



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – January 7, 2026
 City Council – January 20, 2026

Item 3-5 (Final) – Minor Replat Request	
Title: Plat of University Heights First Resubdivision	
Location: 3850 6 th Avenue North	
Current Legal Description: Lots 9, 10, 11, 12, 13, 14, 15, and 16, Block 1 and Lots 6 & 7, Block 11, University Heights Addition, and a portion of Vacated 8 th Avenue North and Shakespeare Road	
Proposed Legal Description: University Heights First Resubdivision	
Applicant: Grand Forks Park District	Owner: Grand Forks Park District
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Director of Planning & Community Development
Purpose: Reconfigure existing lots to appropriately allocate GF Public School areas from Park District areas.	

Staff Recommendation
Recommending final approval of the Plat of University Heights First Resubdivision, subject to conditions shown on attached review copy.

Application Status
January 7, 2026 (Public Hearing) - Planning and Zoning Commission: Motion by Arel, second by Budke for approval of request. Motion carried unanimously.
January 20, 2026 - City Council Action:

Existing	Proposed
Land Use: Residential	Land Use: No Change
Zoning: R-2 One-and Two-Family Residence District	Zoning: No change
Uses Permitted: All uses permitted within R-2 district	Uses Permitted: No change

Context
Adjacent Zoning Districts: R-2 One-and Two-Family Residence District, U-D University District, R-4 Multiple Family Residential
Adjacent Streets: 6 th Ave N, Stanford Rd, N 39 th St
Adjacent Bike/Ped Facilities: Off-Road shared use path along 6 th Ave N

Adjacent CAT Routes: Routes 1, 2, & 9

Background and Discussion

- This request is a minor replat in which 3 existing lots that encompass Exchange Club Park and Lake Agassiz School and reconfigures the area into 2 lots in order to appropriately allocate and distinguish Grand Forks Park District and the School District areas.
- There are no changes to access control or easements.
- Staff is recommending approval of the plat subject to conditions shown on the attached review copy.



Notices

Grand Forks Herald Public Hearing Notice Published: December 24th 2025

Comments Received: None at time of posting.

Findings of Fact

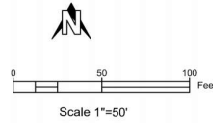
- Replat meets subdivision regulations.
- Minor Plat requires final approval by the Planning and Zoning Commission and City Council

Attachments

- Proposed replat with Tech Changes noted

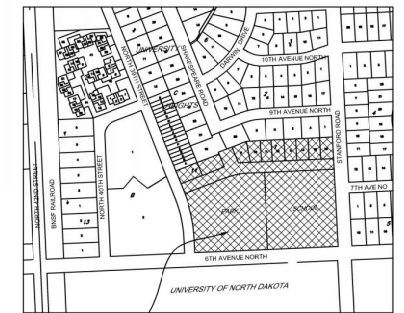
UNIVERSITY HEIGHTS FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

BEING A REPLAT OF THE SCHOOL LOT, THE PARK LOT, LOTS NINE, TEN, ELEVEN, TWELVE, THIRTEEN, FOURTEEN, FIFTEEN, AND SIXTEEN, IN BLOCK 1 AND LOTS SIX AND SEVEN IN BLOCK ELEVEN OF UNIVERSITY HEIGHTS ADDITION, GRAND FORKS, NORTH DAKOTA AND A PORTION OF VACATED 8th AVENUE NORTH AND SHAKESPEARE ROAD



LEGEND	
PLAT BOUNDARY	—————
NEW LOT LINE	—————
EXISTING BLOCK LINES	—————
EXISTING LOT LINES	—————
EXISTING EASEMENT LINE	—————
EASEMENT LINE BY THIS PLAT	—————
ACCESS CONTROL LINE	—————
EXISTING IRON MONUMENT	●
MONUMENT PLACED THIS SURVEY	○
3" X 18" LONG IRON BAR WITH CAP MARKED LS 6291	○
SPOT ELEVATION (NAVD 88)	⊙

VICINITY MAP - NOT TO SCALE



NOTES:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 AND DISTANCES ARE MEASURED ON THE GROUND IN FEET.

FLOODPLAIN: NO LANDS ON THIS PLAT ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 0587E OF COMMUNITY PANEL NO. 38035C0587E DATED DECEMBER 17, 2010.

- Tech Notes 12-24-2025
- 1) Provide Title Report and confirm owners names in consent and Dedication statement.
 - 2) Provide for consent of others holding interest in plat property.

UNIVERSITY HEIGHTS FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

BEING A REPLAT OF THE SCHOOL LOT, THE PARK LOT, LOTS NINE, TEN, ELEVEN, TWELVE, THIRTEEN, FOURTEEN, FIFTEEN, AND SIXTEEN, IN BLOCK 1 AND LOTS SIX AND SEVEN IN BLOCK ELEVEN OF UNIVERSITY HEIGHTS ADDITION, GRAND FORKS, NORTH DAKOTA AND A PORTION OF VACATED 8TH AVENUE NORTH AND SHAKESPEARE ROAD

OWNER'S CONSENT AND DEDICATION:

We, the undersigned, being all the owners of the land platted herein, to be known as "UNIVERSITY HEIGHTS FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA", do hereby voluntarily consent to the execution of said plat. We hereby 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 and further agree to prohibit any and all ingress or egress across those lot lines designed herein as having "access control." 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 herein as "Utility Easements." We agree not to vacate any portion of this replat without the consent of the Planning and Zoning Commission and the City of Grand Forks. Said UNIVERSITY HEIGHTS FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA is described as follows:

A parcel of land containing the School Lot, the Park Lot, Lots 9, 10, 11, 12, 13, 14, 15, and 16 in Block 1, and Lots 6 and 7 in Block 11, University Heights Addition, Grand Forks, North Dakota, according to the plat thereof on file in the Office of the County Recorder within and for Grand Forks County, N.D., and recorded in Book 152 of Deeds at Page 97, and portions of 8th Avenue North and Shakespeare Road dedicated by said plat of University Heights Addition, Grand Forks, North Dakota, vacated by that resolution passed and adapted by the City Council of the City of Grand Forks on August 5, 1968 and recorded in Book 88 of Miscellaneous at Page 349 in the office of said Grand Forks County Recorder, more particularly described as follows:

Beginning at the northwest corner of said Lot 7:

- 1) Thence, North 68° 35' 06" East, along the north lines of said Lots 5 and 7, for a distance of 260.00 feet to the northeast corner of said Lot 6;
- 2) Thence, North 59° 36' 17" East for a distance of 80.99 feet to the northwest corner of said Lot 9;
- 3) Thence, North 68° 35' 21" East, along the north line of said Lot 9, for a distance of 89.45 feet to the northeast corner of said Lot 9;
- 4) Thence, North 87° 14' 23" East, along the north lines of said Lots 10, 11, 12, 13, 14, 15, and 16, for a distance of 490.00 feet to the northeast corner of said Lot 16;
- 5) Thence, South 02° 46' 25" East, along the east lines of said Lot 16 and said School Lot, for a distance of 621.62 feet to the southeast corner of said School Lot;
- 6) Thence, South 87° 30' 35" West, along the south lines of said School Lot and said Park Lot, for a distance of 807.14 feet to the southwest corner of said Park Lot;
- 7) Thence, North 02° 45' 52" West, along the west line of said Park Lot, for a distance of 84.8 feet;
- 8) Thence 256.46 feet northwesterly along the west line of said Park Lot and the arc a tangent curve, concave southwesterly, having a radius of 787.85 feet, a central angle of 18° 39' 02, and the long chord of which bears North 12° 05' 23" West for a distance of 255.33 feet to the northwest corner of said Park Lot;
- 9) Thence, North 21° 24' 54" West, along the west line of said Lot 7, and the southerly extension thereof, for a distance of 139.00 feet to the POINT OF BEGINNING.

Containing 456,565 square feet (11.33 acres more or less)

PARK DISTRICT OF THE CITY OF GRAND FORKS, NORTH DAKOTA, A MUNICIPAL CORPORATION
(Owners of Park Lot, Lots 9, 10, 11, 12, 13, 14, 15, and 16 in Block 1, and Lots 6 and 7 in Block 11, and portions of vacated 8th Avenue North and Shakespeare Road)

Board President: Tim Scarperud

Clerk/Executive Director: George Hellyer

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known that On this _____ day of _____, 2026, before me, personally appeared Tim Scarperud, Board President, and George Hellyer, Clerk/Executive Director, of the Park District of the City of Grand Forks, and acknowledged the execution and signing of the above certificate on behalf of the Park District of the City of Grand Forks.

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

GRAND FORKS PUBLIC SCHOOLS DISTRICT NO. 1 -
(Owners of School Lot and portions of vacated 8th Avenue North and Shakespeare Road)

Dr. Terry Brenner: President of Grand Forks Public School District No. 1

Brandon Baumbach: Business Manager of Grand Forks Public School District No. 1

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known that On this _____ day of _____, 2026, before me, personally appeared Dr. Terry Brenner, known to me to be the President of the Grand Forks Public School District No.1, a political subdivision, and acknowledged the execution and signing of the above certificate on behalf of the Grand Forks Public School District No.1.

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

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known that On this _____ day of _____, 2026, before me, personally appeared Brandon Baumbach, known to me to be the Business Manager of the Grand Forks Public School District No.1, a political subdivision, and acknowledged the execution and signing of the above certificate on behalf of the Grand Forks Public School District No.1.

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

CERTIFICATE OF SURVEYOR

I, Bradley Danielson, Registered Land Surveyor in the State of North Dakota hereby certify that this map is a true and complete survey made by me or under my direct supervision, that all dimensions, angles and bearings are correct as shown; and that all monuments will be set as shown.

Bradley Danielson, PLS
North Dakota LS-3291

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this _____ day of _____, 2026, before me, a Notary Public, personally appeared Bradley Danielson, and acknowledged the execution and signing of the above certificate by his voluntary act and deed.

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

PLANNING AND ZONING COMMISSION APPROVAL

The subdivision of and shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks on, this 6th day of November, 2024 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 _____, 2026, before me personally appeared Steve Wasvick, President, and Meggen Sande, Secretary, of the Grand Forks Planning and 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,
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 _____, 2026 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; has ordered the vacation of streets, alleys, easements, and public ways of a subdivision previously recorded with the Register of Deeds of Grand Forks County.

Attest: Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

On this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Maureen Storstad, 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: _____

APPROVAL OF THE CITY ENGINEER

On this _____ day of _____, 2026, I, Allen R. Grasser, City Engineer for 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 the North Dakota Century Code and by city ordinance.

Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it now that on this _____ day of _____, 2025, before me personally appeared Allen R. 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: _____

NOTES:

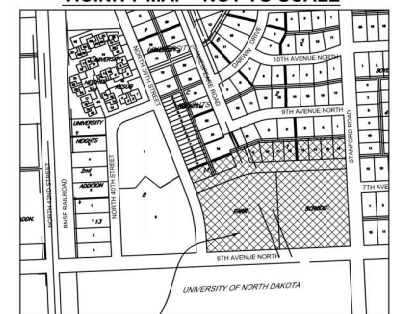
BASIS OF BEARINGS: ALL BEARINGS ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 AND DISTANCES ARE MEASURED ON THE GROUND IN FEET.

FLOODPLAIN: NO LANDS ON THIS PLAT ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 0587E OF COMMUNITY PANEL NO. 38035C0587E DATED DECEMBER 17, 2010.

LEGEND

PLAT BOUNDARY	—————
NEW LOT LINE	—————
EXISTING BLOCK LINES	—————
EXISTING LOT LINES	—————
EXISTING EASEMENT LINE	—————
EASEMENT LINE BY THIS PLAT	—————
ACCESS CONTROL LINE	—————
EXISTING IRON MONUMENT	○
MONUMENT PLACED THIS SURVEY	●
1/2" X 1/2" LONG IRON BAR WITH CAP MARKED LS 0291	●
SPOT ELEVATION (NAVD 88)	8230.2

VICINITY MAP - NOT TO SCALE



Area to be Resubdivided