

BENSON COUNTY ZONING ORDINANCE

RESOLUTION ADOPTING ORDINANCE

WHEREAS, it is recognized that there is a need to control the use of land and real estate in Benson County in order to promote the health, safety, morals and general welfare throughout the County, by means of a Comprehensive Land Use Plan which is in part carried out by the provisions of this Ordinance. It is the intent of this Ordinance to provide regulations, standards, and guides for the County's development that will:

- A. Protect the right of persons now using the real estate for agricultural purposes and related purposes from depreciation through non-agricultural uses.
- B. Prevent uses of the land that restrict or prohibit modern techniques of farming and irrigation.
- C. Conserve the value of the property.
- D. Maintain the productivity of the land.
- E. Encourage the most appropriate use of the land.
- F. Preserve the agricultural nature and character of the County.
- G. Promote the quality growth of commercial uses.
- H. Promote the quality growth of manufacturing and industrial uses.

This Ordinance shall be known as and may be referred to as the Benson County Zoning Ordinance.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Benson County, North Dakota, as follows:

That a single Agricultural District, encompassing the entire Benson County, is hereby established to provide a District that will allow suitable areas in the County to be retained exclusively for agricultural use; to prevent scattered and uncontrolled non-farm development; to accomplish the purposes set forth in the introduction of this Resolution; to secure the greatest economy in governmental expenditures for the persons owning property in the County; to discourage any use which will depreciate the value of agricultural land, reduce productive capacity, or interfere with the development and employment of modern techniques of farming and irrigation.

Secondly, it is resolved by the Board of County Commissioners of Benson County, North Dakota, as follows: That the adoption of an Industrial/Manufacturing District is hereby established to provide a district which will allow suitable areas in the County to be retained and utilized predominantly for industrial development but which does not exclusively preclude the use of the district for agricultural use. The adoption of the industrial/manufacturing district also is to accomplish the purposes set forth in the introduction of this resolution; to secure the greatest economy in governmental expenditures for the persons owning property in the County; and for other purposes specifically set forth in the regulations hereby adopted governing the industrial/manufacturing district. Further provisions of this ordinance hereby adopted relative to the agricultural district encompassing the entire Benson County and relevant to the industrial/manufacturing district geographical area which is to be determined by the Benson County Board of Commissioners are further set out in the Articles incorporated herein and made a part of this ordinance.

ARTICLE 1

INTRODUCTION

Sec. 1 - **Title:** This regulation shall be known as the "Zoning Regulation of Benson County."

Sec. 2 - **Purpose:** The purpose of this regulation is to preserve the agricultural use of the land, promote the health, safety, morals, general welfare, and orderly development of Benson County.

Sec. 3 - **Repeal:** All other regulations of Benson County in conflict with this regulation are hereby repealed.

Sec. 4 - **Severability:** If any provision or section of this regulation is adjudged invalid by the court of competent jurisdiction, the remainder of this regulation shall not be affected.

Sec. 5 - **Authority:** This regulation is adopted under the authority granted in Chapter 58-03 of the North Dakota Century Code.

Sec. 6 - **Effective Date:** This regulation shall become effective after a public hearing and adoption by the Benson County Board of Commissioners.

ARTICLE 2

GENERAL PROVISIONS

Sec. 1 - **Jurisdiction:** The jurisdiction of this regulation shall include all areas within the civil boundaries of Benson County as organized under Chapter 58-02 of the North Dakota Century Code.

Sec. 2 - **Agriculture Exempted:** Nothing in this regulation shall be applied for the purpose of preventing or restricting the use of land or buildings for agriculture or any of the normal incidents of agriculture.

Sec. 3 - **Interpretation:** In the interpretation and application of this regulation, the provisions of this regulation shall be held to a minimum requirements. Where this regulation imposes a greater restriction than existing law, the provisions of this regulation shall govern.

Sec. 4 - Nonconforming Uses: Lawful, unconforming uses of land or buildings existing at the date of adoption of these regulations may continue provided no structural alterations, except those required by law, are made and such nonconforming uses shall not be extended to occupy a greater area of than that occupied at the time of adoption.

Sec. 5 - Sanitary Regulations: All residential, commercial or industrial structures shall conform to the North Dakota health regulations as they refer to wells, irrigation, septic and sanitary systems.

Sec. 6 - Waste Disposal Sites: At a minimum the following described waste disposal sites shall comply with all applicable state, federal, local laws, rules and regulations. In addition, the County Board may require compliance to other conditions.

A. **Private Waste Disposal Sites** - A solid waste disposal site used exclusively by and only for the landowner/tenant. Sites shall be limited to one per landowner/tenant. In addition these sites must comply with Agricultural Stabilization & Conservation (ASC) regulations.

1. Private waste disposal sites shall avoid low and steep areas and be a minimum of two hundred fifty (250) feet (76m) away from waterways.

B. **Commercial Waste Disposal Sites** - a solid waste disposal site or facility permitted pursuant to the laws of the State of North Dakota. Waste which is transported to a disposal site shall be by a waste hauler licensed by the State of North Dakota.

1. The site, operation, or facility must meet or exceed all applicable federal, state and local laws, rules, and regulations.

2. The site, operation, or facility shall be limited to inert solid waste and municipal solid waste. Waste that is deemed hazardous in nature or exerts hazardous characteristics or nuclear waste, sewage sludge and incinerator ash are not permitted.

3. All areas for excavation and filling operations shall maintain a minimum setback of 150 feet from all property lines.

4. No fires shall be permitted, except by permissions of the County Board. Any smoldering flame or spontaneous combustion at the site shall be immediately extinguished.

5. The premises shall be kept neat and clean at all times, no loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place.

6. Entrance to the site shall be controlled at all times to prevent improper dumping on the site.

7. For facilities that manage municipal solid waste, a chain link fence six (6) feet high shall be installed along the boundaries of the area developed or the area to active filling operations and provided with gates of the same construction as the fence.

8. For other facilities, other than a municipal solid waste site, a four-wire barbed wire fence, suitable to restrain livestock, shall be placed around the boundary of the permitted site.

9. Provisions, approved by the County Board, shall be made for the management of surface and storm water falling on or crossing the site at all times, during and after the completion of the operations. Surface and storm water management also shall comply with the applicable federal, state, and local laws, rules, and regulations. These provisions shall be accomplished through the use of an independent professional engineer that is registered by the State of North Dakota.

10. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply or quality of ground water.

11. Operators or a commercial waste disposal facility or site may have an environmental inspector on site. Provisions shall be made for the costs to be paid by the operator to the State Health Department or County as may be negotiated with the State Health Department.

12. Facilities other than ones that manage municipal solid waste would be required to have non-sudden and sudden liability insurance and closure and post-closure insurance payable to the State Health Department.

ARTICLE 3

DISTRICT REGULATIONS

Sec. 1 - Classes of Districts: For the purpose of these regulations, Benson County is zoned as shown on the accompanying County Zoning Map. With the adoption of this

ordinance, there are two districts in Benson County. The entire County is zoned as agricultural. The second type of allowable district (the geographical boundaries of which will be defined by the Board of County Commissioners) is known as the Industrial/Manufacturing District.

Sec. 2 - Location of District Boundaries:

A. Where the district boundary lines on the official zoning map are indicated to follow highway, road or railroad right-of-way, such boundary lines shall be construed to be the center line of said right-of-way unless clearly shown to the contrary.

B. Where any uncertainty exists as to the exact location of the zoning district boundary line, the County Board shall determine the location of such boundary line.

Sec. 3 - Official Zoning Map: The boundaries of these districts are established as shown on the map entitled the "Official Zoning Map of Benson County." This map and any attached map sections are made part of this regulation.

Sec. 4 - Agricultural District:

A. Purpose: To establish and preserve areas of agriculture and low intensity development that do not significantly change the existing character of the area.

B. Permitted Uses: The following uses shall be permitted within the Agricultural District without obtaining or securing the issuance of a permit from the Benson County Board of Commissioners:

1. Agriculture, including the construction, maintenance, and use of farm dwelling and related agricultural buildings.
2. Local power distribution lines, providing that such power distribution lines are constructed and operated on quarter section lines or parallel to no closer than 250 feet of existing section lines, except where such lines are within one mile of their final destination.
3. Water supply facilities and essential public utility and service structures.
4. Oil wells, coal mines, and facilities for the extraction of minerals.

5. Trees, Windbreaks, Fences, Buildings and Structural Improvements no closer than 150 feet from existing section lines.

6. Airports.

7. Advertising signs and billboards.

8. Parks, recreational and wildlife conservation areas.

9. Animal hospitals.

10. Churches.

11. Fire stations and governmental buildings.

12. Schools.

13. Sand and gravel extraction.

14. Railroad line trackage.

15. Large public gatherings, of 50 persons or more.

The above is intended to be but a partial list of the possible uses within the agricultural zoned County. Other uses which were traditionally used prior to the adoption of this ordinance are acceptable.

Sec. 5 - Industrial/Manufacturing District

A. Purpose: The Industrial/Manufacturing District is established as a district in which the principal use of land is for heavy commercial and industrial establishments, which may create some nuisance, and which are not properly associated with, nor compatible with, residential, institutional and neighborhood commercial, and service establishments. For the Industrial/Manufacturing District, in promoting the general purposes of this article, the specific intent of this section is:

1. To encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;

2. To prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district;

3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this article.

B. - Uses Permitted:

1. Gasoline filling station
2. Retail group
3. Service group
4. Wholesale group
5. Fire station
6. Truck terminal
7. Railroad line trackage
8. Railroad spur trackage
9. Railroad freight station
10. Railroad freight classification yard
11. Utility service group
12. Industrial use group
13. Oil or gas well
14. Radio or television transmitting station
15. Sand or gravel extraction

C. - Lot area: Each principal building hereafter erected, together with its accessory buildings, shall be located on a lot having not less than 10,000 square feet. Provided, however, that in an Industrial District, and in no more than one principal building on a zoning lot, provided that all other requirements of this section and this ordinance are complied with. Premises without public sewer or water shall comply with area requirements of Residential Districts.

D. - Lot width: Each lot shall have a width of not less than 75 feet, measured along the front building line.

E. - Floor area ratio: Floor area ratio of the principal buildings or building and all accessory buildings shall not exceed 0.30 for single-story buildings, nor shall it exceed 0.60 for buildings of more than one story. The ground area occupied by the principal building or buildings and accessory buildings shall not exceed 30 percent of the total area to the lot.

F. - Front Yards: Each building shall have a front yard of not less than 50 feet in depth.

G. - Side Yards: Each lot shall have two (2) side yards, one on each of any principal building. The sum of the widths of the two side yards shall not be less than 20 percent of the average width of the lot; and in no case shall a side yard be less than 15 feet in width. On any lot having an average width greater than

75 feet, neither side yard shall be less than 15 feet in width and no side yard need be greater than 50 feet in width. On a lot containing two principal buildings located side by side, there are no minimum requirements for the side yards between the two buildings.

H. - **Rear Yards:** Each lot shall have a rear yard not less than 25 feet in depth.

I. - **Height limits:** No principal buildings shall exceed ten stories, nor shall it exceed one hundred feet in height. No accessory buildings shall exceed five stories, nor shall it exceed fifty feet in height.

ARTICLE 4

ADMINISTRATION AND ENFORCEMENT

Sec. 1 - **County Zoning Board:** Membership for the Zoning Board shall consist of Appointments made by the Board of County Commissioners. The Zoning Board shall be made up of five members, two of which shall be County Commissioners or their designees. Duties of the Board shall include:

- A. Establishment of rules, regulations and procedures for the purpose of administering the zoning regulation.
- B. Assisting the Zoning Administrator in conducting inspections of buildings and administering the zoning regulation.
- C. Hearing and deciding appeals where it is adjudged by the applicant that an error in judgment has been made by the Zoning Administrator.
- D. Reviewing and studying from time to time the provisions of the regulations.
- E. The Zoning Board shall serve as an advisor to the County Board of Commissioners decisions. The County Board of Commissioners shall have final review of all Zoning Board decisions.

Sec. 2 - **Zoning Administrator:** The Zoning Administrator may be appointed by the Zoning Board. Duties of the Zoning Administrator shall include.

- A. Issuance of all permits
- B. Inspection of buildings

- C. Maintenance of the records for the regulations and permits
- D. Transmission to the Zoning board of all applications for appeals, variances or conditional use permits; and all applications for amendments to the Board of County Commissioners.
- E. Collection of any fees instituted by the Board of County Commissioners in the administration of this regulation.

Sec. 3 - Appeals: Any person aggrieved by the provisions of these regulations or by any order of determination of the Zoning Administrator may within sixty (60) days of such action petition for a hearing to the County Zoning Board. Such appeal shall be in writing and shall specify in detail the grounds for appeal.

A. Procedure:

1. Appeals shall be filed with the Zoning Administrator.
2. Within thirty (30) days of filing, the County Zoning Board shall fix a date for a hearing.
3. Notice in writing shall be given to the petitioner at least five (5) days prior to the hearing.
4. Within fifteen (15) days after the hearing, the County Zoning Board shall take action and shall mail by registered mail a copy of its order to the petitioner.

Sec. 4 - Amendments:

- A. Should the need arise for an amendment to the zoning regulation or zoning district map, the applicant submits the proposed zoning change to the County Zoning Board (the County Zoning Board itself may wish to change the regulation text or map).
- B. The County Board will publish a notice for a public hearing in the official county newspaper at least fifteen (15) days prior to the set time for said hearing. A notice shall also be posed in a conspicuous place of a public building, as well as on the property in question.
- C. If the zoning map is proposed to be changed, the applicant must notify by registered mail adjoining property owners at least fifteen (15) days prior to the public hearing. Adjacent property owners are all property owners fronting on or within 150 feet (46m) of the property in question.

D. At the hearing, the applicant presents his proposal for amending the zoning regulation or zoning map. Also, at the hearing the public may comment and the adjacent property owners may state their opinions for the record. The County Board then approves or disapproves the amendment.

E. If there is a protest to the amendment by more than twenty (20) percent of the adjacent property owners, a two-thirds vote of approval is required by the County Board prior to passing the amendment.

Sec. 5 - **Conditional Use:** A conditional use may be approved by the County Zoning Board only after finding that such conditional use would not be detrimental to the County Rural Development Plan, the purposes of this regulation, the surrounding property or the County residents. A conditional use permit shall state the terms and conditions of the permit which may include, but is not limited to, conditions that will further the County Rural Development Plan and the purposes of this regulation and will minimize any adverse impact upon the surrounding property and County residence.

A. Applications for conditional use permits shall be submitted in writing in the same manner as for an amendment to the zoning regulation. Upon receipt of such application, a time and date shall be set for the hearing on such application before the County Board and notice of such hearing shall be published in the official newspaper of the county 15 days prior to the date of the hearing.

B. The application for a conditional use permit shall be in writing and shall be made by the owner of the property for which the conditional use permit is sought. The application shall be signed by the owner of the property and shall be accompanied by a sum sufficient to cover the cost of processing the application, publication of the notices of hearing, and providing the appropriate technical advice to the County Board in reviewing the application.

C. An application for a conditional use permit shall be considered within one year of the final action of the County Board upon a prior application of the same owner concerning the same use or the same buildings on the same land.

D. Every application for a conditional use shall include:

1. A plot plan showing:

a. Legal dimensions of the tracts to be used.

- b. Location of all structures and all existing and proposed improvements.
- c. Building setback from all property lines.
- d. Location and type of planting, screening or walls.
- e. A timing schedule indicating the anticipated starting and completion dates of the development.
- f. Names and addresses of adjacent property owners.
- g. Any additional information the County Board deems necessary to review the application.

2. An accurate legal description of the property and also a specific description including a drawing or diagram, if appropriate, of the proposed use for which the permit is sought.

E. Before the County Board may approve an application for a conditional use permit, it shall find that the use for which a conditional use permit is sought:

- 1. Has received all regulatory and statutory permits and approvals.
- 2. Meets with other conditions required by the County Board.
- 3. Will not affect the health or safety of persons residing or working in the County.
- 4. Will not be detrimental to the public welfare or injurious to property or improvements in the County.
- 5. Will be in accordance with the purposes of this regulation and the Rural Development Plan.
- 6. The County Board may issue the conditional use permit provided that all other provisions of law and regulations shall have been complied with. In granting such conditional use permit, the County board may designate such conditions in connection therewith as will, in its option,

assure that the use will conform to the foregoing requirements and that it will continue to do so.

F. The issuance of a conditional use permit shall not be deemed to be a change in zoning and the zoning of the property prior to the conditional use permit shall remain unchanged. In the event the use of any property, as permitted by the conditional use permit, is terminated for any reason, the conditional use permit shall expire.

G. Any conditional use permit granted in accordance with this section shall expire in one year unless the use authorized by said conditional use permit shall have commenced. The County board may, upon issuance of a conditional use permit, establish a specific termination date for such permit; the permit may be extended by the County Board upon written application of the owner of the property provided that such extension is for the same use as specified in the original permit.

Sec. 6 - Variance:

- A. The applicant applies to the County Board for a building permit.
- B. The County Board shall hold a public hearing upon such application.
- C. The County Board must find that the granting of a variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable or unusual hardship or difficulty that was not self created. The following conditions must also exist:
 - 1. The property has exceptional, unique or special characteristics different from other property, particularly adjacent property.
 - 2. Enforcement of the regulation with regard to properties having said characteristics results in unnecessary and undue hardship.
 - 3. Granting of a variance would have no adverse effect on the public interest, safety, health, and welfare.
 - 4. Granting of a variance would have not adverse effect on adjacent property owners.
 - 5. The owner cannot otherwise obtain a reasonable return on the property.

D. Every application for a variance shall include:

1. A plot plan showing:

- a. Legal dimensions of the tract to be used.
- b. Location of all structures and all existing and proposed improvements.
- c. Building setback from all property lines.
- d. Location and type of existing planting, screening, or walls.
- e. A timing schedule indicating the anticipated starting and completion dates of any development.
- f. Names and addresses of adjacent property owners.
- g. Explanation and/or description of reason(s) a variance is needed.
- h. Any additional information the County Board deems necessary to review the application.

E. If at any time during the application process the County Board feels adjacent property owner(s) should be notified of the application, the County Zoning Board is responsible for notifying the adjacent property owner.

Sec. 7 - Penalties:

A. Anyone who violates the provisions of this regulation or fails to comply with any of its requirements shall be charged with a Class B misdemeanor and shall be fined accordingly.

B. All fees and penalties with the exception of tipping fees established by this regulation shall be credited to the General Fund of Benson County; tipping fees shall be credited to a waste disposal impact fund.

ARTICLE 5

DEFINITIONS OF TERMS USED IN THIS REGULATION

Sec. 1 - Rules:

1. Words used in the present shall include the future; the singular number shall include the plural.
2. The word "person" includes a firm, partnership, association, corporation, or individual.
3. The word "shall" in mandatory.

Sec. 2 - Definitions: For the purpose of this regulation, the following list of definitions is adopted:

Accessory Use or Accessory Structure: A use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use, such as a garage to tool shed.

Agricultural Land: Means land used or capable of use in the production of agricultural crops, livestock or livestock products, poultry or poultry products, milk or dairy products, or fruit or other horticultural products but does not include any land zoned, or land use permitted by a local governmental unit, for a use other than, the non-conforming with, agricultural use.

Agriculture: The use of land for agricultural purposes, including the necessary buildings or structures for farm or farm labor use. Agriculture shall include farming, dairying, pasturing, horticulture, animal and poultry husbandry, and accessory uses and buildings for packing, treating or storing produce; providing accessory uses are secondary to normal agricultural activities.

Building: Any structure used for shelter or enclosure of persons, animals or chattels.

Chemical Waste: Shall be defines as, but not limited to, any waste product associated with mineral exploration, production, or abandonment procedures.

Conditional Use: A use that generally would not be suitable in a particular zoning district which would be acceptable under certain circumstances. The permit shall be granted for a particular use and not for a particular person or firm.

Dwelling: A building or portion thereof occupied exclusively for purposes of residing, but not including mobile recreational vehicles.

Dwelling - Farm: A single family dwelling or mobile home located on a farm which is occupied by the farm's owner or person employed thereon.

Dwelling - Non-farm: A single family dwelling or mobile home located on a farm or otherwise of which the occupant does not derive at least fifty (50) percent of his income from agricultural activities.

Family: A group of one or more persons occupying a single premises and living as single housekeeping unit. (Immediate family shall be limited to the sons and daughters of the head of the household.)

Farmer: Means an individual who normally devotes the major portion of their time to the activities of producing products of the soil, poultry, livestock or dairy farming and such products unmanufactured state and who normally receives his and/or her source of primary income from any one or more of the foregoing activities; and the term also includes an individual who is retired because of illness or age and who at the time of retirement owned or occupied as a farmer, as above defined the residence in which he lives and which is exempt from taxation pursuant to the laws of North Dakota.

Commercial Feedlot: The use of land or buildings for the exclusive purpose of concentrated feeding or fattening of livestock for marketing, which less than fifty (50) percent of the feed is raised by the occupant, and there is in excess of one hundred thousand dollars (\$100,000.00) of gross sales.

Junk Yard: Any land or building used for the storage, sale or dismantling of obsolete vehicle, junk and other machinery.

Livestock: Domestic animals or types customarily raised or kept on farms for profit or other purposes.

Lot: A parcel of land sufficient to provide the yard requirements of the regulations.

Mineral Exploration: Use of any technique which when applied to the surface of the land will aid in the discovery or evaluation of coal, oil, potash, sand, gravel and/or rock, or other subsurface minerals as defined in North Dakota Century Code 38-12.

Mineral Production: Any activity when applied to the surface of land which will produce coal, oil, gas, potash, sand, gravel and/or rock, or other subsurface minerals as defined in North Dakota Century Code 38-12.

Mobile Home Park: Any park, court, camp, parcel, or tract of ground upon which mobile home sites are leased or used, whether for compensation or not, including all accessory uses.

Nonconforming Use: Any structure, land or building existing at time of adoption or amendment of this regulation which does not conform to the provisions of the regulations.

Setback: the open space extending the full width of a lot between a building and a public right-of-way line, easement or property line.

Shelter-belt: Barrier of trees and shrubs that is used to protect crops, farmsteads and non-farm dwellings from wind and storms.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having permanent location on the ground, but not including fences.

Structural Alteration: Any change in the supporting members or any substantial change in the roof or exterior walls of a building.

County Board: Shall mean the Board of Commissioners of Benson County, or any person designate by the board to have the authority to enforce the provisions of this regulation.

Utilities: For the purposes of this regulation, the definition of utilities shall be limited to electrical transmission lines, oil pipelines, natural gas pipelines, salt water disposal lines, and high pressure gas injection lines. This definition shall exclude electrical distribution lines as a utility.

Variance: The grant of relief from the requirements of the regulation where it can be shown that due to unusual conditions of the property, strict application of the regulations would result in undue hardship.

Yard: A space on the same lot with the principle building or structure; open, unoccupied and unobstructed by buildings or structures from the ground upward.

Front: A yard that extends across the full width of the lot. The depth is measured as the least distance between the front lot line and the front building line.

Rear: A yard that extends across the full width of the lot. The depth is measured as the least distance between the rear lot line and the rear building line.

Side: The yard between the front and rear yards. The depth is measured as the least distance from the side lot line and the side of the principal building.

Waste Disposal Site:

Private: A solid waste disposal site used primarily by and only for the landowner/tenant.

Public/Commercial: A solid waste disposal site used by public entities or commercial waste haulers for the temporary or permanent storage or reclamation of solid waste generated through medical, industrial, municipal or household collection.

Zoning Administrator: Person or person designated by the County Board to administer the zoning regulation.

The Board of Commissioners for Benson County, North Dakota, hereby adopts the Benson County Zoning Ordinance and the Resolution Adopting the Ordinance.

Dated this 20th day of April, 2004.

BENSON COUNTY BOARD OF COMMISSIONERS

By:

Dwain Brown Chairman of the Board

Edward M. Papilaya Board Member

Barry Cox Board Member

Attest: Ronnette Benson County Auditor

Subscribed and sworn to before me this 20th day of April, 2004.

Ronnette
Bonnie Erickson Notary Public
Benson County, North Dakota
My Comm. Expires: 8-26-04

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**RESOLUTION ADOPTING
A COMPREHENSIVE PLAN FOR BENSON COUNTY**

The intent is to:

Promote the health, safety, moral and general welfare of the residents and the orderly development of lands within the County;

Preserve and maintain agricultural lands for farm use;

Preserve the quality and supply of surface and ground water;


Encourage non-farm growth to locate within existing communities or community-served districts;

Promote a healthy and visually attractive environment;

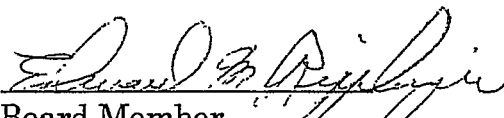
Promote the development and utility corridors that utilize the least productive agricultural land;

Discourage development that places an excessive financial burden on County government.

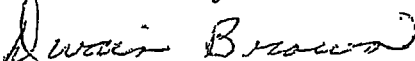
THIS COMPREHENSIVE PLAN IS HEREBY ADOPTED EFFECTIVE THIS 2nd
DAY OF December, 2003.




Chairman of the Board
Benson County Commissioners



Board Member
Benson County Commissioners



Dwane Brown



Curtis Hoviden

