



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – July 9, 2025
 City Council – July 21, 2025

APPROVED & ACCEPTED
by City Council
 07/21/2025
Maureen Storstad
 Maureen Storstad
 City Auditor

Item 3-5 (Final) – Replat Request	
Title: Replat of Lot A and Lots 1 and 2, Block 1, of Homestead Grove Fourth Addition	
Location: 1051 10th Avenue South, 4401 South 11th Street & 1060 47th Avenue South.	
Current Legal Description: Lots 1 & 2, Block 1, Homestead Grove Fourth Addition and Lot A, Block 1, of the Replat of Lot 3, Block 1, Homestead Grove Fourth Addition.	
Proposed Legal Description: Replat of Lot A, Block 1, of the Replat of Lot 3, Block 1, Homestead Grove Fourth Addition and Lots 1 and 2, Block 1, Homestead Grove Fourth Addition	
Applicant: Mike Korman, CPS	Owner: Grand Forks Park District
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Reconfigure existing and create new lots for the stormwater ponds along S 11 th St.	

Staff Recommendation
Recommending final approval of the Replat of Lot A, Block 1, of the Replat of Lot 3, Block 1, and Lots 1 and 2, Block 1, Homestead Grove Fourth Addition, located at 1060 47th Avenue South & 4401 South 11th Street, subject to conditions shown on attached review copy.

Application Status
July 9, 2025 (Public Hearing)- Planning and Zoning Commission Recommended Action: <i>Motion by Reichert, second by Arel to approve applicant request. Motion passed unanimously.</i>
July 21, 2025 – City Council Action: Motion by Berg, second by Weigel to approve request on consent agenda. Motion passed unanimously.

Existing	Proposed
Land Use: Parks and rec complex	Land Use: No Change
Zoning: Homestead Grove PUD – Park uses	Zoning: No Change
Uses Permitted: Park and recreation facility	Uses Permitted: No Change

Context
Adjacent Zoning Districts: Homestead Grove PUD – B-3 uses (west) & fire station uses (south), Sunbeam PUD – townhome, R-2, single family uses (east), Washington Estates PUD – townhome uses (north), Meadow Ridge PUD – B-3 uses (south)
Adjacent Streets: S 11 th St, 47 th Ave S, 40 th Ave S
Adjacent Bike/Ped Facilities: Off road shared use path running through complex and along S 11 th St and 47 th Ave S
Adjacent CAT Routes: Route 10

Consistency with 2050 Land Use Plan

- Current use aligns with Land Use Plan, no changes to the use are proposed.

Background and Discussion

- This request is a replat that would reconfigure three existing lots and add four new lots. The purpose of the request is to create lots for the stormwater retention ponds along S 11th St. This will allow the city to take over the maintenance of the ponds.
- This joint venture was proposed as City maintains regional ponds throughout the city and has the equipment and experience necessary to maintain the pond, whereas the Park District was only maintaining this pond at higher expenses.
- A meeting to discuss exact maintenance expectations that will be drafted into a memorandum of understanding between both parties includes addressing mowing, capital repairs, and annual cleanouts of the ponds.
- The drainage easement that was platted on Lots 1 & 2 for the ponds will be vacated as a separate, following item.
- Staff is recommending approval.

Notices

Grand Forks Herald Public Hearing Notice Published: June 25, 2025

Comments Received: None at time of posting.

Findings of Fact

- Minor replats require one approval from Planning & Zoning Commission and City Council.
- Plat meets subdivision regulations.

Attachments

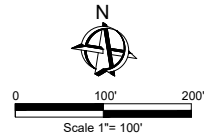
- Proposed replat with Tech Changes noted.

REPLAT OF LOT A, BLOCK 1, OF THE REPLAT OF LOT 3, BLOCK 1, HOMESTEAD GROVE FOURTH ADDITION AND LOTS 1 AND 2, BLOCK 1, HOMESTEAD GROVE FOURTH ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

Preliminary
06/24/2025 3:03:34 PM

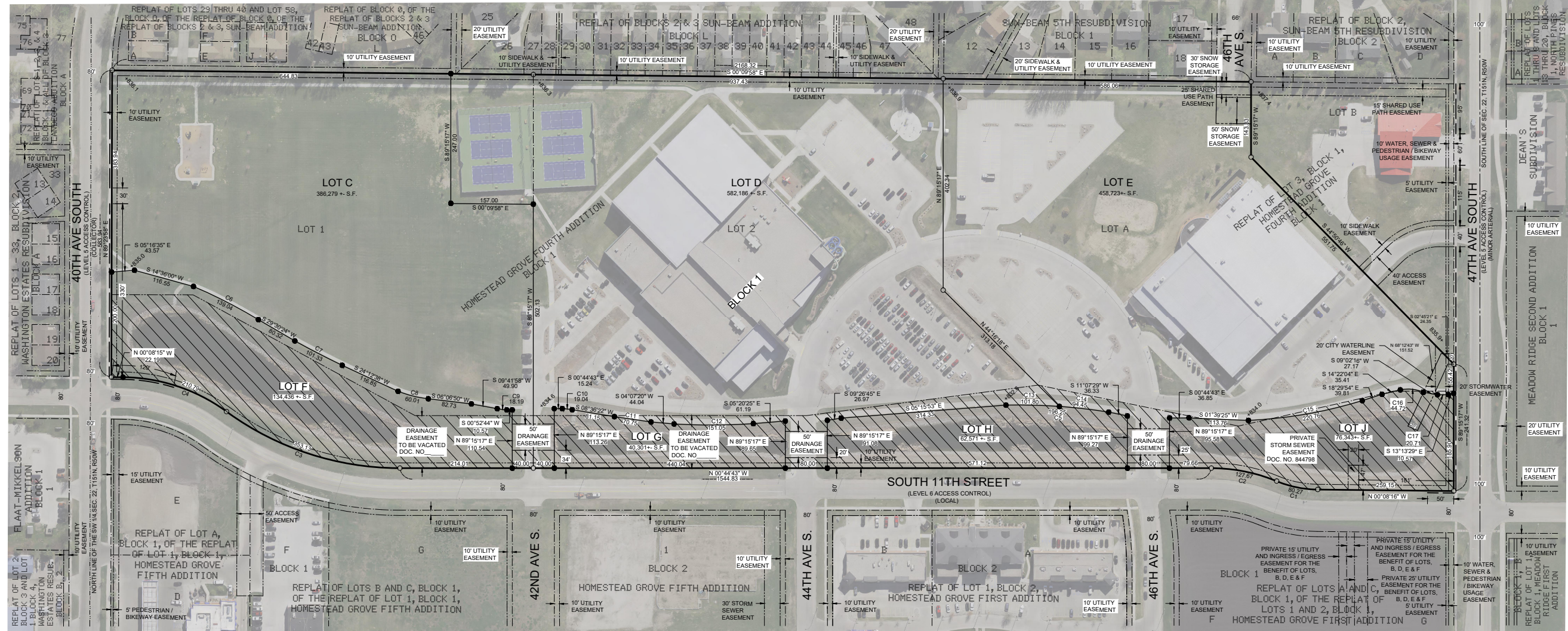
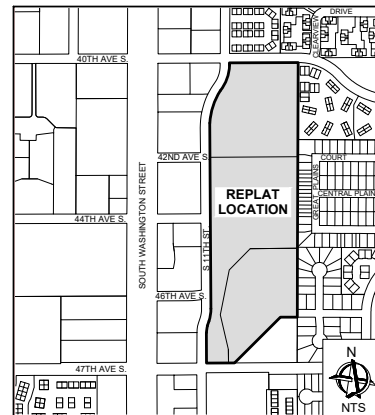
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°54'02"	210.00	80.97	N 10°36'45" E	79.78
C2	22°30'27"	325.00	127.67	S 10°30'31" W	128.85
C3	36°07'47"	560.00	353.13	N 17°19'07" E	347.30
C4	35°31'17"	340.00	210.79	N 17°37'25" E	207.43
C5	10°04'32"	1116.00	196.25	N 03°06'47" E	196.00
C6	8°03'02"	989.50	139.04	N 02°21'31" E	138.92
C7	9°19'58"	1742.00	101.33	S 20°30'03" W	101.32
C8	16°04'06"	214.00	60.01	N 13°12'18" E	59.82
C9	6°42'28"	155.00	18.19	S 02°34'22" W	18.18
C10	8°00'20"	136.30	19.04	N 00°18'22" E	19.03
C11	9°29'29"	1161.00	70.75	N 00°34'44" E	70.74
C12	17°29'06"	1184.00	151.05	N 00°59'26" W	150.94
C13	5°13'35"	1116.00	101.80	N 00°41'18" E	101.76
C14	4°50'57"	1116.00	84.45	N 05°43'34" E	84.42
C15	14°19'22"	883.00	120.76	N 00°45'56" W	120.19
C16	34°23'40"	74.50	44.72	N 05°08'31" E	44.05
C17	11°11'32"	106.00	20.71	S 01°31'59" E	20.67

- Tech Notes 6/24/2025**
- 1) Provide Title Commitment for all parcels and verify owners name on Owners Consent and Dedication.
 - 2) Provide Deed to City of Grand Forks for Lots F, G, H and J.
 - 3) Execute Memorandum of Understanding with City of Grand Forks regarding Maintenance of ponds in Lots F, G, H and J.



NOTES:
ALL BEARINGS ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NORTH ZONE OF 1983 (NAD83) AND MATCH THE EAST LINE OF AUDITOR'S SUBDIVISION NO.46. ALL DISTANCES ARE GROUND.

- LEGEND**
- PLAT BOUNDARY LINE
 - PROPERTY LINE
 - EXISTING LOT LINE
 - EXISTING EASEMENT LINE
 - EASEMENT BY PLAT LINE
 - SECTION LINE
 - QUARTER LINE
 - SIXTEENTH LINE
 - MONUMENT FOUND
 - MONUMENT SET
 - ACCESS CONTROL LINE
 - SPOT GROUND ELEVATION (NAVD '88) +835.1
 - DRAINAGE EASEMENT TO BE VACATED



OWNERS CONSENT & DEDICATION:

We the undersigned, being all the owners and lien holders of the land replatted herein as "Replat of Lot A, Block 1, of the Replat of Lot 3, Block 1, Homestead Grove Fourth Addition and Lots 1 and 2, Block 1, Homestead Grove Fourth Addition" to the City of Grand Forks, do hereby voluntarily consent to the execution of said replat and do dedicate the streets, alleys, park, open spaces, fire lane easements, bikeways and pedestrian walk-ways, drainage ditches and public grounds, as shown thereon, including all sewers, culverts, bridges, water distribution lines, and public grounds, whether such improvements are shown or not to the public use forever. 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. We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, sidewalk, drainage or other public utility lines or services under, on or over these certain strips of land designated herein as "Drainage & Utility Easements", "Sidewalk and Utility Easements", "Bikeway and Pedestrian Easements", "Shared Use Path Easements", "Snow Storage Easements", "Waterline Easements", and "Utility Easements". We consent to any access control to the property designated on said replat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". Containing 39.96 acres more or less.

Park District of Grand Forks

Tim Skareperud, President
George Hellyer, Clerk / Executive Director

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

On this _____ day of _____, 2025, before me, a Notary Public in and for said County and State, personally appeared Tim Skareperud, President and George Hellyer, Clerk / Executive Director, of the Park District of the City of Grand Forks, a municipal corporation, to be the person described in and who executed the foregoing instrument to me known and acknowledged that they executed the same as their free act and deed.

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

CITY ENGINEER APPROVAL:

On this _____ day of _____, 2025, I, Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached subdivision 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 on this _____ day of _____, 2025, before me personally appeared Allen R. Grasser, City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks 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 _____, 2025, 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 whereof 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: Steve Wasvick
Secretary: Meggen Sande

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

Be it known on this _____ day of _____, 2025, before me personally appeared Steve Wasvick, President and Meggen Sande, 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 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 _____, 2025.

Attest:
Maureen Stordast, City Auditor

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

Be it known on this _____ day of _____, 2025, before me personally appeared Maureen Stordast, 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: _____

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on _____, 2025, and that all dimensions, angles and bearings are correct as shown, and that all monuments will be set as shown.

Patrick M. Krug, North Dakota Registered Professional Land Surveyor No. 3289

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

On this _____ day of _____, 2025, before me a Notary Public, personally appeared Patrick M. Krug, and acknowledged the execution and signing of the above certificate of Registered Professional Surveyor to be his voluntary act and deed.

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