



City of Grand Forks  
 Staff Report  
 Planning & Zoning Commission – June 4, 2025  
 City Council – June 16, 2025

Item 3-1 (Final) – Plat Request	
<b>Title:</b> Plat of 47th Avenue South Addition, with Street & Highway ordinance dedication	
<b>Location:</b> 3000- 3400 Block of 47 <sup>th</sup> Ave S	
<b>Current Legal Description:</b> Being a part of the south half of the southeast quarter of section 20 and part of the north half of the northeast quarter of section 29, township 151 north, range 50 west of the fifth principal meridian	
<b>Proposed Legal Description:</b> 47 <sup>th</sup> Avenue South Addition	
<b>Applicant:</b> Kelby Laxdal, Huston Engineering	<b>Owner:</b> City of Grand Forks
<b>Prepared By:</b> Haylie Grasser, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> Plat and annex the current parcel in order to develop right of way for interchange	

Staff Recommendation
<b>Recommending final approval of the Plat of 47th Avenue South Addition, with Street &amp; Highway ordinance, located at 3000 Block of 47<sup>th</sup> Ave S, subject to conditions shown on attached review copy. Recommend City Council set and hold a public hearing June 16, 2025.</b>

Application Status
<b>May 7, 2025 – Planning and Zoning Commission Recommended Action:</b> Motion by Matson, second by Sande for approval of applicant request. Motion carried unanimously.
<b>May 19, 2025 – City Council Action:</b>
<b>June 4, 2025 (Public Hearing)- Planning and Zoning Commission Recommended Action:</b>
<b>June 16, 2025 (Public Hearing) – City Council Action:</b>

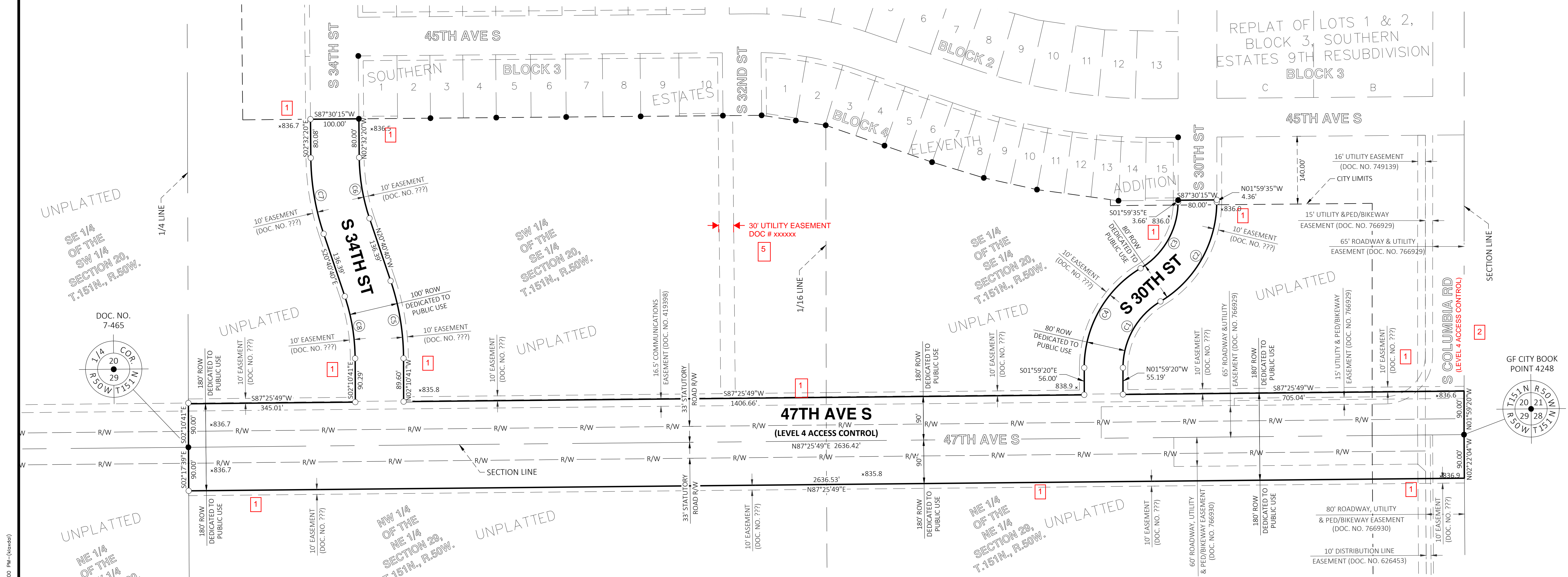
Existing	Proposed
<b>Land Use:</b> Vacant; undeveloped	<b>Land Use:</b> No Change
<b>Zoning:</b> JR's PUD, AG	<b>Zoning:</b> No Change
<b>Uses Permitted:</b> All uses permitted in PUD	<b>Uses Permitted:</b> No Change

Context

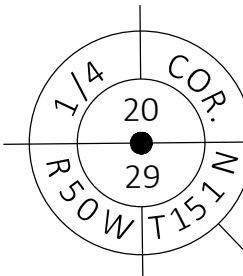


# 47TH AVENUE SOUTH ADDITION

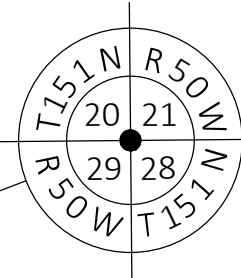
TO THE CITY OF GRAND FORKS,  
GRAND FORKS COUNTY, NORTH DAKOTA  
BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20 AND  
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 151 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN



DOC. NO. 7-465



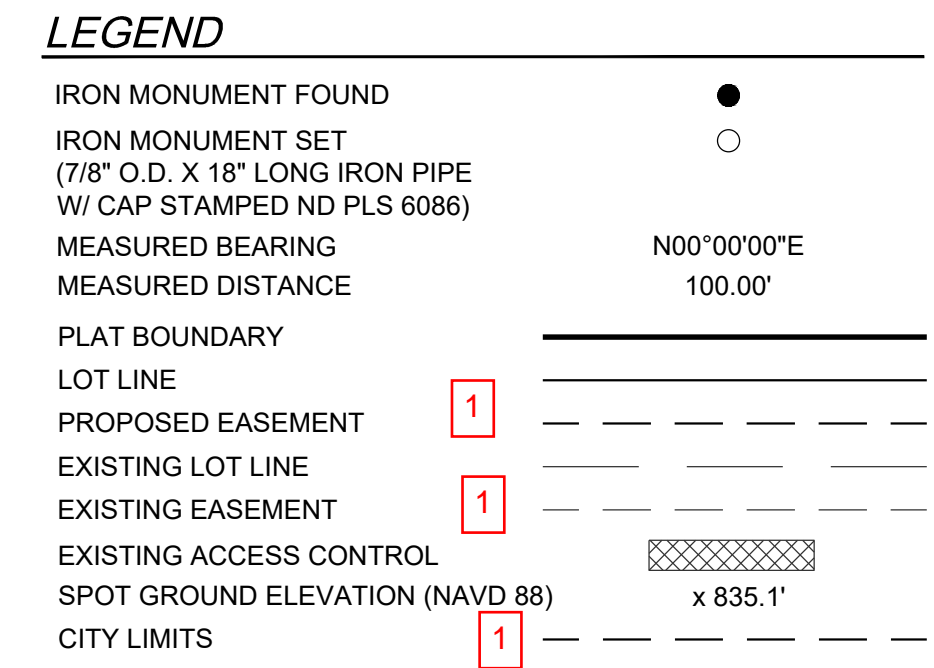
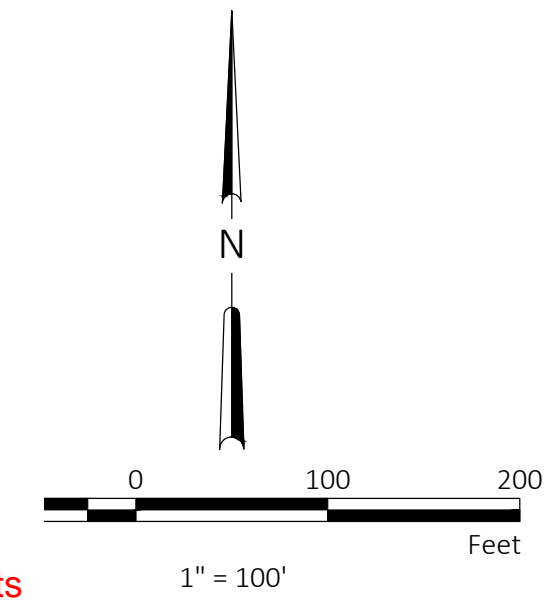
GF CITY BOOK POINT 4248



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	164.75	160.00	58°59'42"	S27°30'31"W	157.56
C2	247.14	240.00	58°59'57"	S27°30'23"W	236.36
C3	164.76	160.00	58°59'57"	N27°30'23"E	157.57
C4	247.12	240.00	58°59'42"	N27°30'31"E	236.34
C5	163.05	505.00	18°29'58"	S11°25'41"E	162.35
C6	128.21	405.00	18°08'19"	S11°36'30"E	127.68
C7	159.87	505.00	18°08'19"	N11°36'30"W	159.21
C8	130.77	405.00	18°29'58"	N11°25'41"W	130.20

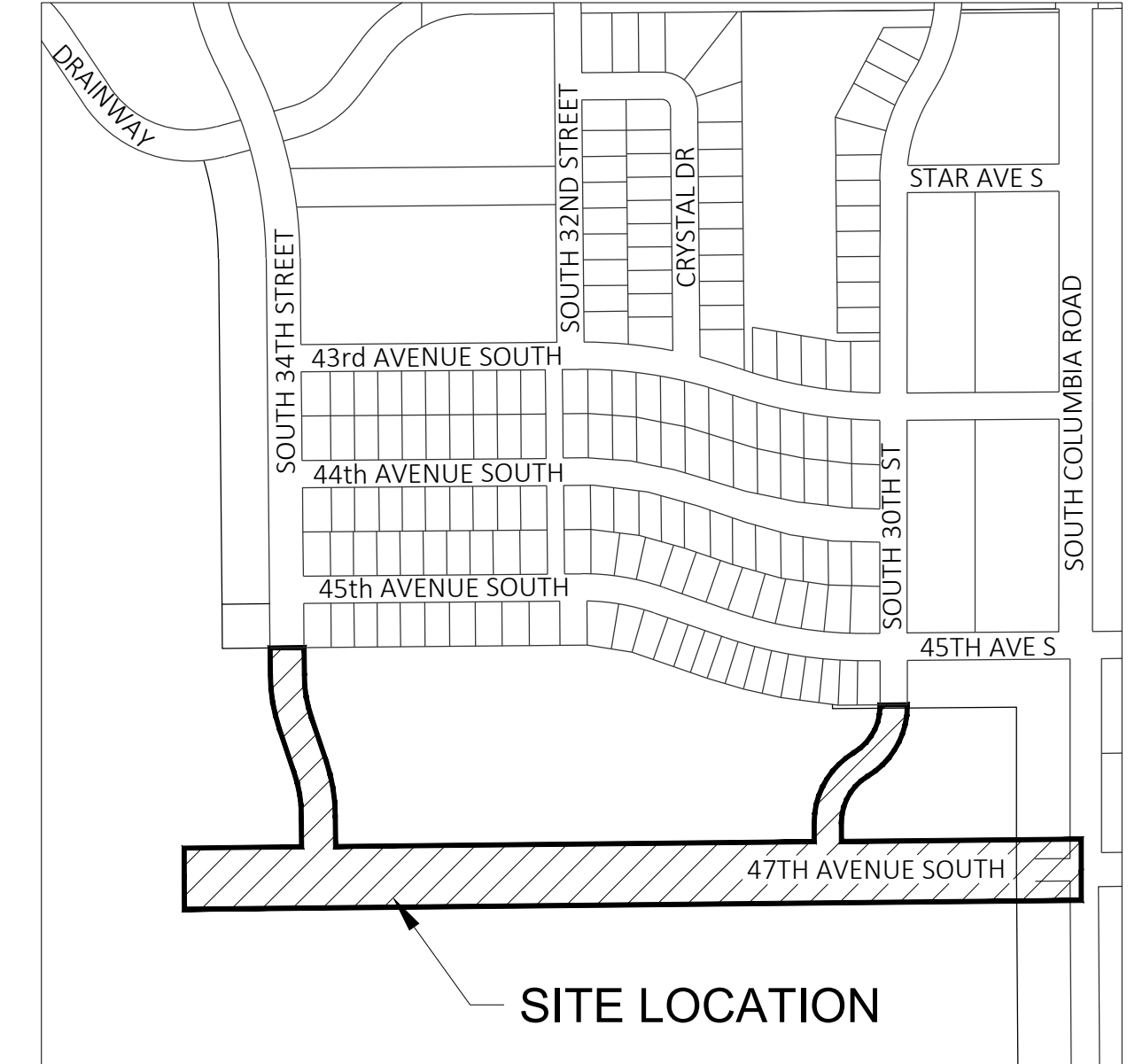
Tech Notes 4-25-2025

- 1) Use different line style for Existing Easements, Proposed Easements and City Limits. Difficult to distinguish with shading only. (Show recorded easements as existing easements not dedicated by the plat)
- 2) Add Access Control level to Columbia Road.
- 3) Add ownership area to Owners Signature lines
- 4) Revise City Council Approval Certification to include text for amending Master Street and Highway Plan.
- 5) Add Easement information for Utility Easement



**NOTES:**

1. ALL BEARINGS SHOWN ARE BASED ON NAD83 NORTH DAKOTA STATE PLANE COORDINATE SYSTEM.



**VICINITY MAP**  
NOT TO SCALE



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE STREET AND HIGHWAY PLAN OF THE CITY OF GRAND FORKS, NORTH DAKOTA, TO INCLUDE THE PUBLIC RIGHTS-OF-WAY SHOWN AS DEDICATED ON THE **PLAT OF 47<sup>TH</sup> AVENUE SOUTH ADDITION** TO THE CITY OF GRAND FORKS, NORTH DAKOTA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA, PURSUANT TO ITS HOME RULE CHARTER THAT:

Section 1. Amending Clause

The Street and Highway Plan of the City of Grand Forks, as established by Section 18-0802, Subsection 2 of the Grand Forks City Code of 1987, as amended, is hereby amended to include the public rights-of-way, shown as dedicated on the **PLAT OF 47<sup>TH</sup> AVENUE SOUTH ADDITION** to the city of Grand Forks, North Dakota.

Section 2. Effectivity

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

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Brandon Bochenski, Mayor

ATTEST:

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Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second reading and final passage:

Approved:

Published: Not required by law.