



City of Grand Forks

Staff Report

Planning & Zoning Commission – December 3, 2025

City Council – December 15, 2025

<b>Item 4-2 (Preliminary) – Plat Request</b>	
<b>Title:</b> Replat of Lots 1 and 2, Block 1, Ray Richard’s Golf Course Addition with Street & Highway Ordinance	
<b>Location:</b> 3800 Block of Demers Avenue	
<b>Current Legal Description:</b> Plat of Ray Richard’s Golf Course Addition	
<b>Proposed Legal Description:</b> Replat of Lots 1 and 2, Block 1, Ray Richard’s Golf Course Addition	
<b>Applicant:</b> UND	<b>Owner:</b> UND
<b>Prepared By:</b> Ryan Brooks, Director of Planning & Community Development	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> Plat and rezone the current parcels in order to develop the area for residential and commercial use.	

<b>Staff Recommendation</b>
<b>Recommending preliminary approval of the Replat of Lots 1 and 2, Block 1, Ray Richard’s Golf Course Addition with Street &amp; Highway ordinance, located at 3800 Block of DeMers Avenue, subject to conditions shown on attached review copy. Recommend city council set and hold a public hearing for February 2, 2026.</b>

<b>Application Status</b>
<b>December 3, 2025 – Planning and Zoning Commission Recommended Action:</b> Motion by Reichert, second by Matson for approval of request. Motion carried unanimously with Klava recused.
<b>December 15, 2025 – City Council Action:</b>
<b>January 7, 2026 (Public Hearing)- Planning and Zoning Commission Recommended Action:</b>
<b>February 2, 2026 (Public Hearing) – City Council Action:</b>

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Golf Course	<b>Land Use:</b> Golf course, Commercial & residential (multi-family) development
<b>Zoning:</b> UD District	<b>Zoning:</b> Ray Richards PUD – Golf Course (GC), Commercial (B-3) and Residential Multi-family (R-4)

<b>Uses Permitted:</b> Golf Course and UD District Uses which include one-two family Dorms or Fraternities/Sororties	<b>Uses Permitted:</b> Golf Course, Commercial Driving Range, Restaurant and UND offices, and Multi-family residential.
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**Context**

**Adjacent Zoning Districts:** UD District, Danks PUD (Commercial uses), Medvue PUD (Commercial and Residential), Garden View Estates PUD (Townhomes), and McEnroe PUD (Multi-family and Office/Commercial uses)

**Adjacent Streets:** DeMers Avenue, S 42<sup>nd</sup> St, and S 38<sup>th</sup> St

**Adjacent Bike/Ped Facilities:** Off road shared-use path along S 42<sup>nd</sup> St and DeMers Avenue, Pedestrian facilities on S 34<sup>th</sup> St

**Adjacent CAT Routes:** Routes 8 & 9

**Consistency with 2050 Land Use Plan**

This request and coinciding requests align with the following Land Use goals and objectives:

- General Development Goal 2, Objective B: “Accommodate innovative mixed and shared use development opportunities.”
- General Development Goal 3, Objective D: “The City will make a concerted effort to ensure growth is directed toward areas where full public services may be provided as cost effectively as possible, relying upon infill opportunities and the growth tier system.”
- The proposed uses align with those prescribed in the Land Use Plan.

**Background and Discussion**

- This request is to plat the golf course with some additional development on the property.
- This request coincides with the rezoning request on the same agenda.

**Findings of Fact**

- Plats, and street and highway ordinances dedicating right of way, require two approvals from Planning & Zoning Commission and City Council

**Attachments**

- Proposed replat (tech changes will come at the meeting)
- Street & Highway Ordinance Dedication

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 **REPLAT OF LOTS 1 AND 2, BLOCK 1, RAY RICHARD'S GOLF COURSE 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 **REPLAT OF LOTS 1 AND 2, BLOCK 1, RAY RICHARD'S GOLF COURSE 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:

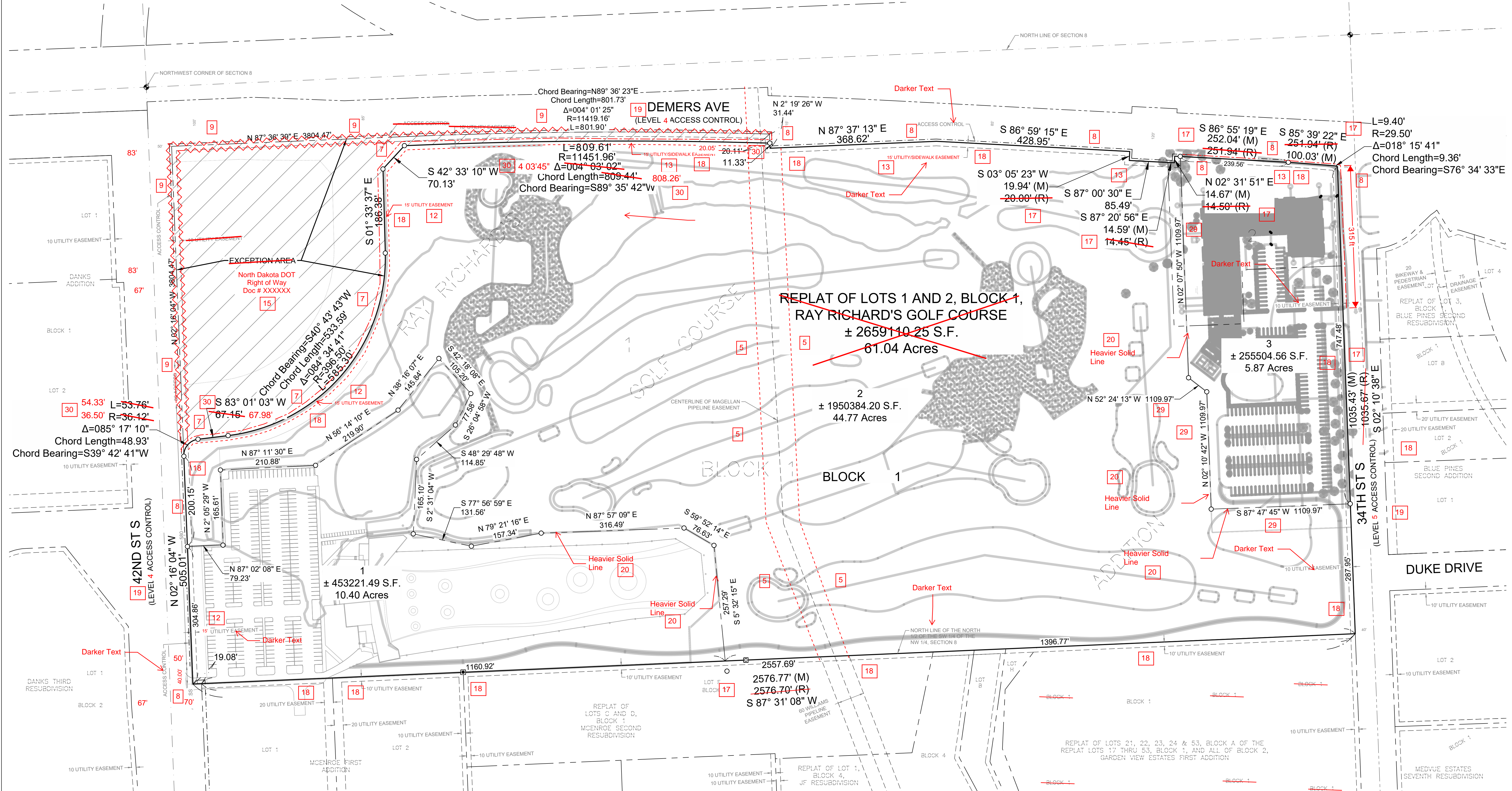
Second reading and final passage:

Approved:

Published: Not required by law.

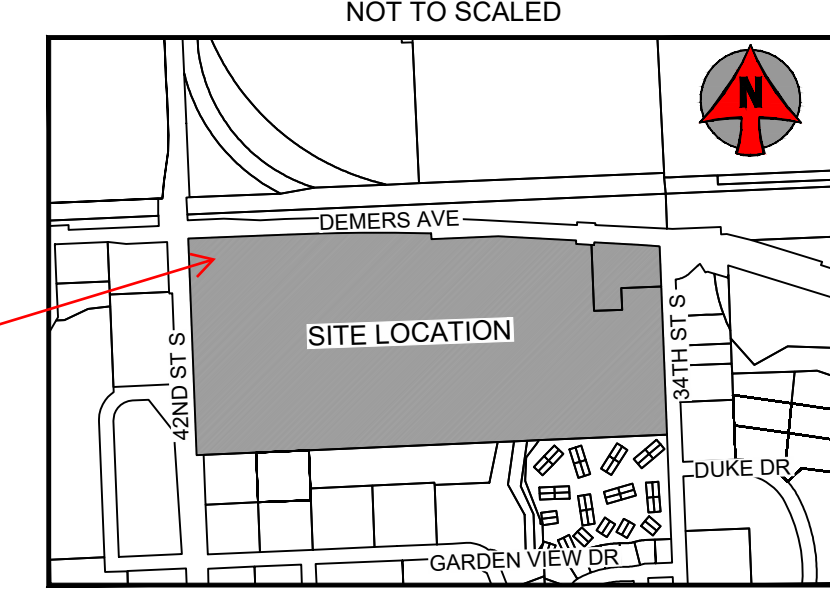
A PORTION OF LOT 1 AND ALL OF LOT 2

# REPLAT OF LOTS 1 AND 2, BLOCK 1, RAY RICHARD'S GOLF COURSE ADDITION TO THE CITY OF GRAND FORK, NORTH DAKOTA



**LEGEND**

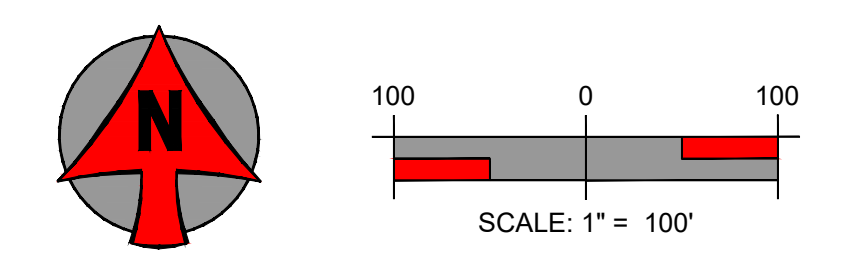
- FOUND 1/2" REBAR W/ RPC LS 8537
- FOUND 5/8" REBAR W/ YPC LS 2355
- FOUND REBAR
- FOUND IRON PIPE
- SET MONUMENT 5/8" Dia X 24" min rebar w/ Cap Stamped 4623
- SECTION LINE
- QUARTER LINE
- PLAT BOUNDARY
- LOT LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT
- ACCESS LINE
- Control
- Existing Lot Line



# PRELIMINARY

**NOTE:**  
ALL BEARINGS ARE BASED ON THE GRAND FORKS COUNTY COORDINATE SYSTEM, NAVD 83 (2011). DISTANCES ARE IN INTERNATIONAL FEET, GROUND.

U.S.  
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- 1) Provide Title Report and confirm owners names in consent and Dedication statement.
- 2) Provide for consent of others holding interest in plat property.
- 3) Provide Development/Master Utility Plan including a stormwater management plan approved by City of Grand Forks Engineering.
- 4) Execute development agreement drafted by the city which includes anticipated city expenditures for infrastructure development.
- 5) Show limits of Williams/Magellen Pipeline Easement.
- 6) Remove Topographic and Planimetric features.
- 7) Provide Access Control along west side of Lot 2 along "EXCEPTION AREA".
- 8) Continue Access Control along all of Demers Ave side and 82' south on So 34th Str.
- 9) Remove Access Control Line and Easement in West and North side of "EXCEPTION AREA".
- 10) Accommodate Storm water drainage currently flowing through the site from sources along South 42nd Street and Subdivisions along south side of site.
- 11) Provide Storm water easements for areas in #10.
- 12) Provide 15' Utility Easement along West Side of plat
- 13) Provide 15' Sidewalk/Utility Easement along south side of Demers Ave.
- 14) Describe monument Set in Legend.
- 15) Distances must be U.S. Feet.
- 16) Show NDDOT Right of Way Deed information.
- 17) Show Measured or Record Distances only (Not both together).
- 18) Use different line styles for Existing and Proposed Easements and add to legend.
- 19) Correct Access Control Level.
- 20) Use heavier solid lines for Proposed Lot Lines
- 21) Add Existing Lot line Style to Legend.
- 22) Remove DOT ROW from Vicinity Map
- 23) Revise City Engineer Certificate and Notary Acknowledgment.
- 24) Revise City Council Notary Acknowledgment.
- 25) Revise Plat title
- 26) Revise Owner's Certification.
- 27) Revise Owner's Legal Description using perimeter bearings and distances.
- 28) Revise Planning Commission Notary Acknowledgment.
- 29) Check Bearings and Distances on Lot 3 (All Distances are 1109.97')
- 30) Confirm Boundary Dimensions with NDDOT Right of Way Plans

A PORTION OF LOT 1 AND ALL OF LOT 2

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# REPLAT OF LOTS 1 AND 2, BLOCK 1, RAY RICHARD'S GOLF COURSE ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

### Owners' Consent and Dedication:

We, the undersigned, being all the owners and lien holders of the lands platted herein, to be known as "~~REPLAT OF LOTS 1 AND 2, BLOCK 1, RAY RICHARD'S GOLF COURSE ADDITION~~", do hereby voluntarily consent to the execution of said plat, and do 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 consent to any access control to the property designated on the plat. 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 "utility easements," ~~and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "access control."~~ Said parcel is described as follows:

and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "access control."

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~~Lots 1 and 2, Block 1, of RAY RICHARD'S GOLF COURSE ADDITION, EXCEPT the~~

and "sidewalk/utility easements"

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State of North Dakota

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Kelly Armstrong, Governor

That portion of Lot 1 and all of Lot 2, Block 1, of RAY RICHARDS GOLF COURSE ADDITION to the City of Grand Forks, North Dakota, according to the plat thereof on file in the Office of the County Recorder within and for Grand Forks County, North Dakota and recorded at Document # 522522, more particularly described as follows:

Beginning at the northeast corner of said Lot 2; Thence South 2°10'35" East, along the east lines of said Lot 2 and Lot 1, for a distance of 1035.43 feet to the southeast corner of said Lot 2; Thence .... to the Point of Beginning.

Containing 2,659,110 square feet (61.04 acres) more or less.

Attest:  
By: Michael Howe, Secretary of State

North Dakota State Board of Higher Education for the Use and Benefit of the University of North Dakota, a North Dakota corporation

By: \_\_\_\_\_  
Andrew Armacost, President

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Andrew Armacost, President of the University of North Dakota and acknowledged the execution and signing of the above consent and dedication to be their voluntary act and deed.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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.

Steve Wasvick, President

Meggen Sande, Secretary

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning Commission and acknowledge consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning Commission.

and Zoning

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Notary Public Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

and Zoning

**PRELIMINARY**

### SURVEYOR'S CERTIFICATE:

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on \_\_\_\_\_ day of \_\_\_\_\_, 2026, that all dimensions, angles and bearings are correct as shown, and that all monuments are set as shown.

Andra Marquardt, Registered Land Surveyor  
North Dakota Registration Number 4623

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Andra Marquardt, and acknowledged the execution and signing of the above certificate of registered surveyor to be their voluntary act and deed.

Notary Public Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

### CITY ENGINEER APPROVAL:

~~My Commission Expires~~ \_\_\_\_\_ 23

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, I, Allen Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached replat and find that it meets all applicable design criteria as specified by the North Dakota Century Code and by City Ordinance.

Allen Grasser, City Engineer

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

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Allen Grasser, the City Engineer

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared the 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: \_\_\_\_\_

### CITY COUNCIL APPROVAL:

The City of Grand Forks, North Dakota, has approved the subdivision of land shown hereon on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, has accepted the dedication of all streets, alleys and other public ways shown hereon.

Attest:  
Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Maureen Storstad, the

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On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared the 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: \_\_\_\_\_