



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – February 4, 2026
 City Council – February 17, 2026

Item 3-2 (Final) – Plat Request	
Title: Grand Park First Addition, with street and highway ordinance dedication	
Location: 6300-6800 Blocks of South 20 th Street	
Current Legal Description: Unplatted	
Proposed Legal Description: Grand Park First Addition, Grand Forks, North Dakota	
Applicant: CPS, Ltd.	Owner: AG Homes, LLC
Prepared By: Ryan Brooks, Director of Planning & Comm Dev	Submitted By: Ryan Brooks, Director of Planning & Comm Dev
Purpose: Plat is developing 31 new single family lots	

Staff Recommendation
Recommending preliminary approval of the Plat of Grand Park First Addition, located at 6300-6800 Blocks of South 20th Street, with dedication of street and highway ordinance, subject to conditions shown on attached review copy.

Application Status
January 7, 2026 – Planning and Zoning Commission Recommended Action: Motion by Sande, second by Matson for approval of request. Motion carried 5-1 with Budke dissenting.
January 20, 2026 – City Council Action: Motion by Berg, second by Fridolfs for approval of request. Motion carried unanimously.
February 4, 2026 (Public Hearing) - Planning and Zoning Commission Recommended Action: Motion by Reichert, second by Matson for approval of request. Motion carried 7-1 with Budke dissenting.
February 17, 2026 (Public Hearing) – City Council Action:

Existing	Proposed
Land Use: Vacant/ farmland	Land Use: Single family residential
Zoning: A-2	Zoning: PUD R-1
Uses Permitted: All uses permitted in A-2 districts	Uses Permitted: All uses permitted in R-1 district

Context
Adjacent Zoning Districts: A-2 Agricultural Urban Reserve District, Grand Valley PUD – R-1 uses

Adjacent Streets: S 20 th St & 69 th Ave S
Adjacent Bike/Ped Facilities: Off road shared use path along S 20 th St
Adjacent CAT Routes: None

Consistency with 2050 Land Use Plan
<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 3, Objective C: “Annexation will be used as a tool for equity, providing a system where all residents and landowners share in the benefits and costs of municipal services.” • 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
<p><i>(Same background for plat, rezoning, and annexation)</i></p> <ul style="list-style-type: none"> • This plat coincides with the annexation and rezoning requests. • The plat is requested by CPS, Ltd. on behalf of AG Homes, LLC. The purpose of this request is to plat 31 single-family homes for development. The lots will generally be 55-feet in width which is intended to make a more affordable lot and housing area. The development will take advantage of the existing infrastructure that was put into place a few years ago with the Grand Valley development. • Staff is recommending approval.

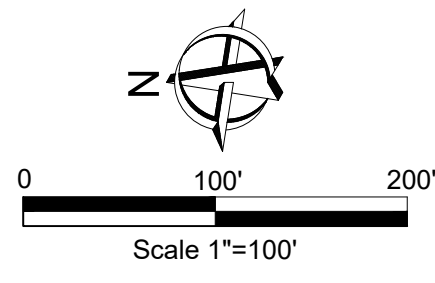
Notices
Grand Forks Herald Public Hearing Notice Published: January 21, 2026
Letters Sent to Neighboring Property Owners (800 ft): January 21, 2026
Comments Received: None at time of posting.

Findings of Fact
<ul style="list-style-type: none"> • Plats require two approvals from Planning & Zoning Commission and City Council • Plat meets subdivision regulations.

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

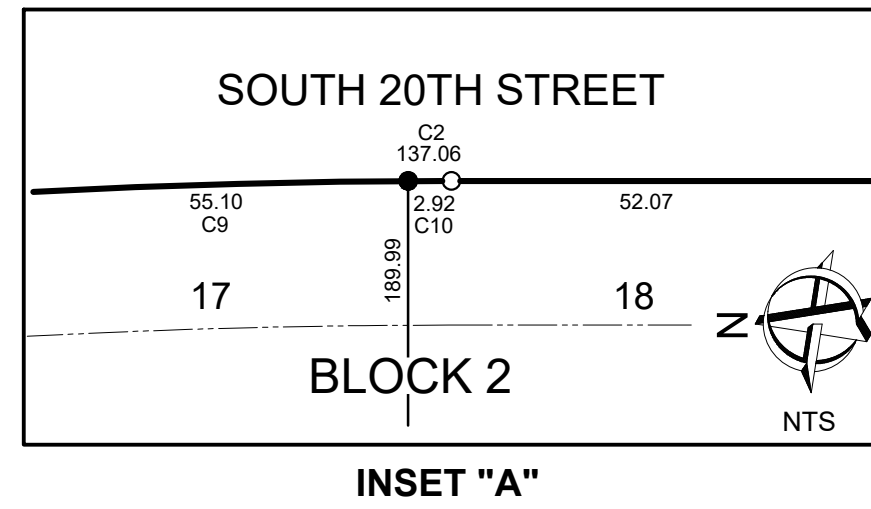
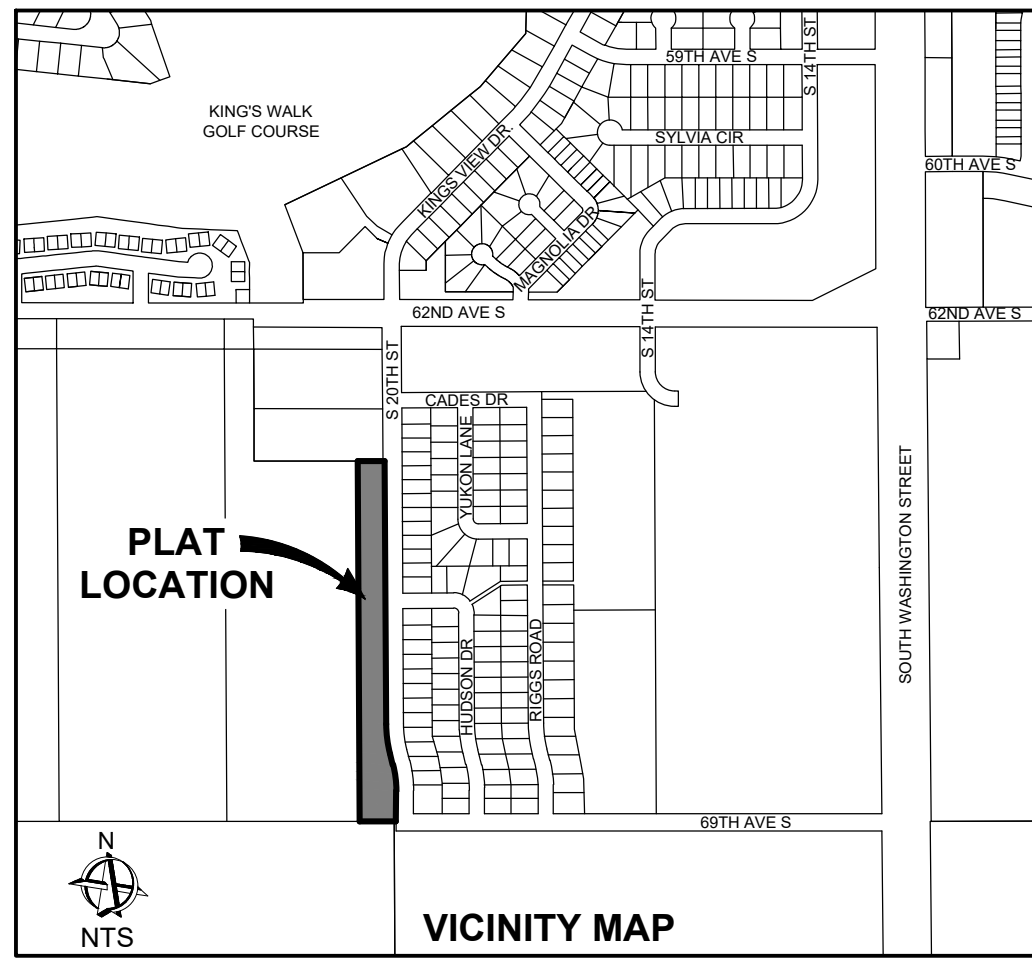
GRAND PARK FIRST ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

Part of the East Half of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 33, Township 151 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota



LEGEND

- PLAT BOUNDARY LINE
- PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT BY PLAT LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- MONUMENT FOUND
 - 5/8" Dia. 18" Min. Length
 - Rebar W/ Cap Stamped 3289
- MONUMENT SET
- ACCESS CONTROL LINE
- SPOT GROUND ELEVATION (NAVD '88)



CURVE CHART

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.63	640.00	14°01'22"	S 09°40'27" E	156.24
C2	137.06	560.00	14°01'22"	N 09°40'27" W	136.71
C3	14.85	640.00	1°19'44"	N 03°19'38" W	14.84
C4	55.14	640.00	4°56'10"	N 06°27'36" W	55.12
C5	55.67	640.00	4°59'01"	N 11°25'11" W	55.65
C6	30.99	640.00	2°46'26"	N 15°17'54" W	30.98
C7	23.35	560.00	2°23'22"	S 15°29'27" E	23.35
C8	55.68	560.00	5°41'47"	N 11°26'52" W	55.65
C9	55.10	560.00	5°38'16"	N 05°46'50" W	55.08
C10	2.92	560.00	0°17'56"	N 02°48'44" W	2.92

OWNERS CONSENT AND DEDICATION:

We the undersigned, being all the owners and lien holders of the land platted herein as Grand Park First Addition in Grand Forks, do hereby voluntarily consent to the execution of said plat and do dedicate the streets, alleys, park, open spaces, bikeways and pedestrian walk-ways, drainage ditches 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 the 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, sidewalk, drainage or other public utility lines or services under, on or over these certain strips of land designated herein as "Drainage & Utility Easements", "Sidewalk and Utility Easements", "Drainage Easements" and "Utility Easements". We consent to any access control to the property designated on said plat and further agree to prohibit any and all ingress or egress across those lot lines designated herein as having "Access Control". Said Grand Park First Addition is described as follows:

That part of the East Half of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 33, Township 151 North, Range 50 West of the 5th Principal Meridian, lying southerly of Auditor's Subdivision No. 46 and westerly of Grand Valley First Addition to the City of Grand Forks, North Dakota according to the plats thereof on file and of record in the Office of the County Recorder, Grand Forks County, North Dakota described as follows:

Beginning at the southeast corner of said East Half of the Northwest Quarter; thence westerly along the south line of said Northwest Quarter having a grid bearing of South 87 degrees 37 minutes 34 seconds West a distance of 200.00 feet to a line being 210.00 feet westerly of and parallel with the west line of said Grand Valley First Addition; thence North 02 degrees 39 minutes 46 seconds West along said parallel line a distance of 40.00 feet to a line being 40.00 feet northerly of and parallel with the south line of said Northwest Quarter; thence North 87 degrees 37 minutes 34 seconds East along said parallel line a distance of 20.00 feet to a line being 190.00 feet westerly of and parallel with the west line of said Grand Valley First Addition; thence North 02 degrees 39 minutes 46 seconds West along said parallel line a distance of 1066.75 feet; thence South 87 degrees 20 minutes 14 seconds West a distance of 20.00 feet to a line being 160.00 feet westerly of and parallel with the west line of said Grand Valley First Addition; thence North 02 degrees 39 minutes 46 seconds West along aid parallel line a distance of 80.00 feet; thence North 87 degrees 20 minutes 14 seconds East a distance of 20.00 feet to a line being 140.00 feet westerly of and parallel with the west line of said Grand Valley First Addition; thence North 02 degrees 39 minutes 46 seconds West along said parallel line a distance of 689.51 feet to the southerly line of Auditor's Subdivision No. 46; thence North 87 degrees 43 minutes 18 seconds East along said southerly line a distance of 140.00 feet to the westerly line of said Grand Valley First Addition; thence South 02 degrees 39 minutes 46 seconds East along said westerly line a distance of 1368.73 feet; thence southeasterly along said westerly line a distance of 156.63 feet along a tangential curve concave to the east having a radius of 640.00 feet and a delta angle of 14 degrees 01 minutes 22 seconds and the chord of said curve bears South 09 degrees 40 minutes 27 seconds East; thence South 16 degrees 41 minutes 08 seconds East along said west line a distance of 58.75 feet; thence southerly along said westerly line a distance of 137.06 feet along a tangential curve concave to the west having a radius of 560.00 feet and a delta angle of 14 degrees 01 minutes 22 seconds and the chord of said curve bears South 09 degrees 40 minutes 27 seconds East; thence South 02 degrees 39 minutes 46 seconds East along the westerly line of said Grand Valley First Addition a distance of 159.77 to the south line of the Northeast Quarter; thence South 87 degrees 37 minutes 34 seconds West along said south line a distance of 10.00 feet to the point beginning. Containing 6.46 acres more or less.

By: AG Homes, LLC

Owners of:

That part of the above described Grand Park First Addition located within the East Half of the Northwest Quarter of Section 33, Township 151 North, Range 50 West of the 5th Principal Meridian, Grand Forks County, North Dakota.

By: Daxon Mason, Managing Member

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known on this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Daxon Mason, Managing Member of AG Homes, LLC, known to me to be the person who executed the foregoing instrument and acknowledged to me that such Company executed the same.

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

PARK DISTRICT OF THE CITY OF GRAND FORKS:

The Park District of the City of Grand Forks hereby approved the attached plat on this _____ day of _____, 2026.

President: Tim Skarpenud Clerk/Executive Director: George Hellyer

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known on this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Tim Skarpenud and George Hellyer, known to me to be President and Clerk/ Executive Director, respectively, of the Park District of the City of Grand Forks, who are described in and who executed the within instrument 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: _____

CITY ENGINEER APPROVAL:

On this _____ day of _____, 2026, I Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached subdivision and find that it meets 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 on this _____ day of _____, 2026, before me personally appeared Allen R. Grasser, 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 _____, 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 thereof 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: Steve Wasvick Secretary: Meggen Sande

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known 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 acknowledged 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: _____

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, has accepted the dedication of all parks and other public areas shown hereon. Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. _____, passed on this _____ day of _____, 2026.

Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known on this _____ day of _____, 2026, before me 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: _____

SURVEYOR'S CERTIFICATE:

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

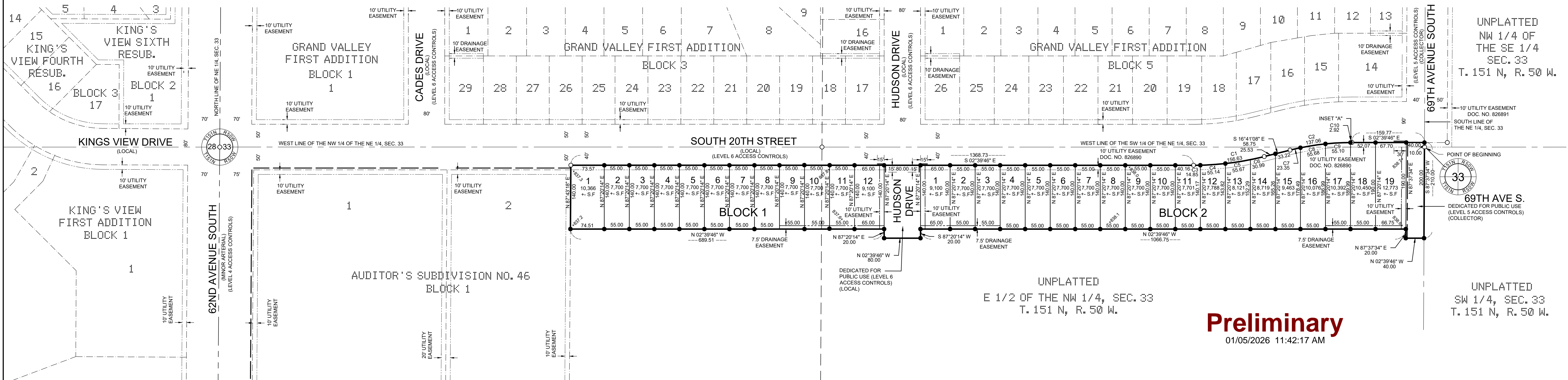
Ryan Link, North Dakota Registered Professional Land Surveyor No. 7590

STATE OF NORTH DAKOTA) SS
COUNTY OF GRAND FORKS)

Be it known on this _____ day of _____, 2026, before me a Notary Public, personally appeared Ryan Link, and acknowledged the execution and signing of the above certificate of Registered Professional Surveyor to be his voluntary act and deed.

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

- Tech Notes 1-7-2026
- 1) Provide Title Commitment for all parcels and verify owners name on Owners Consent and Dedication.
 - 2) Provide for consent of others holding interest in plat property.
 - 3) Provide Development/Master Utility Plan approved by City of Grand Forks Engineering.
 - 4) Execute development agreement drafted by the City.



Preliminary
01/05/2026 11:42:17 AM

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 **PLAT OF GRAND PARK FIRST 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 **PLAT OF GRAND PARK FIRST 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.

Dana Sande, Council President

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second reading and final passage:

Approved:

Published: Not required by law.