

Antelope Creek Township

McKenzie County
North Dakota

COMPREHENSIVE
ZONING PLAN

Effective Version: Adopted May 7, 2012

TABLE OF CONTENTS

Chapter	Page
Introduction.....	1
Goals, Objectives and Policies.....	1
Population	4
Housing	4
Economy	5
Climate.....	5
Public Facilities and Services	6
Existing Land Use.....	6

INTRODUCTION

Antelope Creek Township is located in McKenzie County.

This plan examines the physical and social characteristics of Antelope Creek Township and the county which it is located, McKenzie. It presents this information in the form of text and labels. 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.

GOALS, OBJECTIVES AND POLICIES

The Antelope Creek 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. 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 heritage.

Objectives:

1. Preserve prime farmland in an organized transition by using the land use controls provided in this Comprehensive Plan and its corresponding zoning ordinance when making all land use decisions.
2. Support farms by being active in legislation affecting agriculture and industrial usage; send letters from the Township Officers to state and federal officials involved in the decision.

Policies:

1. Support agriculture and appropriate farm programs.
2. Support an equitable agricultural land taxation system.
3. Discourage and control residential developments that interfere with farming.
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:

1. Refer to this plan to determine if land use requests are consistent with the natural resources.
2. Adopt a zoning ordinance consistent with this plan.
3. Use the zoning ordinance provisions to prevent incompatible land uses.
4. 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 from locating near dwellings and communities.

Goal #3 – Provide an adequate, safe, and efficient system for transportation of people, goods and services.

Objectives:

1. Provide, as fiscally possible, well maintained roads for all mail routes, school bus routes, and other routes deemed “high priority” by the Township’s elected officers.
2. 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 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:

1. Maintain dialogue between citizens and elected officials by posting notices and by publishing public notices for all public hearings.
2. 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

Table #1

Population of Antelope Creek Township

15

(Source: U.S. Census)

Table #2

Population of McKenzie County

2000	5,737
2010	6,360

(Source: U.S. Census)

HOUSING

Table #3

	<u>2000</u>
Total Housing Units In McKenzie County	2,719

(Source: U.S. Census)

	<u>2010</u>
Total Housing Units in Antelope Creek Township	13

(Source: U.S. Census)

ECONOMY

Employment

McKenzie County's unemployment rate has remained low for many years. The average 2010 unemployment rate was 1.6% (see Table #4). Antelope Creek Township's major long-term employer is the farming industry. Recently, petroleum and gas exploration and production has increased in the region. This has led to temporary and, to some extent, permanent jobs in that industry in the Township.

Table #4

McKenzie County Annual Average 2000 Labor Force and Employment

<u>Labor Force</u>	<u>Employment</u>	<u>Number Unemployed</u>
2,618	2,444	177

(Source: U.S. Census)

Income

Per capita income for personal income for McKenzie County was \$51,781 in 2010. The average household income was \$51,641. The average hourly wage was \$30.83. The annual average wage was \$64,116.

Table #5

McKenzie County
Estimated Per Capita Money Income

	2010
	<u>Income</u>
McKenzie County	\$51,781

(Source: U.S. Census)

CLIMATE

The area has long, cold winters. Temperatures are usually below freezing, with five months of the year having a monthly mean temperature below freezing.

Strong winds frequently cause blizzard conditions, even with light snowfalls, especially in open areas. Snow blowing and drifting is common. On average, there are 90 days each in which there is at least one inch of snow on the ground.

The frost growing season in the Township statistically lasts 122 days. The first freeze in the fall usually occurs in the third week of September.

Monthly temperatures vary from mean of 14 degrees in January to 84 degrees in July. Recorded temperatures in the county have been as high as 108 degrees and as low as -43 degrees. Monthly temperature data is presented in Table #6.

Table #6

Average Monthly Temperatures

<u>Month</u>	<u>High</u>	<u>Low</u>	<u>Mean</u>
January	23	4	14
February	29	9	19
March	4	19	30
April	58	31	45
May	69	41	55
June	76	50	64
July	84	56	70
August	84	55	69
September	73	44	59
October	58	32	45
November	39	19	29
December	25	6	16

PUBLIC FACILITIES AND SERVICES

The Public School District

Antelope Creek Township is located in the Alexander School District No. 2. The school district has approximately 106 students in grades K-12.

Fire Districts and Departments

The Township has a volunteer fire department which is assisted as needed by the WC Fire Department.

EXISTING LAND USE

The predominant, existing land use in the Antelope Creek Township is agricultural. There are farm and non-farm dwellings in the township.