

# HERMAN TOWNSHIP

## SARGENT COUNTY NORTH DAKOTA

2005

# COMPREHENSIVE PLAN



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# INTRODUCTION

Herman Township is located in Sargent County. It is situated on the rolling plains of ancient Lake Agassiz (see Map #1). As a result of this, the surface soil of Herman Township is entirely rich clay and silt that produces high crop yields.

This plan examines the physical and social characteristics of Herman Township. It presents this information in the form of text, tables, and maps. 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. Additional information is available through Lake Agassiz Regional Development Corporation in Fargo, North Dakota.

## GOALS AND OBJECTIVES

The Herman Township Comprehensive plan is to be used as a guide on which the development policies and regulations will be based. The plan was used to help develop goals, objectives and policies. As conditions change, so should the plan. Being a flexible document, this plan will reflect the changing goals of the citizens of the 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.

Four goals have been established. Each addresses a particular subject. They all work together towards providing guidelines to ensure desired land use in the Township. To goals, objectives and policies are:

## GOALS

### GOAL #1

*Preserve the Township's agricultural heritage.*

### 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; send letters from the Township Officers to state and federal officials involved in the decision.

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### POLICIES:

- 1. Support agriculture and appropriate 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. Allow residential development only in existing subdivision unless an individual unit is five (5) acres or more and subject to township review.

## **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 resources.
- B. Adopt a zoning ordinance consistent with this plan.
- C. Use the zoning ordinance provisions to prevent incompatible land uses.
- D. Acquire soil surveys from the soil conservancy offices.

### **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 and hog barns) from locating near dwellings and communities.

## **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.

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- B. Appoint a "Road Overseer" who periodically inspects and maintains a record of the conditions 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.

5. The "Road Overseer" shall promptly notify appropriate governmental units when their transportation facilities within the Township require repair.

#### **GOAL #4**

***Ensure and maintain the public participation in land use decisions affecting the Township.***

#### **OBJECTIVES:**

- A. Maintain dialogue between citizens and elected officials by posing 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. Actively solicit public opinion about land use decisions.
3. Consider using citizen input when making public decisions.
4. Inform citizens of decisions and actions taken by officials.
5. Make public documents available for review.
6. Encourage education for officials and general public.

### **POPULATION**

The population of Herman Township fell about 40.8% between 1990 and 2000, from 142 people to 84. In 1990 127 residents or 89.4% of the total population was rural farm. By 2000 only thirty-one, or 36.9%, were rural farm residents.

**TABLE #1  
POPULATION OF HERMAN TOWNSHIP, 1990-2000**

2000	84
1990	142

*Source: U.S. Census of Population, 1990,2000*

The age composition of the Township's population has changed considerably since 1990. Children under 18 made up 16.7% of the total population in 2000, down from 33.8% 1990. The 25-44 decreased dramatically, from 49.3%% of the total population in 1990 to 32.1% in 2000. The 45-64 and over 65 cohorts grew over the period in both numerical and percentage terms indicating the continuing aging of the Township.

**TABLE 2 AGE OF THE POPULATION, HERMANTOWNSHIP, 1990 - 2000**

	1990		2000	
	Under 18	48	33.8	14
18-24	12	8.5	4	4.7
25-44	70	49.3	27	32.1
45-64	5	3.5	24	28.6
65 and over	7	4.9	15	17.9

Source: U.S. Census of Population, 1990, 2000

## HOUSING

Table 3 shows further evidence of the trend from farm to non-farm uses. In 1990 rural non-farm residents occupied only 24.4% of the housing stock, while in 2000 the percentage had climbed to 58.1%. It should be noted that the supply of rural farm housing units decreased by 58% during the period.

**Table 3 RURAL FARM AND NON-FARM HOUSING UNITS  
HERMAN TOWNSHIP**

	1990	2000
Rural Farm	31	13
Rural Non-Farm	10	18
% Rural Non-Farm	24.4	58.1

Source: U.S. Census of Population, 1990, 2000

## ECONOMY

### EMPLOYMENT

Sargent County's unemployment rate has remained low for many years. The 2004 annual average unemployment rate was 2.9%, below the statewide average of 3.4% and well below the national average of 5.5%. The stable rate is a direct result of employment at the Bobcat Company plant at Gwinner. Table 4 shows the most recent data available for Sargent County.

**Table 4 LABOR FORCE AND UNEMPLOYMENT, SARGENT COUNTY, 2004**

Labor Force	Employment	Number Unemployment	Percentage
2387	2317	70	2.9

Source: Job Service North Dakota, Unemployment Annual Averages, [www.jobsnd.com](http://www.jobsnd.com)

## TOWNSHIP TAX VALUATION AND MILL LEVY

Herman Township total mill tax valuation is \$464,711, and the Herman Township mill levy is 353.38.

**TABLE 5 HERMAN TOWNSHIP MILL LEVY**

Mill Levies:	
State and County	116.26
Township/City Fire	32.17
School District	204.95
Total Mill Levy:	353.38

## INCOME

Median household income in Sargent County was \$37,813 in 1999 (Census 2000). Per capita income was 21,691, a significant increase over 1989, although the 1989 per capita figure is reported in 1989 dollars, not adjusted for inflation. Sargent County per capita income ranked 4<sup>th</sup> among North Dakota Counties in 2000.

**TABLE 6 PER CAPITA INCOME**

	1989	1999
County	\$9,143	\$21,691

Source: U.S. Census of Population, 1990, 2000

## CLIMATE

The area has long, cold winters. Temperatures are usually below freezing, with an average of only six days per month having above freezing temperatures during the winter. Due to frequent blasts of cold arctic air, about half of the winter days have temperatures below zero.

Snowfall in the area averages 35 inches annually. However, strong winds frequently cause blizzard conditions even with light snowfalls, especially in open areas. Snow blowing and drifting is common. In an average year, there are 55 days where there is at least one inch of snow on the ground.

The frost-free growing season in the Township generally lasts between 117 and 147 days. The first freeze in the fall usually occurs around the third week of September.

Average monthly temperatures vary from 5.9 degrees in January to 70.7 degrees in July. Recorded temperatures in the county have been as high as 107 degrees and as low as -36 degrees. Monthly temperature data is presented in Table #7.

**TABLE 7 AVERAGE MONTHLY TEMPERATURES**

<u>Month</u>	<u>Daily High</u>	<u>Daily Low</u>	<u>Monthly Mean</u>
January	15.4	-3.6	5.9
February	20.6	0.8	10.7
March	33.5	14.9	24.2
April	52.6	31.9	42.3
May	66.8	42.3	54.6
June	75.9	53.4	64.7
July	82.8	58.6	70.7
August	81.6	56.8	69.2
September	69.6	46.2	57.9
October	58.4	35.5	47.0
November	37.2	20.0	28.6
December	21.9	4.1	13.0

A summary of the county's climate characteristics is presented in Table #8. It can be seen in this table that the area has a relatively dry, windy climate with widely varying temperatures.

**TABLE 8 CLIMATE CHARACTERISTICS  
SARGENT COUNTY, NORTH DAKOTA**

Yearly Averages

Rainfall	20 Inches
Snowfall	35 Inches
Wind-speed	12.7 mph
Relative Humidity	71%
Clear Days	87
Partly Sunny Days	112
Cloudy Days	166
Precipitation Days	102
Storm Days	33
Subzero Temperature Days	54
Subfreezing Temperature Days	181
Above 90 Degrees Temperature Days	15
Prevailing Winds: January to May	Northerly
June to December	Southerly

# NATURAL RESOURCES

The key physical characteristics of the Township include clay and silt soils, and underlying sand formation, and a shallow aquifer. These natural resources were formed by the geological forces of the past. The geology, surface materials and soils, aquifers, and rivers are discussed below.

## GEOLOGY

The regional slope in the township is to the north. Drainage pattern is to the Wild Rice River, which flows northeast to the Red River of the North.

## SURFACE MATERIALS AND SOILS

The most important characteristic of the township is natural resources in its soils and part of Wild Rice River basin. The surface soils of the Township are illustrated in Map #1.

## AQUIFERS

There are two types of aquifers in Sargent County. Type I aquifers can produce large quantities of water, and probably can produce over a long period of time regardless of climatic conditions. Wells drilled into them reliably produce water. Type II aquifers produce moderate amounts of water, and are sensitive to short-term climatically controlled water-level variations. Water supplies fluctuate due to local variations.

# PUBLIC FACILITIES AND SERVICES

## TRANSPORTATION

Table #9 shows the mileage of the various types of road systems in the township. These highways are important for the transportation of agricultural equipment, services, and produce. Map #2 illustrates the township road system.

There are about 62 miles of township roads in the Township. Thirty-eight miles of Township roads are rated by the as "high priority", meaning they are well-maintained gravel roads that are cleared soon after snowfalls. They are generally mail and school bus routes. "Low priority" roads are generally dirt roads that are not cleared in the winter.

**TABLE 9 HERMAN TOWNSHIP ROAD SYSTEM**

Road Category		Miles in Township
State		0
County		19
Township	High Priority	38
	Low Priority	24
<b>TOTAL</b>		<b>81</b>

## **THE PUBLIC SCHOOL DISTRICT**

Herman Township is located in the Forman, Milnor and Lidgerwood School Districts.

## **FIRE DISTRICTS AND DEPARTMENTS**

Fire districts are taxation districts to raise revenue for fire protection. Every fire district has a fire department, but not every fire department has a fire district. Some fire departments are funded through the general tax funds instead of a special fire district. All fire departments receive some money back from the fire insurance paid by property owners. The state collects the money from the insurance companies and distributes it back down to the local fire departments.

## **EXISTING LAND USE**

The existing land use in Herman Township is primarily agricultural, although rural non-farm dwellings outnumbered farm dwellings in 2000 (18 vs.13).

For additional information, contact:

Lake Agassiz Regional Development Corporation  
417 Main Avenue  
Fargo, ND 58102  
(701) 239-5373  
Fax (701) 235-6706

ND State Health Department  
1200 Missouri Avenue  
Bismarck, ND 58505  
(701) 221-5210  
Fax (701) 221-5200

North Dakota State University  
Census Department  
(701) 237-7980  
Fax (701) 237-7400

**RESOLUTION TO ADOPT  
COMPREHENSIVE PLAN**

**Whereas**, the Herman Township Zoning Commission has approved this amended Herman Township Comprehensive Plan, and has recommended its adoption by the Herman Township Board of Supervisors.

**Now, Therefore, Be it Resolved** that the Herman Township Board of Supervisors hereby adopts the Herman Township Comprehensive Plan, 2005

Louie Gaubler  
Chairman, Herman Township Board of Supervisors

6-15-05  
Date

Bonita Nelson  
Clerk, Herman Township

6-15-05  
Date