

- 8.3.7.3 To permit the use of lot of record if it is smaller than the minimum size required by this ordinance.
- 8.3.7.4 To permit roof alterations to provide additional windows, headroom or area for occupancy of third level.
- 8.3.7.5 To permit conversion of an existing building to a permitted residential use provided that it shall not conflict with the above standards cited in Sections 8.3.5 and 8.3.6.

#### 8.4 Action of the Township Supervisors

##### 8.4.1 Initiation of Amendment

Amendments may be proposed by the Zoning Commission or any person, firm, corporation or organization which has a freehold interest or contractual interest in a building, structure, lot, or parcel of land.

##### 8.4.2 Application for Amendment

Application for an amendment shall be filed with the Code Administrator who shall forward all such applications to the Zoning Commission.

##### 8.4.3 Notice of Public Hearing

Notice of hearing shall include time, place and purpose of such hearing and shall be published at least one week before the hearing in the official newspaper of the county.

##### Public Hearing

At the public hearing any person may express opposition to or support for the amendment.

##### 8.4.4 Effect of Denial of Application

An application for an amendment to the zoning district map or conditional use permit which has been denied by the Zoning Commission shall not be made for a period of one year from the date of such denials, unless the new application is substantially different from the denied application.

## 9 RESOLUTION

Whereas, the Township Board of Supervisors has approved this Township Zoning Ordinance.

Now and therefore, be it resolved that the Township Board of Supervisors hereby adopts Elden Township Zoning Ordinance.

*Marcia C Wagner* 9/13/07  
Township Clerk Date

*Calvin Dothe* 9/13/07  
Chairman Date

**ELDEN TOWNSHIP**

**DICKEY COUNTY  
NORTH DAKOTA**

**2007**

**COMPREHENSIVE LAND USE PLAN**

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## INTRODUCTION

Elden Township is located in Dickey County. Elden topography is level and slightly rolling dominated by farmland and hay land. Soils are typically Barnes-Svea (See Map #1) producing good crops and hay land.

This plan examines the physical and social characteristics of Elden Township. It presents this information in the form of text, tables, and maps. This 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 the Elden Township.

## GOALS AND OBJECTIVES

The Elden Township Comprehensive Land Use Plan is to be used as a guide on which to base development policies and regulations. The plan lays out 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.

Five 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:

### **GOAL #1**

***Preserve the Township's agricultural integrity and heritage.***

#### **OBJECTIVE:**

- A. Preserve prime farmland and encourage orderly development by using the land use controls provided in this Comprehensive plan and its corresponding zoning ordinance when making all land use decisions.

#### **POLICIES:**

1. Support an equitable agricultural land taxation system.
2. Encourage siting public and private facilities and utility easements in locations which would minimize interference with farming.
3. Allow residential development only in existing subdivision unless an individual unit is five (5) acres or more and subject to township review.

**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 protecting natural resources and agricultural livelihoods and uses.
- B. Adopt a zoning ordinance consistent with this plan.
- C. Use the zoning ordinance provisions to prevent incompatible land uses.

**POLICIES:**

- 1. Discourage nonagricultural development that harms farm and rangeland.
- 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, from locating near dwellings and communities.

**GOALS #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 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.

**Goal #5**

***Provide a Comprehensive integrated emergency management system for the township's residents.***

**OBJECTIVES:**

- A. Provide a quick and effective communication system.
- B. Continue to foster a strong working relationship with County, State, and Federal emergency management offices.

**POLICIES:**

- 1. Maintain participation in 911 System.
- 2. Mitigate potential hazard areas (if any).
- 3. Respond to any and all hazards or situations caused by nature or humans.
- 4. Inform all agencies of a disaster and communicate in a timely manner.

**POPULATION**

**The population of Elden Township is stable as shown in Table #1.**

**TABLE #1**

**Population of Elden Township  
2000 - 2005**

2000:	83
1990:	79

## HOUSING

The housing stock of Elden Township has 33 units. Table #2 shows housing units in 1990 and 2000.

**TABLE #2**                      **Number of Families, Households and Housing Units in Elden Township, 1990 and 2000**

1990	2000
Housing Units	Housing Units
35	36

Source: U.S. Census of Population and Housing, 2000  
Local township officials

## ECONOMY

### UNEMPLOYMENT

Dickey County's average annual unemployment rate in 2003 was 2.9 percent, compared to 2.7 percent one year earlier. The County was lower than the North Dakota rate of 4.0 percent in 2003.

### LABOR FORCE

In 2000, the labor force participation rate in Dickey County was 65 percent. The County rate was lower than North Dakota's rate of 67 percent and higher than the U.S. rate of 64 percent.

### INCOME

Dickey County's per capita income, adjusted for inflation, was \$28,470 in 2003, compared to \$28,922 for North Dakota and \$31,472 for the United States as a whole.

### TOWNSHIP TAX VALUATION AND MILL LEVY

Elden Township's total tax mill levy is dependent on the Ellendale school District.

**Table #3**

**Elden Township Mill Levy  
(Ellendale School District)**

Mill Levies:	
State and County	122.14
Fire	3.00
Township	27.00
School District	174.60
<b>TOTAL MILL LEVY:</b>	<b>362.19</b>

## CLIMATE

Elden Township typically has long, cold winters and hot, dry summers.

Winter 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 degrees Fahrenheit. Snowfall in the area averages almost 40 inches annually. However, strong winds frequently cause blizzard conditions even with light snowfalls, especially in open spaces. Snow blowing and drifting is common.

The frost-free growing season in the Township generally is about 130 day's duration. The last freeze in the spring usually occurs around the second week of May, and the first freeze in the fall typically occurs around the third week of September. April through June typically bring the greatest rainfall, followed by hotter and drier weather in July and August. Precipitation tends to increase again in September.

Average monthly temperatures vary from 5.0 F in January to 70 F in July. Recorded temperatures have reached a high of 110 F and a low of - 40 F.

## NATURAL RESOURCES

The key physical characteristics of the Township include rolling, native grasslands to flat, rolling cropland, wetlands, creeks, and waterways. Please see Attachment #1 for Geology Map.

### SURFACE MATERIALS AND SOILS

Loam soil types predominate in Elden Township. The most common soil types are as follows, with their estimated percentage of occurrence:

- |                                       |                |
|---------------------------------------|----------------|
| • Barnes-Crebard-Hamerly Association  | .875 percent   |
| • Barnes-Svea-Hamerly Association     | 10.420 percent |
| • Swendoea-Barnes-Letcher Association | 18.400 percent |
| • Cavour-Barnes Association           | 67.710 percent |
| • Hecla-Ulen-Hamar Association        | 4.790 percent  |

Please see Attachments #2 through #8 for Surface Materials & Soils Maps and Legend.

### AQUIFERS

See Attachments #9 through #11 for Aquifer & Lakes Maps.

## PUBLIC FACILITIES AND SERVICES

### TRANSPORTATION

Table #4 shows the mileage of the various types of road systems in the township. There is a good network of all-weather roads throughout the area. Elden Township is serviced by one State Highway - ND 281. Please see Attachment #12 for Road System Map.

Table #4

**Elden Township Road System**

Road Category	Miles
State	6
County	5
Township: High Priority	20
Township: Low Priority	17

**THE PUBLIC SCHOOL DISTRICT**

All of Elden Township is located in Ellendale School District.

**FIRE DEPARTMENT**

The entire township is served by the Ellendale Fire Department. Residents can contact 911 for emergency services.

**POLICE DEPARTMENT**

Elden Township is provided with law enforcement by the Dickey County Sheriff's Department. Residents can contact 911 for all law enforcement services.

**HEALTH CARE SERVICES**

The township is provided medical care through Oakes Community Hospital & Home Health as well as Ellendale Clinic and Southeast Medical Center, both located in Ellendale.

**PUBLIC WATER SYSTEM**

Southeast Water District (Dickey Rural Water) serves Elden Township residents.

**EXISTING LAND USE**

The existing land use in Elden Township is primarily agricultural although some residents are rural residential. This is in keeping with the long-term goals of township residents, who wish to retain the township's agricultural integrity. The attached map shows the Elden Township directory of residents - owners or renters.



# MAP OF ELDEN

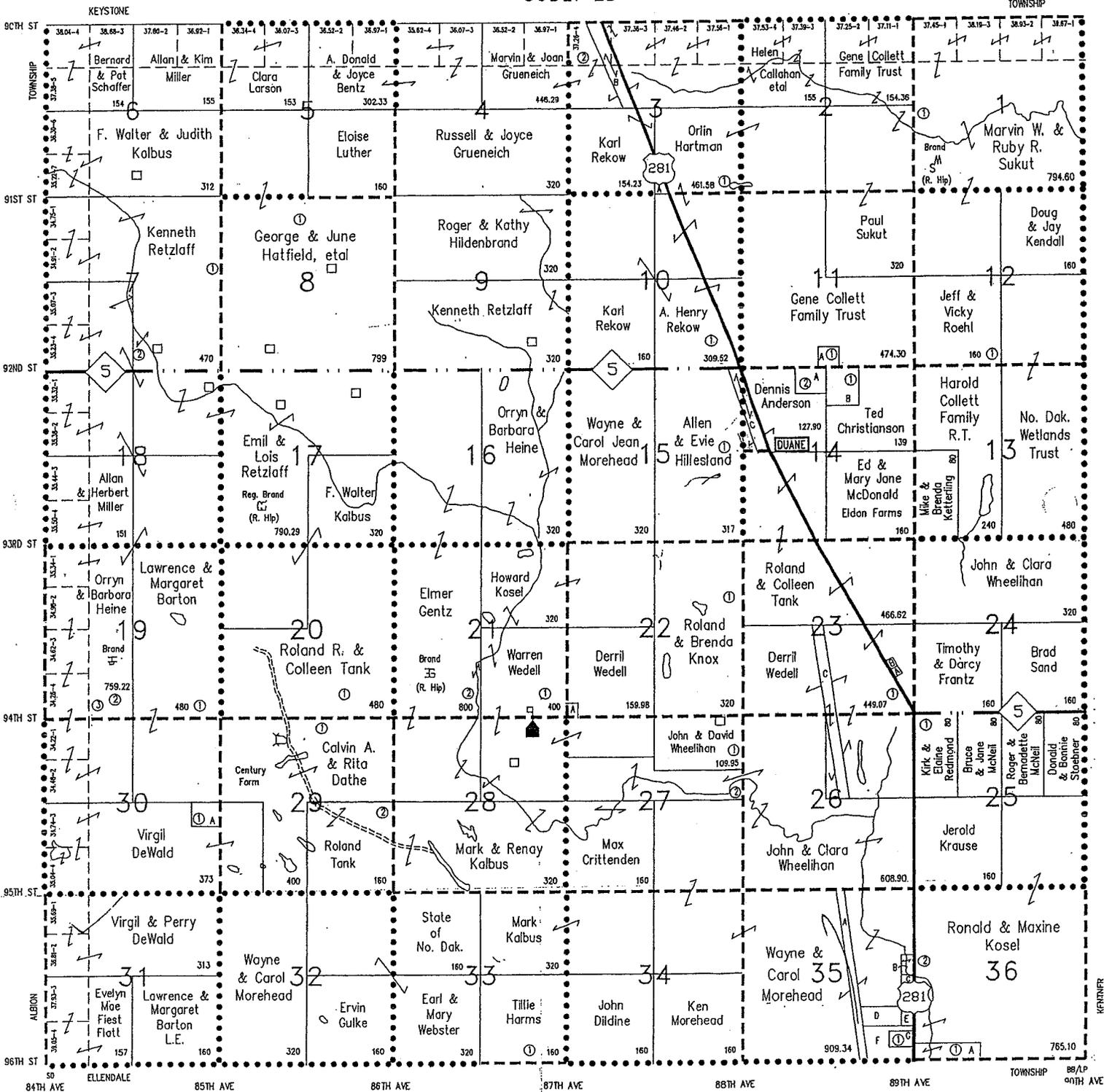


TOWNSHIP: 130 N

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RANGE: 63 W

CODE: ED



SEE SMALL TRACT OWNERS FOLLOWING TOWNSHIP MAPS