

**AMENDED FLOOD ORDINANCE
(CHAPTER 6, ARTICLE 8)**

EXPLANATION: *Matter in **bolded italics** is new*; Matter with strikeouts (-----) is material to be omitted.

ORDINANCE NO. 2016-1 (ZC – TXT AMEND)

AN ORDINANCE AMENDING CHAPTER 6, ARTICLE 8: “FLOOD REGULATIONS” OF THE ZONING CODE BY ESTABLISHING NEW AND AMENDING EXISTING LANGUAGE PERTAINING TO: 1) STATEMENT OF PURPOSE; 2) METHODS OF REDUCING FLOOD LOSSES; 3) DEFINITIONS 4) BASIS FOR ESTABLISHING SPECIAL FLOOD HAZARD AREAS; 5) WARNING AND DISCLAIMER OF LIABILITY; 6) DUTIES AND RESPONSIBILITIES OF THE BOWMAN ZONING ADMINISTER; 7) VARIANCE PROCEDURE; 8) UTILITIES; 9) SPECIFIC STANDARDS; 10) FLOODWAYS; 11) PENALTIES FOR VIOLATIONS; AND 12) OTHER TEXT AMENDMENTS AS APPROPRIATELY RELATED TO ARTICLE 8 OF CHAPTER 6. UPON ADOPTION, THE ORDINANCE WILL BE EFFECTIVE TO ALL LANDS LOCATED IN THE CITY OF BOWMAN FLOOD ZONES AND THE CITY OF BOWMAN ½ MILE EXTRATERRITORIAL ZONE IN BOWMAN COUNTY, NORTH DAKOTA, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COMMISSION OF THE CITY OF BOWMAN hereby finds, determines, and declares the following:

WHEREAS, it appears in the best interest of the City of Bowman that new regulations as recommended by the North Dakota State Water Commission and the Federal Emergency Management Agency pertaining to the flood plain be adopted; and

WHEREAS, the flood hazard areas of the City of Bowman are subject to periodic inundation which can endanger life; result in the loss of property; necessitate extraordinary public expenditures; create damage to public infrastructure; and disrupt commerce, all of which adversely affect the public health, safety and general welfare;

WHEREAS, the City Commission recognizes that flood inundation can impact human life and health; create safety hazards which require the costly expenditure of funds for rescue and relief efforts; and disrupt governmental service resulting in impacts to human health and life; and

WHEREAS, insuring that those who seek to construct and occupy flood hazard areas assume responsibility for doing so by meeting flood proofing development standards.

THEREFORE, THE CITY COMMISSION OF THE CITY OF BOWMAN DO ORDAIN:

SECTION 1. Amend Chapter 6, Article 8 "Flood Regulations" as follows:

ARTICLE 10 FLOOD REGULATIONS (11-2003 Revised by State Law) (19-2016 Revised by State Law and FEMA)

6.1001 Statutory Authorization, Findings of Fact, Purpose and Objectives The Legislature of the State of North Dakota has in the North Dakota Century Code, Chapters 40-47, 11-33 and 58-03, delegated responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and welfare of its citizenry. Therefore, the City of Bowman, North Dakota does ordain as follows:

6.1002 Findings of Fact

- a. The flood hazard areas of the City of Bowman area subject to periodic inundation which can endanger life, result in loss of property, create health and safety hazards, disrupt commerce and governmental services, cause extraordinary public expenditures for flood protection and relief, and impair the tax base, all of which adversely affect the public health, safety and general welfare.
- b. Flood losses caused by the cumulative effect of obstructions in the special flood hazard areas cause increases in flood heights and velocities. Inadequately flood proofed, elevated or otherwise unprotected structures also contribute to the flood loss.

6.1003 Statement of Purpose It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- a. To protect human life and health;
- b. To minimize expenditure of public money for costly flood control projects;
- c. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d. To minimize prolonged business interruptions;
- e. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in special flood hazard areas;
- f. To help maintain a stable tax base by providing for the second use and development of special flood hazard areas so as to minimize future ***flood*** blight areas;

- g. To ensure that potential buyers are notified that property is in a special flood hazard area; and
- h. To ensure that those who occupy the special flood hazard areas assume responsibility for their actions.

6.1004 Methods of Reducing Flood Losses In order to accomplish its purposes, this ordinance includes methods and provisions for:

- a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities.
- b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- c. Controlling the alteration of natural ***floodplains, stream channels and natural protective barriers, which help accommodate or channel flood waters*** ~~including facilities which serve such uses, be protected against flood damage at the time of initial construction.~~
- d. Controlling filling, grading, dredging, and other development which may increase flood damage; and
- e. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

6.1005 Definitions Unless specifically defined below, words or phrases used in the ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance it's most reasonable application.

Appeal means a request for a review of the Zoning Administrator's interpretation of any provision of this ordinance or a request for a variance.

Base Flood or 100-year Flood means the flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) means the height of the base flood or 100 year flood usually in feet above mean sea level.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Best Available Data (BAD) means water elevation information from any source used to estimate or determine a base flood elevation (i.e. high water mark).

Conveyance or Hydraulic Conveyance means a geometric characteristic of river or watercourse at a given point that determines the flow-carrying capacity at that point.

Development means any man-made change to improved *or unimproved* real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within special flood hazard areas.

Flood Insurance Rate Map (FIRM) means the official map issued by the Federal Emergency Management Agency ~~that includes flood profiles, the Flood Insurance Rate map, and the water surface elevation of the base flood~~ *where special flood hazard areas are designated as Zone A, AE, AO, AH, A1- A30 or A-99.*

Flood Insurance Study means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map, *and* the water *surface* elevation of the base flood.

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or; from the unused and rapid accumulation of runoff of surface waters from any source.

Floodproofing (DRY) means protection provided a structure, together with attendant utilities and sanitary facilities, which is watertight two (2) feet above the base flood elevation with walls that are substantially impermeable to the passage of water.

Flood Way or Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Lowest Floor means the lowest floor of a structure including the basement.

Manufactured Home means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle", but does include "mobile homes".

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New Construction means structures for which the "start of construction" commenced on or after the effective date of this ordinance.

Reasonably Safe From Flooding means the base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area, and that any subsurface waters related to the base flood will not damage existing or proposed building.

Recreational Vehicle means a vehicle which is:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck;
- d. ***Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel or seasonal use; including, but not limited to:***
 1. ***Travel trailers on wheels, park-model trailers and other similar vehicles.***

Special Flood Hazard Area (SFHA) means an area of land that would be inundated by a flood having a one (1) percent chance of being equaled or exceeded in any given year.

Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one-hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include the excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Structure means a walled and roofed building, including manufactured homes and gas or liquid above ground storage tanks.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the building to its pre-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial Improvement means any repair, reconstruction, or improvement of a structure, cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:

- a. before the improvement or repair is started, or
- b. if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not however, include either:

- c. any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
- d. any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Variance means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

6.1006 Lands to Which this Ordinance Applies This ordinance shall apply to all special flood hazard areas within the jurisdiction of the City of Bowman.

6.1007 Basis for Establishing Special Flood Hazard Areas The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for ~~the City of Bowman, dated July 4, 1988~~ ***Bowman County and incorporated areas, dated April 5, 2016***", with an accompanying Flood Insurance Rate Map and all subsequent revisions thereto ***is hereby adopted by reference and declared to be a part of this ordinance.*** The Flood Insurance Study is on file at the Bowman County Courthouse and the ***City of Bowman Planning Office.***

6.1008 Compliance No structure of land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations.

6.1009 Greater Restrictions This ordinance is not intended to repeal, remedy, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restriction shall prevail.

6.1010 Interpretation In the interpretation and application of this ordinance, all provisions shall be:

- a. considered as minimum requirements;
- b. liberally construed in favor of the governing body; and
- c. deemed neither to limit nor repeal any other powers granted under state statutes.

6.1011 Warning and Disclaimer of Liability The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. ~~This ordinance shall not create liability on the part of the City of Bowman, any officer or employee thereof, or the Federal Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.~~ ***This ordinance does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Bowman, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.***

6.1012 Establishment of Development Permit A development permit shall be obtained before construction or development begins within any special flood hazard area established in **Section 6.1007 “Basis for Establishing Special Flood Hazard Areas”**. Application for a development permit shall be made on forms furnished by the Zoning Administrator and may include, but not limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill storage materials, drainage facilities; and the location of the foregoing. Specifically the following information is required:

- a. Elevation in relation to mean sea level, of the lowest floor of all structures;
- b. Elevation in relation to mean sea level to which any structure has been flood proofed.
- c. Certification by a registered professional engineer or architect that the flood proofing methods for any non-residential structure meet the flood proofing criteria in **Section 6.1018(b) “Specific Standards – Nonresidential Construction**; and
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

6.1013 Designation of the City Zoning Administrator The Bowman City Zoning Administrator is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

6.1014 Duties and Responsibilities of the Bowman Zoning Administrator Duties of the Bowman Zoning Administrator shall include, but not be limited to:

a. **Permit Review:**

1. Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
2. Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.
3. Review all development permits to determine if the proposed development is located in the flood way. If located in the floodway, assure that the encroachment provisions of **Section 6.1019(a) "Floodways – Prohibit Encroachments"** are met.

b. **Use of Other Base Flood Data:**

When base flood elevation data has not been provide in accordance with **Section 6.1007, Basis For Establishing The Areas Of Special Flood Hazard**, the Bowman City Zoning Administrator shall obtain, review, and reasonably utilize any base flood elevation **data** and floodway data available (**known as best available data**) from a federal, state, or other source, as criteria for requiring that new construction, substantial improvements or other development in the floodplain are administered in accordance with **Section 6.1018 "Specific Standards"**.

c. **Information to be Obtained and Maintained**

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, **and** whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
 - a. obtain and record the actual elevation (in relation to mean sea level) to which the structure has been floodproofed;
 - b. maintain the floodproofing certifications required in **Section 6.1012(c) "Establishment of Development Permit - Certification"**;

3. Maintain for public inspection all records pertaining to the provisions of this ordinance.

6.1015 Alteration of Watercourses

a. **The responsible person shall:**

1. Notify nearby communities, water resource districts, and the North Dakota State Engineer, as necessary, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished; and
3. Notify the appropriate water resource district prior to removal or placement of fill with two hundred feet of the bank of a body of water during normal flow or stage.

- b. **Interpretation of Flood Insurance Rate Map (FIRM) Boundaries** Make interpretation where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in **Section 6.1016 "Variance Procedure"**.

6.1016 Variance Procedure

a. **Appeal Board**

1. The City Commission as established by the City of Bowman shall hear and decide appeals and request for variances for the requirements of this ordinance.
2. The City Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the City of Bowman Zoning Administrator in the enforcement or administration of this ordinance.
3. Those aggrieved by the decision of the City Commission or any taxpayer, may appeal such decision to the District Court, as provided in NDCC 40-47-11, 11-33-12 or 58-03-14.
4. In passing upon such applications, the City Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance and:

- a. the danger that materials may be swept onto other lands to the injury of others;
 - b. the danger to life and property due to flooding or erosion ~~control~~ **damage**;
 - c. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. the importance of the services provided by the proposed facility to the community;
 - e. the necessity to the facility of a waterfront location, where applicable;
 - f. the availability of alternative locations, for the proposed use which are not subject to flooding or erosion damage;
 - g. the compatibility of the proposed use **with existing and anticipated development.** ~~to the comprehensive plan and floodplain management program for that area;~~
 - h. the relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 - i. the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - j. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - k. the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
5. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre to less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items **(a-k)** in **Section 6.1016(a)(4) "Variance Procedure – Technical Evaluations"** have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required issuing the variance increases.

6. Upon consideration of the factors of **Section 6.1016(a)(4) “Variance Procedure – Technical Evaluations”** and the purposes of this ordinance, the City Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
7. The City of Bowman Zoning Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

b. **Conditions for Variances**

1. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section;
2. Variances shall not be issued within the identified floodplain if any increase in flood levels during the base flood discharge would result.
3. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
4. Variances shall only be issued upon:
 - a. a showing of good and sufficient cause;
 - b. a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - c. a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, cause fraud on or victimization of the public as identified in **Section 6.1016(a)(4) “Variance Procedure – Technical Evaluations”**, or conflict with existing local laws or ordinances.
5. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

6.1017 Provisions for Flood Hazard Reduction - General Standards In all special flood hazard areas the following standards are required:

a. **Anchoring**

1. All new construction and substantial improvements including additions shall be anchored to prevent flotation, collapse or lateral movement of the structure.
2. All manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

b. **Construction Materials and Methods**

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

c. **Utilities**

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement ~~water supply~~ **sanitary sewage** systems shall **designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and** ~~be located to avoid impairment to them or contamination from during flooding.~~
3. On-site waste disposal system shall be located to avoid impairment to them or contamination from them during flooding.

be
them

d. **Subdivision Proposals**

1. All subdivision proposals shall be consistent with the need to minimize flood damage;

2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
4. Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or 5 acres (whichever is less).

6.1018 Specific Standards In all special hazard areas where base flood elevation data have been provided as set forth in **Section 6.1007 “Basis For Establishing The Special Flood Hazard Areas or Section 6.1014(b) “Use Of Other Base Flood Data”**, the following provisions are required:

- a. **Residential Construction** New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated **on fill to at least one foot** above the base flood elevation.
- b. **Nonresidential Construction** New ~~C~~onstruction and substantial improvement of any *non*-residential structure shall ~~have the~~ **either have the lowest floor, including basement, elevated on fill to at least one foot above the base flood elevation or;** ~~to the level of the base flood elevation,~~ together with attendant utility and sanitary facilities shall:
 1. be floodproofed to at least 2 feet above the base flood elevation, so that below the elevation the structure is watertight with walls substantially impermeable to the passage of water;
 2. have structural components capable of resisting hydrostatic **and hydrodynamic** loads and the effects of buoyance;
 3. be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the official as set forth in **Section 6.1014(c)(2) “Duties and Responsibilities of the City Zoning Administrator – Information to be Obtained and Maintained – Substantially Improved Floodproofed Structures”**.
- c. **Manufactured Homes**
 1. Manufactured homes shall be anchored in accordance with **Section 6.1017(a)(2) “General Standards – Anchoring of Manufactured Homes”**.

2. All manufactured homes or those to be substantially improved shall be elevated on a permanent foundation such that the lowest floor of the the manufactured home is ***elevated on fill to at least one foot above the base flood elevation, and is securely anchored to an adequately anchored foundation system.*** ~~at or above the base flood elevation and is securely anchored to an adequately anchored foundation system.~~

6.1019 Floodways Located within the special flood hazard areas established in **Section 6.1007 “Basis for Establishing Special Flood Hazard Areas”** are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- a. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- b. If **Section 6.1019(a) “Floodways – Prohibit Encroachment”** is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of **Section 6.1017 “Provisions For Flood Hazard Reduction – General Standards”**.

6.1020 Penalties for Violations

- a. Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violations on conditions and safeguards established in connection with grants or variances or conditional uses, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be punished by a fine not exceeding one-thousand and No/100 (\$1000.00) dollars or by imprisonment ***not to exceed 30 days or by both such fine and imprisonment*** for each such offense, and in addition shall pay costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.
- b. Nothing herein contained shall prevent the City Commission from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of the City’s official newspaper, The Pioneer, printed and published in the City of Bowman.

SECTION 3. The City Planner of the City of Bowman is hereby authorized and directed to have this Ordinance published in one issue of the Bowman Pioneer, a newspaper printed and published in the City of Bowman.

PASSED AND ADOPTED this 5th day of January, 2016, by the following vote of the Commission:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this 5th day of January, 2016.

PRESIDENT OF THE CITY OF BOWMAN CITY COMMISSION

LYN JAMES, PRESIDENT

ATTEST:

CHERYL RYAN, CITY PLANNER

PEGGY ALLEN, CITY AUDITOR

OF THE CITY OF BOWMAN, NORTH DAKOTA

EFFECTIVE DATE: JANUARY 19, 2016