



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – April 1, 2026
 City Council – April 20, 2026

Item 3-2 (Final) – Minor Replat Request	
Title: Plat of Crary's Thirteenth Addition	
Location: 1000-1100 Block of 60 th Avenue South	
Current Legal Description: unplatted	
Proposed Legal Description: Crary's Thirteenth Addition	
Applicant: CPS, Ltd.	Owner: Crary Properties
Prepared By: Haylie Grasser, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Plat 12 Single family attached lots along the south side of 60 th Ave S	

Staff Recommendation
Recommending final approval of the Plat of Crary's Thirteenth Addition, subject to conditions shown on attached review copy.

Application Status
April 1, 2026 (Public Hearing) - Planning and Zoning Commission:
April 20, 2026 - City Council Action:

Existing	Proposed
Land Use: vacant	Land Use: Residential lots
Zoning: Crary's Second PUD Amendment No. 6 R-2-R-4 & B-3	Zoning: Desoto PUD Amendment No. 7 R-2-R-4 & B-3
Uses Permitted: All uses permitted in R-2-R-4 & B-3 district	Uses Permitted: No Change

Context
Adjacent Zoning Districts: Crary's Second PUD
Adjacent Streets: 60 th Ave S & Lou Ann St
Adjacent Bike/Ped Facilities: Shared Use Path along Cherry St & S Washington St
Adjacent CAT Routes: None

Consistency with 2050 Land Use Plan

Request and proposed land use aligns with the City's 2050 Land Use Plan.

Background and Discussion

(Same background for plat and rezoning)

- This plat coincides with the Crary 2nd PUD Amend 7 rezoning request.
- The plat is requested by CPS, Ltd. on behalf of Crary Properties. The purpose of this request is to plat 12 new lots for a new development of single family attached units. The lots will be R-2, as is currently planned but the rezoning item will address the 5ft sideyard setback requests (previously approved elsewhere in the neighborhood). The plat and rezoning reflect the desire for David Drive to not continue south. This street and planned right of way change have been evaluated to ensure utilities can still be appropriately delivered and traffic patterns can still operate efficiently.
- Staff is recommending approval.

Notices

Grand Forks Herald Public Hearing Notice Published: March 18, 2026

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 plat with Tech Changes noted
- Utility exhibit

CRARY'S THIRTEENTH ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

Tech Notes 3/24/2026
1) Execute 40' Utility/Public Access Easement along east side of plat and
10' Utility Easement along South side of Lots 7-12.
(Separate Documents)

OWNERS CONSENT & DEDICATION:

We the undersigned, being all the owners and lien holders of the land platted herein as "Crary's Thirteenth Addition" to the City of Grand Forks, do hereby voluntarily consent to the execution of said plat and do dedicate the streets, alleys, park, open spaces, fire lane easements, 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, 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, drainage or other public utility lines or services including pedestrian and bicycle use under, on or over these certain strips of land designated hereon as "Drainage & Utility Easements", "Utility and Public Access 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 hereon as having "Access Control".

PARK DISTRICT OF THE CITY OF GRAND FORKS:

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

President: Tim Skarperud Clerk/Executive Director: George Hellyer

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 Tim Skarperud 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 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 and has accepted the dedication of all parks and other public areas shown hereon.

Attest:
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: _____

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 _____, 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: _____

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on _____, 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

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: _____

Legal Description:

That part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 151 North, Range 50 West of the 5th Principal Meridian, lying southerly of Crary's Ninth Addition and Crary's Eleventh Addition to the City of Grand Forks, North Dakota according to the plat thereon on file and of record in the Office of the County Recorder, Grand Forks County, North Dakota described as follows:

Beginning at southeast corner of said Crary's Eleventh Addition also the southeast corner of 60th Avenue South and David Drive Right of Way; thence southerly along the extension of the easterly Right of Way of said David Drive having a platted bearing of South 00 degrees 21 minutes 15 seconds East a distance of 130.00 feet to a line being 130.00 feet southerly of and parallel with the southerly Right of Way of 60th Avenue South; thence South 89 degrees 55 minutes 15 seconds West along said parallel line a distance of 217.61 feet; thence North 79 degrees 43 minutes 04 seconds West a distance of 113.93 feet; thence North 77 degrees 31 minutes 08 seconds West a distance of 148.50 feet; thence North 82 degrees 02 minutes 54 seconds West a distance of 150.00 feet to the east line of a tract of land conveyed to Jay W. Carlson and JoAnn W. Carlson by Warranty Deed Document Number 414145 on file of record in the office of the Grand Forks County Recorder; thence North 00 degrees 00 minutes 32 seconds East along said east line a distance of 130.00 feet to the southerly Right of Way of said 60th Avenue South; thence a distance of 137.95 feet along a non-tangential curve and said southerly Right of Way concave to the south having a radius of 635.54 feet and a delta angle of 12 degrees 26 minutes 13 seconds and the chord of said curve bears South 83 degrees 44 minutes 14 seconds East; thence South 77 degrees 31 minutes 08 seconds East along said south Right of Way a distance of 182.22 feet; thence a distance of 173.19 feet along a tangential curve and said southerly Right of Way concave to the north having a radius of 790.00 feet and a delta angle of 12 degrees 33 minutes 37 seconds and the chord of said curve bears South 83 degrees 47 minutes 57 seconds East; thence North 89 degrees 55 minutes 15 seconds East along said southerly Right of Way a distance of 135.84 feet to the point beginning. Containing 1.89 acres more or less.

Crary Properties, LLC

Tim Crary, President

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 Tim Crary, President of Crary Properties, LLC., to be the person described in and that executed the within instrument, and acknowledged to me that such Company executed the same.

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

Sproule Properties, an undivided 1/2 interest

Paul Sproule, President

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 Paul Sproule, an undivided 1/2 interest, to be the person described in and that executed the within instrument, and acknowledged to me that he executed the same.

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

CITY ENGINEER APPROVAL:

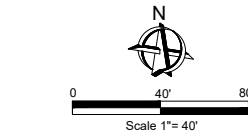
On this _____ day of _____, 2026, I Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached subdivision and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

TBD, City Engineer

STATE OF NORTH DAKOTA SS
COUNTY OF GRAND FORKS

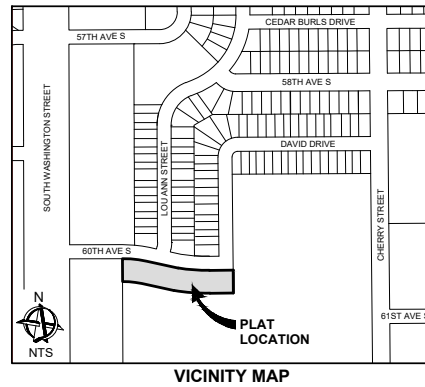
Be it known on this _____ day of _____, 2026, before me personally appeared TBD, City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

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



LEGEND

- PLAT BOUNDARY LINE
- PROPERTY LINE
- EXISTING LOT LINE
- EXISTING DEED LINE
- EXISTING EASEMENT LINE
- EASEMENT BY PLAT LINE
- MONUMENT FOUND
- MONUMENT SET
- ACCESS CONTROL LINE
- SPOT GROUND ELEVATION (NAVD '88)



NOTES:

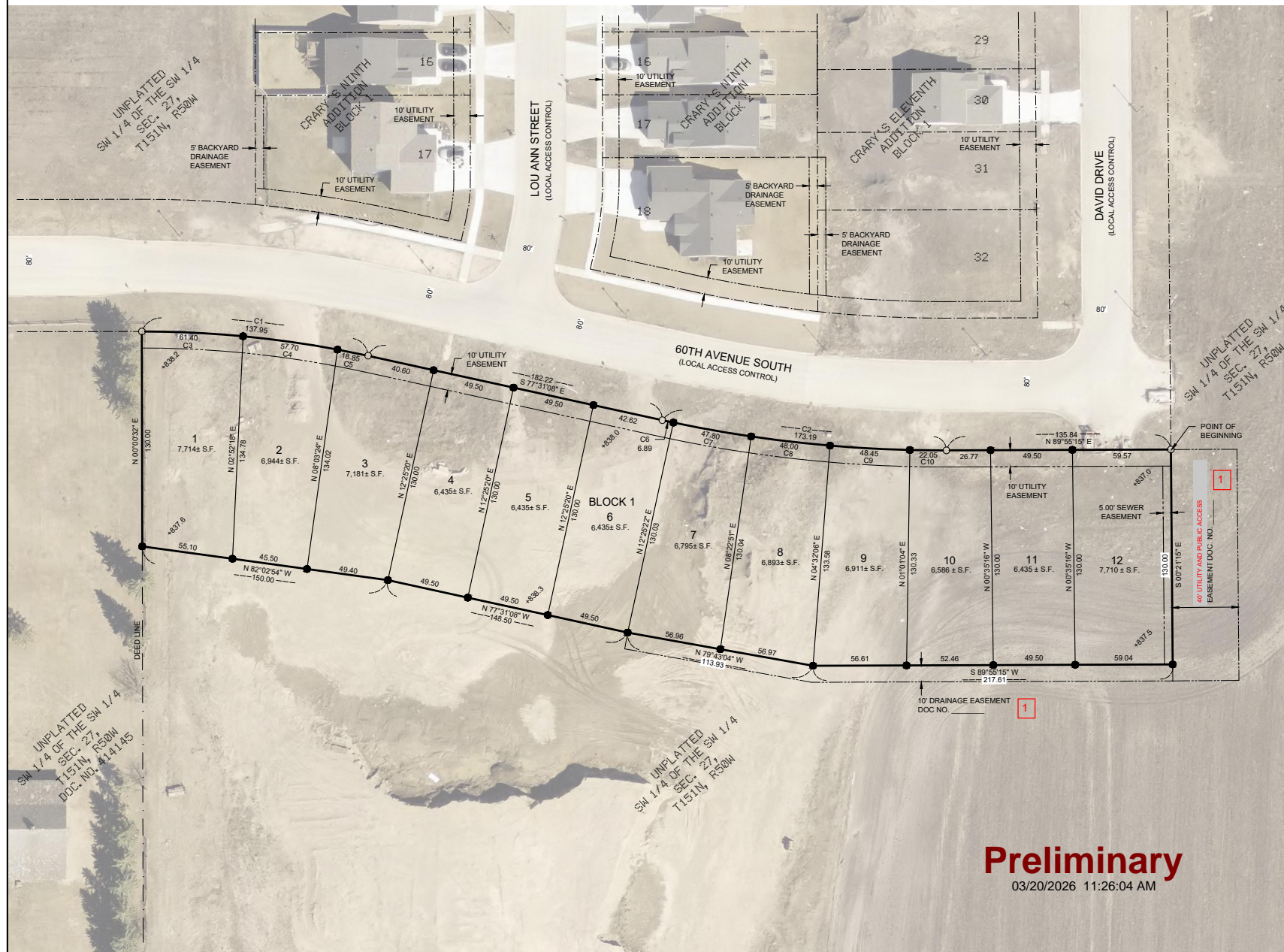
1. BASIS OF BEARING IS BASED ON THE PLAT OF CRARY'S ELEVENTH ADDITION.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY BY 0.999907287 TO CONVERT PLATTED DISTANCES SHOWN TO STATE PLANE GRID DISTANCES.

REFERENCE RECORDED DOCUMENTS:

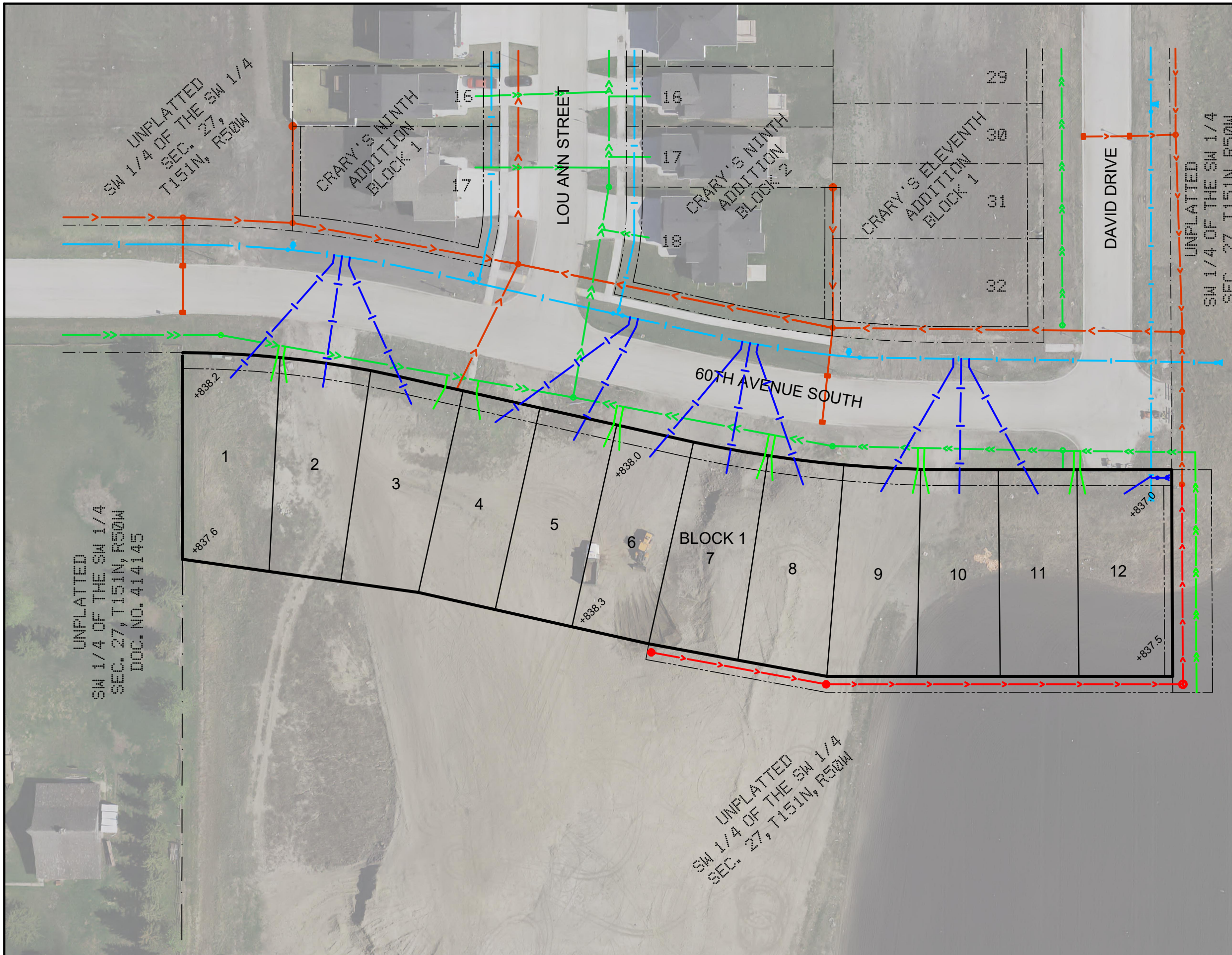
- R1 CRARY'S ELEVENTH ADDITION, DOC. NO. 807678.
- R2 CRARY'S NINTH ADDITION, DOC. NO. 785216.

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.95	635.54	12°26'13"	S 83°44'14" E	137.68
C2	173.19	790.00	12°33'37"	S 83°47'57" E	172.84
C3	61.40	635.54	5°32'07"	S 87°11'17" E	61.38
C4	57.70	635.54	5°12'06"	S 81°49'10" E	57.68
C5	18.85	635.54	1°42'00"	S 78°22'08" E	18.85
C6	6.89	790.00	0°29'57"	S 77°46'07" E	6.88
C7	47.80	790.00	3°28'00"	N 79°45'05" W	47.79
C8	48.00	790.00	3°28'53"	N 83°13'32" E	47.99
C9	48.45	790.00	3°30'50"	S 86°43'23" E	48.44
C10	22.05	790.00	1°35'57"	N 89°16'47" W	22.05



Preliminary
03/20/2026 11:26:04 AM



- LEGEND**
- EXISTING SANITARY / SEWER SERVICES
 - PROPOSED 6" SANITARY SERVICE
 - EXISTING WATERMAIN
 - PROPOSED 1" WATER SERVICE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER

HORIZONTAL DATUM:
 NORTH DAKOTA STATE
 PLANE COORDINATE
 SYSTEM (NORTH ZONE)
 NAD-83
 VERTICAL DATUM:
 NAVD-1988
 Scale in Feet

UNPLATTED
 SW 1/4 OF THE SW 1/4
 SEC. 27, T151N, R50W
 DOC. NO. 414145

UNPLATTED
 SW 1/4 OF THE SW 1/4
 SEC. 27, T151N, R50W

CPS
 308 2nd Avenue North
 Grand Forks, ND 58203
 P: 701.746.7459
 F: 701.746.8948
www.cpsengineering.net

PROJECT TITLE:
**CRARY'S THIRTEENTH ADDITION,
 GRAND FORKS, NORTH DAKOTA**

SHEET TITLE:
UTILITY LAYOUT

NO.	DATE:	BY:	REVISION DESCRIPTION:

PRELIMINARY <input type="checkbox"/>	BID SET <input type="checkbox"/>	FOR CONSTRUCTION <input type="checkbox"/>
DATE:	3/12/26	DESIGN STATUS: -
CPS PROJ. NO:	26005	EXHIBIT NO.
OWNER PROJ. NO:	-	1 OF 1