



City of Grand Forks

Staff Report

Planning & Zoning Commission – December 3, 2025

City Council – December 15, 2025

**Item 3-3 (Final) – Minor Replat Request**

<b>Title:</b> Plat of Tolleson’s First Resubdivision	
<b>Location:</b> 1506 South Washington Street	
<b>Current Legal Description:</b> Lots A, B, and C Block B Tolleson’s Subdivision No. 1	
<b>Proposed Legal Description:</b> Tolleson’s First Resubdivision	
<b>Applicant:</b> Lowry Engineering	<b>Owner:</b> Ben Woodside
<b>Prepared By:</b> Sierra Johnson, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> Combine the properties into one parcel for development.	

**Staff Recommendation**

**Recommending final approval of the Plat of Tolleson’s First Resubdivision, subject to conditions shown on attached review copy.**

**Application Status**

**December 3, 2025 (Public Hearing) – Planning and Zoning Commission Recommended Action:** Motion by Reichert, second by Matson for approval of request. Motion carried unanimously.

**December 15, 2025 - City Council Action:**

Existing	Proposed
<b>Land Use:</b> Vacant	<b>Land Use:</b> Retail
<b>Zoning:</b> B-3 (General Business) District – Commercial uses	<b>Zoning:</b> No change
<b>Uses Permitted:</b> General Business Uses	<b>Uses Permitted:</b> No change

**Context**

**Adjacent Zoning Districts:** B-3 District, R-4 District and B-2 District

**Adjacent Streets:** S Washington St, S 14<sup>th</sup> St, and 15<sup>th</sup> Avenue S

**Adjacent Bike/Ped Facilities:** Bike Path on S Washington St, Sidewalks on North and West of property

**Adjacent CAT Routes:** Route 7 on South Washington Street

### Consistency with 2050 Land Use Plan

- Development meets current zoning and future land uses.
- Development proposed along activation corridor, seeking to infill/develop vacant land interior to the city and along major corridors.
- Economic development – improving consumer economy and increasing local commercial property tax base to relieve burden currently carried by existing businesses and residents.

### Background and Discussion

- This request is a minor replat which combines two lots into one development lot.
- The replat dedicates utility easements around the property.
- Staff recommends approval of the plat subject to conditions shown on the attached review copy.

### Notices

**Grand Forks Herald Public Hearing Notice Published:** November 19<sup>th</sup>

**Comments Received:** None at time of posting.

### Findings of Fact

- Replat meets subdivision regulations.
- Utility easements dedicated.
- Minor Plat requires final approval by the Planning and Zoning Commission and City Council

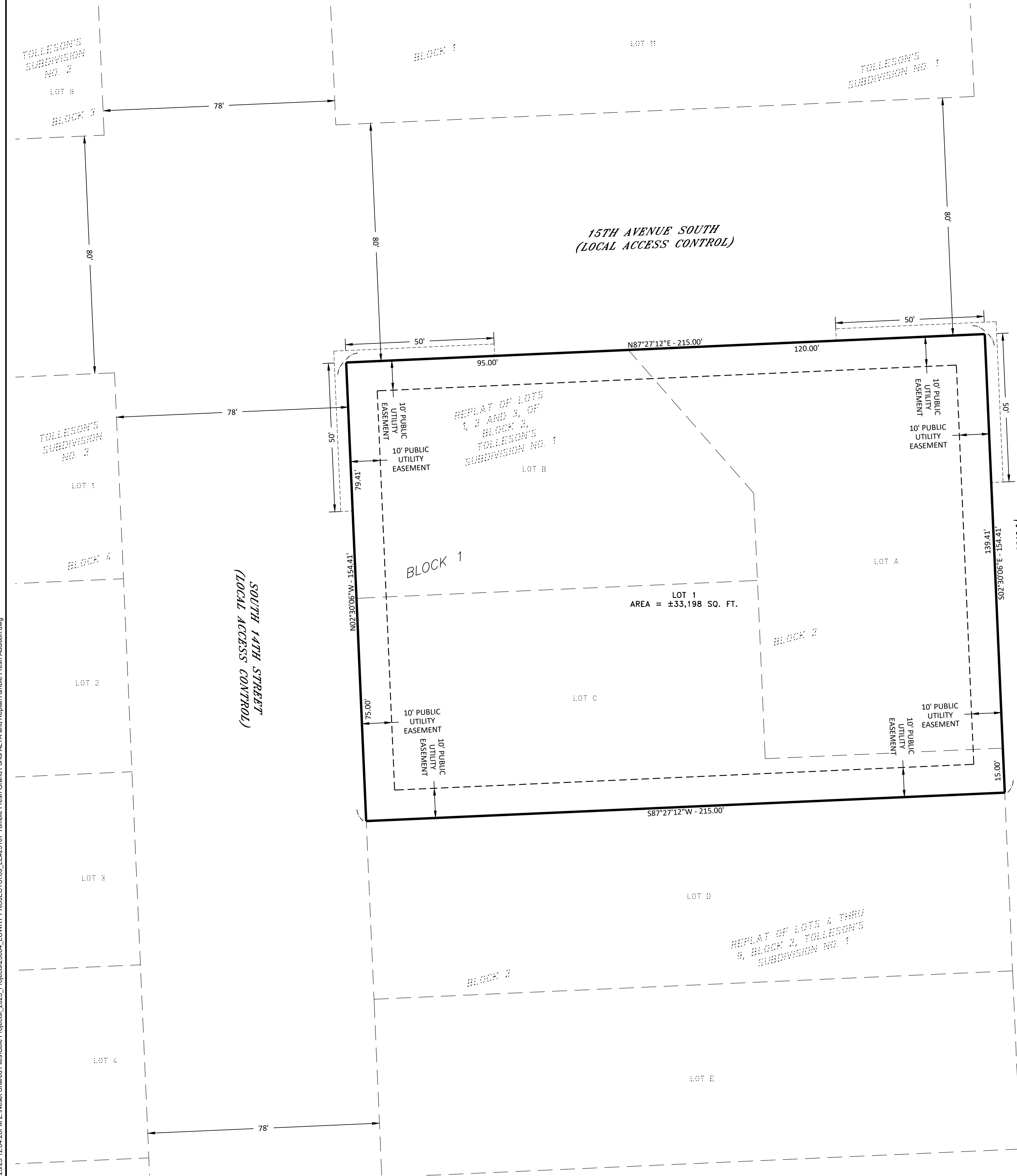
### Attachments

- Proposed replat with Tech Changes noted



# TOLLESON'S FIRST RESUBDIVISION

A REPLAT OF LOTS A, B, AND C, BLOCK 2 OF THE REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 2, TOLLESON'S SUBDIVISION NUMBER 1  
CITY OF GRAND FORKS, STATE OF NORTH DAKOTA



## OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, FUNK PROPERTIES, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, IS THE OWNER OF LOTS A, B, AND C, OF THE REPLAT OF LOTS 1, 2 AND 3, OF BLOCK 2, TOLLESON'S SUBDIVISION NO. 1, TO THE CITY OF GRAND FORKS, COUNTY OF GRAND FORKS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT "A" OF THE REPLAT OF LOTS 1, 2 AND 3, OF BLOCK 2, TOLLESON'S SUBDIVISION NO. 1, GRAND FORKS, N.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER, WITHIN AND FOR GRAND FORKS, N.D., AND RECORDED IN BOOK "149" OF DEEDS, PAGE 598

AND

LOTS B AND C, OF THE REPLAT OF LOTS 1, 2 AND 3, OF BLOCK 2, TOLLESON'S SUBDIVISION NO. 1, CITY OF GRAND FORKS, COUNTY OF GRAND FORKS, NORTH DAKOTA

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS TOLLESON'S FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA. SAID OWNER DOES HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DOES DEDICATE THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS AS SHOWN THEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS ALLEYS, PARKS, 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 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, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENTS". 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." SAID TOLLESON'S FIRST RESUBDIVISION CONTAINS 33,198 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

OWNER OF LOTS A, B, AND C, BLOCK 2 OF THE REPLAT OF LOTS 1, 2 AND 3, OF BLOCK 2, TOLLESON'S SUBDIVISIONS NO.1 FUNK PROPERTIES, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY

By: 3 Printed name of Funk Properties Officer signing the plat and Title

STATE OF NORTH DAKOTA )  
 )SS  
COUNTY OF GRAND FORKS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE OF FUNK PROPERTIES, LLC, THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS TOLLESON'S FIRST RESUBDIVISION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COLE A. NESET,  
REGISTERED LAND SURVEYOR  
LS-7513

STATE OF NORTH DAKOTA )  
 )SS  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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 VOLUNTARY ACT AND DEED.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## CITY ENGINEER'S APPROVAL

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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 ALL APPLICABLE DESIGN CRITERIA AS SPECIFIED BY CITY ORDINANCE AND THE NORTH DAKOTA CENTURY CODE.

ALLEN R. 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 R. GRASSER, CITY ENGINEER FOR THE CITY OF GRAND FORKS AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE CERTIFICATE.

NOTARY PUBLIC, GRAND FORKS COUNTY \_\_\_\_\_  
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, AND HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND FORKS.

ATTEST: 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, CITY AUDITOR FOR THE CITY OF GRAND FORKS AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE CERTIFICATE.

NOTARY PUBLIC, GRAND FORKS COUNTY \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## CITY PLANNING 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 THEREOF ARE SET THE HAND AND SEALS OF THE PRESIDENT AND THE SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND FORKS.

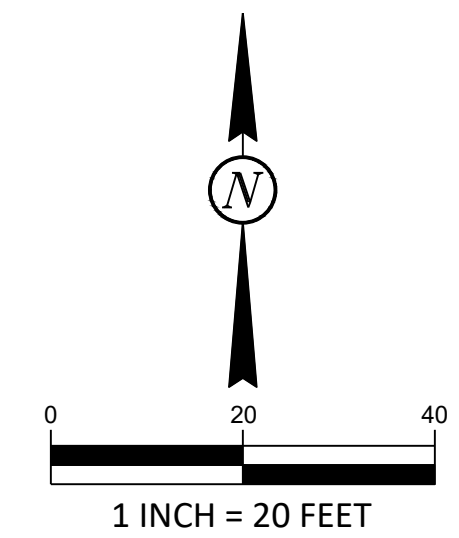
STEVE WASWICK  
PRESIDENT, PLANNING AND ZONING COMMISSION

MEGGEN SANDE  
SECRETARY, PLANNING AND ZONING COMMISSION

STATE OF NORTH DAKOTA )  
 )SS  
COUNTY OF GRAND FORKS )

BE IT KNOWN THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME PERSONALLY APPEARED STEVE WASWICK, THE PRESIDENT AND MEGGEN SANDE, THE SECRETARY OF THE CITY OF GRAND FORKS PLANNING AND ZONING COMMISSION AND ACKNOWLEDGED CONSENT AND DEDICATION TO HAVE BEEN EXECUTED AT THE DIRECTION OF AND ON BEHALF OF THE CITY OF GRAND FORKS PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, GRAND FORKS COUNTY \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



## LEGEND

- MONUMENT SET
- MONUMENT FOUND
- PROPERTY BOUNDARY LINE
- - - NEW EASEMENT LINE
- - - EX. PROPERTY LINE
- - - ACCESS CONTROL LINE

## SURVEY INFORMATION

DATE OF SURVEY: 10/23/2025  
BASIS OF BEARING: NORTH DAKOTA STATE PLANE, NORTH ZONE  
UNIT: INTERNATIONAL FEET  
DISTANCES SHOWN ARE HORIZONTAL DISTANCES

- Tech Notes 11/19/2025
- 1) Provide Title Opinion and confirm owner's name(s) on Consent and Dedication statement.
  - 2) Provide for consent of others holding interest in plat property.
  - 3) Add printed name of Funk Properties, LLC. Officer signing the plat and their Title under owner's signature line.