



City of Grand Forks

Staff Report

Planning & Zoning Commission – January 7, 2026

City Council – February 2, 2026

Item 3-2 (Final) – Replat Request	
Title: Replat of portion of Lots 1 and all of Lot 2, Block 1, Ray Richard’s Golf Course Addition with Street & Highway Ordinance	
Location: 3800 Block of Demers Avenue	
Current Legal Description: Plat of Ray Richard’s Golf Course Addition	
Proposed Legal Description: Replat of portion of Lot 1 and all of lot 2, Block 1, Ray Richard’s Golf Course Addition	
Applicant: UND	Owner: UND
Prepared By: Ryan Brooks, Director of Planning & Community Development	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Replat and rezone the current parcels in order to develop the area for residential and commercial use.	

Staff Recommendation
Recommending final approval of the Replat of portion of Lot 1 and all of lot 2, Block 1, Ray Richard’s Golf Course Addition with dedication of Street & 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.

Application Status
December 3, 2025 – Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Matson for approval of request. Motion carried unanimously with Klava recused.
December 15, 2025 – City Council Action: Motion by Sande, second by Berg to approve recommendation. Motion passed 5-2 with Osowski and Vein dissenting.
January 7, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action: Motion by Sande, second by Budke for approval of request. Motion carried unanimously.
February 2, 2026 (Public Hearing) – City Council Action:

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

Uses Permitted: Golf Course and UD District Uses which include one-two family Dorms or Fraternities/Sororities	Uses Permitted: 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 nd St, and S 38 th St
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Adjacent Bike/Ped Facilities: Off road shared-use path along S 42 nd St and DeMers Avenue, Pedestrian facilities on S 34 th St

Adjacent CAT Routes: Routes 8 & 9
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Consistency with 2050 Land Use Plan
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<p>This request and coinciding requests align with the following Land Use goals and objectives:</p> <ul style="list-style-type: none"> • 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.
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Background and Discussion

<ul style="list-style-type: none"> • This request is to replat the golf course, which is in need of a course re-design due to the 42nd St underpass project and the project also proposes additional commercial and apartment development on the property. • This request coincides with the rezoning request on the same agenda.
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Notices

Grand Forks Herald Public Hearing Notice Published: December 24, 2025
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Comments Received: Additional comments received at December 15, 2025, City Council meeting. Those can be found here: https://www.grandforksgov.com/home/showpublisheddocument/57909/639014131825570000
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Findings of Fact

<ul style="list-style-type: none"> • Plats, and street and highway ordinances require two approvals from Planning & Zoning Commission and City Council

Attachments

<ul style="list-style-type: none"> • Proposed replat with tech changes noted. • Street & Highway Ordinance Dedication

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 FORK, NORTH DAKOTA

Tech Notes 12-15-2025

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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 Planimetic features.
- 7) Provide Access Control along west side of Lot 2 along "EXCEPTION AREA". and correct in Legend
- 8) Continue Access Control along all of Demers Ave side and 315' 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 to box culvert outlet.
- 11) Provide Storm water easements for areas in #10.
- 12) Provide boundary dimensions for irregular easement boundaries.
- 13) If easements are to be private, label them as private with label including the Lot benefiting from the easement.
- 14) Provide 15' Utility Easement along West Side of plat
- 15) Provide 15' Sidewalk/Utility Easement along south side of Demers Ave.
- 16) Describe monument Set in Legend.
- 17) Distances must be U.S. Feet.
- 18) Show NDDOT Right of Way Deed information.
- 19) Show Measured or Record Distances only (Not both together).
- 20) Use different line styles for Existing and Proposed Easements
- 21) Correct Access Control Level on Streets.
- 22) Use heavier solid lines for Proposed Lot Lines (All information related to new plat should be dark lines and text. Dashed or screened lines and text for existing information.)
- 23) Add Existing Lot line Style to Legend.
- 24) Remove DOT ROW from Vicinity Map
- 25) Revise City Engineer Certificate and Notary Acknowledgment.
- 26) Revise City Council Notary Acknowledgment.
- 27) Revise Plat title
- 28) Revise Owner's Certification.
- 29) Revise Owner's Legal Description using perimeter bearings and distances.
- 30) Revise Planning Commission Notary Acknowledgment.
- 31) Confirm Boundary Dimensions with NDDOT Right of Way Plans.
- 32) Exclude easements not dedicated by the plat outside plat boundary unless they will be recorded by separate document prior to plat being recorded. Show Document # of all outside easements affecting rights of plat.
- 33) Define to whom access easement is to the benefit of.
- 34) Comply with requirements from NDDOT.
- 35) Current computer models are indicating a higher 100 yr flood elevation than is shown on the current FIRM. In order to cover this contingency, the city is requiring that minimum ground elevations adjacent to structures to be current BFE plus two feet. (Ground Elevation=BFE 831+2'= 833 NAVD '88 datum). This is a higher standard than existing FEMA requirements.

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:

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

State of North Dakota

Kelly Armstrong, Governor

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: _____

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.

28 drainage easements, utility/drainage easements and "utility/sidewalk easements"

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

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.

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

and Zoning

and Zoning

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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 _____~~ 25

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)

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: _____

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Allen Grasser, the City Engineer

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)

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: _____

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Maureen Storstad, the

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 PORTION OF LOTS 1 AND ALL OF LOT 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 PORTION OF LOTS 1 AND ALL OF LOT 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.

Brandon Bochenski, Mayor

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading:
Public Hearing:
Second reading and final passage:
Approved:
Published: Not required by law.