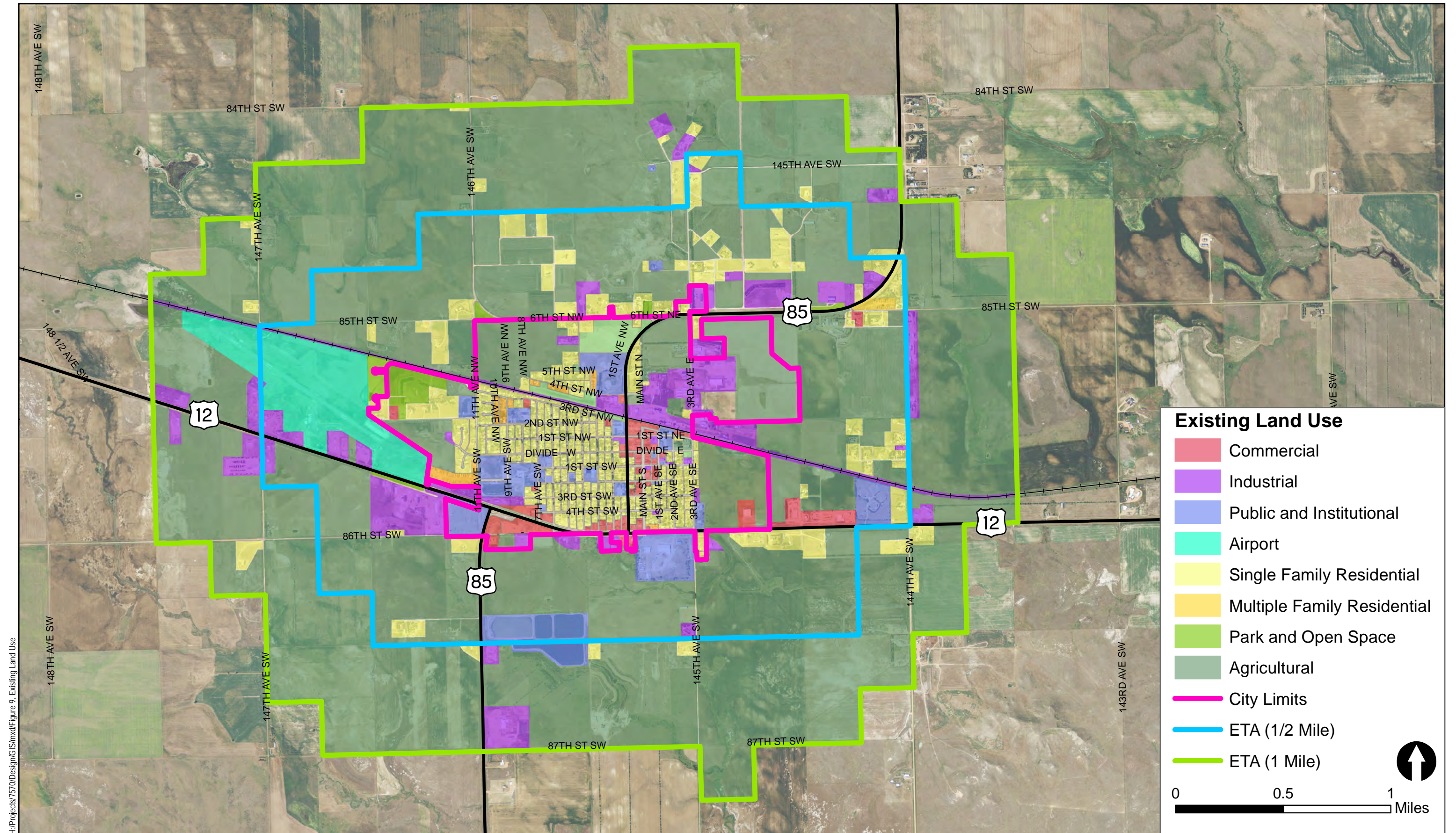


3.5 Existing Land Use

Existing land uses for the City of Bowman and its ETA are shown in Figure 10. Existing residential land uses comprise most of the core of Bowman. There are other residential land uses shown in the ETA where existing single-family homes or developments are located. A majority of the existing commercial land uses are shown along US Highway 85 and US Highway 2. Additional commercial land uses are shown in downtown Bowman, along Main Street from the railroad tracks to 3rd St SW. Public and institutional land uses such as schools, churches, and public facilities, are dispersed throughout city limits, many of which are located near the high school. There are three additional public and institutional land uses outside of city limits which include the sewage lagoons, Bowman County Fairgrounds, and the campground. There are limited industrial land uses inside city limits, a majority of which are located north of the railroad tracks and east of US Highway 85, near the elevator and stock yard. Within the ETA, industrial land uses are clustered adjacent to highway corridors.

The remainder of land inside city limits and the ETA is shown as agricultural, as shown in the existing land use plan. This land is currently in agricultural production (crop land or pasture) or is undeveloped land.



H:\Projects\7570\Design\GIS\mxd\Figure 9. Existing Land Use

3.6 Existing Zoning

The City of Bowman formally established their ETA in 2011, prior to the preparation of this Comprehensive Plan, by zoning all of the land in the ETA (see Figure 11). According to North Dakota Century Code City of Bowman has sole zoning and subdivision authority within the inner ½ mile of the ETA. Century code allows the city and county to establish an agreement which would make the city responsible for the entire ETA. In Bowman's case, the county did agree to that, but the city has chosen to limit their sole jurisdiction to the inner half mile. Zone changes in this area should be processed in the same manner as zone changes inside city limits. The outer half of the ETA will remain in joint jurisdiction between the city and the county for both zoning and subdivision authority. Under this scenario, the primary jurisdiction will accept and act on applications for a zone change or subdivision within the outer ½ mile of the ETA. Once a decision has been made, the secondary jurisdiction will be notified and will have 30 days to object to the action.

The City of Bowman currently has eight zoning districts. They include:

- R-1: Residential District, Single-Family
- R-2: Residential District, Multi-Family
- MH-1: Mobile Home Court District
- PUD: Planned Unit Development District
- C-1: Downtown Commercial District
- I: Industrial District
- P: Park and Public District

These eight districts provide for a range of uses, especially residential, allowing the City to establish acceptable land use transitions through the appropriate application of transitional zoning districts. As the oil industry continues to move to the south, to the City may revisit the commercial and industrial districts to clarify allowed uses and consider the creation of additional districts that further limit the range of permitted commercial and industrial uses.

3.7 Natural Resources

A community's natural resources are often what set it apart from other communities. Whether those resources are aesthetically pleasing natural characteristics, recreational opportunities, or economic assets in the form of farmland, mineral deposits, petroleum reserves, or simply land that supports development, they work together to create the unique combination of characteristics that makes each community individually unique. Bowman's natural resources are described below.

3.7.1 Agricultural Land

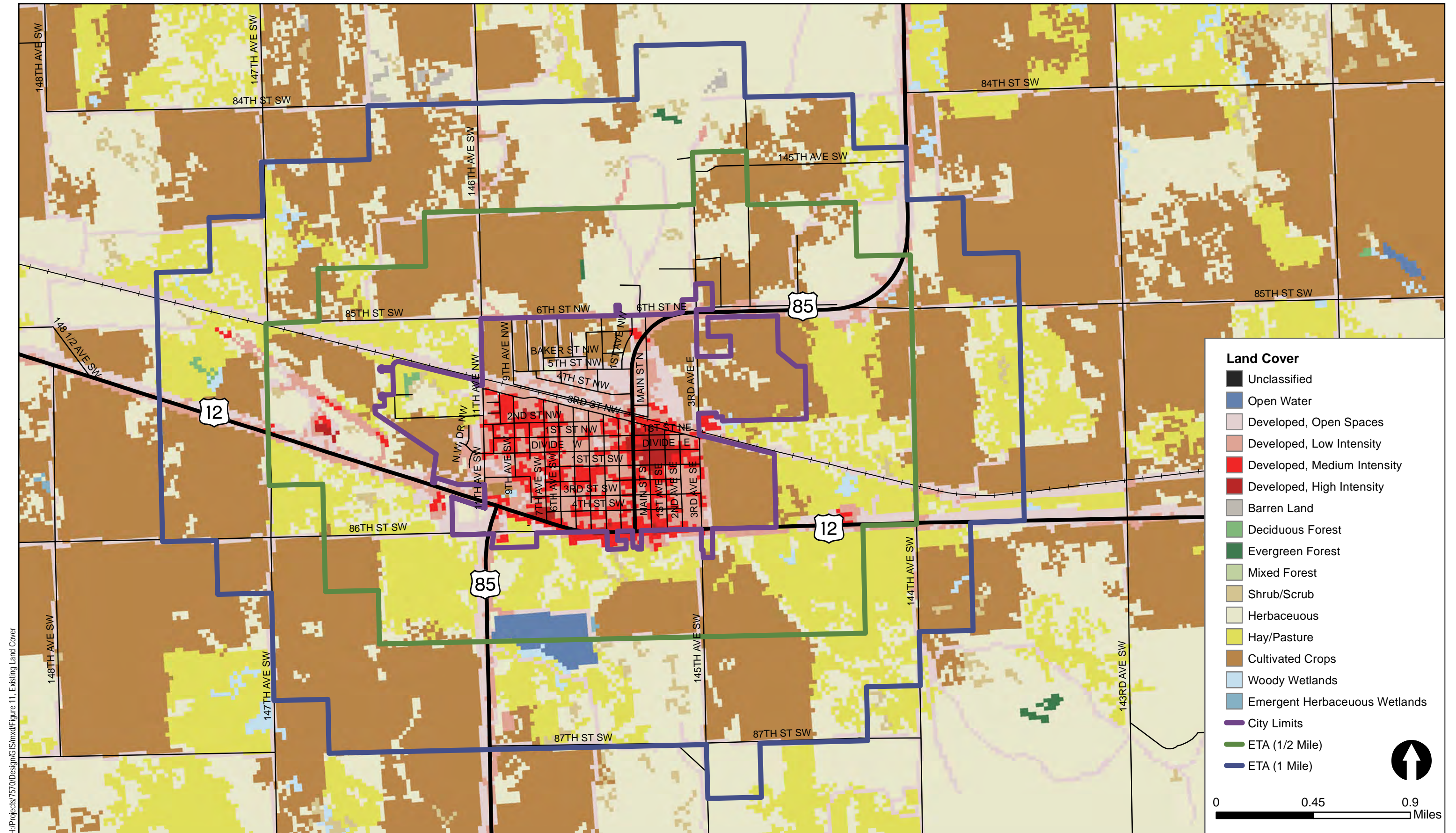
Bowman is surrounded by agricultural land, and agriculture has played a vital role in the economy of Bowman, Bowman County, and the greater region. Figure 12 shows the existing land cover in Bowman's ETA, according to the Natural Resource and Conservation Service (NRCS) database. A majority of the land cover surrounding Bowman consists of cultivated crops and hay/pasture. Figure 13 shows existing crop land according to the NRCS database. Alfalfa, barley, peas, canola, and spring wheat are grown within Bowman's ETA. Other lands are herbaceous grasslands and hay or grass pasture. A majority of the ETA is herbaceous grasslands and hay or grass pasture. A majority of the ETA is herbaceous grasslands and spring wheat.

3.7.2 Buttes

The land surrounding Bowman is generally made up of gently rolling topography, with the exception of the dramatic buttes that add visual uniqueness and drama to the landscape. Although these features cannot be used for raising crops and have limited value for grazing cattle, they support wildlife and in some cases, serve as a source of scoria or other aggregate material. However, their primary value is in the beauty they add to the landscape and the potential for parks, trails, and other recreational features that will help attract both tourism and residents. Studies have shown that young professionals, such as teachers, medical staff, etc. are far more likely to relocate to cities in close proximity to a high level of outdoor recreational opportunities.

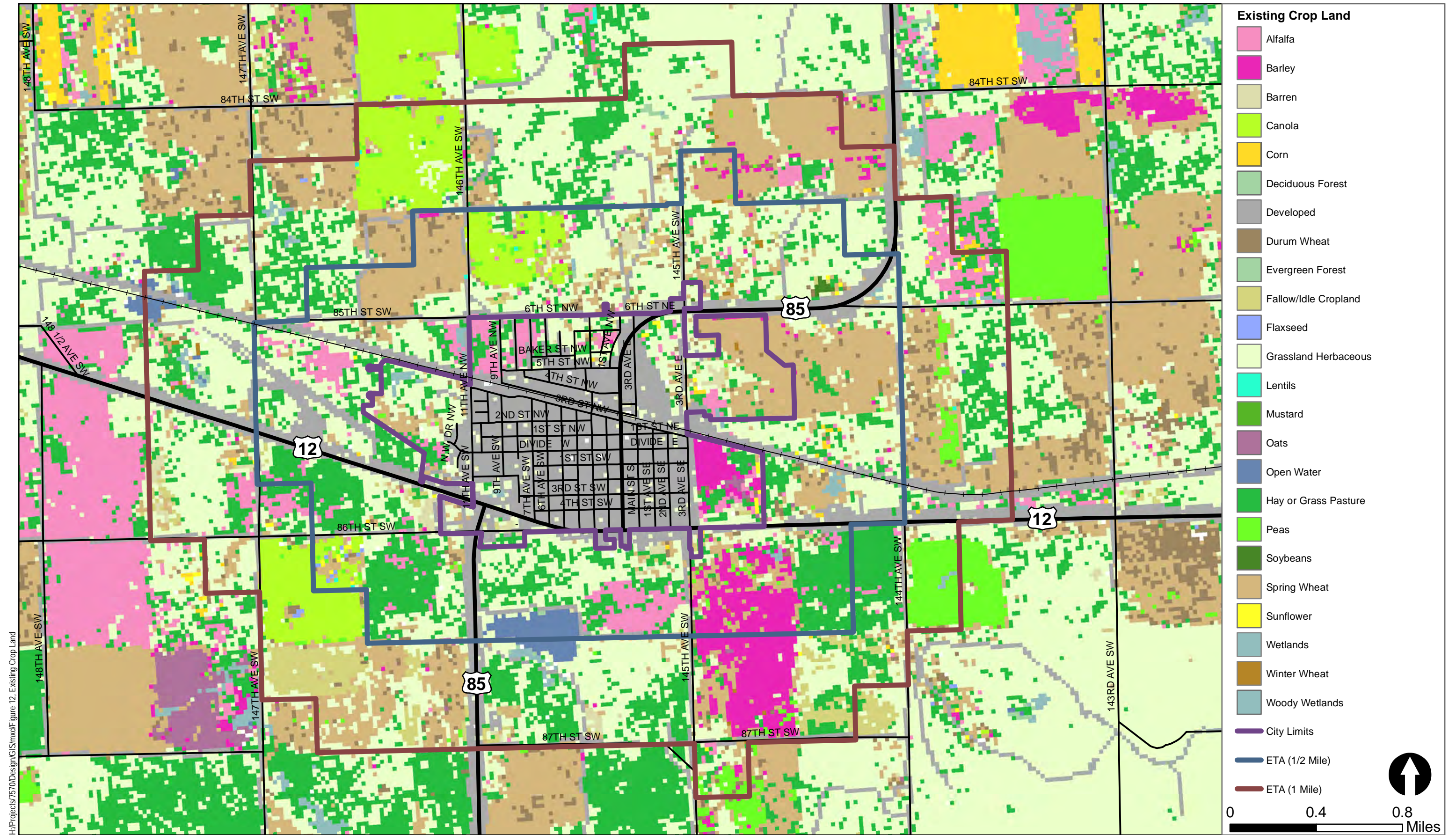


Buttes north of the City of Bowman



H:\Projects\7570\Design\GIS\mxd\Figure 11. Existing Land Cover

Figure 12



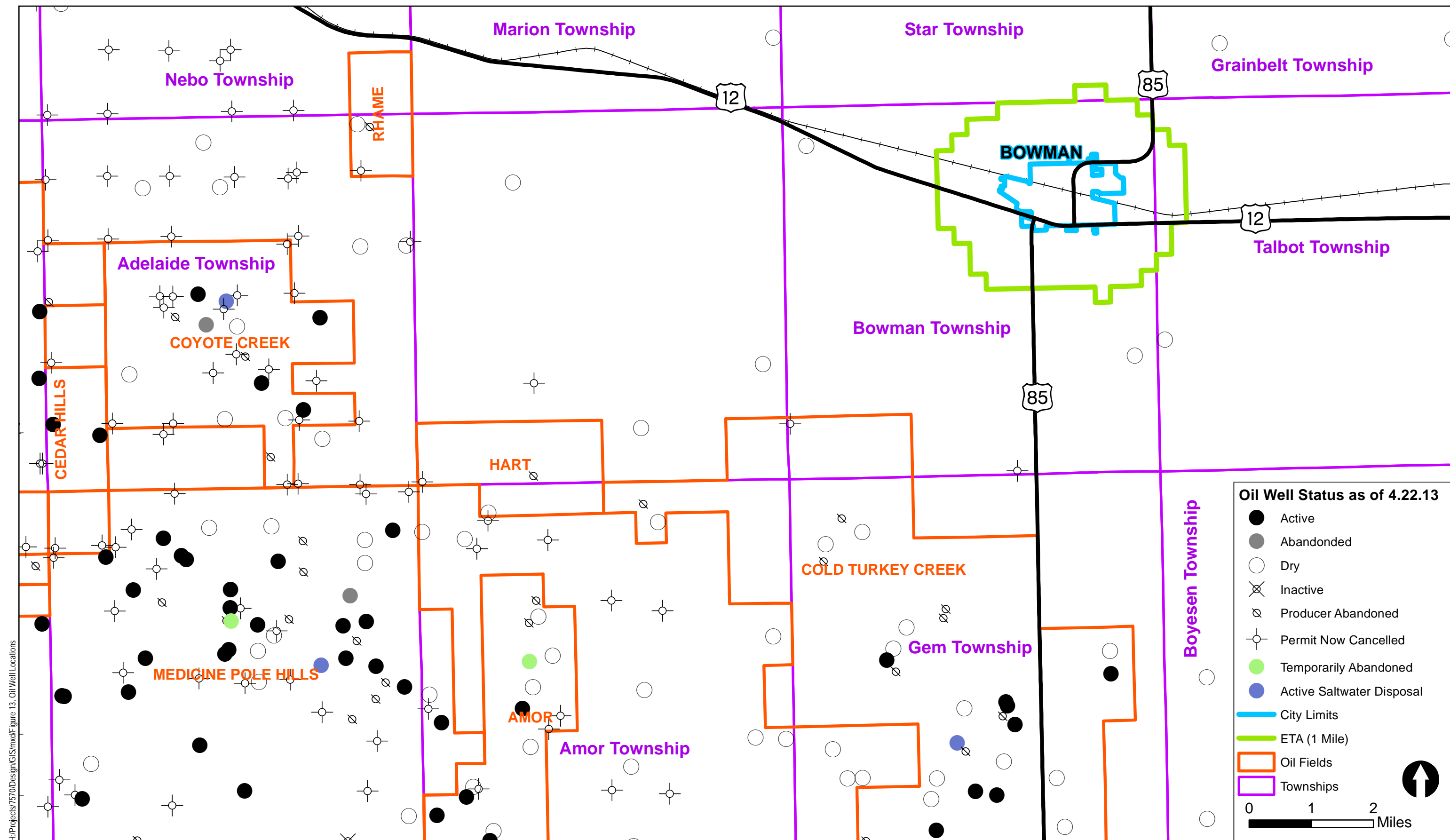
H:\Projects\7570\Design\GIS\mxd\Figure 12. Existing Crop Land

3.7.3 Oil

The presence of oil has played an important part in the economic vitality of Bowman and Bowman County since the 1970's. While many communities in the region experienced the hardships of the bust in the 1980's, Bowman has continued to embrace the presence of oil. The most updated data of oil well locations in and around Bowman are shown in Figure 14. As of early April 2013 there were four oil well permits in Bowman Township consisting of two dry wells and two cancelled permits. Nearby Adelaide, Amor, and Gem Townships southwest of Bowman have active well permits. The Cold Turkey Creek Oil Formation is located approximately five miles from the City of Bowman, and currently has seven active oil well permits.

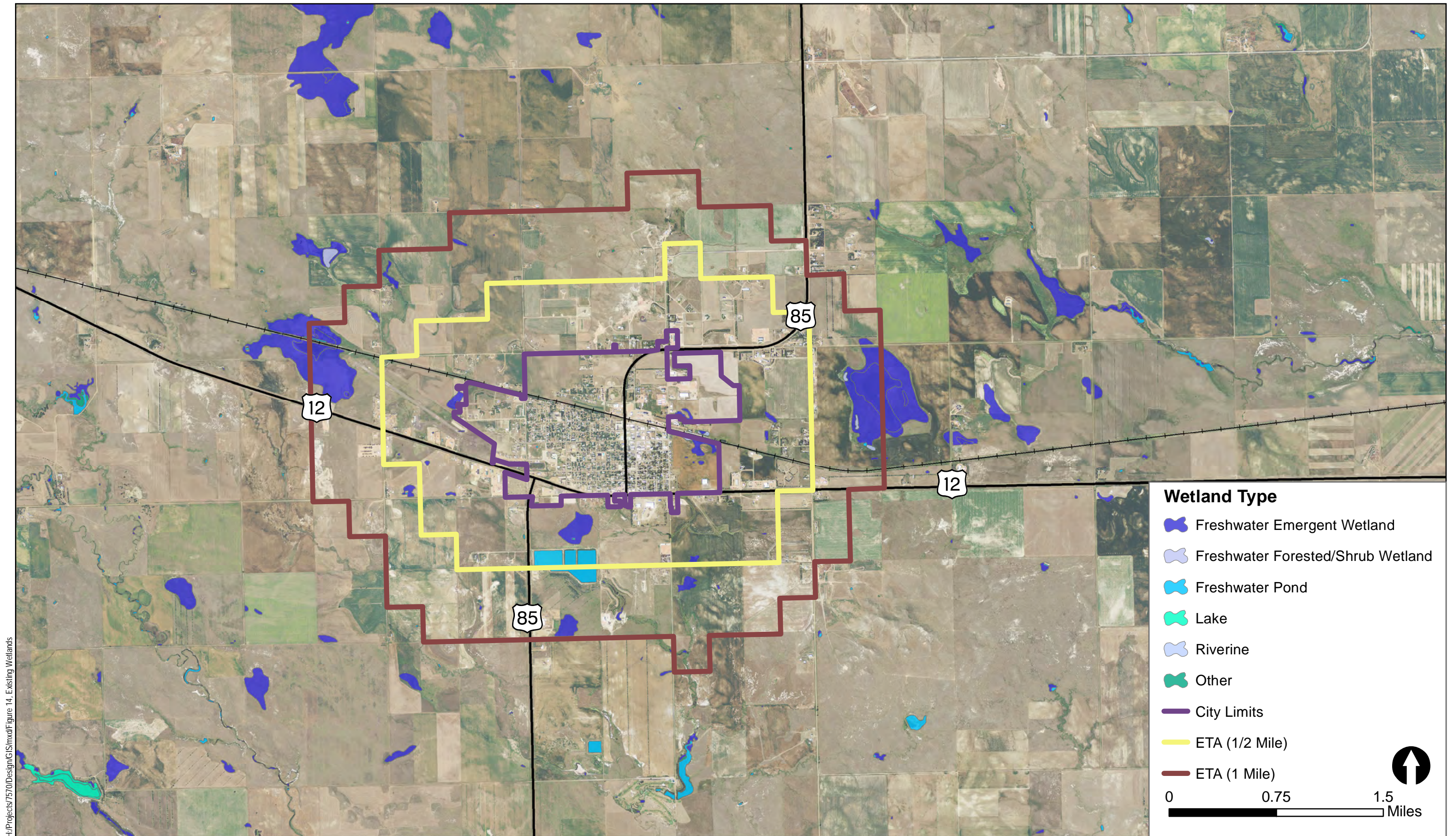
3.7.4 Water bodies

Existing water body features within Bowman's ETA are shown in Figure 15. There are scattered freshwater emergent wetlands within the southern half of the ETA. Larger emergent wetlands are located to the east and west of the ETA and provide an opportunity for recreational sites with increased bicycle and pedestrian connectivity and onsite amenities. The presence of creeks and drainage ways throughout Bowman and the surrounding area create floodplains on adjacent land. These floodplains are shown in Figure 16. The size of the floodplain in the southeast area of the city, particularly in the vicinity of 3rd Street SE, running from Main Street to 3rd Avenue SE, is under review, and is likely to be removed from the floodplain after culverts under US Highway 12 are reanalyzed. The culverts have greater drainage capacity than what was previously considered when the floodplain was delineated. This reanalysis is also expected to reduce the size of the floodplain east of 3rd Avenue SE.



H:\Projects\7570\Design\GIS\mxd\Figure 13, Oil Well Locations

Figure 14



H:\Projects\7570\Design\GIS\mxd\Figure 14. Existing Wetlands

