



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

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

Item 3-7 (Final) - Minor Replat Request	
Title: Replat of Lots A-Y & Lot 23, Block 2, Southern Estates First Addition	
Location: located at 4034-4208 Haven Court	
Current Legal Description: Lots A - Y, BLOCK 2, OF, THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, AND LOT 23, BLOCK 2, OF THE REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION	
Proposed Legal Description: REPLAT OF LOTS A THROUGH Y, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, AND LOT 23, BLOCK 2, OF THE REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION	
Applicant: Curtis Regan	Owner: Haven Development, LLC
Prepared By: Haylie Grasser, Planner	Submitted By: Ryan Brooks, City Planner
Purpose: Replat to make the western 22 lots larger	

Staff Recommendation
Recommending final approval of the REPLAT OF LOTS A THROUGH Y, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, AND LOT 23, BLOCK 2, OF THE REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, located at 4034-4208 Haven Court, subject to conditions shown on attached review sheet.

Application Status
July 9, 2024 (Public Hearing) - Planning and Zoning Commission Recommended Action: <i>Motion by Sande, second by Arel for approval of applicant request. Motion passed 7-1, with Budke dissenting.</i>
July 21, 2024 (Public Hearing) - City Council Action: Motion by Berg, second by Weigel to approve on consent agenda. Motion passed unanimously.

Existing	Proposed
Land Use: Residential	Land Use: No change proposed
Zoning: PUD Single/Duplex (R-2 uses with allowances for lot size, impervious surface and six 4-unit-attached rowhouse style structures)	Zoning: No change; current and proposed use permitted

Uses Permitted: Uses as permitted in R-2 district with allowances for limited 4 unit-attached structures.	Uses Permitted: No change; current and proposed use permitted
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Context

Adjacent Zoning Districts: Southern Estates PUD; N- Drainway; S&W – Parks & School; E-Single Family and Multi-Family(R-3)
Adjacent Streets: North S 19 th Street and 40 th Ave S
Adjacent Bike/Ped Facilities: Shared use path on Southend Drainway, 40 th Ave S, and S 20 th St.
Adjacent CAT Routes: Route 10

Consistency with 2050 Land Use Plan
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<p>Meets the following Housing goals & objectives:</p> <ul style="list-style-type: none"> • Goal 1. Create and maintain stable and accessible residency across all housing types. <ul style="list-style-type: none"> ○ Objective A - Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents. ○ Objective B - Maintain and strengthen the unique identity of existing neighborhoods and establish neighborhood identity in new areas. • Goal 2. Encourage the free-market system to build housing suitable for families at various income levels. <ul style="list-style-type: none"> ○ Objective B - The City will not constrain the housing supply with unnecessary regulation and will ensure regulations allow housing types that families that can buy or rent.

Background and Discussion

<ul style="list-style-type: none"> • The purpose for replat is to change from 4-plex to single family attached on the east side of Haven Court, going from 24 units down to 16 units in total on that side. The west side of Haven Court currently has single family attached structures. • Consequently, lot WW (the common lot) will increase in size because of the decrease in size to lots A-Y • Buildings still comply with setbacks with new design. • Staff is recommending approval of the plat subject to conditions shown on attached review copy.

Notices

Grand Forks Herald Public Hearing Notice Published: June 25,2025
Comments Received: None at time of posting.

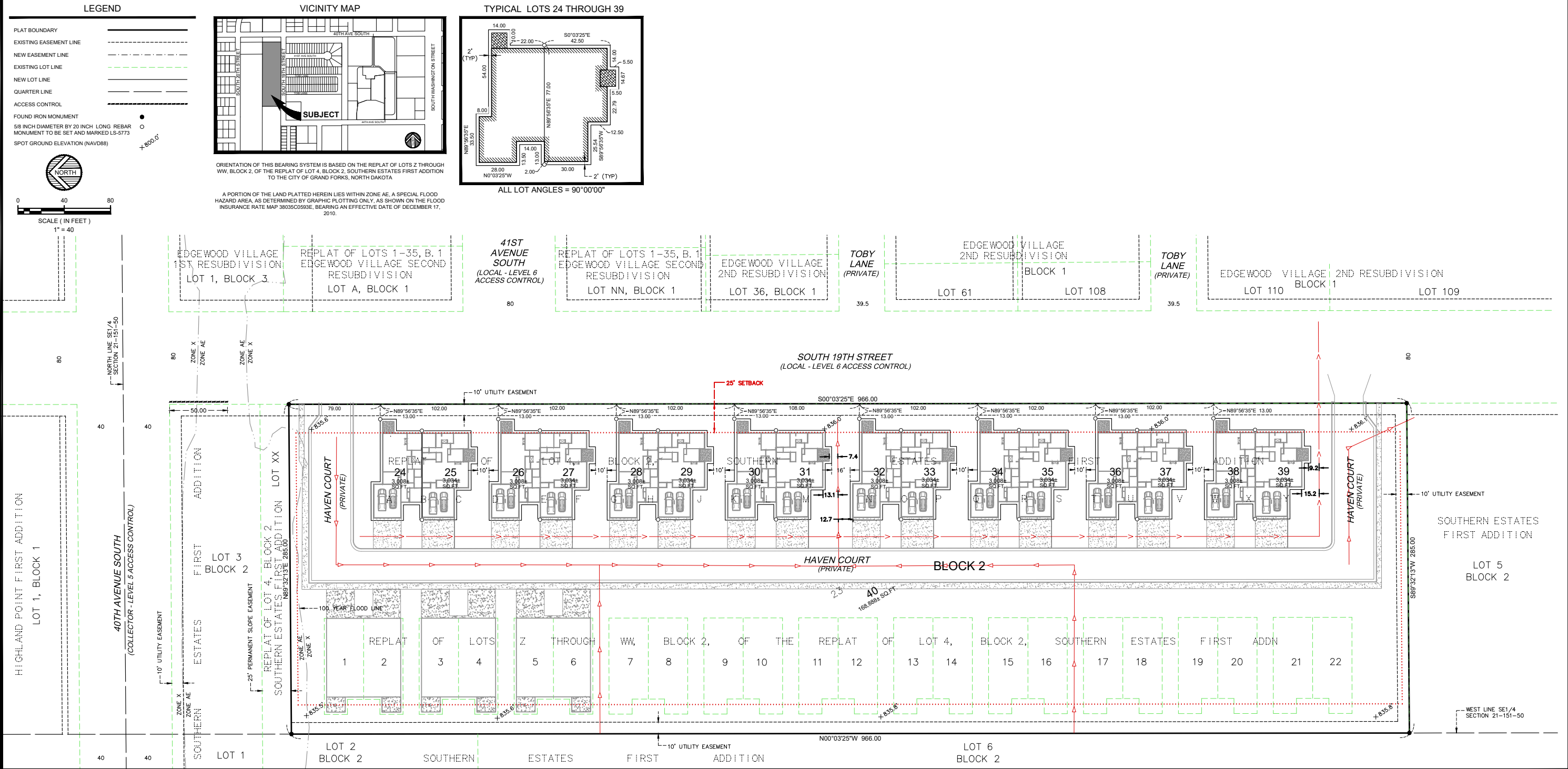
Findings of Fact

<ul style="list-style-type: none"> • Minor replats require one approval from Planning & Zoning Commission and City Council • Replat meets subdivision regulations. • Uses proposed meets current zoning district.
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Attachments

- Draft Plat with structures shown
- Proposed replat with Tech Changes noted

REPLAT OF LOTS A THROUGH Y, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, AND LOT 23, BLOCK 2, OF THE REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA



REPLAT OF LOTS A THROUGH Y, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, AND LOT 23, BLOCK 2, OF THE REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA

OWNER'S CONSENT AND DEDICATION:

We the undersigned, certify that we are the owners of the land platted herein and voluntarily consent to the execution of the plat of "REPLAT OF LOTS A THROUGH Y, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, AND LOT 23, BLOCK 2, OF THE REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA".

We do hereby dedicate the streets, alleys, parks, open spaces, fire lane easements, bikeways, pedestrian walk-ways, drainage ditches and public grounds, whether such improvements are shown or not to the public use forever. We also hereby dedicate easements to run with the land, to construct, lay, maintain, repair, and operate roadways, streets, sidewalks, lighting, drainage facilities, water, sewer, drainage, gas, electric, telephone and/or other public utility lines, or services, public or private under, on, or over those certain strips of land designated hereon as "UTILITY EASEMENTS" and "PUBLIC UTILITY EASEMENTS" to the Public Use. We consent to any Access Control to the property designated on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". 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. Said "REPLAT OF LOTS A THROUGH Y, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, AND LOT 23, BLOCK 2, OF THE REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA" described as follows:

Lots A through Y, Block 2, of the REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, according to the Official Plat thereof, on file and of record as Document No. 840792 in the office of the County Recorder, in and for Grand Forks County and the State of North Dakota; AND
 Lot 23, Block 2, of the REPLAT OF LOTS Z THROUGH WW, BLOCK 2, OF THE REPLAT OF LOT 4, BLOCK 2, SOUTHERN ESTATES FIRST ADDITION, according to the Official Plat thereof, on file and of record as Document No. 843810 in the office of the County Recorder, in and for Grand Forks County and the State of North Dakota.

Haven Development, LLC
 Curtis Regan, President

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this ___ day of _____, 2025, before me personally appeared Curtis Regan, President of Haven Development, LLC, and on its behalf, known to me to be the person described in and who executed the within instrument, and acknowledged to me that such limited liability company executed the same.

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

APPROVAL OF THE CITY ENGINEER:

On this ___ day of _____, 2025, I, Allen Grasser, City Engineer for Grand Forks, North Dakota, do 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 Grasser, City Engineer

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this ___ day of _____, 2025, before me personally appeared Allen Grasser, the 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 this ___ day of _____, 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 Steven Wasvick Secretary Meggen Sande

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this ___ day of _____, 2025 before me personally appeared Steven Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning & Zoning Commission and acknowledge 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: _____

APPROVAL BY CITY COUNCIL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this ___ day of _____, 2025; and has accepted the dedication of all streets, alleys, and other public ways shown hereon.

Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this ___ day of _____, 2025, before me personally appeared Maureen Storstad, the City Auditor 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: _____

SURVEYOR'S CERTIFICATE:

I, Christopher D. Jordheim, Professional Land Surveyor in the State of North Dakota, do hereby certify that this map is a true and complete survey made by me or under my direct supervision and that all dimensions, angles and bearings are correct as shown, and that all monuments have been set as shown.

Christopher D. Jordheim, P.L.S.
 North Dakota Registration No. 5773

STATE OF NORTH DAKOTA) SS
 COUNTY OF GRAND FORKS)

Be it known that on this ___ day of _____, 2025, before me personally appeared Christopher D. Jordheim, and acknowledged the execution and signing of the above certificate of professional surveyor to be his voluntary act and deed.

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

Tech Notes 6/24/2025
 1) Provide Title Commitment for all parcels and verify owners name on Owners Consent and Dedication.

