



Burleigh County Planning and Zoning Commission Meeting Agenda

Tom Baker Meeting Room, City/County Building, 221 5th Street N,
Bismarck, ND



5:15pm

Attend in Person || Watch Live on Government Access Channels 2 or 602 || Stream on [Freetv.org](https://www.freetv.org) or
[Dakota Media Access Facebook Live](https://www.facebook.com/DakotaMediaAccess) || Replay Later from [Freetv.org](https://www.freetv.org)

AGENDA


JANUARY 10, 2024

1. Roll Call
2. Election of Officers
3. Approval of December Minutes
4. Consent Agenda *(the following item(s) are request(s) for a public hearing)*
 - 4.1 Peaceful View Subdivision
5. Public Hearing Agenda
 - 5.1 Burnt Creek Farm Special Use Permit
6. Other Business:
7. Adjourn – Next Meeting February 14, 2024



Agenda Item 4.1 Peaceful View Subdivision

Application for a Preliminary Subdivision and Zoning Change

Project Summary	
Consent Agenda:	Peaceful View Subdivision and Zoning Change from A to R1
Status:	Request for a public hearing
Petitioner/Developer	Duane Small
Engineer	Mark Isaacs, Independent Land Surveyors
Location:	<i>Part of the South 1/2 of Section 11, Part of Lot B and Part of the North 1/4 of Section 14, Township 137 North, Range 80 W in Burleigh County</i>
<p>Exhibit 4.1.1 Location Map</p> 	
Project Size:	17.89 acres divided into two (2) lots

As set forth under Chapter 11, Section 33 of the North Dakota Century Code and Article 33 of the Burleigh County Ordinances, the Planning Commission shall approve or disapprove the subdivision of all lands within its jurisdiction and recommend the same to the Board of Burleigh County Commissioners



History/Description

Burleigh County was approached in March regarding the platting of 17 acres into a two (2) lot subdivision. A preliminary review was held with the county review staff and the petitioner. Attending the review meeting were: County Planning and Engineering Staff, Rural Fire and Mark Isaacs-Independent Land Surveyor representing Duane Small

The proposed subdivision offers some challenges because of its location and the location of several buildings on the property. The original homestead was developed before the county section lines were in place. Because of this the house and several buildings are located in what would become the county section line right of way. After several discussions on the lay out of the subdivision, it was decided the best course of action was to not ask for a section line vacation, but to note on the Plat:

1. No construction of new structures allowed in designated Public Right of Way.
2. Structures existing in Public Right of Way on or before filing of this plat may remain.

The west side of the property borders the US Army Corp of Engineers land along the river front. The Small family have a dedicated access route for the US Army Corp of Engineers to access the land.

The location of the section line requires the subdivision to have two (2) block each containing one (1) lot.

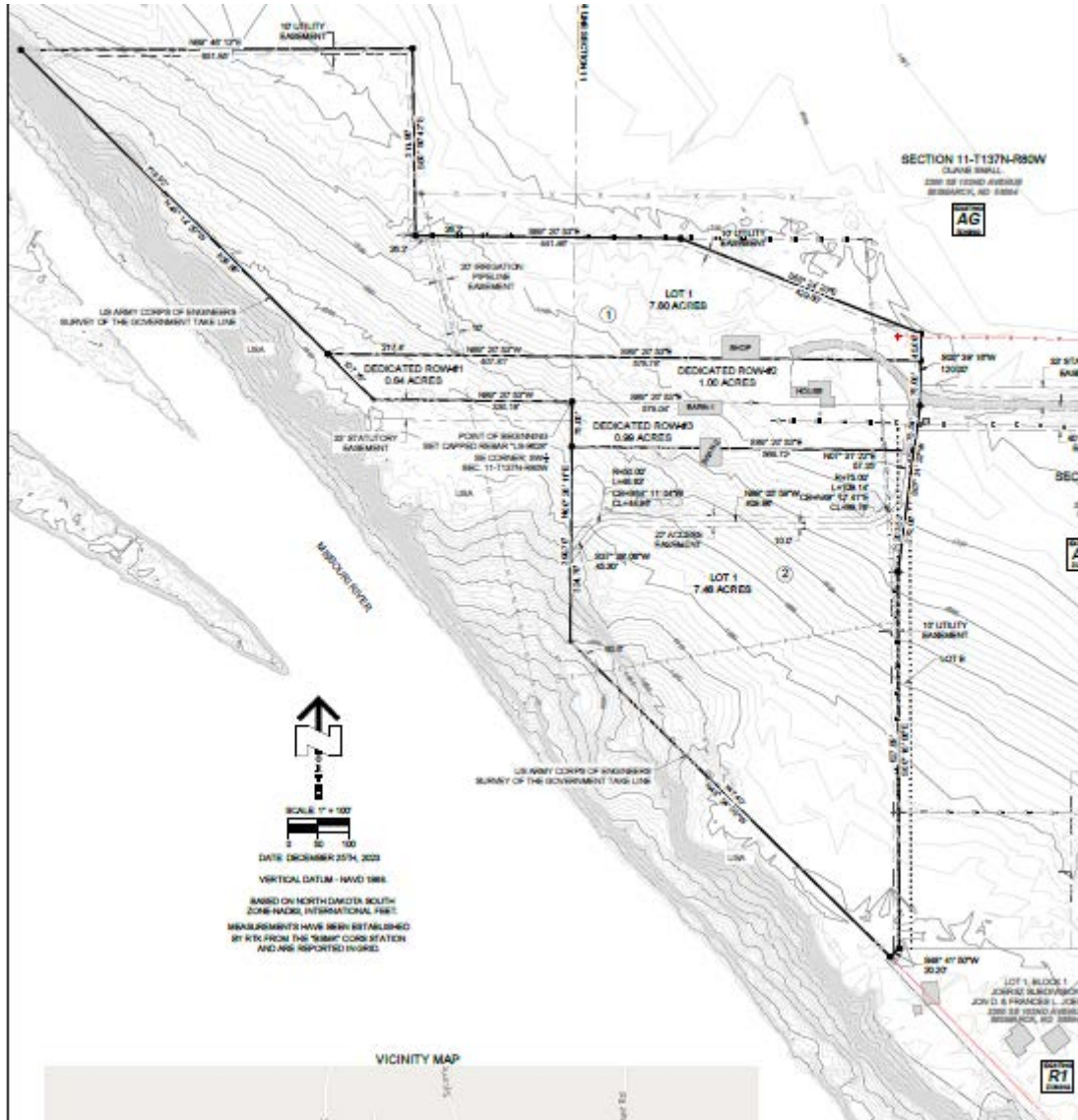
The zoning change request from A-Agricultural Zoning to R1- Rural Single Family Residential is an appropriate zoning change. The proposed lots are under ten (10) acres and will not qualify for A-Agricultural Zoning which requires a minimum of ten (10) acres. The surrounding properties are a mix of A-Agricultural and R1-Rural Single Family Residential.



PLANNING AND ZONING COMMISSION

January 10, 2024

Exhibit 4-1-2 Subdivision Preliminary Plat



January 10, 2024



PLANNING AND ZONING
COMMISSION

January 10, 2024



Exhibit 4-1-3 Subdivision Site Map

EXHIBITS:

4-1-1	Location Map
4-1-2	Preliminary Plat
4-1-3	Site Map



PLANNING AND ZONING COMMISSION

January 10, 2024

Staff Findings: Preliminary Plat

1. This subdivision fulfills the requirements for a Preliminary Plat as per Article 33, Section 5 Procedures *items 1 and 2* of the Burleigh County Zoning Ordinance.
2. The stormwater management plan waiver will be requested
3. A paving waiver will be requested
4. This preliminary plat has been submitted to all reviewing entities. Changes and corrections have been addressed.

Staff Findings: Zoning Change

1. The zoning change from A-Agricultural to R1-Rural Single Family Residential fulfills the requirements of Article 12 of the Burleigh County Zoning Ordinance.

Planning Staff Recommendation

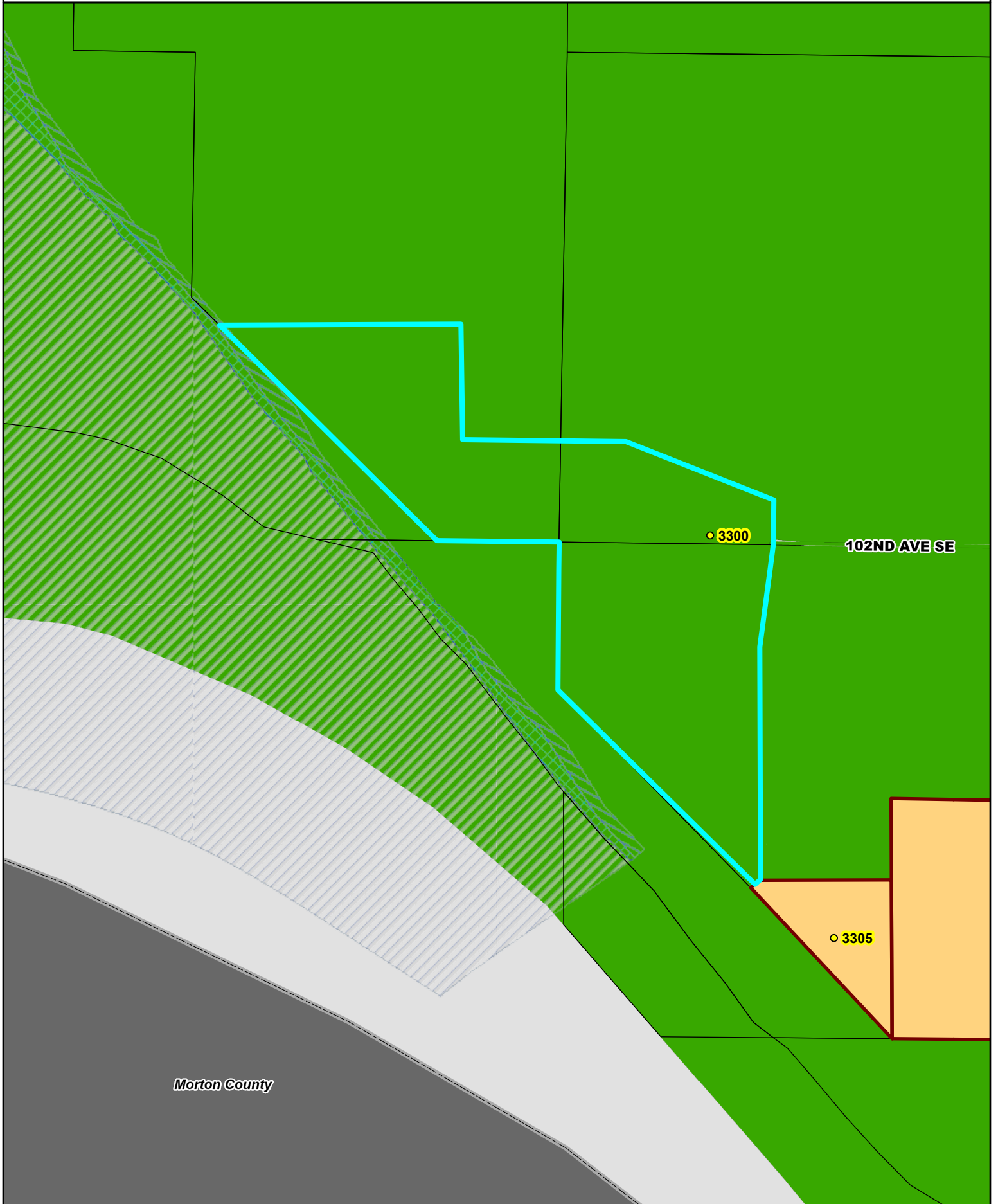
The petition for a preliminary plat meets all administrative requirements of the Burleigh County Zoning Ordinance Article 12 & 33. Staff recommends approval of the preliminary plat and zoning change and requests for a public hearing.

Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

1. Approve the preliminary plat and/or zoning change. Call for a public hearing.
2. Approve the preliminary plat and/or with conditions and call for a public hearing after all condition have been completed.
3. Deny the preliminary plat and/or with reason.
4. Table the preliminary plat and/or for more information.

**BURLEIGH COUNTY, NORTH DAKOTA
LOCATION MAP**



PRELIMINARY PLAT

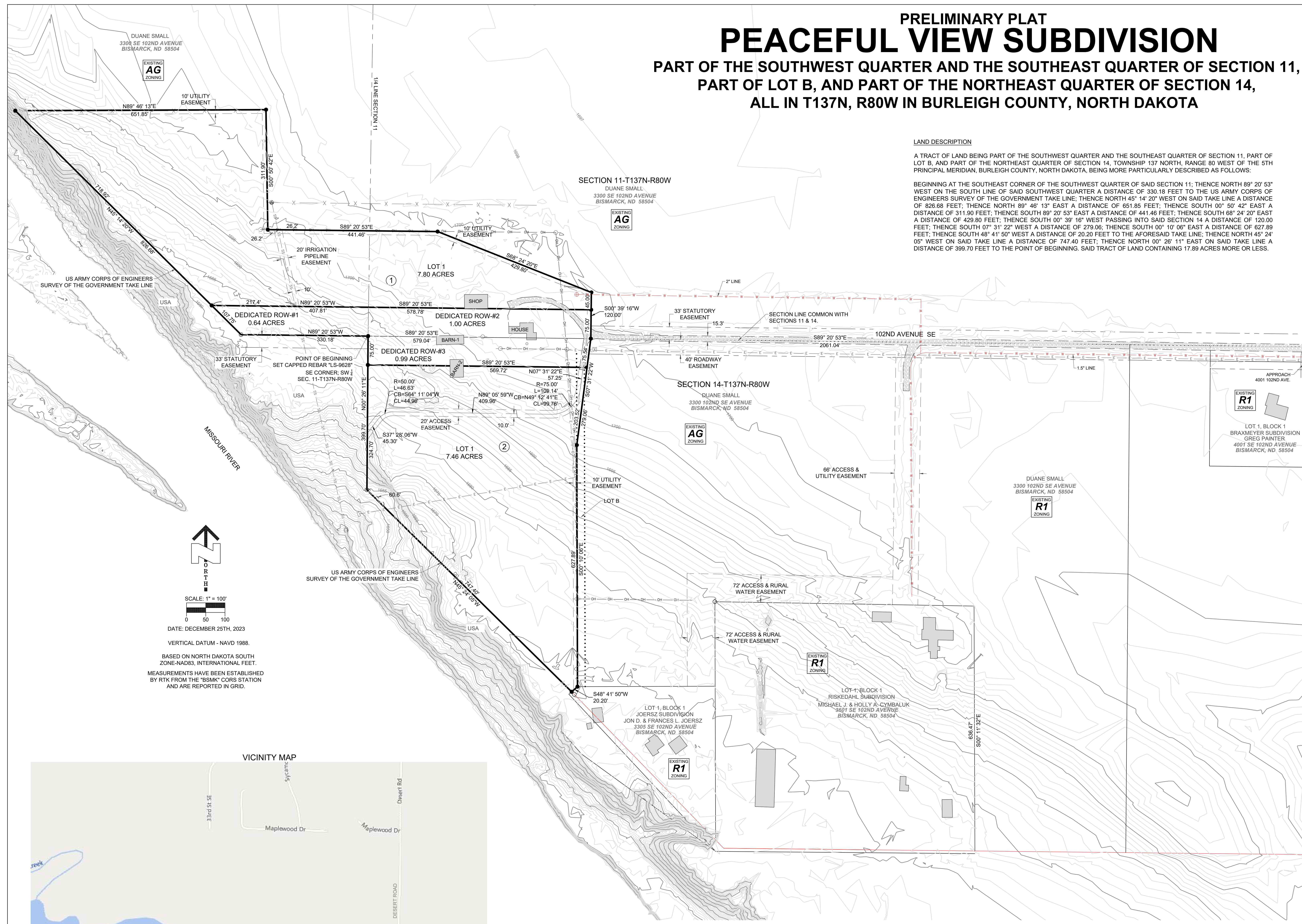
PEACEFUL VIEW SUBDIVISION

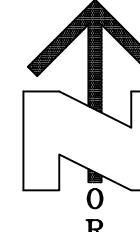
PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11,
PART OF LOT B, AND PART OF THE NORTHEAST QUARTER OF SECTION 14,
ALL IN T137N, R80W IN BURLEIGH COUNTY, NORTH DAKOTA

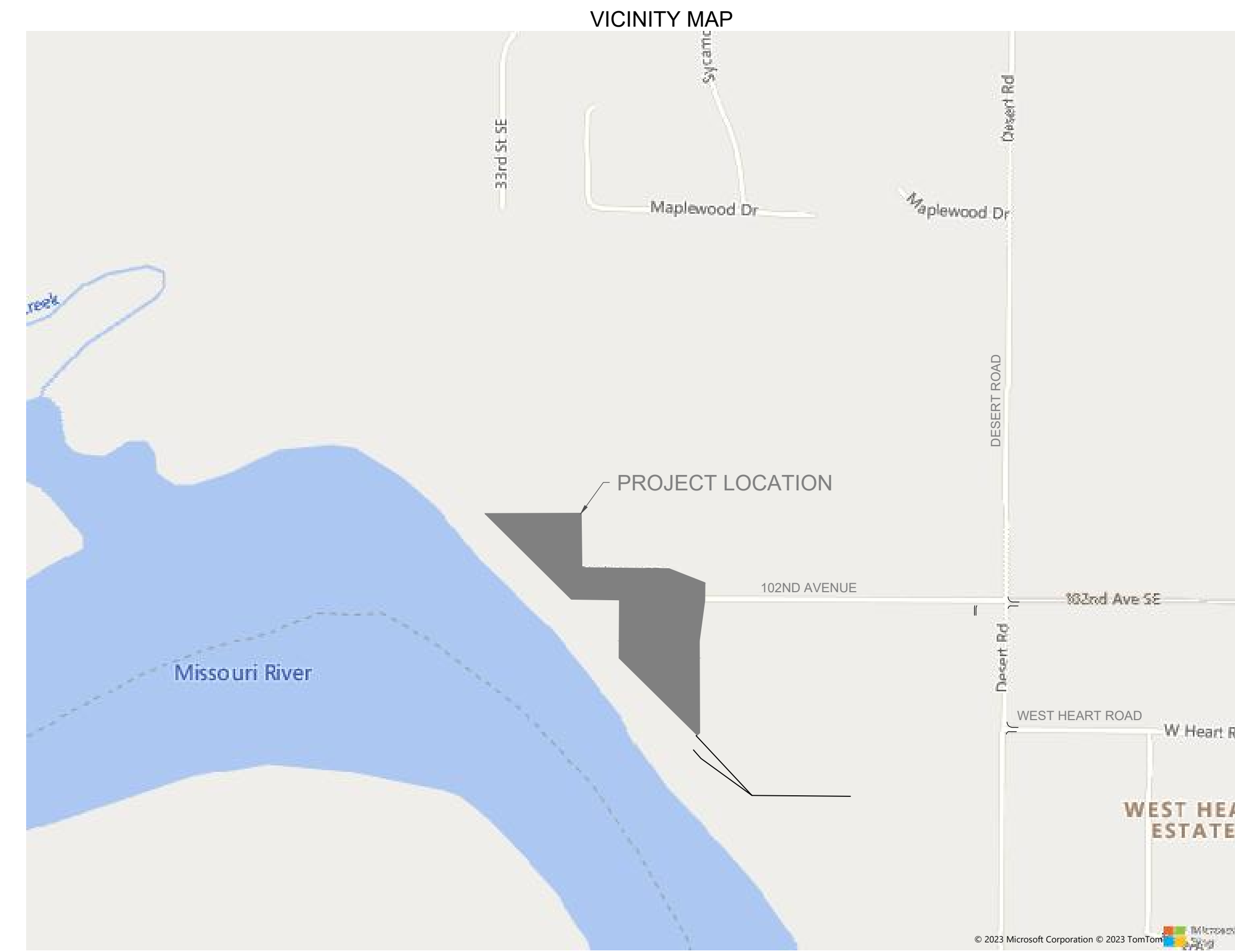
LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, PART OF LOT B, AND PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 137 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89° 20' 53" WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 330.18 FEET TO THE US ARMY CORPS OF ENGINEERS SURVEY OF THE GOVERNMENT TAKE LINE; THENCE NORTH 45° 14' 20" WEST ON SAID TAKE LINE A DISTANCE OF 826.68 FEET; THENCE NORTH 89° 46' 13" EAST A DISTANCE OF 651.85 FEET; THENCE SOUTH 00° 50' 42" EAST A DISTANCE OF 311.90 FEET; THENCE SOUTH 89° 20' 53" EAST A DISTANCE OF 441.46 FEET; THENCE SOUTH 68° 24' 20" EAST A DISTANCE OF 429.80 FEET; THENCE SOUTH 00° 39' 16" WEST PASSING INTO SAID SECTION 14 A DISTANCE OF 120.00 FEET; THENCE SOUTH 07° 31' 22" WEST A DISTANCE OF 279.06; THENCE SOUTH 00° 10' 06" EAST A DISTANCE OF 627.89 FEET; THENCE SOUTH 48° 41' 50" WEST A DISTANCE OF 20.20 FEET TO THE AFORESAID TAKE LINE; THENCE NORTH 45° 24' 05" WEST ON SAID TAKE LINE A DISTANCE OF 747.40 FEET; THENCE NORTH 00° 28' 11" EAST ON SAID TAKE LINE A DISTANCE OF 399.70 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 17.89 ACRES MORE OR LESS.




 NORTH
 SCALE: 1" = 100'
 0 50 100
 DATE: DECEMBER 25TH, 2023
 VERTICAL DATUM - NAVD 1988.
 BASED ON NORTH DAKOTA SOUTH ZONE-NAD83, INTERNATIONAL FEET.
 MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORRS STATION AND ARE REPORTED IN GRID.



LEGEND

- FOUND SURVEY MONUMENT
- SET CAPPED REBAR - LS9628
- EXISTING BUILDING
- ▨ EXISTING GRAVEL
- - - EXISTING FENCE
- - - EXISTING IRRIGATION PIPELINE
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING WATER LINES
- EXISTING POWER POLE
- ⊗ EXISTING PEDESTAL
- VACATED LOT LINES

ACREAGE TABLE

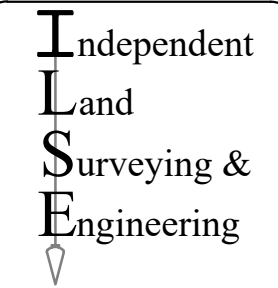
LOT 1, BLOCK 1	7.80 ACRES
LOT 1, BLOCK 2	7.46 ACRES
DEDICATED ROW #1	0.64 ACRES
DEDICATED ROW #2	1.00 ACRES
DEDICATED ROW #3	0.99 ACRES
TOTAL	17.89 ACRES
SW 1/4 SEC 11	6.50 ACRES
SE 1/4 SEC 11	2.93 ACRES
NE 1/4 SEC 14	8.45 ACRES

OWNER:
DUANE SMALL
3300 SE 102ND AVE
BISMARCK, ND 58504

- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
 - SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
 - EXISTING ZONING - AGRICULTURAL
 - PROPOSED ZONING - RESIDENTIAL

PROFESSIONAL LAND SURVEYOR
MARK R. ISAACS, LS-9628

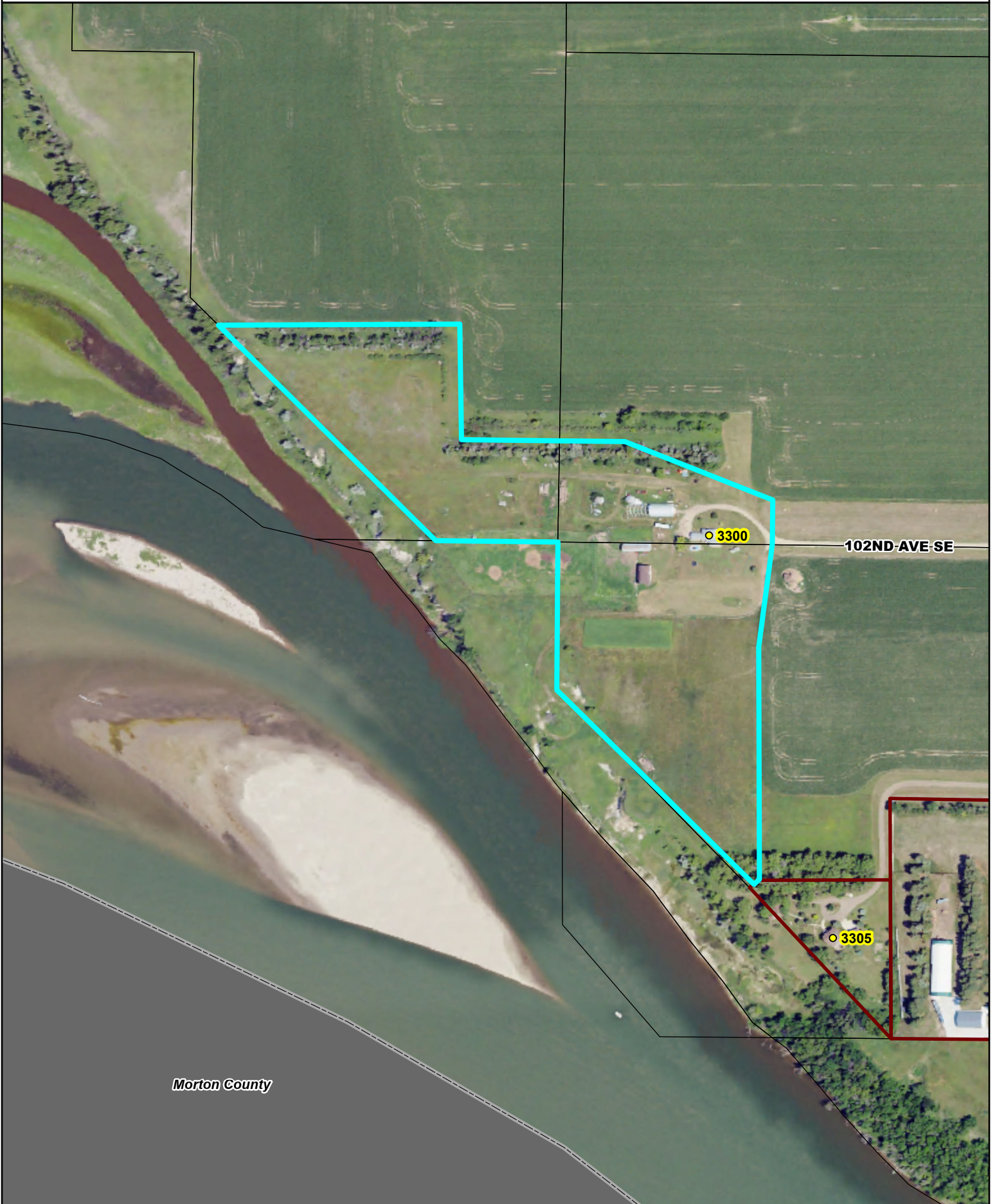
PEACEFUL VIEW SUBDIVISION
PART OF THE S. 1/2 SEC. 11-137-80
PART OF THE N. 1/2 SEC. 14-137-80
BURLEIGH, NORTH DAKOTA


Independent Land Surveying & Engineering

SHEET: 1 OF 1 JOB NUMBER: 23154
 SCALE: 1" = 100' DWG REVISION DATES
 DRAWN BY: MRS -
 DWG DATE: 11/10/23 -
 Cell: 701-955-2079
 mark@isurveynd.com

4215 Old Red Trail NW
 Mandan, ND 58554
 Phone: 701-663-5184
 Cell: 701-955-2079
 mark@isurveynd.com

**BURLEIGH COUNTY, NORTH DAKOTA
LOCATION MAP**




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Agenda Item 4.2 Burnt Creek Farm

Application for a Special Use Permit

Project Summary

Public Hearing Agenda:	Special Use Permit
Status:	Public Hearing
Petitioner/Developer	Dave Lehman
Property Owner:	Dave Lehman
Location:	Burnt Creek Township, Section 24, PT SW 1/4 Tract #1 Addressed as: 11501 NE 41 st Street
<div data-bbox="423 835 777 900" style="border: 1px solid black; padding: 2px; display: inline-block;">Exhibit 5-1-1 Location Map</div> 	
Parcel Size:	30.81 acres A- Agricultural Zoning
Petitioners Request	"Do Pass" recommendation to the Board of Burleigh County Commissioners for a Conditional Special Use Permit for Events
Posted Dates	Bismarck Tribune 1/4 & 1/8, 2024 Surrounding Property Owners 12/29/2023 Burleigh County Website 12/29/2023



History

Burleigh County Planning and Building Staff have been working with Dave Lehman for some time regarding his Burnt Creek Farm. He has made several improvements and added buildings to his property. His farm is of historical significance to Burleigh County and the State of ND. His restorations have been for historical preservation of the property.

Staff Findings:

1. Zoning will not be changed, and will retain A-Agricultural zoning.
2. The Special Use Permit would be for three (3) or five (5) years.
3. The Special Use Permit would be a conditional use permit, requiring a public hearing to determine:
 - i If standards regarding health and safety are not met.
 - ii If the use of the Special Use permit upsets the flow and general welfare of the surrounding neighbors.
 - iii Allows the Board of Burleigh County Commissioners to reissue, revise or pull the Special Use Permit after the timeframe has expired or at any time with reason.
 - iv Conditions can be set before the Special Use Permit is issued.
4. The intended use can be an allowable use in an A-Agricultural Zoning District.
5. The petitioner has addressed some of the concerns for this type project. However, Planning Staff concerns are:
 - a) Traffic- possible request for a traffic study or traffic impact study.
 - b) Noise.
 - c) Over use of property.



Planning Staff Recommendation

The request for a special use permit fulfils the requirements of Article 8. Planning Staff suggest a "Do Pass" recommendation with relative conditions set by the Planning and Zoning Commission.

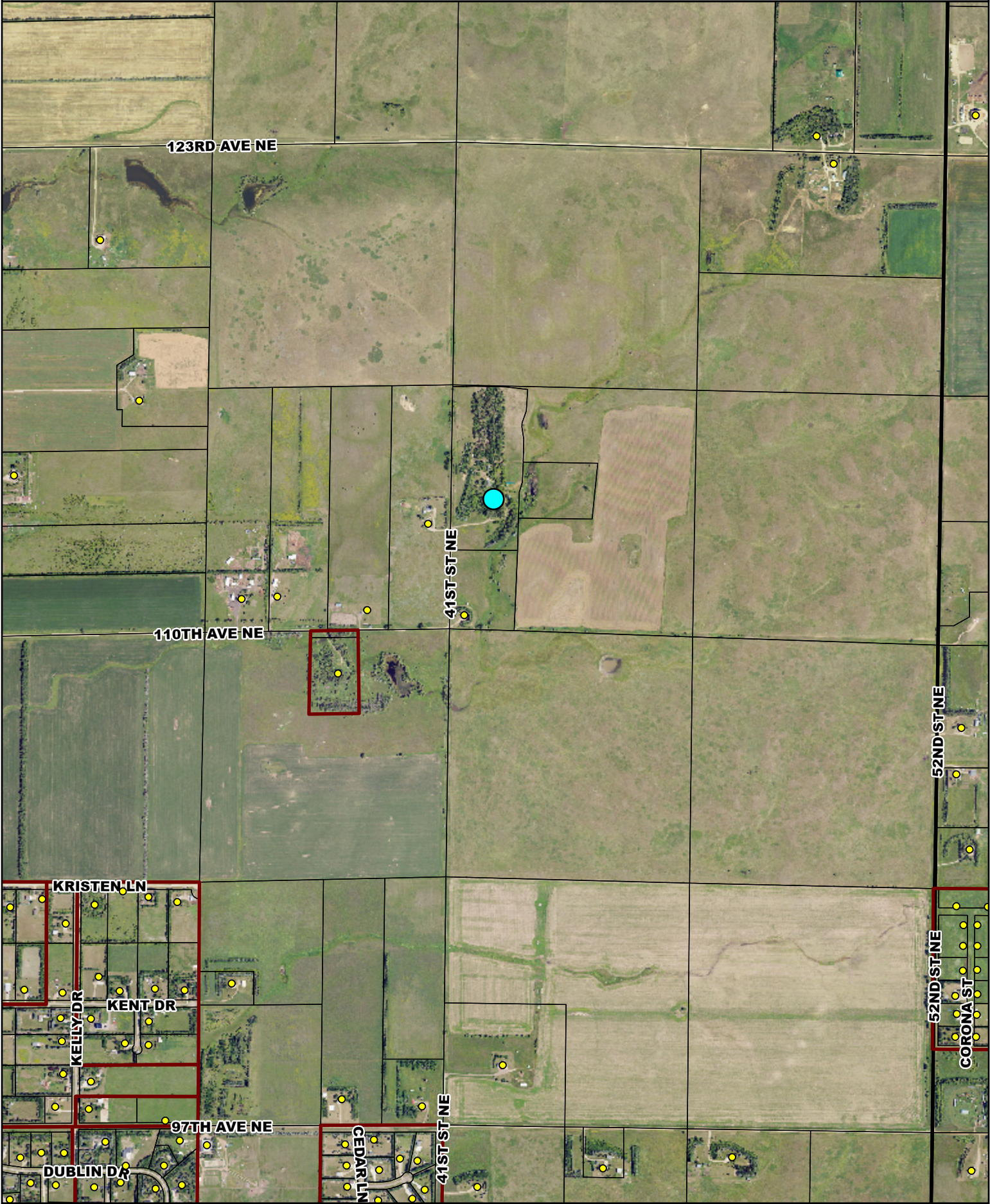
Planning Commission Action

The Burleigh County Planning and Zoning Commission can:

1. Approve the special use permit with no conditions and give a "Do Pass" Recommendation
2. Approve special use permit with conditions and give a "Do Pass" recommendation with conditions required by the Planning and Zoning Commission.
3. Deny the special use permit with reason.
4. Table the special use permit for more information.

BURLEIGH COUNTY, NORTH DAKOTA LOCATION MAP

N
12/28/2023



Burnt Creek Farm



12/20/23

Burleigh Co. Building/Planning/Zoning Dept.
PO Box 5518
Bismarck, ND 58506-5518

Dear Burleigh County Planning Commission Members:

Please accept this application in consideration for a Special Use permit to allow agritourism and events at Burnt Creek Farm. Anticipated activity relative to this permit would include the following:

1. Tours:
 - Historical
 - Agritourism

2. Events such as:
 - Weddings: (Limited to May 15th to Oct 15th)
 - Corporate events
 - Family events

3. Lodging

Burnt Creek Farm would like to start operations in May 2024 (although activity is anticipated to be quite light throughout 2024). Due to the light activity for 2024, BCF asks for a consideration of 3-5 year period. Burnt Creek farm's focus lies in educating the public about North Dakota's strong agricultural history as well as providing memories for all of those that visit. Thank you for your consideration!

Sincerely,

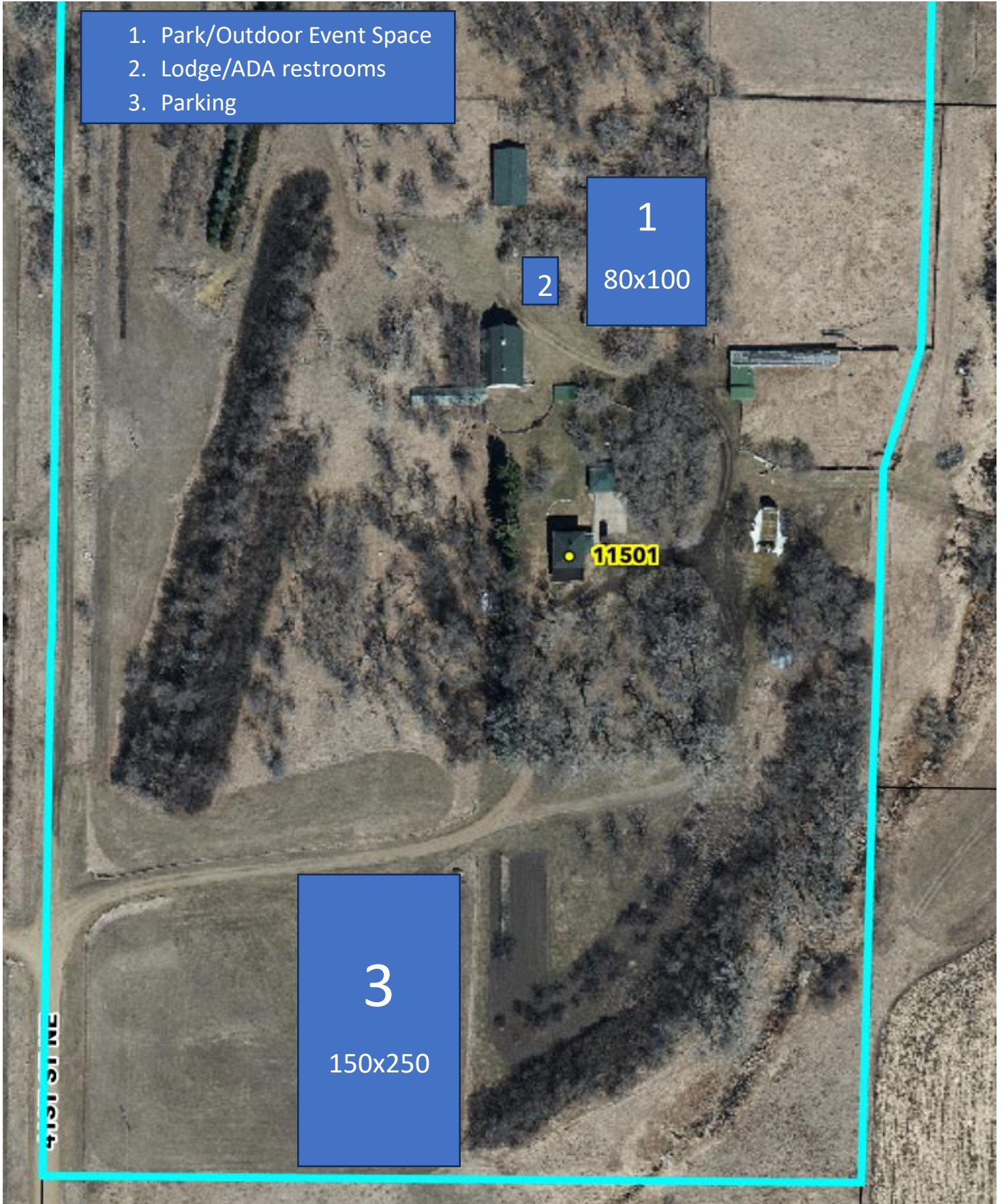


David Lehman

Burnt Creek Property Boundary Map



Burnt Creek Facility Map





Burnt Creek Farm

11501 41st St NE Bismarck, ND

David Lehman, Owner

January 2024

Background

Burnt Creek Farm (BCF) Historical Site: North Dakota has an incredibly rich history as it pertains to agriculture, homesteading, etc. Unfortunately, with each passing year we are losing these historic barns, homes, and outbuildings. North Dakota has many pioneer village type facilities with historic community type buildings, collections of antiques, tractors, and ag equipment displayed. While these are important, tourists don't get an opportunity to see the equipment, tools, vehicles, etc. in a real farm setting. By staging the farm, it gives people a better feel for what the farm actually looked and felt like and provides a better appreciation for what farming was like in the early days of North Dakota. Burnt Creek Farm is one of very few fully intact restored historic farms in North Dakota.

The North Dakota State Historical Preservation Office has toured the farmstead numerous times and feels confident in its eligibility for the state and national registers of historic places. Due to innovation and progress in agriculture and larger equipment requiring larger facilities, very few farm sites from the early days of agriculture remain intact and preserved. There are 2 or 3 other farmsteads available to tour in the state, however, Burnt Creek Farm differs in that it is a well-preserved example of a 'modern' farmstead built during the mechanization era as farms transitioned from horse to tractor power. This includes the innovation in building construction, running water systems (windmill with gravity feed to areas of the farm), rechargeable 32V battery system powering the farm, and equipment. The farm will be staged as it would have been in the 1920's showing the transition from horse to tractor power. These were all major technological advances in agriculture and an incredibly important era in North Dakota which isn't a focus with other historic sites. Due to the farm's ties to the Non-Partisan League and its role in the inception of the state bank, mill, and elevator, this shift in North Dakota's ag economy will also be covered. Other elements of Burnt Creek Farm which are relatively unique and lend themselves to agritourism tours are the following:

- 1878 Tree claim with evidence that can be easily seen by tourists
- Intact 1920's-1950's farmstead
- Rare (possibly the only) instance of terracotta structural clay tile and brick use in the farmhouse and bunkhouse construction. The clay tile and brick came from the early days of North Dakota's Hebron Brick factory.
- One of the first 'modern' farms in ND with running water and electricity (less than 2% of farms had these amenities in the early 1920's.)
- Ties to the Non-Partisan League and Linda Slaughter both heavily involved in the development of the region, state, and upper Midwest.
- Unique architecture such as the trench/bunker silo
- Filming location of End of the Rope movie
- Only historic farm site located close to a major community. Located about a mile outside of Bismarck's extra-terrestrial area and easily accessible from the interstate and highway 83 allows visitors easy access to the facilities while still accessing amenities of a larger community. It also allows Burnt Creek Farm the opportunity to draw more people to promote North Dakota's proud ag history.

Services

1. Tours: Educating visitors about the history of agriculture in North Dakota is BCF's primary focus. Initial plans would be to offer tours by reservation. It is anticipated there would be demand from schools, commodity groups, organizations, etc. for the tours. While the tours are an important element to the goal of educating others about the history of agriculture in North Dakota, it is not anticipated to be a major source of traffic or revenue at BCF.

2. Events: Events would primarily be outdoor events. The historical integrity of the buildings will be restored and maintained and as such will not be insulated and no additional construction is planned that would alter the appearance/feel of the historic farmstead. This will limit their utility relative to events. Events are anticipated to include the following:

- Weddings: The season for weddings is anticipated to be May 15th to Oct 15th due to lack of climate-controlled facilities (there is a space for a tent). These events would be limited to 200 attendees. Security would be required for all weddings.
- Corporate events: It is anticipated there may be some interest in company picnics during the summer.
- Family events: It is anticipated there could be some demand for family get togethers, picnics, pictures, etc. at BCF.
- Agritourism: Farm tours as well as interest in the orchards, etc.

3. Lodging: There is currently a granary that has been converted to a lodge that may be used for traditional lodging or as a bridal suite for the bridal party to prepare for weddings. The lodge is not four seasons and will be winterized each year.

4. Facilities: There is currently an ADA restroom facility, a lodge (same building as the ADA restrooms), a park with a clearing for events, as well as the original buildings. These buildings have limited capacity and are not climate controlled. There are no plans to expand these buildings or renovate beyond the restoration back to their original state due to the historical significance of the structures. They will however be staged as they would have been in the 1920's for tours.

Traffic

When calculating traffic, I assumed 200 people per week (I feel like this figure is high) during the May-Oct season. Assuming 2.25 people/vehicle yields 80 trips/week. Taking 80 trips/week times 20 weeks comes out to 1600 trips per year (to and from BCF). There could be some winter traffic for special events, but it is not anticipated to be significant.

To put this into perspective, studies show a single-family home generates approximately 5 trips per day (to and from home) accounting for roughly 1825 trips per year (to and from the home). While the traffic would be more concentrated at specific times, the additional traffic generated from activities at BCF is anticipated to be less than that generated by a typical single-family home.

From a similar perspective, when the Morris Family owned the farm (1950-1997), they had a family of 6. National studies show that traffic generated is roughly 1 (two-way) trip/person, or 6 trips/day for a family of 6. This amounts to 2190 trips per year. In addition, the family farmed and had construction operations (hauling grain, livestock, coal, aggregate, soil, etc.), so the road also accommodated trucks and heavy equipment (which it doesn't currently see as a result of my occupation). As a result of being a farm operation, most of these trips were concentrated over the same general season as proposed by the events and tours at BCF.

Dust

Dust mitigation will be looked into, however the level of dust generated is not expected to be much greater than that generated by a typical single-family residence. In addition, dust control is currently in use for those homes on 110 Ave near highway 83.

Timeline

2020-ongoing: Farm restoration and development of grounds

2021: Filming of End of the Rope film

2023: Screening for End of the Rope Film

2024: Farm tours and events

Map of Proposed Event Space



Appendix



STATE HISTORICAL SOCIETY
OF NORTH DAKOTA

HISTORY FOR *everyone.*

August 31, 2023

To Whom I may Concern,

I have visited the Burnt Creek Farm located north of Bismarck, North Dakota and reviewed the information provided by Dave Lehman. I have made the preliminary determination that the property is eligible for listing in both the North Dakota State Historic Sites Registry and the National Register of Historic Places. The farm is a rare example of an improved tree claim and demonstrates the evolution of farm technology spanning the prosperous era just before the Great Depression through the recovery following World War II. Additionally, the architectural and engineering designs of the individual buildings and the building systems testify to the innovations of the time. This property is worthy of preservation and certainly contributes to our understanding of history.

If you have any questions, please feel free to contact me at lbmeidinger@nd.gov or 701-328-2089.

Sincerely,



Lorna Meidinger
Lead Historic Preservation Specialist

Appendix I: Historical Tidbits

The history of Burnt Creek Farm (BCF) dates back to the early years of Edwinton/Bismarck, Dakota Territory. In the 1870's GW Racek and his brother Chas owned the Racek Bro's harness shop on 4th street in Bismarck (known as Murderers Gulch or Bloody 4th having earned a reputation as one of the wildest cities in the nation resulting from the saloons, brothels, and a cultural clash of soldiers, native Americans, immigrant settlers, rich business men etc.). One of (if not the first) saddle and harness shop in Bismarck, G.W. did leatherwork for the calvary and settlers. They also started the Racek Bro's harness shop in Billings Montana, well known for quality territorial era saddles and leather goods. They also bought a parcel in Medora to capitalize on the gold trade as the Marquis De Mores and others had stage coach service directly to Deadwood and the Black Hills. It is unknown, however, if this business came to fruition.



1870's Photo of Racek Bro's Saddle & Harness Shop located on 4th Street in Bismarck, ND

ND Historical Society



G.W. homesteaded North of Bismarck (around where Stan Puklich is located). To acquire more 'free' land, he staked a tree claim where BCF is located. Per the 1878 Timber Culture Act, settlers were granted a quarter of land for planting 27,000 trees on 10 acres within that quarter and keeping 25% of them alive for 8 years. After planting the trees in the late 1870 or early 1880's, G.W. received title to the quarter in 1889, the year North Dakota was granted statehood. As seen in the picture to the left, ripples in the front yard (and back woods) still show evidence of the 1890 tree claim. Ripples in the land created while planting and watering the 27,000 trees with horse drawn implements are still very noticeable (see photo at left). Note all trees are on the crest of the ripples. GW (George)

Racek passed away not long after establishing the tree claim. The horse drawn breaking plow believed to have been used to plant the trees is currently on display in the ND Heritage center.



Upon G.W.'s passing in 1901, the land transferred to his son J.B Racek, a wealthy banker in Mandan. In 1922, J.B. had the farm built much as it exists today (see photo above). The farm included a brick prairie square (or American foursquare) house, barn, bunkhouse, garage, corn



crib/granary, chicken coop, outhouse, etc. It was extremely rare, being one of less than 2% of the farms at that time with running water and electricity. Running water came from a

windmill/cistern at the top of the hill (still present) which gravity flowed to the barn, house/cistern (a hand pump located in the

Modern Farm Home
A beautiful, modern country home is being constructed by J. B. Racek of Mandan on his farm a mile east of Arnold. The house contains eight rooms and bath. It has running water and electric lights. The bath room and pantry are being constructed of hollow tile and brick which is brought from the Hebron factory. A fine modern barn will also be constructed. The buildings are situated in the grove on the farm.

Aug 1922 Bismarck Tribune

NDSU ties

According to prior owners of BCF, the farm was designed by the North Dakota Agricultural College (NDAC now NDSU). These claims have yet to be substantiated due to lack of records retention, however, there is evidence that this is a very strong possibility based on the following:

- The roughcut cottonwood fences and buildings (aside from the brick house) are painted white and green similar to NDSU experiment stations.
- The well-designed farm was built by a banker and farmed by a tenant farmer. Being a banker, it is unlikely JB Racek would have had the background to design the farmstead. NDSU archives hold very similar designs for gates/fences, water systems, buildings, etc. dating back to the 1920's.
- Mr. Racek step children (Luthers) attended NDAC and held various leadership roles, so it's quite possible there was an established relationship. His stepson was president of AGR and student body president and his stepdaughter taught at NDAC.
- The land grant extension service in ND was in its infancy, and unfortunately many records have been lost.



J.B Racek's signature on the \$10 bank note from The First National Bank of Mandan. 1 of 11 still known to exist. Owned by Dave Lehman.

kitchen drew water from the cistern, but there was no bathroom initially), and finally the orchard. Electricity to power the farm came from a 32-volt generator and rechargeable glass battery system (photo above) which will also be restored and on display at the farm.

THE SPECTRUM
North Dakota State College
VOLUME XLV. STATE COLLEGE, NORTH DAKOTA, FRIDAY, APRIL 4, 1928. NUMBER 41

Luther Next Commission President

Hundreds Throng Armory To Honor Prexy Shepperd
Made Permanent Head of School By State Board Monday
CONGRATULATED AT CONVOCATION
Representative Group Praises Selection of Most Able Leader
Hundreds of students, friends, and townspeople filled the armory Wednesday morning to pay honor to Dr. John H. Shepperd after word had been received that the State Board of Administration had selected him as permanent head of this institution Monday evening. Dean Minard acted as chairman in charge of the program. The program was formally opened by the G. G. direction. D. P. Minard.

GOLD STAR BAND BROADCASTS OVER WDAY
The Gold Star band broadcast a radio program over WDAY last night consisting of the following numbers: The North Dakota Hymn, a march; Old Hickory by Al Sweet; an Overture—Kost in C, Turnout by Lachner; both movements from the Unfinished Symphony by Schubert; a selection from The Desert Song by Romberg; and last, the Yellow and the Green. Dr. Putnam reports that he has received many complimentary calls and telegrams about the program and that it came through more clearly than any other program they have given.

McGrath, May Have Places of Honor In Junior Prom Line
Tickets Will Go On Sale Monday for Formal Party
Herese McGrath and Leo May will be third and fourth in line in the

HEADS COMMISSION
Leonard Luther swept into the office of Student Commission president when he defeated Herese McGrath in the elections yesterday.

ERIC NORDSTROM WINS FREE THROW TROPHY
Eric Nordstrom was presented with the free throw trophy by the athletic department for garnering the most attempts from the free throw line during the past season.
Eric, a member of Alpha Kappa Phi Fraternity, was the spark plug of the team after the injury of Vern Goodwin and from then on proceeded to set the pace in scoring.
The cup was awarded on a percentage basis over the longest time played. With several men in the contest, Eric was finally determined winner with 87% of his shots good. Leo Thomason and George Fairhead both had a 100%, Thomason making the out of five or million percent of

Over 600 Votes Polled During Student Election
"Voting Is Closest Recorded Here," According to Madsen
NEW COMMISSION TAKES OFFICE MON.
Art Cayou Chosen Fresh Publication Member By Single Vote

Miss Vivian Luther, who has been visiting her mother, Mrs. John Racek of Bismarck, and friends in Mandan, left Tuesday for Fargo, where she is an instructor in the dramatic department of the North Dakota Agricultural college.

Mandan Shorts
Mrs. William Sullivan and her mother, Mrs. A. W. Farr, will entertain members of St. Anne's court, Lady Foresters, at a dinner this evening at the Sullivan home.
Leonard A. Luther was named president of Alpha Gamma Rho fraternity at the North Dakota Agricultural college, Fargo, according to word received by his mother, Mrs. J. B. Racek.



In 1950, the farm was sold to Robert Morris. Under his ownership, BCF was featured in The Farmer magazine (a national/regional publication) on a couple of occasions due to its unique and progressive design. The Farmer magazine featuring the trench silo (left) due to its unique architecture and diverse range of utility. The roof on the 15'x65' building was removable so silage could be added. When it did not have silage, it was used for farrowing hogs and 4H 'barn' dances. The back was later converted to a shop. This silo's architecture was identified as one of the farms features qualifying for the state and national register.

The section of land the farm resides on is of importance for other reasons as well. Somewhat ironically, it was more so noteworthy due to the women involved rather than the men. At a time when women maybe weren't afforded the same opportunities as men, these women had a major impact in their respective spheres of influence.

1. Florence Borner: In the 1910's, ND farmers felt taken advantage of by 'Big Business' and created the Non-Partisan League (NPL). The NPL, a socialist movement, took control of the state government (and much of the upper Midwest). They felt that by creating the State Mill and Elevator and the Bank of North Dakota they could gain control over commodity prices. These are businesses are still in operation today. Florence Borner was a league poet and an integral part of the propaganda machine for the NPL. The Borners spent a lot of time at the BCF, so many discussions of the NPL and construction of the State Mill and Elevator, and BND likely occurred at the kitchen table at BCF. The Borner farm which bordered Burnt Creek Farm was later purchased by J.B. Racek and added to the farm's acreage.

THE PRAIRIES	THE DEAR OLD FARM
<p>The prairies seem so lonely like To some, but not to me; I think they are the only place Where I could happy be; Here in my little old sod shack I lead a peaceful life; And have no need to feel alarm At this world's care and strife.</p>	<p>I read a picce the other day That made me kind of warm, It told about the money made, Upon the dear old farm. It said the farmers all were rich, Excepting those who shirked, And 'lowed we'd all been millionaires If harder we had worked.</p>
<p>The people here live far apart, For miles and miles around, There's naught save lonely prairies, Or perhaps you hear the sound Of a coyote calling to his mate, Upon some distant hill, Or a hoot owl's screech as he flits past Then every-thing is still.</p>	<p>It spoke of softly lowing kine, And fields of new-mown hay, Of how the chickens always laid So many eggs a day. It mentioned fields of golden grain, Fruit hanging on the vine, And written down in words like that The "dear old farm" sounds fine.</p>
<p>I love the rolling prairies, Where the wind blows wild and free; None of your crowded city homes, Or big hotels for me; I want to live a lonely life, Upon the prairie sod; It seems to me that I am here, Much nearer to my God.</p>	<p>It said the farmer is a king, The monarch of the land, It told of lovely sylvan dells, Great trees on every hand. It said the farmer owed no one, Looked each man in the face, Called him the son of honest toil— A credit to his race.</p>
<p>Well, what that fellow didn't know Of farming was a lot; And when he said "he owes no one," It hit a tender spot. Here I've been working twenty years, From dawn till set of sun, And find that I have even less Than when I had begun.</p>	
<p><i>Excerpts from Borner's book Modern Poems for Modern People when she lived by BCF. Published in 1919, this book contained poems about farm life, the NPL, and the struagles of the era.</i></p>	

1. Linda (Warfel) and Dr. Ben Slaughter (Gov Burgum's great grandparents) established the 'Burleigh County Poor Farm' and post office bordering the farm. Ben was a post surgeon assigned to the region's earliest military posts, including Camp Greeley/Hancock and Fort Rice. Linda Warfel Slaughter was known for the following:

- Founded the first ND historical society, which merged with the State Historical Society of North Dakota.
- First woman to vote in a national convention for a presidential candidate.
- Started the first Sunday school in 1872
- Started the Bismarck Academy in 1873, the first Bismarck public school
- First teacher and superintendent of schools in Burleigh County.
- First postmistress of Bismarck
- Crafted a bill in 1881 creating a board of education.
- Involved in the temperance movement and close personal friend of Susan B. Anthony.
- Wrote the words to the state song.

<p style="text-align: center;">Two Evils.</p> <p>SLAUGHTER, N. D., July 31, 1890.—After a swing around the circle, taking in Conger, Croft and Cromwell, and noting the excellent crops—at least, excellent in appearance, I was impressed with at least two major evils, of which one at least could easily be remedied. I refer to the condition of farms owned by non-residents, some of which are being pre-empted by noxious weeds and wild mustard, that are disfiguring the face of the country. Handsome trees of vigorous growth waiting to be blackened and dissolved by the first prairie fire, for the want of a little care. Infinitely preferable the untouched virgin sward of indestructible native grasses.</p> <p>These land owners should be made to pay for this ruthless disfigurement of our fair domain. If in no other way, let the tax gatherer reach out for them until our incoming legislature can help us.</p> <p>Many tree claims that have been proved up on are permitted to go to weeds and grass, which will soon be their funeral pyre. There are some tree claim holders who richly deserve the blessing of the people in their respective communities—such as Asklund in Ecklund, Pollock in township 141, Racek in township 140 and a few others. These bright oases on the prairie make our hearts go out to them as substantial benefactors.</p> <p>The reckless waste and neglect of farm machinery makes the heart grow sick. At one place I counted a mower, hay rake, double sulky plow and a reaper and binder</p>	<p>and but for the tall weeds that sheltered them from the pitiless rain and burning sun, might have counted more. I learned that this man had quit farming. He is one who ought to have quit ere he began. Why our farmers do not pay more attention to tree culture around their homes passeth my understanding. They have teams and woods are near, wells with abundance of water at hand when the rains are too tardy in coming. I notice some few have wells a little distance from their houses, but it seems never to have occurred that a group of trees around it, to shade and add sylvan beauty, would furnish pleasure to the eye and enhance the value of their property. They should not let another fall pass by without this addition. If late, it is not too late.</p> <p style="text-align: right;">S.</p> <p><i>A columnist for the Bismarck Tribune, Linda Warfel-Slaughter criticized tree claims due to poor management but gave praise to G.W Racek for his good management practices.</i></p>
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For additional information regarding Burnt Creek Farm, please visit the Facebook page at: <https://www.facebook.com/burntcreekfarm>