

**March  
2018**

# **Rich Township**

## **COMPREHENSIVE PLAN**

Cass County  
North Dakota

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## Introduction

This comprehensive plan has been prepared as a statement for land use management for Rich Township, Cass County, North Dakota. 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.

## Population and Housing

### Population of Rich Township

1980	108
1990	81
2000	79
2010	64

Source: US Census Bureau; "North Dakota: 2010 Population and Housing Unit Counts"

### Housing Units

1980	37
1990	33
2000	31
2010	28

Source: US Census Bureau; "North Dakota: 2010 Population and Housing Unit Counts"

### Cass County Annual Average 2016 Labor Force & Employment

Labor Force	Employment	Unemployed	
		Number	Percentage
100,115	96,873	2940	2.9%

Source: US Census Bureau 2016 American Community Survey

## Cass County Estimated Per Capita Income

2010	\$28,184
2016	\$32,485
Percent Change	15.3%

Source: US Census Bureau

## Economy

The principal economic activity in Rich Township is agriculture and agriculture support businesses. The township has limited commercial or industrial development mainly due to the proximity of the Fargo – Moorhead area. Rich Township is located near other area communities for residents to commute to work.

## Natural Resources

The regional slope of eastern North Dakota is to the northeast. Consequently, the retreating ice sheets of the last ice age blocked the flow of water to the north, creating Glacial Lake Agassiz. The eastern half of Cass county is part of a flat plain formed from the sedimentation of Glacial Lake Agassiz. Ridges and deltas are the principal relief features of the ancient lake bed. In the western half of the county, which includes Rich Township, there is more topographical variety. There are deposits of sand and gravel from the ancient beaches. West of these beaches is the glacial till that was not under the lake. The ancient beaches and sand bars of Lake Agassiz are still visible.

There are several soil types. Till is the predominant surface material of the Township. Two small deposits of sand, and aquifers are also present. The sand is generally rated excellent to good for agricultural suitability.

Clay and silt are less plentiful in Rich Township than townships in eastern Cass County, however, the western third of the township is mostly clay and silt. These clays and silts are very impervious to water penetration. These soils are rated “good” for sewage lagoons and holding ponds. They are rated “poor” for septic systems and general construction, yet the clay and silt are extremely productive.

The eastern two-thirds of the Township are almost entirely till. Till is a mix of about equal parts sand, gravel, and silt. Till is rated as excellent for agricultural purposes. There are generally less problems with till than with other soil types in Cass County.

The Dakota and Page Aquifers underlie the entire township. Each of these aquifers have different water supply uses and this plan intends to protect the uses of these natural water sources. Managing proper land uses of the surface materials must be controlled to protect from contaminating water sources.

The township is located in three water districts (see map page 13). Sections 1-6, 8-12, and the North half of Section 7 are in the North Cass Water Resource District. Sections 18-20, 29-32, the South half of section 7 and the West half of section 17 are in the Maple River Water Resource District. Sections 13-16, 21-28, 33-36 and the East ½ of section 17 are in the Rush River Water Resource District. It would be appropriate for any proposed land use that may affect water resources to be approved by the appropriate water resource district.

## **Existing Land Use**

The existing land use in Rich Township is primarily agricultural. There are farms and nonfarm dwellings in the township with limited commercial buildings. Rich Townships proximity to surrounding areas and the Fargo - Moorhead area make it attractive for non-farm residential development.

## **Future Land Use**

The Rich Township Board of Supervisors will determine the most appropriate use of land in the township for the foreseeable future.

## **Goals, Objectives and Policies**

The Rich Township Comprehensive Plan is to be used as a guide on which the development policies and regulations will be based. As conditions change, so should the plan. By being a flexible document, this plan will reflect the changing goals of the citizens of Rich 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 taken to meet the goals and objectives.

Five goals have been established to provide guidelines to ensure desired land use in the township. The goals are as follows:

1. Protect Rich Township's agricultural integrity and heritage.
2. Protect public health, safety and welfare by deterring incompatible land uses from harming conforming land uses.
3. Provide an adequate, safe, and efficient system for the transportation of people, goods and services.
4. Use and preserve natural resources in environmentally sound ways.
5. Ensure and maintain the public participation in decisions affecting Rich Township and its residents.

Coordination and cooperation among the township's farms is vital to the success of this plan. When a development proposal is reviewed, the affected parties should coordinate and cooperate to ensure that the goals of the public are satisfied. The following objectives and policies are listed for each goal.

## Goal 1

### **Protect Rich Township's agricultural integrity and heritage.**

#### Objectives:

1. Preserve prime farmland by the comprehensive plan and township zoning ordinance when making land use decisions.
2. Work in conjunction with Cass County to implement consistent policies and controls

#### Policies:

1. Discourage and control nonfarm developments which interfere with farming and harm agricultural land values.
2. Encourage public facilities and utility easements in locations which would minimize interference with farming.
3. Allow residential development only in legally platted subdivisions subject to township review and approval.

## Goal 2

### **Protect public health, safety and welfare by deterring incompatible land uses from harming conforming land uses.**

#### Objectives:

1. Determine if land use requests are consistent with Rich Townships natural resources.
2. Adopt and use zoning ordinance provisions consistent with this plan to prevent incompatible land uses.

#### Policies:

1. Discourage nonagricultural development on fertile soils.
2. Prevent undesirable, incompatible land uses in the Township unless they meet appropriate conditions.
3. Consider soil and surface materials in land use decisions and utilize soil surveys when appropriate.
4. Make land use decisions in accordance with this plan.
5. Deter offensive and incompatible land uses (i.e. feed lots and hog barns) from locating near dwellings in Rich Township.
6. Enforce compliance of township Zoning Ordinances.

## Goal 3

### **Provide an adequate, safe, and efficient system for the transportation of people, goods and services.**

#### Objectives:

1. Provide well maintained gravel roads for all mail routes, school bus routes, and other routes deemed 'High Priority' by the Township's elected officers.
2. Periodically inspect and maintain a record of the condition of all Township roads, bridges and signs.

Policies:

1. Discourage developments which would create congestion and/or road hazards, or damage Township roads without 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.

## Goal 4

### **Use and Preserve natural resources in environmentally sound ways.**

Objectives

1. Township Officers shall familiarize themselves with the location and characteristics of Township resources including aquifers.
2. 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 use causing excessive water and wind erosion, and ensure proper measures are taken to reduce runoff and retain natural vegetation at development sites.
4. Promote the use of recyclable material collection stations.
5. Match development to the natural environment. Reduce and control pollution and waste resulting from domestic and agricultural sewage, solid waste, etc.

## Goal 5

### **Ensure and maintain public participation in decisions affecting Rich Township and its residents.**

Objectives:

1. Maintain dialogue between citizens and elected officials of Rich Township.

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 effect.

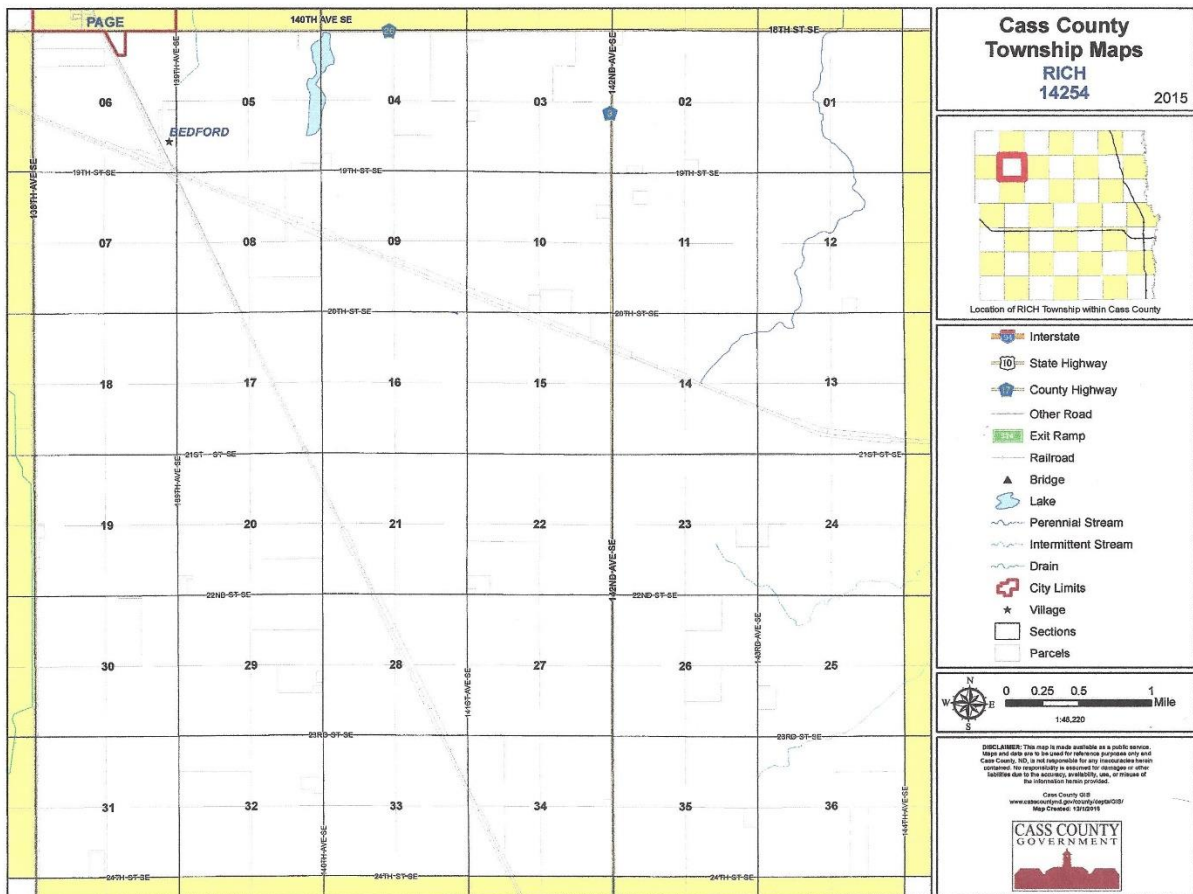
Policies:

1. Give 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 action taken by officials.
5. Make public documents available for review.
6. Encourage education for officials and the general public.



# Maps

## Township Map



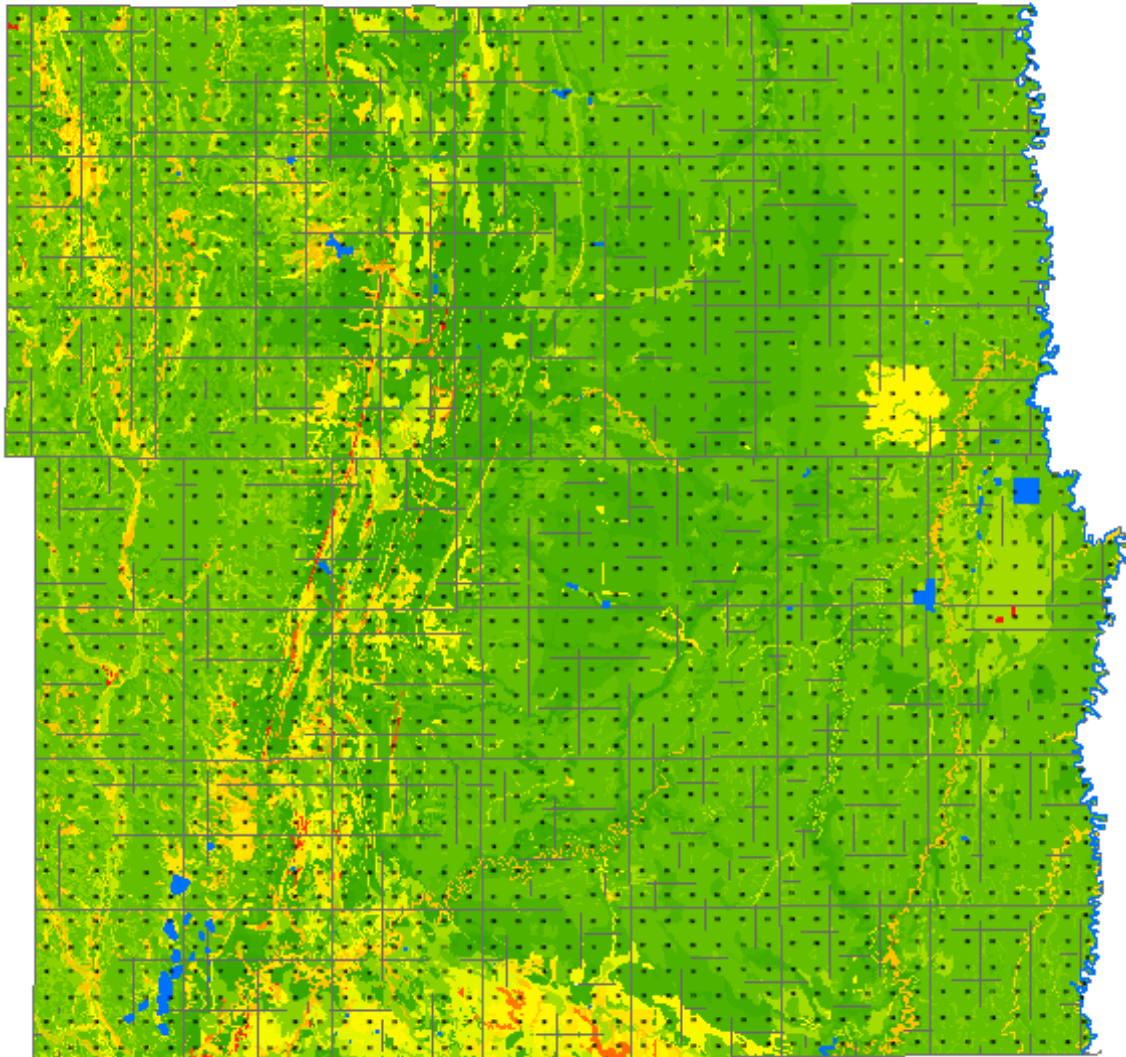






## Soil Productivity (Cass County)

# Cass County Soil Productivity

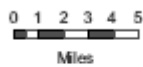
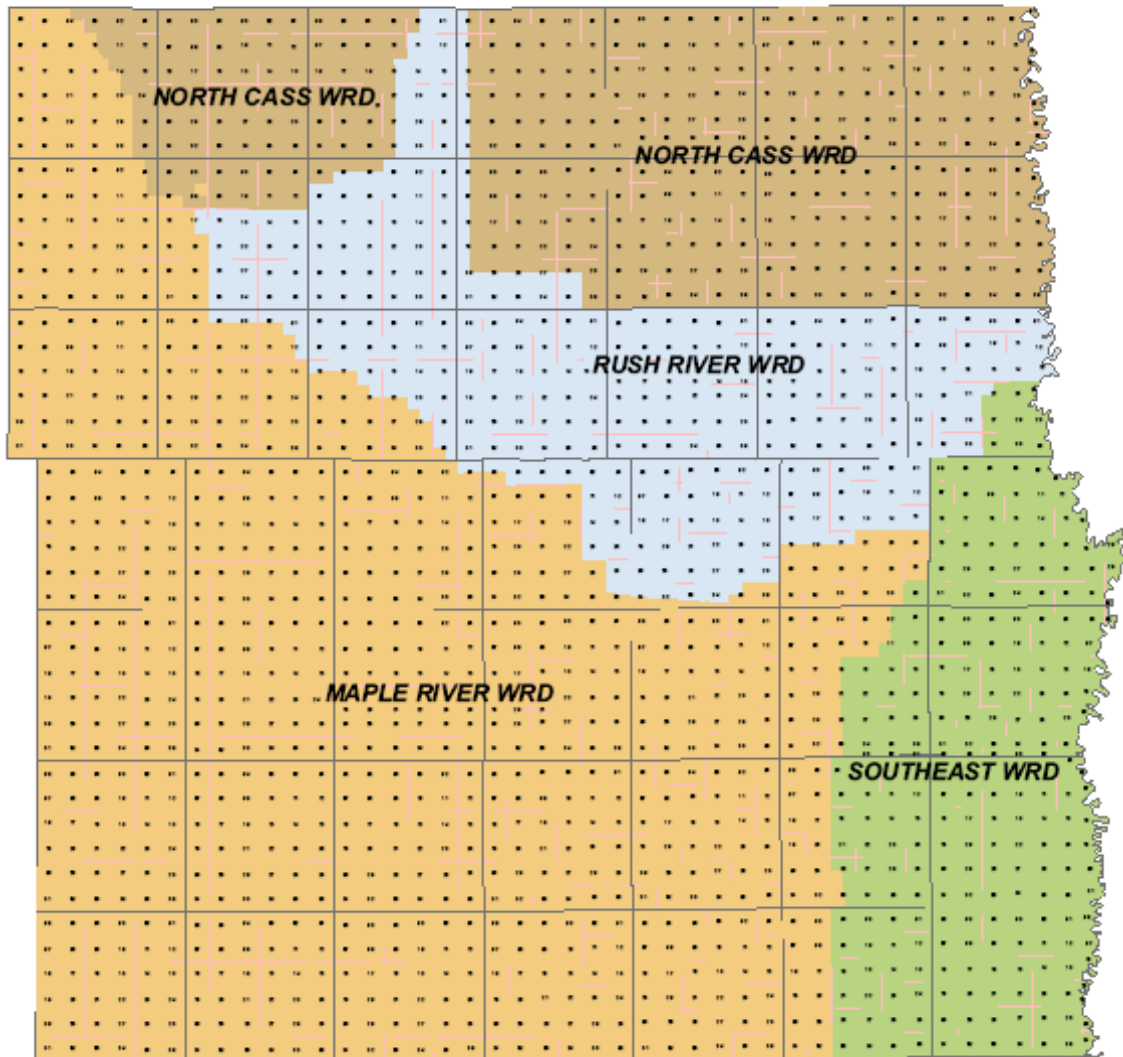


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  <p>Miles</p>	 <p>Prepared by Cass County Highway Dept. DATE: 10/10/2006</p>	<p>Cass County Hwy. Dept. 1201 West Main Ave. West Fargo, ND 58078  (701) 298-2370 Web: <a href="http://www.co.cass.nd.us">http://www.co.cass.nd.us</a> Email: <a href="mailto:highway@co.cass.nd.us">highway@co.cass.nd.us</a></p>	<p><b>Soil Productivity</b></p> <ul style="list-style-type: none"><li> Low</li><li></li><li></li><li></li><li> High</li><li> Water</li></ul>
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## Water Resource Districts (Cass County)

# Cass County Water Resource Districts



Prepared by  
Cass County Highway Dept.  
August, 2008

**CASS COUNTY**  
GOVERNMENT




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 Townships  
 Sections

Disclaimer: As with all public information derived from variable sources, this data may contain errors or omissions. Therefore, Cass County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of the data. If an error is found, it is requested that the County Engineer be advised of the error so the data can be examined and corrected. THIS MAP IS NOT A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

## School Districts (Cass County)

