



City of Grand Forks Staff Report

APPROVED & ACCEPTED
by City Council

09/18/2017

Maureen Storstad
Maureen Storstad
City Auditor

Planning and Zoning Commission – September 6, 2017
City Council – September 18, 2017

Agenda Item: 3-2 (Fast Track) (Public Hearing) Final approval of a Replat of Lots 1 & 2, Block 8, Congressional Second Resubdivision.

Prepared by: Andrea Edwardson, Senior Planner

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend final approval of the replat of Lots 1 & 2, Block 8, Congressional Second Resubdivision to the City of Grand Forks, subject to the conditions shown on or attached to the review copy. Recommend the City Council give final approval to the attached replat on September 18, 2017, subject to the conditions shown on or attached to the review copy.

Committee Recommended Action: Motion by Galloway, second by Kuhn for approval of staff recommendation. Motion carried unanimously.

Council Action:

BACKGROUND: Two lots already exist in Jaycees Park (University Avenue & West Lanark Drive) to delineate between the City storm pond and the park. This replat more accurately defines the pond areas as well as needed easements for pedestrian walkways. The City will retain ownership of the pond and the Park District will own the park and pedestrian elements.

Staff recommends approval of the replat.

ANALYSIS AND FINDINGS OF FACT:

- Fast track plats go through Planning and Zoning Commission and the City Council once.

SUPPORT MATERIALS:

- Air Photo
- Final Plat
- Tech Change Sheet

A REPLAT OF
 LOTS 1 AND 2, BLOCK 8

CONGRESSIONAL SECOND RESUBDIVISION

TO THE CITY OF GRAND FORKS, NORTH DAKOTA



NOTES:

BASIS OF BEARINGS: PLAT OF CONGRESSIONAL SECOND RESUBDIVISION.
 ALL DISTANCE ARE MEASUREED ON THE GROUND IN FEET.

FLOODPLAIN: NO LANDS ON THIS PLAT LYE WITHIN THE 100 YEAR
 FLOODPLAIN AS SHOWN ON FIRM PANEL OF COMMUNITY PANEL NO.
 38035C0586E DATED DECEMBER 17, 2010.

THE EXISTING SIDEWALK WITHIN THE 20 FOOT SIDEWALK EASEMENT ON
 LOT A, WILL BE OWNED AND MAINTAINED BY THE OWNERS OF LOT B.

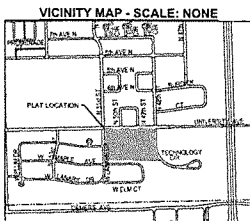
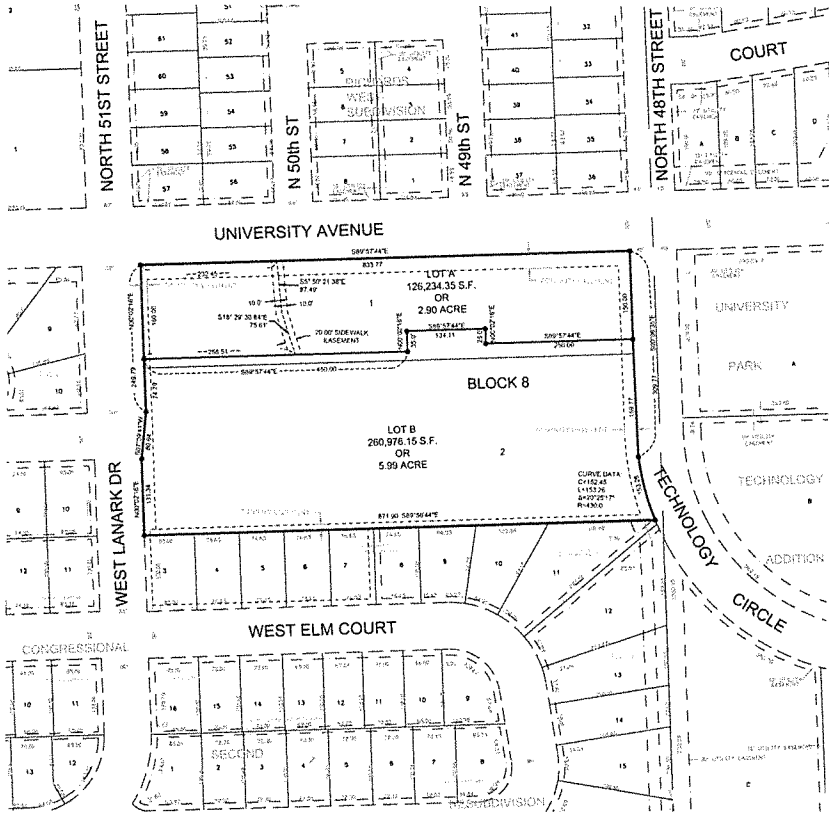
VICINITY MAP - SCALE: NONE



LEGEND

PLAT BOUNDARY	—————
NEW LOT LINE	=====
EXISTING BLOCK LINES	—————
EXISTING LOT LINES	—————
EASEMENT LINE	- - - - -
EXISTING IRON MONUMENT	○
MONUMENT PLACED THIS SURVEY 3/4" Ø X 18" LONG IRON BAR WITH CAP MARKED LS 3085	●
SPOT ELEVATION (NAVD 88)	x850.2

A REPLAT OF LOTS 1 AND 2, BLOCK 8 CONGRESSIONAL SECOND RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



LEGEND

PLAT BOUNDARY	—————
NEW LOT LINE	—————
EXISTING RECORD LINES	—————
EXISTING LOT LINES	—————
EASEMENT LINE	—————
EXISTING MONUMENT	●
MONUMENT PLACED THIS DAY	○
BAR WITH CAP (USED IN 2005)	▬
SPOT ELEVATION (LAVD 81)	81.2

NOTES:

1. BASIS OF BEARINGS: PLAT OF CONGRESSIONAL SECOND RESUBDIVISION
ALL DISTANCES ARE MEASURED ON THE GROUND IN FEET

2. FLOODPLAIN: NO LANDS ON THIS PLAT LIE WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE PANEL OF COMMUNITY PANEL NO. 100-200-0000, JANUARY 12, 2010.

3. THE EXISTING SIDEWALK WITHIN THE 20 FOOT SIDEWALK EASEMENT ON LOT A, WILL BE OWNED AND MAINTAINED BY THE OWNERS OF LOT B

OWNER'S CONSENT AND DEDICATION:

We, the undersigned, being all the owners of the land platted herein, to be known as "A REPLAT OF LOTS 1 AND 2, BLOCK 8 CONGRESSIONAL SECOND RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA", do hereby voluntarily consent to the creation of said plat, containing 372,120.59 square feet or 8.53 acres, more or less. We hereby dedicate the public grounds as shown herein, including all sewers, culverts, bridges, water distribution lines and other improvements on or under such public grounds, whether such improvements are shown or not, to the public use. We consent to any access control to the property designed on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated herein as having "access control." We also hereby dedicate easements, to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines or services under, on or over these certain strips of land designated herein as "Utility Easements." We agree not to vacate any portion of this replat without the consent of the Planning and Zoning Commission and the City of Grand Forks.

PARK DISTRICT OF THE CITY OF GRAND FORKS, NORTH DAKOTA

President: Jay Planzer
 Clerk: Bill Pemasco

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that On this _____ day of _____, 2017, before me, personally appeared Jay Planzer, President, and Bill Pemasco, Clerk, of the Grand Forks Park Board, acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
 State of North Dakota
 My Commission Expires _____

CITY OF GRAND FORKS A NORTH DAKOTA MUNICIPAL CORPORATION

Michael Brown, Mayor of the City of Grand Forks, ND
 Maureen Storaas, Auditor of the City of Grand Forks, ND

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Michael Brown, Mayor of the City of Grand Forks, and Maureen Storaas, Auditor of the City of Grand Forks, a North Dakota Municipal Corporation, to be the persons described in and who executed the foregoing instrument to me known and acknowledged that they executed the same as their free act and deed.

Notary Public, Grand Forks County
 State of North Dakota
 My Commission Expires _____

CERTIFICATE OF SURVEYOR

I, Brandon Bartholomew, Registered Land Surveyor in the State of North Dakota hereby certify that this map is a true and complete survey made by me or under my direct supervision, that all dimensions, angles and bearings are correct as shown, and that all monuments will be set as shown.

B Bartholomew, PLS
 North Dakota LS-3085

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

On this _____ day of _____, 2017, before me, a Notary Public, personally appeared Brandon Bartholomew, and acknowledged the execution and signing of the above certificate by his voluntary act and deed.

Notary Public, Grand Forks County
 State of North Dakota
 My Commission Expires _____

PLANNING AND ZONING COMMISSION APPROVAL

The subdivision of land shown herein has been approved by the Planning and Zoning Commission of the City of Grand Forks on this _____ day of _____, 2017 in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness where of we set the hands and seals of the President and the Secretary of the Planning and Zoning Commission of the City of Grand Forks.

President: Steven Wasock
 Secretary: Jim Galloway

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that On this _____ day of _____, 2017, before me, personally appeared Steven Wasock, President, and Jim Galloway, Secretary, of the Grand Forks Park Board, acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
 State of North Dakota
 My Commission Expires _____

APPROVAL BY CITY COUNCIL

The City of Grand Forks, North Dakota has approved the subdivision of land shown herein, has accepted the dedication of all streets, alleys, easements, and other public ways shown herein lying within the corporate limits of the City of Grand Forks, has accepted and has ordered the vacation of streets, alleys, easements, and public ways of a subdivision previously recorded with the Register of Deeds of Grand Forks County.

Attest: Maureen Storaas, City Auditor

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

On this _____ day of _____, 2017, before me, a Notary Public in and for said County and State, personally appeared Maureen Storaas, Auditor of the City of Grand Forks, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
 State of North Dakota
 My Commission Expires _____

APPROVAL OF THE CITY ENGINEER

On this _____ day of _____, 2017, I, Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached plat and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Do it know that on this _____ day of _____, 2017, before me personally appeared Allen R. Grasser, the City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
 State of North Dakota
 My Commission Expires _____

Final Approval of a Replat of Lots 1 & 2 Block 8 Congressional Second Resubdivision

GENERAL AGREEMENT WITH COMPREHENSIVE PLAN

		<u>STATUS OF REQUEST</u>		
		YES	NO	N/A
A.	Land Use Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	Transportation Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Housing Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Central Business District (CBD) Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Neighborhood Development Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F.	Community Facilities Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	Parks & Open Space Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.	Capital Improvements Program Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments, if any (Specify):

PLANNING STAFF RECOMMENDATIONS AND/OR CONDITIONS:

Denial Approval Approval Subject to the Following (See Comments)

1. Submit Title Opinion.