



# 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**

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**Agenda Item: 3-3 (Public Hearing - Fast Track) Replat of Lots A, B, and C, Block 1, Lockwood Addition.**

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**Prepared by:**

**Submitted by:** Brad Gengler, City Planner

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**Staff Recommended Action:** Recommend tabling indefinitely.

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**Committee Recommended Action:** Motion by Kuhn, second by Matejcek, to approve staff recommendation. Motion carried unanimously.

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**Council Action:**

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**BACKGROUND:** The subject replat is part of an overall train track expansion project for the ND Mill and Elevator. At this time the Planning and Engineering Departments are awaiting a more detailed analysis of the project and will bring the replat back to the Commission at a later date.

## **ANALYSIS AND FINDINGS OF FACT:**

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

## **SUPPORT MATERIALS:**

- Final Plat
- Tech Change Sheet

# A REPLAT OF LOTS A, B, AND C, BLOCK 1, OF THE REPLAT OF LOT 1, BLOCK 1, LOCKWOOD ADDITION TO THE CITY OF GRAND FORKS, GRAND FORKS COUNTY, NORTH DAKOTA

## OWNER'S CONSENT AND DEDICATION

We, the undersigned, being as the owners of the land platted herein, do hereby consent to the replat of Lots A, B, and C, Block 1, of the replat of Lot 1, Block 1, Lockwood Addition to the City of Grand Forks, North Dakota, and hereby voluntarily consent to the dedication of the public grounds, 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 granted to the property delineated on the plat and further agree to provide any and all ingress or egress across easements to join with the back, 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 plat without the consent of the Planning and Zoning Commission and the City of Grand Forks.

Much Glad, Partner  
Glad Investments, LLC  
State of North Dakota } 1ss  
County of Grand Forks }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, a Notary Public in and for the said County and State, personally appeared Much Glad, Partner for Glad Investments, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who is the owner of the above described premises, and acknowledged to me that she executed the same on behalf of said limited liability company.

Notary Public: \_\_\_\_\_  
Attest: Maureen Stornick, City Auditor  
State of North Dakota } 1ss  
County of Grand Forks }

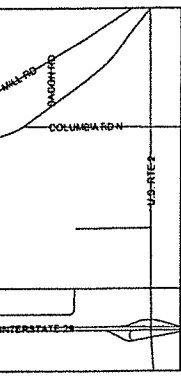
## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, James A. Schemman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that the plat is a true and correct representation of the survey of said premises, and that the same are in accordance with the provisions of the laws of this State in that regard as shown.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
James A. Schemman, Professional Land Surveyor No. 6088  
State of North Dakota } 1ss  
County of Grand Forks }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, a Notary Public in and for the said County and State, personally appeared James A. Schemman, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: \_\_\_\_\_  
State of North Dakota } 1ss  
County of Grand Forks }



VICINITY MAP  
NOT TO SCALE

## 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, North Dakota, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The Commission, in its deliberations, has considered the proposed replat and the location of said replat and zoning Commission, in which it is shown, and the North and South of the President and Secretary of the Planning and Zoning Commission of the City of Grand Forks.

State of North Dakota } 1ss  
County of Grand Forks }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, a Notary Public in and for the said County and State, personally appeared Steven Watwick, President, and Jim Galwey, Secretary of the City of Grand Forks Planning and Zoning Commission, and acknowledged consent and dedication to have been executed at the direction and on behalf of the City of Grand Forks Planning and Zoning Commission.

Notary Public: \_\_\_\_\_  
Attest: Maureen Stornick, City Auditor  
State of North Dakota } 1ss  
County of Grand Forks }

## 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.

State of North Dakota } 1ss  
County of Grand Forks }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, a Notary Public in and for the said County and State, personally appeared \_\_\_\_\_, City Engineer for the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above contents.

Notary Public: \_\_\_\_\_  
Attest: Maureen Stornick, City Auditor  
State of North Dakota } 1ss  
County of Grand Forks }

## APPROVAL OF THE CITY ENGINEER

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, a Notary Public in and for the said County and State, personally appeared \_\_\_\_\_, City Engineer for Grand Forks, North Dakota, and acknowledged the execution and signing of the above contents.

Notary Public: \_\_\_\_\_  
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County of Grand Forks }

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County of Grand Forks }

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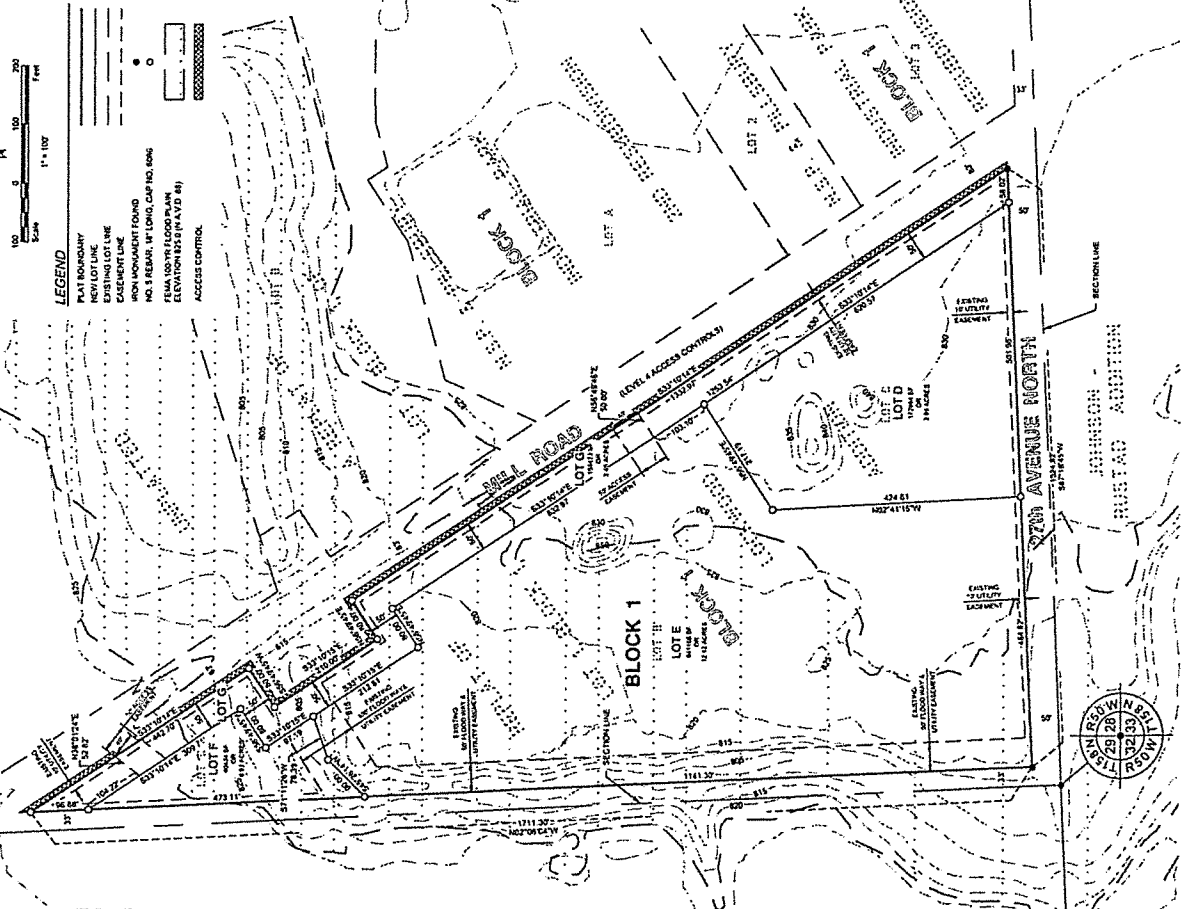
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NOTES:  
TOPOGRAPHY WAS OBTAINED FROM DATA COLLECTED BY NATIONAL WETLANDS INVENTORY IN APRIL, 2017. ELEVATIONS ARE BASED ON NAD 83 DATUM.  
FLOODPLAIN DATA WAS OBTAINED FROM THE CITY OF GRAND FORKS ONLINE FLOODPLAIN NETWORK. THE CITY OF GRAND FORKS FLOOD INSURANCE RATE MAP NUMBER 300300701G, EFFECTIVE DATE DECEMBER 17, 2010, PANEL 57A.  
BASE MAP BEING THE WEST QUARTER OF SECTION 20 AND IS BASED ON THE NAD 83 STATE PLANE COORDINATE SYSTEM, NORTH DAKOTA NORTH ZONE (1994 ADJUSTMENT).  
ALL AREAS AT OR BELOW ELEVATION 824.1 SHALL BE CONSIDERED A WATER PONDING EASEMENT.



Lockwood Addition

Item No. 3-3

Meeting Date: 09/06/2017

Review Date: 08/28/2017

Final Approval of a Replat of Lots A, B&C Block 1 of the Replat of Lot 1, Block 1 Lockwood Addition

GENERAL AGREEMENT WITH COMPREHENSIVE PLAN

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