

Comprehensive Plan

T151N R102W

CHARBON TOWNSHIP

MCKENZIE COUNTY
NORTH DAKOTA

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Introduction

Charbon Township is located in McKenzie County.

This plan examines the physical and social characteristics of Charbon Township and the county in which it is located, McKenzie. It presents this information in the form of text and tables. 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 Charbon Township Comprehensive Plan is to be used as a guide on which the development policies and regulations will be based. The plan is 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 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:

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 the other corresponding zoning ordinance documents 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 County, State, and Federal officials in the decision.
3. Support agriculture and appropriate farm programs.
4. Support an equitable agricultural land taxation system.
5. Control and possibly discourage residential developments which interfere with farming.
6. Encourage siting any non-farm 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 developments 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 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 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 create congestion and/or road hazards, or damage Township roads without compensation.
2. Encourage developments to locate in areas by adequate transportation facilities.
3. Downgrade priority, abandon, or close 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 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 affect.

Policies:

1. Give a 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.

ND - Charbon township 2010 Census*

Population	
Total Population	35
Housing Status (in housing units unless noted)	
Total	22
Occupied	14
Owner-occupied	12
Population in owner-occupied (number of individuals)	23
Renter-occupied	2
Population in renter-occupied (number of individuals)	9
Households with individuals under 18	2
Vacant	8
Vacant: for rent	0
Vacant: for sale	0

Population by Sex/Age	
Male	21
Female	14
Under 18	5
18 & over	30
20 - 24	2
25 - 34	8
35 - 49	5
50 - 64	7
65 & over	8
Population by Ethnicity	
Hispanic or Latino	0
Non Hispanic or Latino	35
Population by Race	
White	35
African American	0
Asian	

*Source: U.S. Census

ND - McKenzie County 2010 Census*

Population	
Total Population	6,360
<p style="text-align: center;">Housing Status (in housing units unless noted)</p>	
Total	3,090
Occupied	2,410
Owner-occupied	1,681
Population in owner-occupied (number of individuals)	4,260
Renter-occupied	729
Population in renter-occupied (number of individuals)	1,948
Households with individuals under 18	813
Vacant	680
Vacant: for rent	70
Vacant: for sale	8

Population by Sex/Age	
Male	3,282
Female	3,078
Under 18	1,691
18 & over	4,669
20 - 24	370
25 - 34	761
35 - 49	1,141
50 - 64	1,344
65 & over	902
Population by Ethnicity	
Hispanic or Latino	139
Non Hispanic or Latino	6,221
Population by Race	
White	4,792
African American	8
Asian	19
American Indian and Alaska Native	1,412
Native Hawaiian and Pacific Islander	2
Other	27
Identified by two or more	100

Economy

Employment

Charbon Township's major long term employer is the farming and ranching 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.

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 year in which there is at least one inch of snow on the ground.

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

Climate	Charbon township, ND	United States
<u>Rainfall (in.)</u>	14.3	36.5
<u>Snowfall (in.)</u>	18.9	25
<u>Precipitation Days</u>	69	100
<u>Sunny Days</u>	205	205
<u>Avg. July High</u>	86	86.5
<u>Avg. Jan. Low</u>	-0.9	20.5
<u>Comfort Index (higher=better)</u>	52	44
<u>UV Index</u>	3.6	4.3
<u>Elevation ft.</u>	2,121	1,443

Charbon township, ND, gets 14 inches of rain per year. The US average is 37. Snowfall is 19 inches. The average US city gets 25 inches of snow per year. The number of days with any measurable precipitation is 69.

On average, there are 205 sunny days per year in Charbon township, ND. The July high is around 86 degrees. The January low is -1. Our comfort index, which is based on humidity during the hot months, is a 52 out of 100, where higher is more comfortable. The US average on the comfort index is 44.

*Source: http://www.bestplaces.net/climate/city/north_dakota/charbon_township

Public Facilities and Services

The Public School District

Charbon Township is located in the McKenzie County School District No. 2. The Alexander Public School has approximately 110 students in grades K-12.

Fire Districts and Departments

The Township is served by the Alexander Rural Fire Department.

Existing Land Use

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