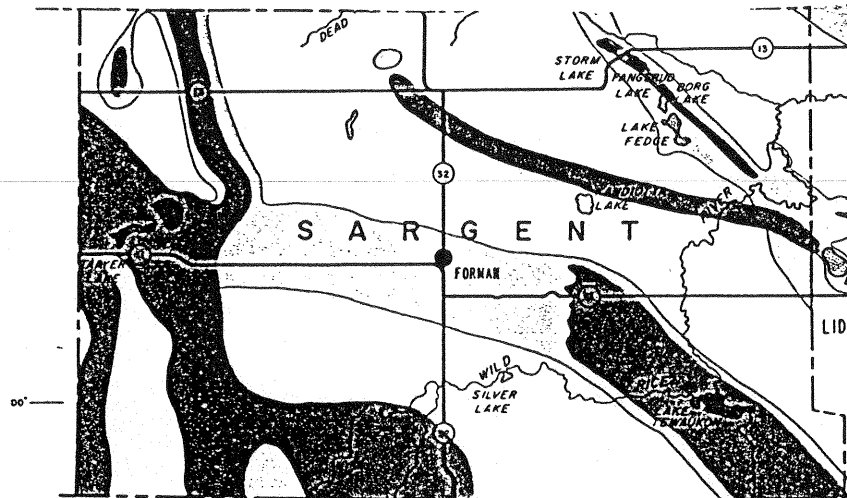
SOIL ASSOCIATIONS

- | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exline-Aberdeen association: Selected soils in old, clayey lake sediments | med. Fergus association: Well-drained sand, and loamy soils underlain by glacial till and sand | Forman-Buse association: Well-drained to excessively drained, undulating and rolling soils in loamy glacial till | Gerdene-Glyndor association: Moderately well drained soils in old, silty lake sediments |
| Gerdene-Overly association: Well-drained soils in old, silty and clayey lake sediments | med. Fergus association: Poorly drained and somewhat poorly drained soils in old, clayey lake sediments | Earner-Svea association: Well-drained, undulating soils in loamy glacial till; prismatic-blocky subsoil | Valentine association: Sandy soils in a choppy area where differences in elevation are 20 to 40 feet |
| Forman-Aastac association: Well drained and moderately well drained, nearly level and undulating soils in loamy glacial till; prismatic-blocky subsoil | Overly-Fergus association: Moderately well drained to poorly drained soils in old, silty and clayey lake sediments | Gerdene-Spottswood-Wessington association: Well-drained loamy soils underlain by sand and gravel | Valentine-med. association: Sandy soils in a choppy area where differences in elevation are generally less than 10 feet |

Source: Soil Survey, Sargent County, U.S. Dept. of Ag. Series 1958 #75, January 1964.

MAP #2

AQUIFERS - SARGENT COUNTY

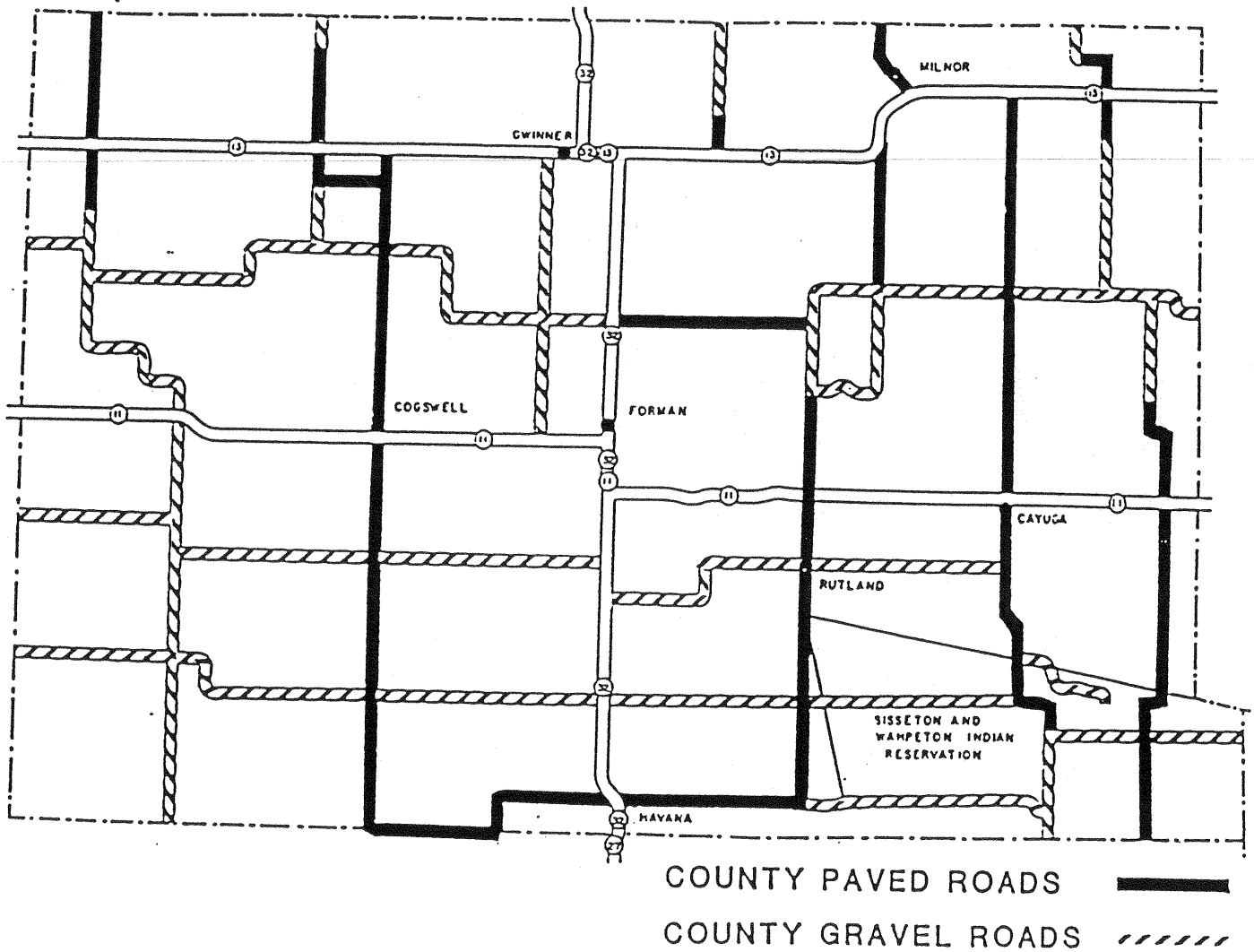


Light 50 to 500 GPM
Dark More than 500 GPM

Source: RC&D Plan, Fargo, ND 1980

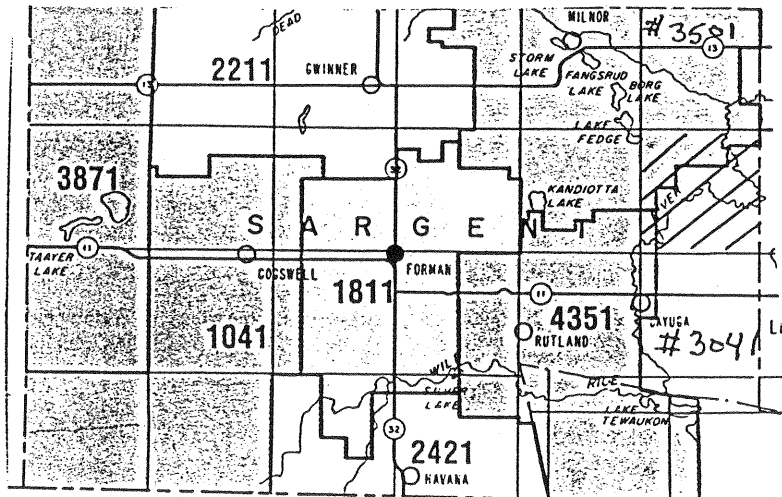
MAP #3

SARGENT COUNTY ROAD SYSTEM



Map #5

SARGENT COUNTY FIRE DISTRICTS



Source: RC&D Plan, Fargo, ND 1980.



MAP OF FORMAN



TOWNSHIP 130 N

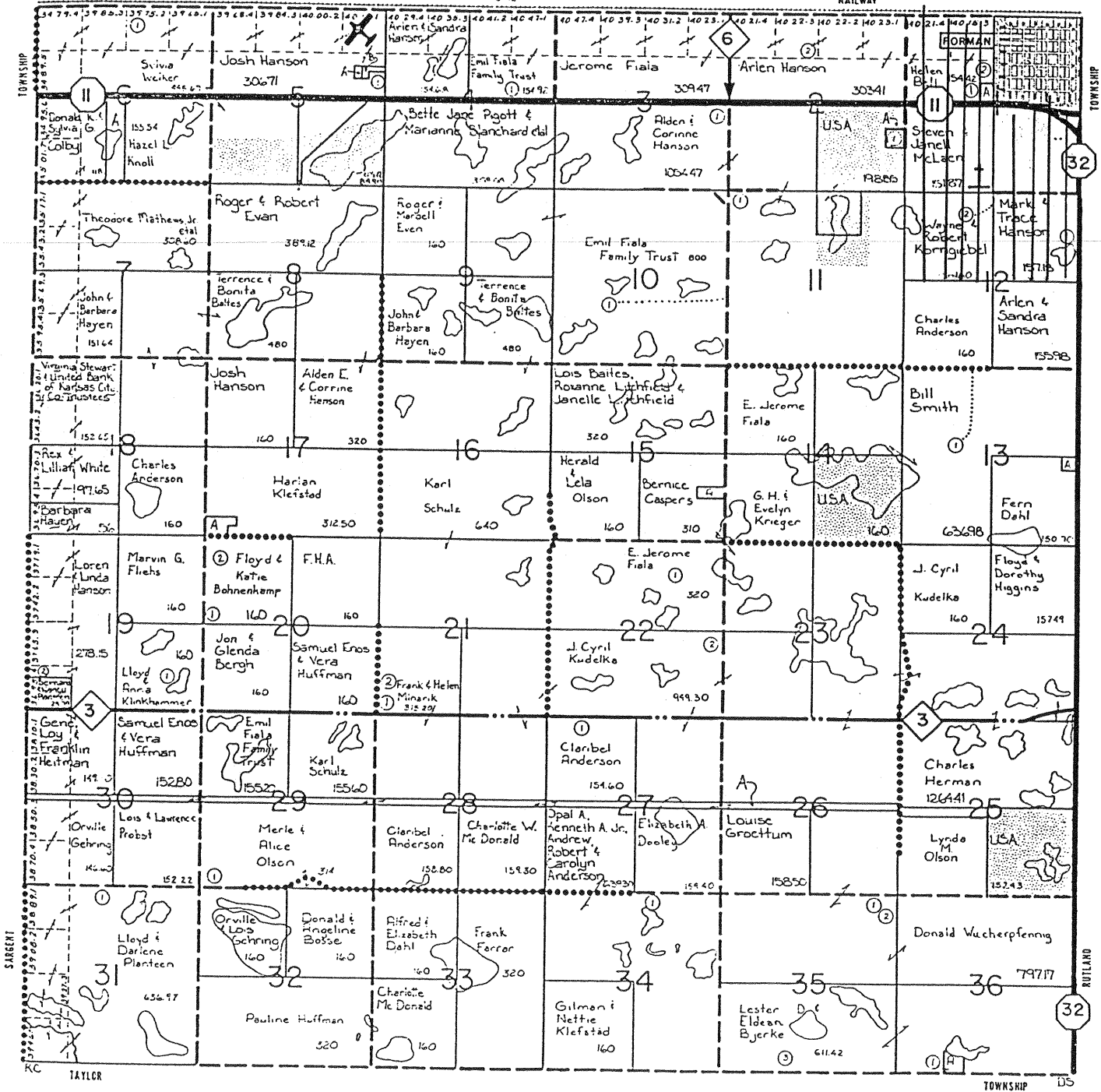
RANGE 56 W

BOWEN 500

CODE FO

RAILWAY

TOWNSHIP



SEE SMALL TRACT OWNERS FOLLOWING TOWNSHIP MAPS

BEVER	VIVIAN	WHITE	WILLET	WELCH	WILL
WILSON	WILSON	WILSON	WILSON	WILSON	WILSON
JACKSON	SARGENT	WILSON	WILSON	WILSON	WILSON
SOUTH	WILSON	WILSON	WILSON	WILSON	WILSON

Forman Township Amendment

R-1 Single Family Rural Residential District

1 Purpose

The R-1 single family rural residential district is primarily established to promote a suitable residential rural environment and to accommodate low density detached single family residential units uninterrupted by conflicting uses and incompatible activities.

2 Permitted Uses

2.1 Single family detached dwelling units.

2.2 Churches, schools and township related facilities.

2.3 Neighborhood playgrounds and open spaces.

2.4 Accessory buildings and structures.

2.5 Home occupation.

2.6 Day care facilities subject to the requirements of the North Dakota State Department of Health and Consolidated Laboratories

3 Conditional Uses

3.1 Public facilities including parks, public water and sewerage systems, and golf courses except miniature courses or driving ranges operated for commercial purposes.

3.2 Multi family dwelling units not exceeding 4 (four) units per acre provided that public water and sewer are available.

3.3 Mobile home parks, where public water and sewer is available, with the following requirements may be permitted.

(1) A site plan showing location of streets, utilities, off-street parking, driveways walkways blocks, lots, playground and park area.

(2) The mobile home park shall contain a minimum of 5 (five) acres of land

(3) The maximum number of mobile homes shall be 6 (six) units per gross acre.

5 Yard Requirements

5.1 The minimum front yard, measured from the front lot line, shall be no less than 75 (seventy five) feet on township roads and 100 (one hundred) feet for all other highway rights-of-way.

5.2 The minimum rear yard, measured from the rear lot line, shall not be less than 50 (fifty) feet.

5.3 The minimum side yard, measured from the side lot line, shall not be less than 10 (ten) feet on each side of a lot.

6 Building Height

No building shall be more than 2 1/2 (two and one half) stories or 35 (thirty five) feet high except farm buildings and church steeples.

7 Parking Requirements

7.1 There shall be a minimum of 2 (two) off-street parking spaces provided for each residential dwelling unit.

7.2 The parking needs for the conditionally permitted uses and non-residential uses shall be subject to the requirements of Section 6.1.

8 Sign Requirements

8.1 There shall be no more than one identification sign per residential dwelling structure not exceeding 5 (five) square feet in area. The sign may be wall, pedestal, ground or projecting type but it shall not project into the public right-of-way or public property.

8.2 Temporary signs including "For Sale", "For Rent", political campaign signs greeting signs and really signs are permitted.

Township Zoning Amendment

RULES AND DEFINITIONS

Rules

In construction of these regulation, the rules and definitions contained in this section shall be observed and applied except when the content clearly indicates otherwise.

1. Word used in present tense shall include the future.
2. Words used in singular number shall include the plural number, and the plural the singular.
3. Shall is a mandatory word and not discretionary.
4. May is a permissive word.

Definitions

1. **"Accessory Building and Uses"** means a subordinate building or portion of the main building the use of which is clearly incidental to and serves exclusively the principal building or principal use. The accessory building or use shall be located on the same zoning lot and it is established to contribute to the comfort, convenience or necessity of occupants of the principal building or principal use.
2. **"Agriculture"** means the process of producing food and fiber including, but not limited to the land, facilities, structures, and buildings for operation and maintenance thereof. It includes all types of general farming, crop and vegetable farming, dairying, livestock and poultry raising, apiaries, fur farming, horticulture, pasturing, tree farming and related land based food and fiber producing facilities.
3. **"Airport"** means any area designated for the landing and take off of aircraft and any appurtenant areas which are used or intended for use for airport buildings and structures including runways, taxi-ways, aircraft storage and tie down areas, hangars and other related facilities and open spaces other than landing strips used for family purposes.
4. **"Animal Hospital or Kennel"** means a building or premises set up for treatment and boarding of domestic animals including veterinary facilities.
5. **"Building"** means any structure designed or intended for shelter, housing, business, office, and accommodation of persons, animals, chattels or property.
6. **"Building Area"** means that portion of the zoning lot that can be occupied by the principal use, excluding the front, rear and side yards.
7. **"Building Height"** means vertical distance from the grade to the highest point of the roof.

22. **"Establishment"** means a place of business for processing, production, assembly, sales, service of goods and materials.
23. **"Feedlot"** means a parcel of land which contains a commercial operation for feeding or raising of 200 (two hundred) or more animals units which is operated as a separate activity and not incidental to farming.
24. **"Flood Plain"** means an area which may be covered by flood water including but not limited to regional floods.
25. **"Frontage"** means the front part of a lot abutting a public right-of-way, or road or highway.
26. **"Grade"** means the land elevation at the horizontal intersection of the ground and the building.
27. **"Home Occupation"** means any occupation carried on in a dwelling unit by a member or members of the family and which meets these requirements:
 - (1) That the occupation is conducted within the principal building and not in an accessory building.
 - (2) That no stock-in-trade is kept or commodities sold other than those produced on the premises.
 - (3) That no more than twenty five percent (25%) of the floor area of the dwelling is devoted to such home occupation.
28. **"Hotel or Motel"** means a building in which lodging accommodations, with or without meals are provided for compensation.
29. **"Junk or Salvage Yard"** means an open area where waste or scrap material, including parts of used motor vehicles, appliances and farm implements are bought, sold, exchanged, stored, baled, parked, disassembled or handled.
30. **"Kennel, Animal"** means any premises where dogs, cats and other household pets are boarded, bred and maintained for compensation.
31. **"Lot"** means a piece, parcel, lot or area of land of continuous assemblage established by survey, plat or deed.
32. **"Lot Lines"** means the property lines bounding the lot.
33. **"Lot Width"** means the horizontal distance between the side lot lines of a lot measured at the front building setback line.
34. **"Lot, Zoning"** means a single lot, parcel, tract of land within a zoning district developed or to be developed.
35. **"Mobile Home"** means a manufactured trailer intended for family residential occupancy.

49. **"Structure"** means anything constructed or erected, the use of which requires permanent location on the ground including advertising signs and billboards.
50. **"Variance"** means the relaxation of the terms of the zoning regulations in relationship to building height, size of the front, rear and side yards, where the literal enforcement of these regulations could create unreasonable hardship, but it is not contrary to the purposes of the Township Comprehensive Plan and these regulations.
51. **"Yard"** means an open space on the zoning lot which is unoccupied or unobstructed by any portion of a structure from the ground upward.
52. **"Zoning Commission"** means a body consisting of the three (3) Township supervisors and appointed members under the authority of Chapter 58-03-13 of the North Dakota Century Code to review the planning issues, prepare plans, review the zoning requests and plats of subdivision, zoning amendments and conditional uses and make recommendations to the Board of Supervisors.

ARTICLE ONE, SPECIAL PROVISIONS

1. Off-Street Parking

1.1 Purpose

The purpose of this section is to provide for the off-street parking regulations to:

- 1.1.1 Increase the safety and capacity of public roads by requiring off-street parking or loading facilities.
- 1.1.2 Minimize adverse effects of off-street parking and off-street loading facilities on the adjacent properties.
- 1.1.3 Lessen congestion and preventing the overtaxing of public roads by regulating the location and capacity of off-street parking or off-street loading facilities.

1.2 General Requirements

1.2.1 An off-street automobile parking space shall be at least 9 (nine) feet wide and 20 (twenty) feet long, exclusive of access drives or ramps.

1.2.2 All open off-street parking areas with 4 (four) or more spaces and all loading berths shall be:

- (1) improved with all weather surface to provide a durable and dust free surface;

3. Mining of Sand and Gravel

3.1 Purpose

The purpose of these provisions is to provide for mining and extraction of sand and gravel for commercial uses, and to protect and preserve agricultural land by guiding such operations, and to minimize the traffic, noise, dust, fume and vibration impact on the adjoining uses and the road network.

3.2 Site Approval Requirements

All sand and gravel mining, excavation site require approval by Township excepting those related to farming and township road maintenance.

3.3 Data Submission Requirements

3.3.1 A site plan for operation and reclamation of the mined land including maps showing location of the land to be mined, location of roads and points of access to the site, maps showing the existing and proposed contours after the land is mined and a time table for operation of the site.

3.3.2 A guarantee that the reclamation of the site be completed within one year of the closure of the operation of the site.

3.3.3 Proof of compatibility with the existing land form including the vegetation, surface and ground water resources.

3.4 Proximity to Existing Uses

The operation of sand and gravel sites shall not be nearer than 500 (five hundred feet from any residential uses or 300 (three hundred) feet from non-residential uses.

3.5 Permit Requirements

Any person who operates a sand and gravel operation shall obtain a permit from Township before resuming any mining or excavation of the sand and gravel sites.

4. Sanitary Landfills and Solid Waste Sites

4.1 Compliance with North Dakota State Laws and Rules

Any person who operates sanitary landfills or solid waste sites shall comply with all North Dakota state laws and administrative rules set forth by the state agencies.

4.8 Statement of Findings

Upon the public notification and a public hearing the Zoning Commission shall determine whether the proposed site meets the requirements of these regulations. The Zoning Commission may place conditions for approval of the site.

5. Junk or Salvage Yards

5.1 Purpose

The purpose of these requirements is to preserve and protect the visual and other environmental amenities of the rural areas while allowing the salvage or junk yards as business places.

5.2 Site Approval Requirements

All sites for salvage and junk yards require approval by the Township Zoning Commission.

5.3 Locational Standards

5.3.1 No salvage or junk yard shall be located within 500 (five hundred) feet of a residential district and 200 (two hundred) feet of commercial buildings and structures.

5.3.2 No salvage or junk yard shall be located in areas which due to high water table, flooding and soil conditions may affect the quality of surface and ground water.

5.3.3 No salvage or junk yard shall be located nearer than 100 (one hundred) feet of all road and highway rights-of-way.

5.3.4 All salvage yards and operations shall be screened from the public view unless the salvage material is placed 500 (five hundred) feet away from any highway right-of-way and screened by natural vegetation, building and land form.

6. Utilities

6.1 Purpose

The purpose of these provisions is to encourage orderly development of utilities in relationship to the agricultural and nonagricultural uses and to provide for the safety of the Township residents.

6.2 General Requirements

6.2.1 The utilities include but not limited to electric power, electrical transmission lines, electrical towers and substations, natural gas pipelines, the petroleum product pipelines, water and sewer lines, telephone lines and other

7.2.4 When a township road provides access to the wildlife management area, a road maintenance agreement specifying the duties and responsibilities of the public agency shall be a part of the conditional use permit.

8. Commercial Feedlots

8.1 Purpose

These regulations are designed to allow commercial feedlots for feeding of livestock, fur bearers and poultry at the same time protect the adjoining uses against odor, run off and other incompatible characteristics associated with feedlots.

8.2 General Requirement

8.2.1 All feedlots as defined by these regulations are only permitted as conditional uses subject to the provisions of Section 8.2 and the requirements of the North Dakota Health Department.

8.2.2 All feedlots shall be designed and constructed with all reasonable preventive measures to avoid surface run-off including construction of sealed collection and retention ponds.

8.2.3 Where appropriate, there shall be sufficient drainage to avoid pollution of the ground water from the standing effluents.

8.2.4 Feedlots shall not be placed in the floodplains.

8.2.5 The applicant, as a part of site approval application shall submit a plan for removal and disposal of the liquid and solid waste generated by the feed lot.

8.2.6 No feed lot shall be located nearer one mile or the distance set by the township board or supervisor from a residential development in the unincorporated area or corporate limits of a town.

Interpretation

These regulations shall be held to be minimum requirements adopted for promotion purpose of the Township. Whenever, the requirements of these regulations are at variance with the requirements of other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive shall govern unless otherwise specifically stated.

Severability

If any part, provision or portion of these regulations is adjudged invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.