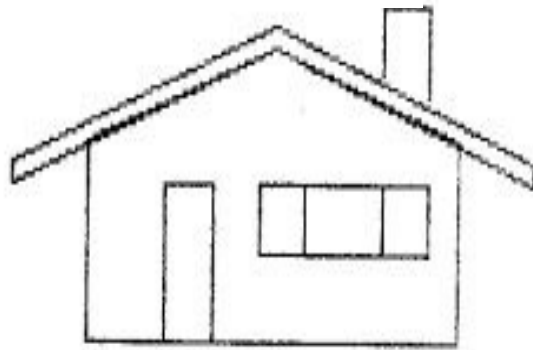
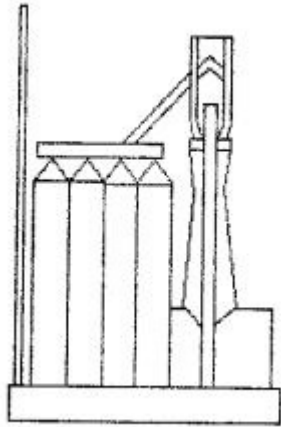
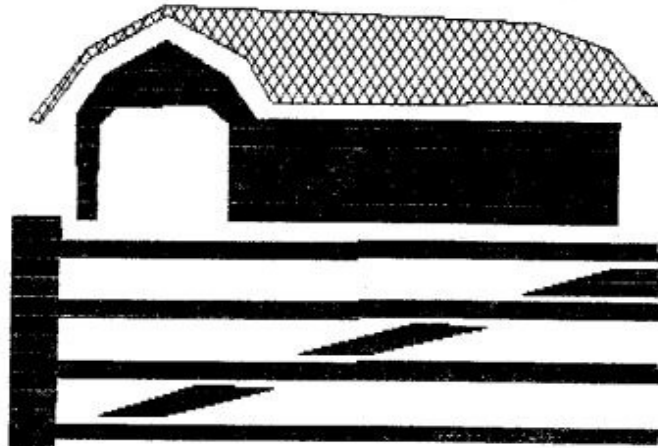


Everest

TOWNSHIP

Cass County, North Dakota



COMPREHENSIVE PLAN

Updated 2023

INTRODUCTION

Everest Township is located in the center area of Cass County, North Dakota. Neighboring Townships are Casselton Township on the north, Durbin Township on the east, Maple River Township on the south, and Gill Township on the west.

Everest Township has deep roots, with relatives of early settlers remaining on lands purchased in the Township back in 1877. The Village of Everest is located in the northeast portion of Section 15, and was platted in 1881. The Great Northern Railroad station was built on the northern side of Everest Village in 1881. The Everest Post Office was established in 1882.

The population of the Village of Everest was reported to be 316 in 1890. Times changed for Everest when the Great Northern Railroad revised their long-range plans, and removed the Everest station in 1895, concentrating efforts in Casselton. The original Everest Great Northern tracks were taken up in 1896. The population fell to 234 by 1900. The Everest post office was eventually closed in November 1908, with mail going to Casselton for distribution.

	<u>1890</u>	<u>1900</u>	<u>1910</u>	<u>1920</u>
Everest Township	316	234	215	235
Casselton Township	162	227	241	199
<i>City of Casselton</i>	810	1207	1553	1538

The Village of Everest reported a population of 10 in 1960, and as of 2020, 3 residents were reported. According the U.S. Census, the entire population of Everest Township was 84 in 2010, and 101 in 2020.

EVEREST TOWNSHIP COMPREHENSIVE PLAN

The Everest Township Comprehensive Plan serves as the guide from which *all responsible land use planning and control decisions are to be made, and upon which the Everest Zoning Ordinances are to be based.*

GOALS AND OBJECTIVES of the COMPREHENSIVE PLAN

Everest Township has three zoning Districts: Agricultural, Residential, and Commercial. The majority of Everest Township is zoned Agricultural.

This plan will reflect the goals of the citizens of the Township and will be used to develop goals, objectives, and policies in the future.

For clarification, a "GOAL" is a broad general concept that the Township wishes to attain the future. An "OBJECTIVE" is a more specific, measureable 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. These five goals work together to provide guidelines to ensure desired land use in the Township.

EVEREST TOWNSHIP GOALS

GOAL #1. PRESERVE Township agricultural heritage, and conserve and enhance the taxable value of land and buildings in the township.

OBJECTIVES:

- a. 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.
- b. Support farms by being active in legislation affecting agriculture and industrial usage by sending letters from the Township Officers to state and federal officials involved in the legislative decision.
- c. Identify, preserve, and enhance historic sites by contacting people willing to collect and document local history.

POLICIES:

1. Support agriculture and farm programs
2. Support an equitable agricultural land taxation system.
3. Discourage and control residential developments, which interfere with farming.
4. Encourage siting public facilities and utility easements in locations which would minimize interference with farming.
5. Identify, preserve, and enhance historical sites.

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 resource preservation.
- b. Adopt a Zoning Ordinance consistent with this plan.
- c. Use the Zoning Ordinance provisions to prevent incompatible land uses from locating in close proximity to each other.
- d. Acquire soil surveys from the Soil Conservancy Offices when necessary.

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, feedlots, and processing plants) from locating near dwellings, residential areas, communities, public parks, and natural waterways.

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. Encourage a designated "Road Overseer", along with residents, to periodically inspect the roads for hazards, and maintain a record of the conditions of Township roads, bridges, and signs.
- c. Maintain standards for development to insure resources are available for maintenance of transportation systems.

POLICIES:

1. Discourage developments which would create congestion and/or road hazards, or would damage Township roads, bridges, or signs in any way without adequate 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.
The "Road Overseer" or any resident shall promptly notify a Township
5. Board Supervisor who shall notify any other governmental unit when their transportation facilities within the Township require repair.

GOAL #4. USE and PRESERVE RESOURCES in environmentally sound ways.

OBJECTIVES:

- a. Township Officers shall familiarize themselves with the location and characteristics of Township surface materials.
- b. Township Officers shall familiarize themselves with the location and characteristics of township aquifers.
- c. Township Officers shall promote a healthy natural environment by

denying land use requests which cannot reasonably demonstrate environmental safety.

POLICIES:

1. Consider ground and surface waters in land use decisions, and maintain communication with the Water Resource Boards.
2. Consider soils and surface materials in land use decisions and utilize soil surveys when appropriate.
3. Discourage land uses causing excessive water and wind erosion, and ensure proper measure are taken to reduce runoff and retain natural vegetation at development sites.
4. Match development to natural environment, and reduce and control pollution and wastes resulting from domestic and agricultural sewage, solid waste, etc.

GOAL #5. 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. Welcome public opinion about land use decisions.
3. Consider using citizen input when making public decisions.
4. Inform citizens at meetings of decisions and actions taken by officials.
5. Make public documents available for review.
6. Encourage education for officials and the general public.

Whereas, the Everest Township Zoning Commission has recommended adoption of the Everest Township Comprehensive Plan to the Everest Township Board of Supervisors.

Therefore, BE IT RESOLVED that this Everest Township Board of Supervisors hereby ADOPTS this Everest Township Comprehensive Plan.

March 21st, 2023

Date of adoption



Chairman

Everest Township Board of Supervisors



Supervisor

Everest Township Board of Supervisors



Supervisor

Everest Township Board of Supervisors



Attest, Clerk/Treasurer

Everest Township Board of Supervisors