City of Grand Forks Staff Report

Planning & Zoning Commission – July 8, 2026
City Council – July 20, 2026

APPROVED & ACCEPTED
by City Council
07/20/2026
Maureen Storstad
Maureen Storstad
City Auditor

Item 3-3 (Final) – Minor Replat Request	
Title: Replat of Lots T & U, Block 1, Kings View Sixth Resubdivision	
Location: 6173 & 6181 Magnolia Drive	
Current Legal Description: Lots T & U, Block 1, Kings View Sixth Resubdivision	
Proposed Legal Description: Replat of Lots T & U, Block 1, Kings View Sixth Resubdivision	
Applicant: Premier Homes & Builders, LLP	
Prepared By: Andrew Folson, Intern Planner	**Submitted By:** Ryan Brooks, Director of Planning & Community Development
Purpose: Combine Lots T & U to build a large single-family house	

Staff Recommendation
Recommending final approval of the Replat of Lots T & U, Block 1, King's View Sixth Resubdivision

Application Status
July 8, 2026 (Public Hearing) - Planning and Zoning Commission: Motion by Reichert, second by Matson for approval of request. Motion carried unanimously.
July 20, 2026 (Public Hearing) - City Council Action: Motion by Berg, second by Fridolfs to approve on consent agenda. Motion carried unanimously.

Existing	Proposed
Land Use: Vacant	**Land Use:** Single Family
Zoning: Kannowski's PUD – R-3 uses	**Zoning:** No change
Uses Permitted: All uses permitted within R-3 district, 5 units per gross acre parcel	**Uses Permitted:** No change

Context
Adjacent Zoning Districts: PUD - R-4 uses, PUD – R-1 uses, PUD – Commercial/Office type uses
Adjacent Streets: 62nd Ave S, Azalea Cir, & Magnolia Dr
Adjacent Bike/Ped Facilities: Off-road shared use path along north side of 62nd Ave S
Adjacent CAT Routes: None.

Background and Discussion
• The request is a minor replat to combine the existing lots T & U into one lot. • The purpose of the lot combination is to build a single-family home instead of twin-homes • Staff is recommending approval of the plat.

Notices
Grand Forks Herald Public Hearing Notice Published: June 24th, 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 replat map

REPLAT OF LOTS T & U, BLOCK 1, OF THE REPLAT OF LOTS 1 - 14, BLOCK 1, KINGS VIEW SIXTH RESUBDIVISION

TO THE CITY OF GRAND FORKS, NORTH DAKOTA

N

0 20' 40'

Scale 1"= 20'

LEGEND

PLAT BOUNDARY LINE

PROPERTY LINE

EXISTING LOT LINE

3 Existing Easement Line

MONUMENT FOUND ○ 5/8" Dia. 18" Min. Length Rebar W/ Cap Stamped 7590

MONUMENT SET ●

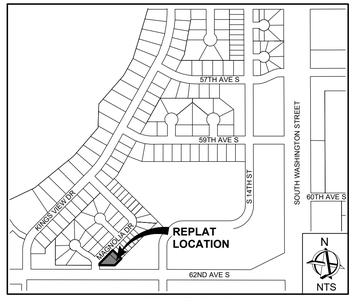
SPOT GROUND ELEVATION (NAVD '88) +835.1

NOTES:

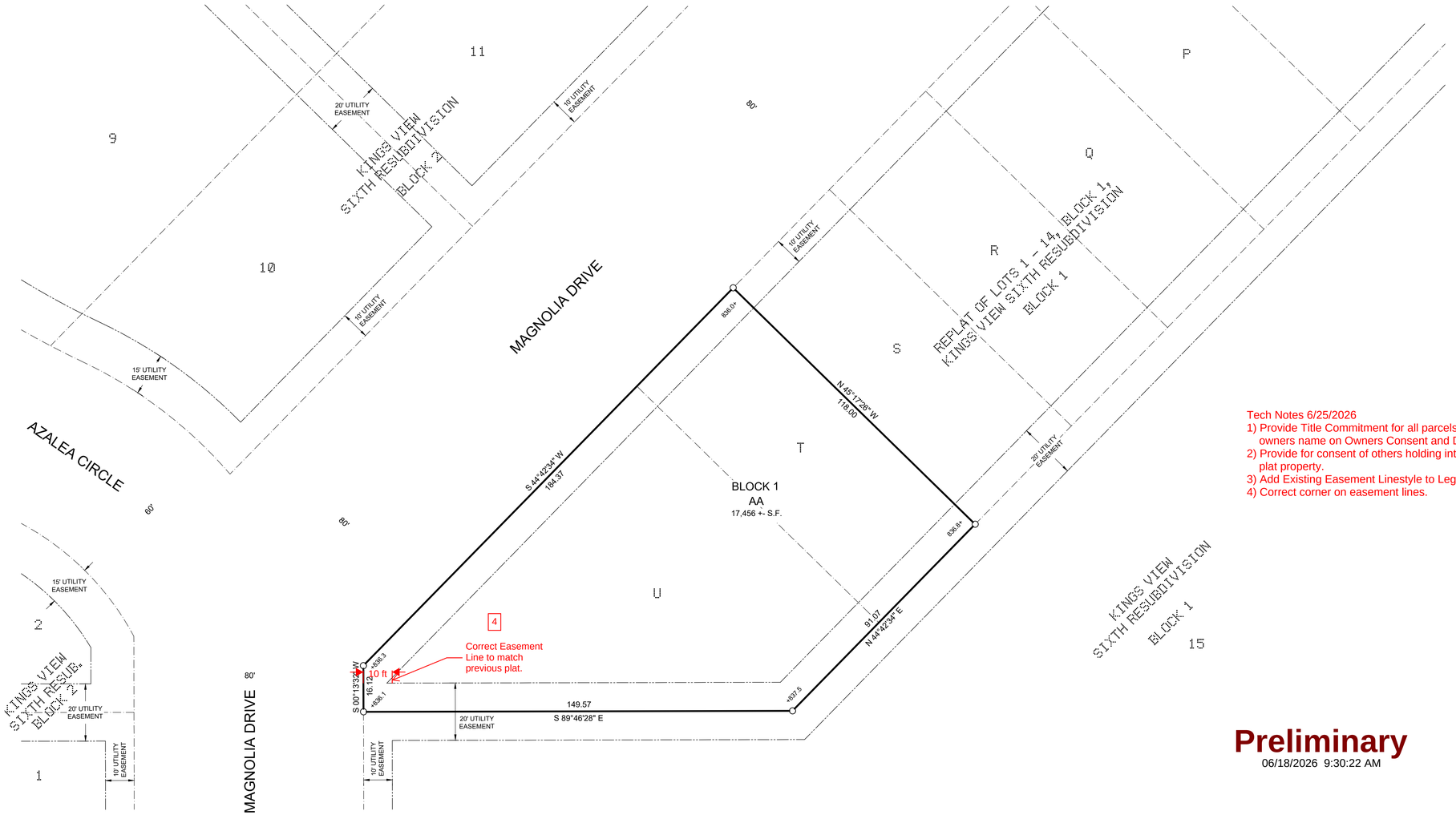
1 BASIS OF BEARING IS THE PLAT OF KINGS VIEW SIXTH RESUBDIVISION. ALL DISTANCES SHOWN ARE GROUND.

REFERENCE RECORDED DOCUMENTS:

R1 REPLAT OF LOTS 1 - 14, BLOCK 1, KINGS VIEW SIXTH RESUBDIVISION, DOC. NO. 786580.



VICINITY MAP



Tech Notes 6/25/2026
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) Add Existing Easement Linestyle to Legend.
4) Correct corner on easement lines.

Preliminary
06/18/2026 9:30:22 AM

OWNERS CONSENT & DEDICATION:

We the undersigned, being all the owners and lien holders of the land replatted hereon as "Replat of Lots T & U, Block 1, of the Replat of Lots 1 - 14, Block 1, Kings View Sixth Resubdivision, do hereby voluntarily consent to the execution of said replat 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 and public grounds, whether such improvements are shown or not to the public use forever. 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. 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 hereon as "Drainage & Utility Easements", "Sidewalk and Utility Easements", "Bikepath and Pedestrian Easements" and "Utility Easements". We consent to any access control to the property designated on said replat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". Containing 0.40 acres more or less.

Premiere Homes & Builders, LLP
Owner of Lots T & U, Block 1, of the Replat of Lots 1 - 14,
Block 1, Kings View Sixth Resubdivision

_____
Adam Anvarinia, 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 Adam Anvarinia, President of Premiere Homes & Builders, LLP, to be the person described in and who executed the foregoing instrument to me known and acknowledged that they said limited liability company executed the same as their free act and deed.

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

CITY ENGINEER APPROVAL:

On this _____day of _____, 2026, I Christian Danielson, 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.

_____
Christian Danielson, City Engineer

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known on this _____day of _____, 2026, before me personally appeared Christian Danielson 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:_____

CITY COUNCIL APPROVAL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this _____day of _____, 2026.

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:_____