



City of Grand Forks
Staff Report

Planning & Zoning Commission – June 5, 2019
City Council – June 17, 2019

Agenda Item: 4-1 (Preliminary) Preliminary approval of the plat of Gornowicz Second Resubdivision

Prepared by: Ryan Brooks, Deputy City Planner

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend preliminary approval of the request from Pribula Engineering. on behalf of Greg Opp Family Limited Partnership and Highway 2 West Land Holdings, for preliminary approval of the plat of Gornowicz Second Resubdivision to the City of Grand Forks, ND, located at 4324 and 4386 16th Avenue North, subject to the conditions shown on or attached to the review copy. Recommend the City Council give preliminary approval to the request on June 17, 2019, subject to the conditions shown on or attached to the review copy, and set a public hearing for July 15, 2019.

June 5, 2019 – Committee Recommended Action:

June 17, 2019 – Council Action:

July 10, 2019 – Committee Recommended Action:

July 15, 2019 – Council Action:

BACKGROUND:

The owner of the property is requesting to subdivide the lots to sell them as smaller lots for industrial garages. The center portion of the lots will be used for a private shared access and utilities. The storm pond for this area is located to the north of the property. The use fits the zoning and land use plan for the area.

Staff recommends approval.

ANALYSIS AND FINDINGS OF FACT:

- Regular tract plats require preliminary and final approvals by the Planning and Zoning Commission and the City Council.

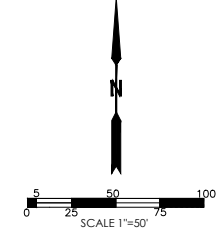
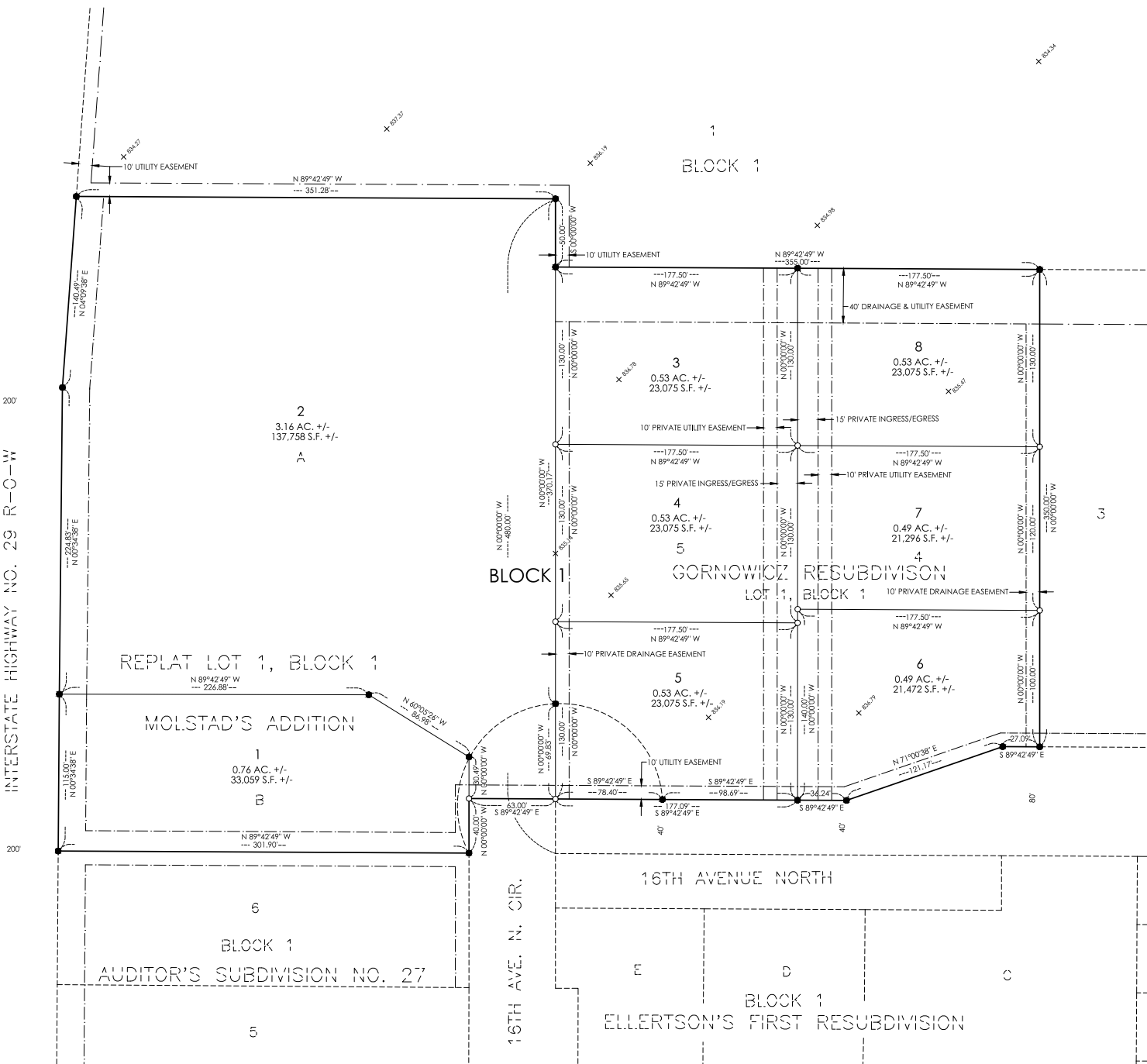
SUPPORT MATERIALS:

- Requested plat
- Technical change sheet

**UPDATED
PRELIMINARY**
(5-30-19)

GORNOWICZ SECOND RESUBDIVISION

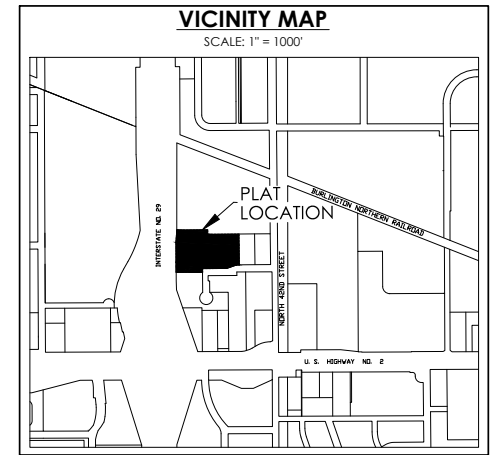
BEING A REPLAT OF LOT 4 AND LOT 5, GORNOWICZ RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA
AND
A REPLAT OF LOT A AND LOT B, BLOCK 1, REPLAT OF LOT 1, BLOCK 1, MOLSTAD'S SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



LEGEND

MONUMENT FOUND	●
SET MONUMENT	○
EXTERIOR BOUNDARY LINE	—
INTERIOR BOUNDARY LINE	- - -
EXISTING PARCEL LINE	· · ·
SECTION LINE	— · — · — ·
EASEMENT LINE	- · - · - ·
CONTROLLED ACCESS LINE	— · — · — ·

SPOT ELEVATIONS (NAVD 88) x 88.88



SURVEYOR'S CERTIFICATE

I, Nicholas P. Pribula, Registered Land Surveyor in the State of North Dakota, do hereby certify this map is a true and complete survey made by me or under my direct supervision and all dimensions, angles, and bearings are correct as shown.

Nicholas P. Pribula, Registered Land Surveyor
North Dakota Registration, Number 8587

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

On this _____ day of _____, 2019, before me a Notary Public in and for said County and State, personally appeared Nicholas P. Pribula, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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

OWNERS CONSENT AND DEDICATION

We, the undersigned, certify that we are the owners of the land platted herein as "GORNOWICZ SECOND RESUBDIVISION", being a Replat of Lot 4 and Lot 5, Block 1, Gornowicz Resubdivision and Lot A and Lot B, Replat of Lot 1, Block 1, Molstad's Addition to the City of Grand Forks, North Dakota together with that part of 16th Avenue North Circle and that part of 16th Avenue North which has been previously vacated.

We do voluntarily consent to the execution of said plat and dedicate the streets, alleys, open spaces, slope easements, fire lane easements, utility easements, drainage easements, bikeways, bridges and public grounds as shown thereon, including sewers culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such streets, alleys, parks and public grounds, whether such improvements are shown or not, to public use forever. We agree not to vacate any portion of this plat without consent of the Planning and Zoning Commission and the City of Grand Forks.

OWNER (LOT A AND LOT B, BLOCK 1, REPLAT OF LOT 1, MOLSTAD'S ADDITION): Greg Opp Family Limited Partnership

Greg Opp, Partner, Greg Opp Family Limited Partnership

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

This instrument was acknowledged before me on this _____ day of _____, 2019, by Greg Opp, Partner, Greg Opp Family Limited Partnership.

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

OWNER (LOT 5, BLOCK 1, GORNOWICZ RESUBDIVISION): Highway 2 West Land Holdings, LLP

Rachel Gornowicz, President, Highway 2 West Land Holdings, LLP

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

This instrument was acknowledged before me on this _____ day of _____, 2019, by Rachel Gornowicz, President, Highway 2 West Land Holdings, LLP.

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

PLANNING AND ZONING COMMISSION APPROVAL

The subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks on the _____ day of _____, 2019, 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 thereof are 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 Wasvick

Secretary: Meggen Sande

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2019, before me personally appeared Steven Wasvick, President and Meggen Sande, 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, Grand Forks County
State of North Dakota
My Commission Expires: _____

CITY COUNCIL APPROVAL

The City of Grand Forks, North Dakota has approved this subdivision of land shown hereon on this _____ day of _____, 2019; has accepted the dedication of all streets, alleys, and other public ways shown hereon has accepted the dedication of all parks and other public areas shown hereon. Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. _____ passed on this _____ day of _____, 2019.

attest: Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2019, before me personally appeared Maureen Storstad, City 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: _____

CITY ENGINEER APPROVAL

On this _____ day of _____, 2019, I, Allen R. Grasser, City Engineer for the City of 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)
COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2019, before me personally appeared Allen R. Grasser, City Engineer 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 Gornowicz Second Resub

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.	Parks & Open Space Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H.	Capital Improvements Program Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
2. Make corrections to the plat title as shown, in the title block and the owner's consent and dedication.
3. Include missing dimensions along the west line of Lot 7 and the east line of Lot 1.
4. Use the short version of the City Council approval as a street & highway ordinance is not necessary, no new ROW are being created by this plat.
5. Add an ingress-egress easement along the south line of Lot 2, for the benefit of the existing driveway to Lot 1.