



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

Item 4-3 – Annexation	
<b>Title:</b> Annexation of 70 <sup>th</sup> Avenue North	
<b>Location:</b> 4800-6200 70 <sup>th</sup> Avenue North	
<b>Proposed Legal Description:</b> See attached exhibit.	
<b>Applicant:</b> City of Grand Forks	<b>Owner:</b> City of Grand Forks
<b>Prepared By:</b> Sierra Johnson, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> Annex 70 <sup>th</sup> Ave N right-of-way to enable road project and future industrial development.	

Staff Recommendation
<b>Staff recommends approval of the proposed annexation areas and set public hearing as prescribed by law.</b>

Application Status
<b>May 6, 2026 – Planning and Zoning Commission Recommended Action:</b>
<b>May 18, 2026 – City Council Action:</b>
<b>June 20, 2026 (Public Hearing) – City Council Action:</b>

Existing	Proposed
<b>Land Use:</b> Vacant	<b>Land Use:</b> Future industrial development
<b>Zoning:</b> A-1 Ag Preservation District	<b>Zoning:</b> No change.
<b>Uses Permitted:</b> All uses permitted in A-1 district	<b>Uses Permitted:</b> No change.

Context
<b>Adjacent Zoning Districts:</b> A-1 & not yet zoned (outside of City zoning area)
<b>Adjacent Streets:</b> 70 <sup>th</sup> Ave N, N 55 <sup>th</sup> St, N Washington St
<b>Adjacent Bike/Ped Facilities:</b> None.
<b>Adjacent CAT Routes:</b> None.

### **Consistency with 2050 Land Use Plan**

This request and coinciding requests align with the following Land Use goal and objective:

- 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.”

### **Background and Discussion**

- This request is to annex 3 different annexation areas (areas “A,” “B,” and “C”) which would act as right-of-way for 70<sup>th</sup> Ave N. The purpose of annexing this right-of-way is to allow for a road improvement project to take place on 70<sup>th</sup> Ave N and to provide access for future industrial development in the area.
- Refer to annexation exhibit for the annexation area descriptions.
- Staff is recommending approval of the request.

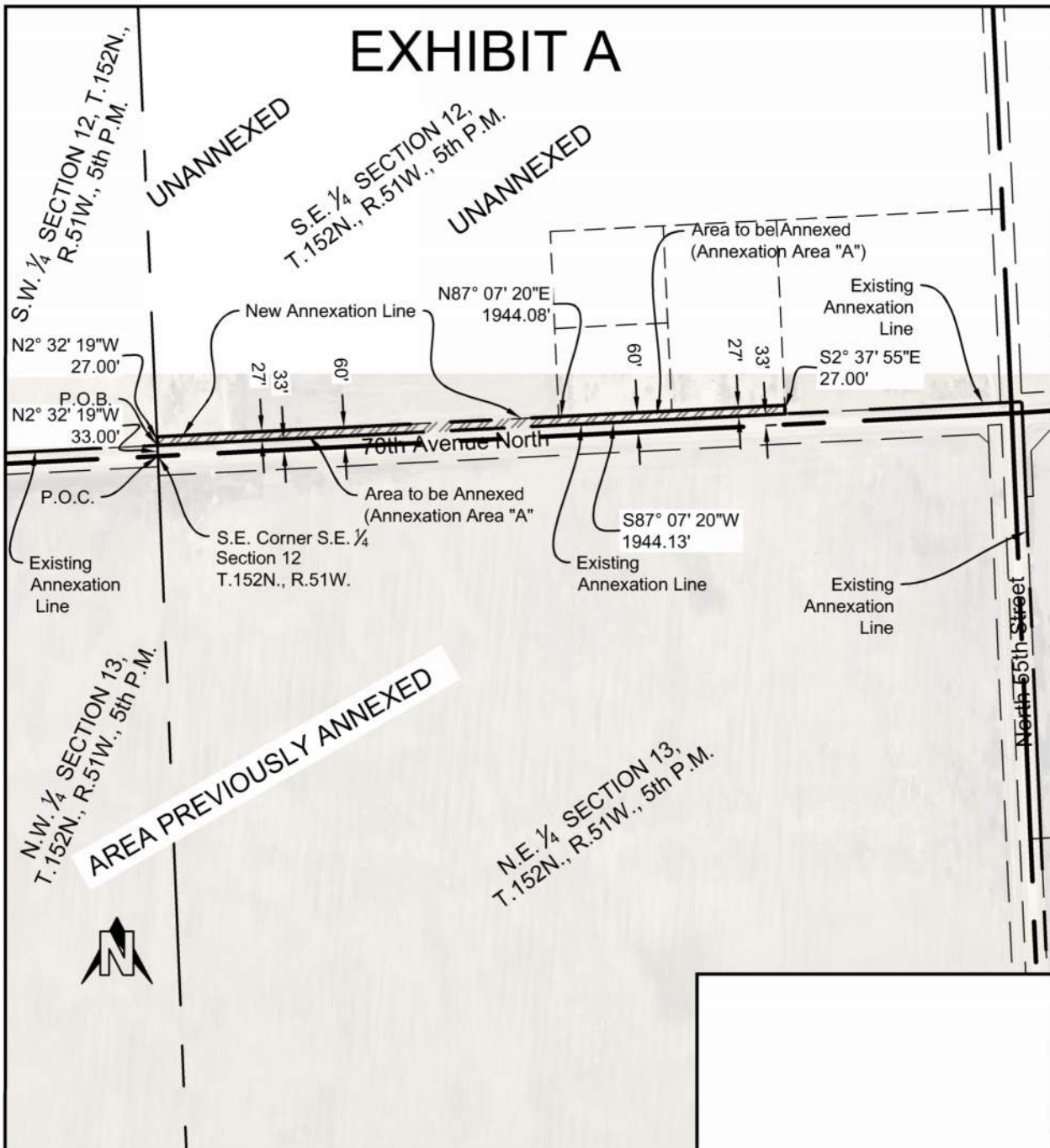
### **Findings of Fact**

- By state law, city council’s act on the requests for annexations
- Planning & Zoning Commission has requested to recommend action to City Council regarding annexation items and the request is currently under review with the City Attorney. The City Council has requested the Planning & Zoning Commission make recommendations on all annexations.

### **Attachments**

- Annexation Map
- Annexation Points
- Annexation Ordinance

# EXHIBIT A



ANNEXATION AREA

LAND DESCRIPTION- SEE PAGE 2 OF 5



CITY OF  
GRAND FORKS  
ENGINEERING  
DEPARTMENT

ANNEXATION  
S.E. 1/4, SECTION 12  
T.152N., R.51W.  
GRAND FORKS, N.D.

DATE  
4/30/2026

REVIEWED BY  
B. Danielson

SCALE  
1"=500'

DRAWN BY  
B. Danielson

# EXHIBIT A

## ANNEXATION AREA

### LAND DESCRIPTION: (Annexation Area "A")

A 27.00 feet wide strip of land located in the Southeast Quarter of Section 12, Township 152 North, Range 51 West of the 5<sup>th</sup> Principal Meridian, in Grand Forks County, North Dakota more particularly described as follows:

**Commencing** at the southwest corner of said Southeast Quarter of Section 12; **THENCE** North 02°32'19" West, along the west line of said Southeast Quarter, for a distance of 33.00 feet to a point on a line parallel with and offset 33.00 feet northerly of, as measured perpendicularly from, the south line of said Southeast Quarter of Section 12, said point being the **Point of Beginning**;

- 1) **THENCE** North 02°32'19" West, continuing along said west line of the Southeast Quarter, for a distance of 27.00 feet to a point on a line parallel with and offset 60.00 feet northerly of, as measured perpendicularly from, said south line of the Southeast Quarter of Section 12;
- 2) **THENCE** North 87°07'20" East, along said 60.00 feet northerly offset line, for a distance of 1944.09 feet to a point on the west line of the East 700.00 feet of said Southeast Quarter of Section 12;
- 3) **THENCE** South 2°37'55" East, along said west line of the East 700.00 feet of the Southeast Quarter of Section 12, for a distance of 27.00 feet to a point on said 33.00 feet northerly offset line;
- 4) **THENCE** South 87°07'20" West, along said 33.00 feet northerly offset line for a distance of 1944.19 feet to the **Point of Beginning**.

Containing 52,491 square feet (1.21 Acres) more or less.



CITY OF  
GRAND FORKS  
ENGINEERING  
DEPARTMENT

ANNEXATION  
S.E. ¼, SECTION 12  
T. 152N., R. 51W.  
GRAND FORKS, N.D.

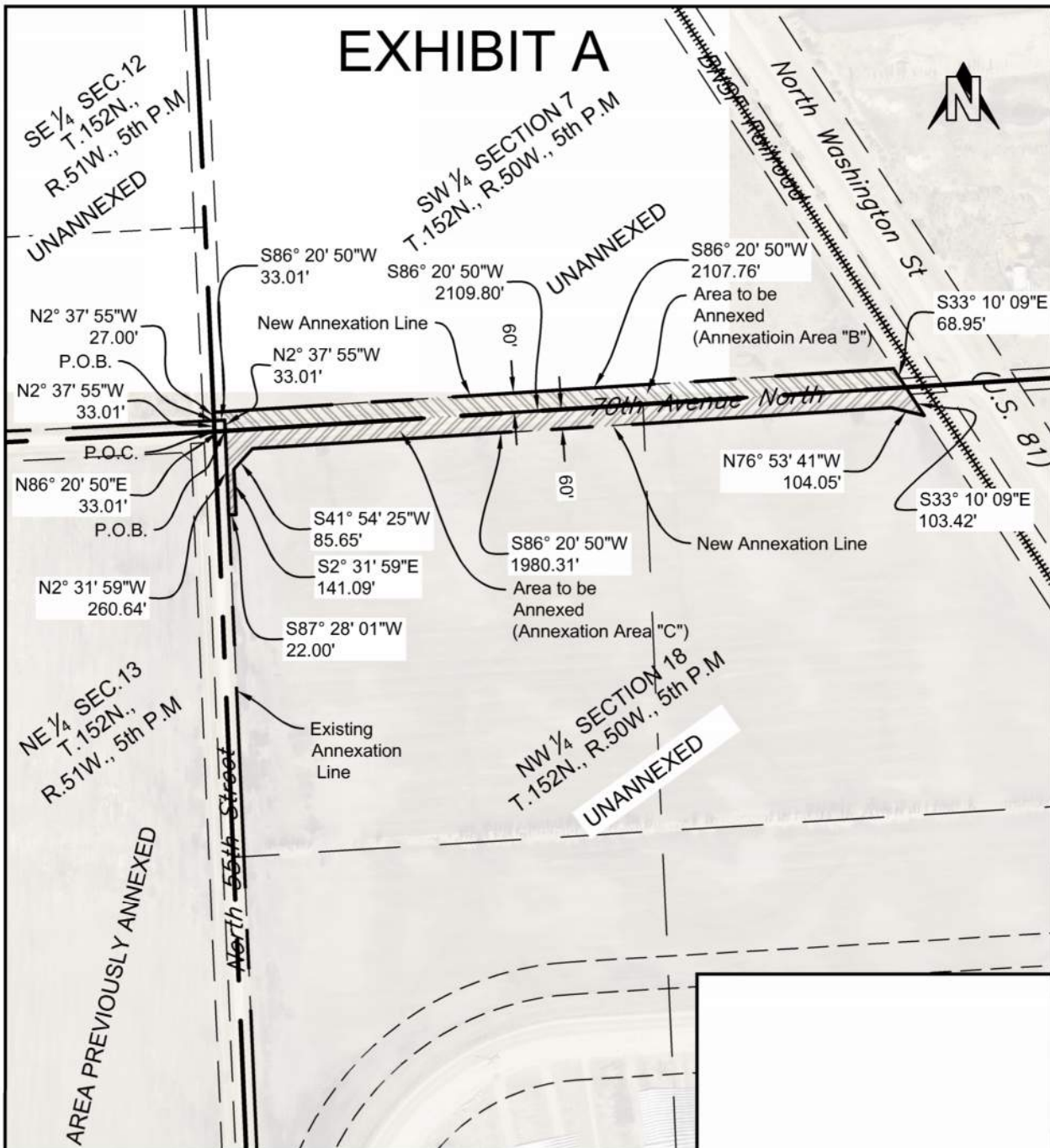
DATE  
4/30/2026

REVIEWED BY  
B. Danielson

SCALE  
N/A

DRAWN BY  
B. Danielson

# EXHIBIT A



ANNEXATION AREA

LAND DESCRIPTIONS- SEE PAGES 4&5 OF 5



CITY OF  
GRAND FORKS  
ENGINEERING  
DEPARTMENT

ANNEXATION  
SW 1/4 SECTION 7  
N.W. 1/4 SECTION 18  
T. 152N., R. 50W.  
GRAND FORKS, N.D.

DATE  
4/30/2026

REVIEWED BY  
B. Danielson

SCALE  
1"=500'

DRAWN BY  
B. Danielson

# EXHIBIT A

**LAND DESCRIPTION: (Annexation Area "B")**

A parcel of land located in the Southwest Quarter of Section 7, Township 152 North, Range 50 West of the 5<sup>th</sup> Principal Meridian, in Grand Forks County, North Dakota more particularly described as follows:

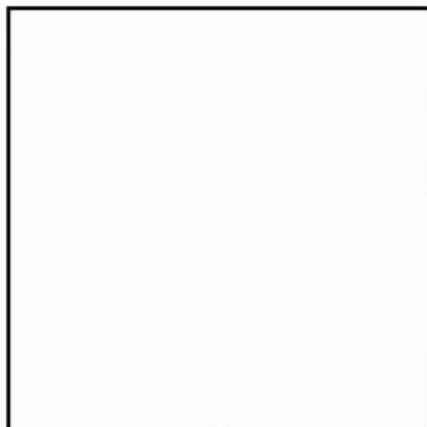
**Commencing** at the southwest corner of said Southwest Quarter of Section 7; **THENCE** North 02°37'55" West, along the west line of said Southwest Quarter, for a distance of 33.00 feet to a point on a line parallel with and offset 33.00 feet northerly of, as measured perpendicularly from, the south line of said Southwest Quarter of Section 7, said point being the **Point of Beginning**;


- 1) **THENCE** North 02°37'55" West, continuing along said west line of the Southwest Quarter of Section 7, for a distance of 27.00 feet to a point on a line parallel with and offset 60.00 feet northerly of, as measured perpendicularly from, said south line of the Southwest Quarter of Section 7;
- 2) **THENCE** North 86°20'50" East, along said 60.00 feet northerly offset line, for a distance of 2107.76 feet to a point on the west Right of Way line of the Burlington Northern Santa Fe Railroad;
- 3) **THENCE** South 33°10'09" East, along said west Right of Way line, for a distance of 68.95 feet to a point on the south line of said Southwest Quarter of Section 7;
- 4) **THENCE** South 86°20'50" West, along said south line of the Southwest Quarter of Section 7, for a distance of 2109.80 feet to a point on a line offset 33.00 feet easterly of, as measured perpendicularly from, said west line of the Southwest Quarter of Section 7;
- 5) **THENCE** North 02°37'55" West, along said 33.00 feet easterly offset line, for a distance of 33.01 feet to a point on said 33.00 feet northerly offset line;
- 6) **THENCE** South 86°20'50" West, along said 33.00 feet offset northerly line, for a distance of 33.01 feet to the **Point of Beginning**.

Containing 126,428 square feet (2.90 Acres) more or less.

**AND ALSO INCLUDING;**

Continued on Page 5 of 5



	CITY OF GRAND FORKS ENGINEERING DEPARTMENT	ANNEXATION SW ¼ SECTION 7 N.W. ¼ SECTION 18 T.152N., R.50W. GRAND FORKS, N.D.	DATE 4/30/2026	REVIEWED BY B. Danielson
			SCALE N/A	DRAWN BY B. Danielson

# EXHIBIT A

## LAND DESCRIPTION (Continued from Page 4 of 5)

### (Annexation Area "C")


A parcel of land located in the Northwest Quarter of Section 18, Township 152 North, Range 50 West of the 5<sup>th</sup> Principal Meridian, in Grand Forks County, North Dakota more particularly described as follows:

**Commencing** at the northwest corner of said northwest Quarter of Section 18; **THENCE** North 86°20'50" East, along the north line of said Northwest Quarter, for a distance of 33.00 feet to a point on a line parallel with and offset 33.00 feet easterly of, as measured perpendicularly from, the west line of said Northwest Quarter of Section 18, said point being the **Point of Beginning**;

- 1) **THENCE** North 86°20'50" East, continuing along said north line of the Northwest Quarter of Section 18, for a distance of 2109.80 feet to a point on the west Right of Way line of the Burlington Northern Santa Fe Railroad;
- 2) **THENCE** South 33°10'09" East, along said west Right of Way line, for a distance of 103.42 feet;
- 3) **THENCE** North 76°53'41" West for a distance of 104.05 feet to a point on a line parallel with and offset 60.00 feet southerly, as measured perpendicularly from, said north line of the Northwest Quarter of Section 18;
- 4) **THENCE** South 86°20'50" West, along said 60.00 feet southerly offset line, for a distance of 1980.31 feet;
- 5) **THENCE** South 41°54'25" West for a distance of 85.65 feet to a point on a line parallel with and offset 55.00 feet easterly, as measured perpendicularly from, said west line of the Northwest Quarter of Section 18;
- 6) **THENCE** South 2°31'59" East, along said 55.00 feet easterly offset line, for a distance of 141.09 feet;
- 7) **THENCE** South 87°28'01" West for a distance of 22.00 feet to a point on said 33.00 feet easterly offset line;
- 8) **THENCE** North 02°31'59" West, along said 33.00 feet easterly offset line, for a distance of 260.64 feet to the **Point of Beginning**.

Containing 135,099 square feet (3.10 Acres) more or less.



	CITY OF GRAND FORKS ENGINEERING DEPARTMENT	ANNEXATION SW ¼ SECTION 7 N.W. ¼ SECTION 18 T.152N., R.50W. GRAND FORKS, N.D.	DATE 4/30/2026	REVIEWED BY B. Danielson
			SCALE N/A	DRAWN BY B. Danielson

## Annexation Point Rating System 70th Avenue North

Criteria		Comm. Dev.	Res. Dev.	Project	Measurement Method
<b>I. Municipal Water Availability</b>	Within: 1/2 mile	2	2	0	Nearest water main is about 3 miles away.
	1/2 mile to 1 mile	1	1		
	Further than 1 mile	0	0		
<b>II. Sanitary Sewer Availability</b>	Within: 1/2 mile	2	2	0	Sanitary gravity main is about 2 miles away.
	1/2 mile to 1 mile	1	1		
	Further than 1 mile	0	0		
<b>III. Transportation Accessibility</b>	Within: 1/2 mile	1	1	1	Distance from existing arterial or collector street to be measured in actual vehicle miles - North Washington Street
	Further than 1/2 mile	0	0		
<b>IV. Municipal Fire Station</b>	Within 3 miles	1	1	0	Distance to be measured in actual vehicle miles from existing fire stations - 4.5 miles from Station 2
	Further than 3 miles	0	0		
<b>V. Improved Public Park</b>	Within Service Area	NA	1	NA	As determined by using Map 2.16 of the 2040 Land Use Plan, not applicable for commercial development
	Outside Service Area	NA	0		
<b>VI. Soils</b>	Poor Farmland	2	1	2	As determined by using Map 2.17 of the 2040 Land Use Plan; annexation includes only roadway & no farmland
	Prime Farmland	0	0		
<b>VII. Location</b>	Tier 1	6	6	3	As determined by using Map 3.1 of the 2040 Land Use Plan and calculating the tier with the most existing urban development
	Tier 2	3	3		
	Tier 3	0	0		
<b>VIII. Contiguity</b>	80%-100%	6	6	3	Points determined by the percent of the boundary of the proposed annexation area that is contiguous to the existing corporate limits.
	60%-79%	5	5		
	40%-59%	4	4		
	20%-39%	3	3		
	1%-19%	2	2		
	0%	0	0		
<b>IX. Flood Protection</b>	Within City System	3	3	0	As determined by the map approved and used to determine Flood Protection Special Assessments by the Special Assessment Comm.
	Outside City System	0	0		
<b>TOTAL POINTS</b>		23	23	9	12 points is the minimum point total required to justify annexation.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ANNEX LANDS DESCRIBED AS FOLLOWS:

A portion of **70<sup>th</sup> Avenue North Right-of-Way**, being a part of the Southeast Quarter of Section 12, Township 152 North, Range 51 West of the 5<sup>th</sup> Principal Meridian, Section 7, Township 152 North, Range 50 West of the 5<sup>th</sup> Principal Meridian, and Section 18, Township 152 North, Range 50 West of the 5<sup>th</sup> Principal Meridian, in Grand Forks County, North Dakota.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA THAT:

Section 1

The following territory is hereby annexed to the City of Grand Forks, North Dakota, together with the full width of all platted streets and public rights-of-way contiguous thereto:

**LAND DESCRIPTION: (Annexation Area "A")**

A 27.00 feet wide strip of land located in the Southeast Quarter of Section 12, Township 152 North, Range 51 West of the 5<sup>th</sup> Principal Meridian, in Grand Forks County, North a

**Commencing** at the southwest corner of said Southeast Quarter of Section 12; **THENCE** North 02°32'19" West, along the west line of said Southeast Quarter, for a distance of 33.00 feet to a point on a line parallel with and offset 33.00 feet northerly of, as measured perpendicularly from, the south line of said Southeast Quarter of Section 12, said point being the **Point of Beginning**;

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- 2) **THENCE** North 87°07'20" East, along said 60.00 feet northerly offset line, for a distance of 1944.09 feet to a point on the west line of the East 700.00 feet of said Southeast Quarter of Section 12;
- 3) **THENCE** South 2°37'55" East, along said west line of the East 700.00 feet of the Southeast Quarter of Section 12, for a distance of 27.00 feet to a point on said 33.00 feet northerly offset line;
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Containing 135,099 square feet (3.10 Acres) more or less.

Section 2.

This ordinance shall be in full force and effect after its passage and approval as provided by law.

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Brandon Bochenski, Mayor

ATTEST:

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Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second reading and final passage:

Approved:

Published: Not required by law.