



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – May 6, 2026
 City Council – May 18, 2026

Item 4-1 - Vacation of Right-of-Way	
Title: Vacation of A Potion of North 21 st Street	
Location: 2023 Dyke Avenue	
Legal Description: See exhibit.	
Applicant: John Smith, Shelly Olson, BNSF	Owners: Jolson Properties, LLC
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Vacate a portion of N 21 st St for adjacent lot to expand	

Staff Recommendation
Staff recommends approval of the request to vacate the described portion of North 21st Street as shown and described on the Exhibit.

Application Status
May 6, 2026 – Planning and Zoning Commission Recommended Action:
May 18, 2026 – City Council Action:
July 6, 2026 (Public Hearing) – City Council Action:

Existing	Proposed
Land Use: N 21 st St right-of-way	Land Use: Expansion of adjacent Light Industrial use
Zoning: I-1 Light Industrial	Zoning: No change.
Uses Permitted: All permitted uses listed in I-1 Light Industrial District	Uses Permitted: No change.

Context
Adjacent Zoning Districts: I-1 Light Industrial District & R-2 One- and Two-Family Residence District
Adjacent Streets: Dyke Avenue
Adjacent Bike/Ped Facilities: None.
Adjacent CAT Routes: None.

Consistency with 2050 Land Use Plan

Request is consistent with:

- Vacations are not specified in the 2050 land use plan
- The land use is consistent with the plan

Background and Discussion

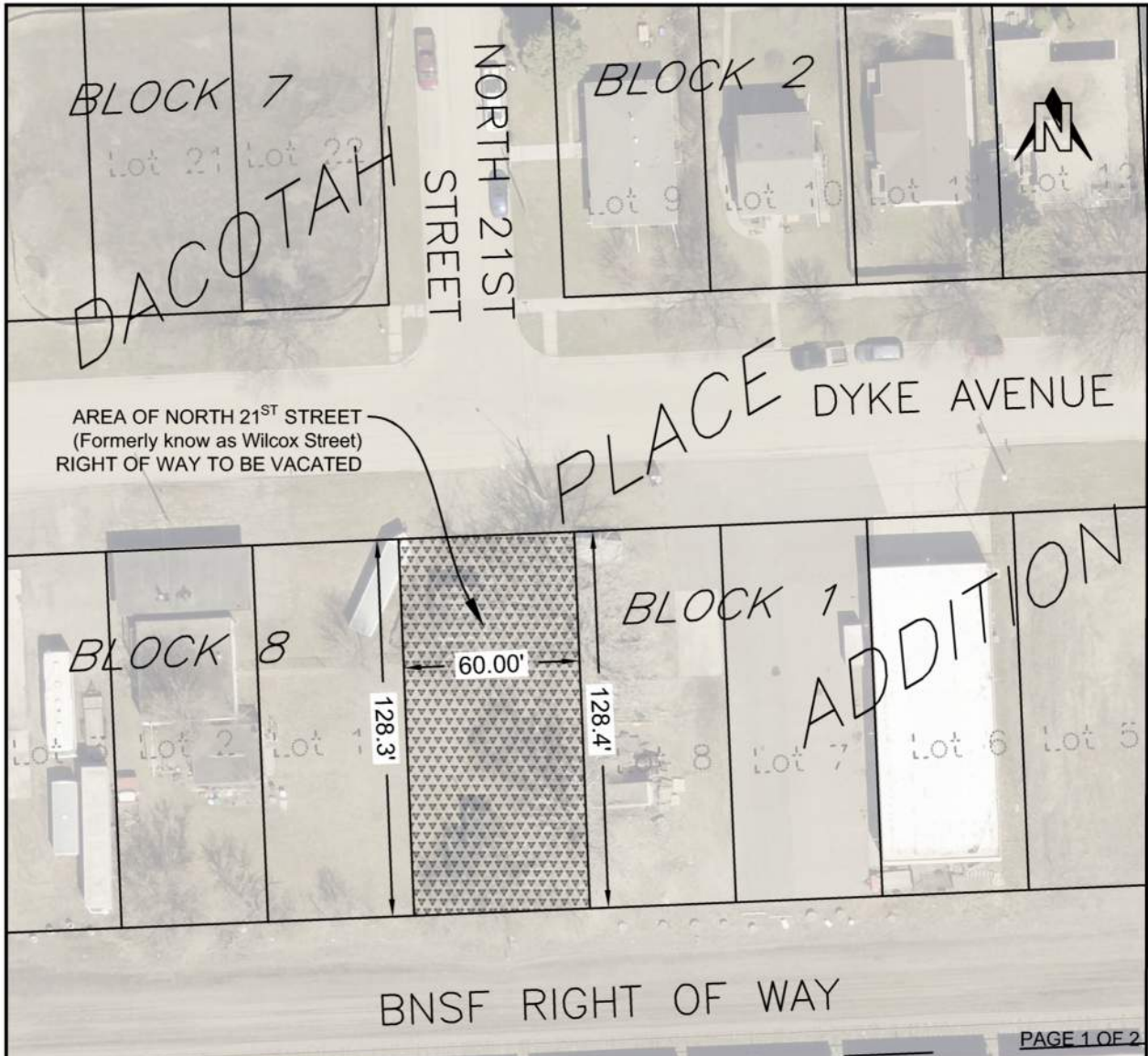
- This request is to vacate a portion of North 21st Street to allow for the property to the east to utilize the area and expand their site. The portion of N 21st St to be vacated is not paved and not utilized.
- Staff is recommending approval of the request.

Findings of Fact


- Vacations require approval by the Planning and Zoning Commission and the City Council.
- A public hearing will be held at the City Council.

Attachments

- Vacation Exhibit




LAND DESCRIPTION-
SEE SHEET 2 OF 2

	CITY OF GRAND FORKS ENGINEERING DEPARTMENT	VACATION NORTH 21ST STREET BETWEEN LOT 8, BLOCK 1 AND LOT 1, BLOCK 8 DACOTAH PLACE ADDITION AND DYKE AVE AND BNSF ROW	4/28/2026	REVIEWED BY B. Danielson
			1"=50'	DRAWN BY B. Danielson

LAND DESCRIPTION-

That portion of **60.00 foot wide Right of Way for North 21st Street**, (formally known as Wilcox Street) as dedicated by the plat of **DACOTAH PLACE ADDITION to Grand Forks, Grand Forks County, North Dakota** on file in the office of the County Recorder within and for Grand Forks County, North Dakota, and recorded in Book 83 of Deeds at Page 182, located between and abutting the west side of Lot 8, Block 1 and the east side of Lot 1, Block 8, of said **DACOTAH PLACE ADDITION** and also located between and abutting a line between the northwest corner of said Lot 8 and the northeast corner of said Lot 1 and a line between the southwest corner of said Lot 8 and the southeast corner of said Lot 1.

Containing 7,701 square feet more or less.

 <p>CITY OF GRAND FORKS ENGINEERING DEPARTMENT</p>	<p>VACATION NORTH 21ST STREET BETWEEN LOT 8, BLOCK 1 AND LOT 1, BLOCK 8 DACOTAH PLACE ADDITION AND DYKE AVE AND BNSF ROW</p>	4/28/2026	REVIEWED BY B. Danielson
		N/A	DRAWN BY B. Danielson