



City of Grand Forks
Staff Report

Planning & Zoning Commission – August 7, 2019
City Council – August 19, 2019

APPROVED & ACCEPTED
by City Council

08/19/19

Maureen Storstad
Maureen Storstad
City Auditor

Agenda Item: 3-4 (Public Hearing – Fast Track) Replat of Lot 1, Block 1, Airport 5th Resubdivision.

Prepared by: Stephanie Halford, Senior Planner

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Final approval of the request from Neset Land Surveys on behalf of Service Oil Inc, for final approval of the replat of Lot 1, Block 1, Airport 5th Resubdivision to the City of Grand Forks, ND, located at 1212 N 47th Street, subject to the conditions shown on or attached to the review copy. Recommend the City Council give final approval to the request on August 19, 2019 subject to the conditions shown on or attached to the review copy.

August 7, 2019 – Committee Recommended Action: Motion by Reichert, second by Budke for approval of staff recommendation. Motion carried unanimously.

August 19, 2019 – Council Action: Approved unanimously on consent agenda.

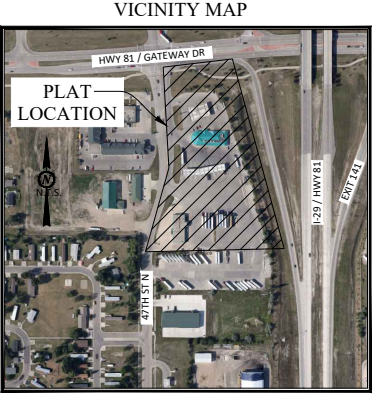
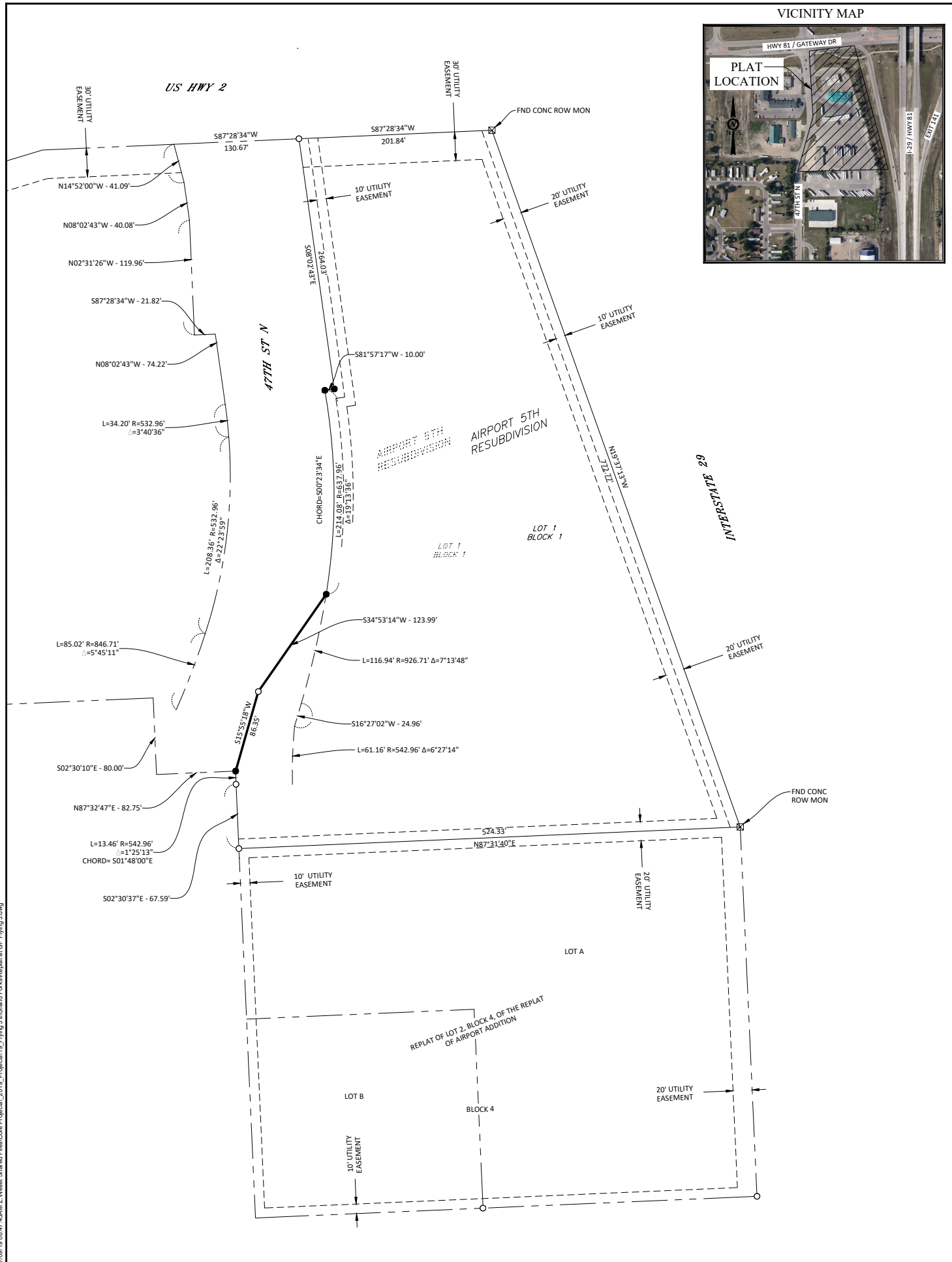
BACKGROUND: This property (Stamart Travel Center) is located at the southeast corner of Gateway Dr. and North 47th Street. The purpose of the replat is to change a number of recorded property lines in order to show the correct data and distances on the plat. The replat will also provide for an additional 10-foot utility easement along North 47th Street. Staff recommends final approval of the proposed replat.

ANALYSIS AND FINDINGS OF FACT:

- Fast track replats require final approvals by the Planning and Zoning Commission and the City Council.

SUPPORT MATERIALS:

- Final plat
- Technical change sheet



AIRPORT 6TH RESUBDIVISION, A REPLAT OF LOT 1, BLOCK 1, AIRPORT 5TH RESUBDIVISION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT SERVICE OIL INC. A NORTH DAKOTA CORPORATION IS THE OWNER OF THE LAND PLATTED HEREIN AS: AIRPORT 6TH RESUBDIVISION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA.

WE DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE ALL UTILITY EASEMENTS 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.

BY: _____
STEVEN DIRK LENTHE, PRESIDENT

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN LENTHE, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF 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.

COLE A. NESET,
REGISTERED LAND SURVEYOR
ND REG. NO. 7513

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY
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: JIM GALLOWAY _____

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED STEVEN WASVICK, PRESIDENT AND JIM GALLOWAY, SECRETARY OF THE 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 THE SUBDIVISION OF LAND SHOWN HEREON ON THIS _____ DAY OF _____, 2019; AND HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND OTHER PUBLIC WAYS SHOWN HEREON WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND FORKS, AND HAS ACCEPTED THE DEDICATION OF ALL PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

attest: MAUREEN STORSTAD, CITY AUDITOR _____

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)SS

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'S 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)SS

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.

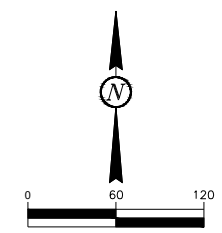
NOTARY PUBLIC, GRAND FORKS COUNTY
STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES: _____

NOTES

1. BASIS OF BEARING: NORTH DAKOTA STATE PLANE NORTH

LEGEND

- MONUMENT SET
- MONUMENT FOUND
- - - - - EX. EASEMENT
- - - - - EX. PROPERTY LINE
- - - - - EX. PROPERTY LINE TO BE ABANDONED
- NEW ROW/PROPERTY LINE
- PROPERTY BOUNDARY LINE



Approval of Replat of Lot 1, Block 1, Airport 5th 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 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. Revise Plat Title as Shown
3. Show a Plat Boundary Line on the Drawing and in the Legend
4. Identify all Properties Surrounding the Plat
5. Label 12th Avenue North
6. Include Square Footage and Acreage for Lot A.
7. Add Curve Data for all Curved Line Segments
8. Add a 10 Foot Wide Utility Easement Along and Parallel to N. 48th Street Right of Way