



City of Grand Forks
Staff Report
Planning & Zoning Commission – March 4, 2020
City Council – March 16, 2020

Agenda Item: 4-2 Annexation of Highland Point Sixth Addition located on S Washington Street, between 36th and 40th Avenues South

Prepared by: Ryan Brooks, Deputy City Planner

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend approval of the request from CPS Ltd, on behalf of Crary Properties LLC, for approval of an ordinance to annex Highland Point Sixth Addition to the City of Grand Forks, ND, located on S Washington Street, between 36th and 40th Avenues South. Recommend the City Council approve the attached ordinance on March 16, 2020 and set a public hearing as prescribed by law.

March 4, 2020 – Committee Recommended Action: Motion by Sande, second by Kuhn to approve staff recommendation. Motion carried unanimously.

March 16, 2020 – Council Action:

TBD – Council Action: (Public Hearing)

BACKGROUND: This property is located between 36th Avenue and 40th Avenue South on the west side of South Washington Street. This property must be annexed into the city. The property is surrounded by city limits on all sides. The total annexed area is just over 8 acres.

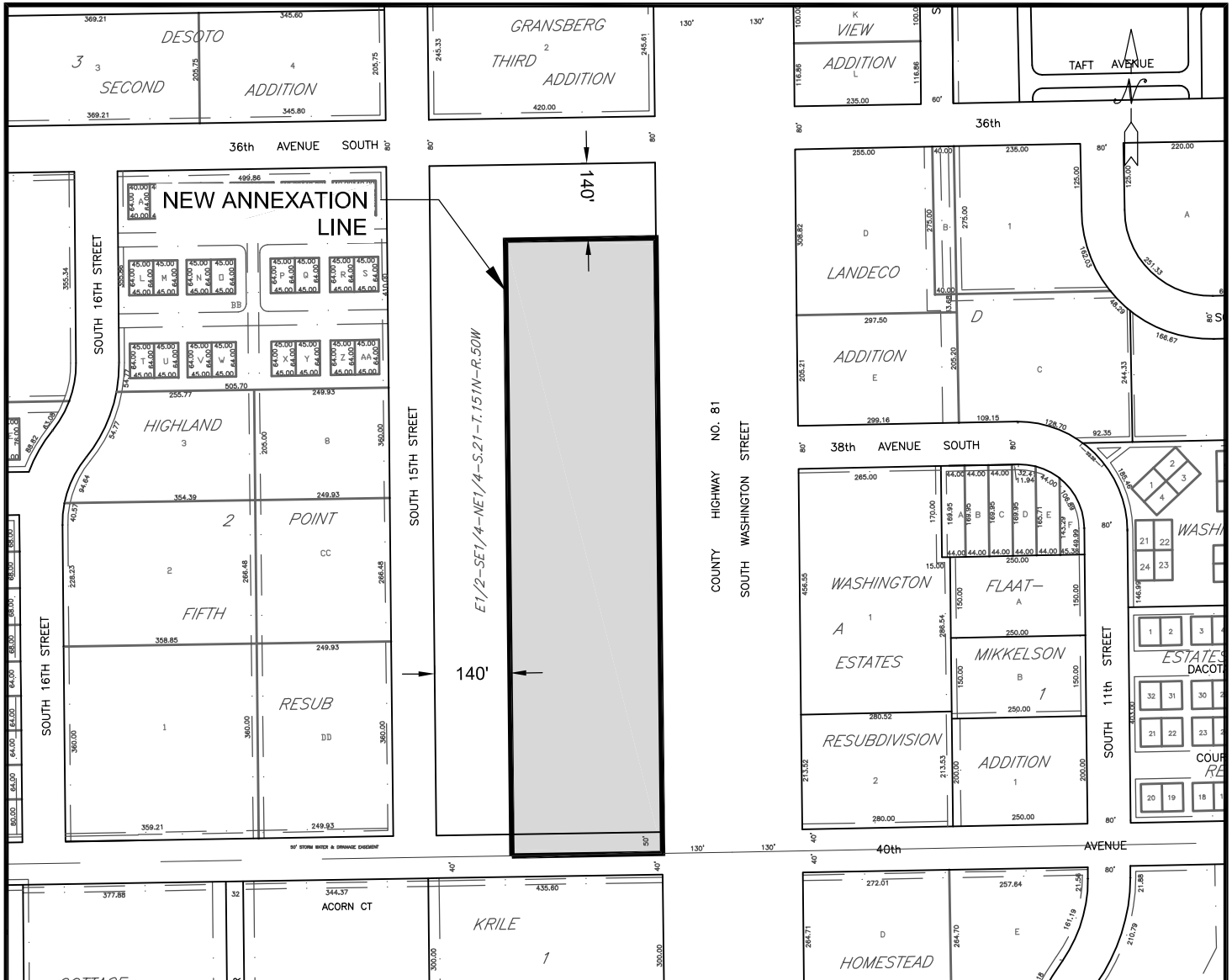
Staff recommends approval.

ANALYSIS AND FINDINGS OF FACT:

- Planning and Zoning Commission makes a recommendation for annexation to the City Council.

SUPPORT MATERIALS:

- Annexation Map
- Annexation Point System
- Annexation Ordinance



**ANNEXATION AREA
LAND DESCRIPTION-**

ALL THOSE PARTS OF THE EAST SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 151 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GRAND FORKS COUNTY, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED TO THE CITY OF GRAND FORKS, NORTH DAKOTA.

SAID ANNEXATION CONTAINS 358,750 SQUARE FEET OR 8.23 ACRES MORE OR LESS.



**CITY OF
GRAND FORKS
ENGINEERING
DEPARTMENT**

ANNEXATION
E $\frac{1}{2}$ - SE $\frac{1}{4}$ - NE $\frac{1}{4}$, S. 21, T. 151 N., R. 50 W., 5TH PM
GRAND FORKS COUNTY, N.D.

DATE
2/19/2020

REVIEWED BY
B. BARTHOLOMEW

SCALE
1"=300'

DRAWN BY
R. WAMRE

Annexation Point Rating System Highland Point Sixth Addition

Criteria		Comm. Dev.	Res. Dev.		Measurement Method
I. Municipal Water Availability	Within: 1/2 mile	2	2	2	Water main is adjacent.
	1/2 mile to 1 mile	1	1		
	Further than 1 mile	0	0		
II. Sanitary Sewer Availability	Within: 1/2 mile	2	2	2	Distance to be measured in actual pipe to be installed from lift station of trunk line of sufficient capacity as determined by the City Eng. Dept.
	1/2 mile to 1 mile	1	1		
	Further than 1 mile	0	0		
III. Transportation Accessibility	Within: 1/2 mile	1	1	1	Distance from existing arterial or collector street to be measured in actual vehicle miles
	Further than 1/2 mile	0	0		
IV. Municipal Fire Station	Within 3 miles	1	1	1	Distance to be measured in actual vehicle miles from existing fire stations
	Further than 3 miles	0	0		
V. Improved Public Park	Within Service Area	NA	1		As determined by using Map 2.16 of the 2040 Land Use Plan, not applicable for commercial development
	Outside Service Area	NA	0		
VI. Soils	Poor Farmland	2	1	0	As determined by using Map 2.17 of the 2040 Land Use Plan
	Prime Farmland	0	0		
VII. Location	Tier 1	6	6	6	As determined by using Map 3.1 of the 2040 Land Use Plan and calculating the tier with the most existing urban development
	Tier 2	3	3		
	Tier 3	0	0		
VIII. Contiguity	80%-100%	6	6	6	Points determined by the percent of the boundary of the proposed annexation area that is contiguous to the existing corporate limits.
	60%-79%	5	5		
	40%-59%	4	4		
	20%-39%	3	3		
	1%-19%	2	2		
	0%	0	0		
IX. Flood Protection	Within City System	3	3	3	As determined by the map approved and used to determine Flood Protection Special Assessments by the Special Assessment Comm.
	Outside City System	0	0		
TOTAL POINTS		23	23	21	12 points is the minimum point total required to justify annexation.

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX ALL THOSE PARTS OF THE EAST SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 151 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GRAND FORKS COUNTY, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED TO THE CITY OF GRAND FORKS, NORTH DAKOTA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA THAT:

Section 1

The following territory is hereby annexed to the City of Grand Forks, North Dakota, together with the full width of all platted streets and public rights-of-way contiguous thereto:

ANNEX ALL THOSE PARTS OF THE EAST SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 151 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GRAND FORKS COUNTY, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED TO THE CITY OF GRAND FORKS, NORTH DAKOTA

SAID ANNEXATION CONTAINS 358,750 SQUARE FEET OR 8.23 ACRES, MORE OR LESS AND IS SHOWN ON THE ATTACHED MAP, WHICH IS BY REFERENCE MADE A PART HEREOF.

Section 2.

This ordinance shall be in full force and effect after its passage and approval as provided by law.

Michael R. Brown, Mayor

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second reading and final passage:

Approved:

Published: Not required by law.