



City of Grand Forks Staff Report

Planning and Zoning Commission – December 7, 2016

City Council – December 19, 2016

Agenda Item: 3-3 (Public Hearing) Matter of the request from Advanced Engineering and Environmental Services Inc. (on behalf of Ardell and Ina Korynta) for final approval of Korynta First Addition to the City of Grand Forks, North Dakota, located at North 39th Street Between 20th Avenue North and 27th Avenue North.

Prepared by: Ryan Brooks, Deputy City Planner

Submitted by: Brad Gengler, Planning & Community Development Director

Staff Recommended Action: Recommend final approval of the request from Advanced Engineering and Environmental Services Inc. (on behalf of Ardell and Ina Korynta) for the approval of Korynta First Addition to the City of Grand Forks, North Dakota, located at North 39th Street Between 20th Avenue North and 27th Avenue North, subject to the conditions shown on or attached to the review copy, also to include final approval of the Street and Highway Ordinance and hold a public hearing for December 19, 2016.

Committee Recommended Action:

Council Action:

BACKGROUND: The proposed plat allows for continued industrial development of the property north of Simplot on the Korynta land. Earlier this year the city approved a plat and rezoning for the Green Pulp project. This proposed development will be located west and a bit north of that project. The city is in the process of building a sanitary lift station to accommodate the further industrial expansion of this area.

This proposed project is for a Biomass project. The business will take sugar beet tailings and turn them into fuel, which will be shipped out to the west coast. In addition, they may work with Green Pulp in the future with some of the byproducts of their process.

Access to this site will be from N 39th Street. The road will be constructed from 27th Avenue North to the site. The trucks will then connect across the railroad tracks to N 42nd Street to connect with Gateway Drive.

ANALYSIS AND FINDINGS OF FACT:

- Regular tract plats require preliminary and final approvals by the Planning and Zoning Commission and the City Council.

SUPPORT MATERIALS:

- Final plat
- Technical change sheet
- Street & Highway Ordinance

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 KORYNTA 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 KORYNTA 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.

Michael R. Brown, Mayor

ATTEST:

Maureen Storstad, City Auditor

Introduction and first reading:

Public Hearing:

Second reading and final passage:

Approved:

Published: Not required by law.