



# City of Grand Forks Staff Report

**APPROVED & ACCEPTED**  
*by City Council*

09/18/2017

*Maureen Storstad*  
Maureen Storstad  
City Auditor

**Planning and Zoning Commission – September 6, 2017**  
**City Council – September 18, 2017**

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**Agenda Item: 3-4 (Fast Track) (Public Hearing)** Final approval of a replat of Lots 4 & 5, Block 1, Haake Fifth Addition

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**Prepared by:** Andrea Edwardson, Senior Planner  
**Submitted by:** Brad Gengler, City Planner

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**Staff Recommended Action:** Recommend final approval of the replat of Lots 4 & 5, Block 1, Haake Fifth Addition to the City of Grand Forks, subject to the conditions shown on or attached to the review copy. Recommend the City Council give final approval to the attached replat on September 18, 2017, subject to the conditions shown on or attached to the review copy.

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**Committee Recommended Action:** **Motion by Kuhn, second by Johnson for approval of staff recommendation. Motion carried unanimously.**

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**Council Action:**

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**BACKGROUND:** This replat, located at 2469 & 2465 Glen Circle combines two lots in order to build an addition on to an existing single family home.

Staff recommends approval of the replat.

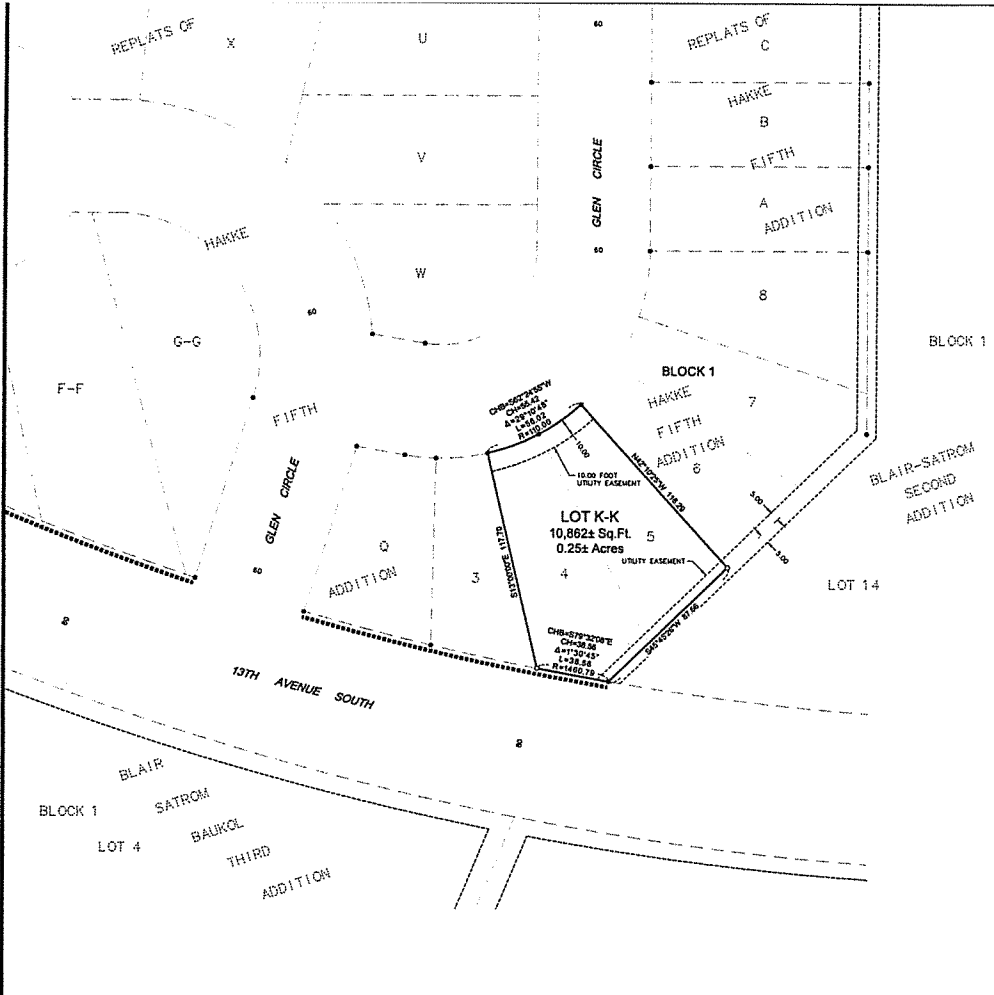
## **ANALYSIS AND FINDINGS OF FACT:**

- Fast track plats go through Planning and Zoning Commission and the City Council once.

## **SUPPORT MATERIALS:**

- Final Plat
- Tech Change Sheet

# REPLAT OF LOTS 4 AND 5, BLOCK 1, HAKKE FIFTH ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



**OWNER'S CONSENT AND DEDICATION:**

We the undersigned, certify that we are the owners of the land platted herein and voluntarily consent to the execution of the plat of "REPLAT OF LOTS 4 AND 5, BLOCK 1, HAKKE FIFTH ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA". We do hereby dedicate the streets, alleys, paths, open spaces, fire lanes, easements, driveways and parking lots, with water, drainage ditches and 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, said "REPLAT OF LOTS 4 AND 5, BLOCK 1, HAKKE FIFTH ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA" described as follows:

Lot 4 and 5, Block 1, HAKKE FIFTH ADDITION in the City of Grand Forks, North Dakota, according to the Official Plat thereof, as far and as much as Document No. 424913 in the office of the County Recorder, is and for the County of Grand Forks and the State of North Dakota, containing 0.25 acres, more or less, and is subject to easements, restrictions, or encumbrances of record, if any.

Bradley Scott Starbuckin  
AKA Bradley S. Starbuckin

Shari Beth Starbuckin  
AKA Shari B. Starbuckin

STATE OF NORTH DAKOTA )  
  SS  
COUNTY OF GRAND FORKS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me personally appeared Bradley Scott Starbuckin, also known as Bradley S. Starbuckin, and Shari Beth Starbuckin, also known as Shari B. Starbuckin, known to me to be the persons described in and who executed the within instrument, and acknowledged to me that they executed the same.

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

**SURVEYOR'S CERTIFICATE:**

I, Christopher D. Juchacz, Professional Land Surveyor in the State of North Dakota, do hereby certify that this map is a true and complete survey made by me or under my direct supervision and that all dimensions, angles and bearings are correct as shown, and that all measurements have been set as shown.

Christopher D. Juchacz, P.L.S.  
North Dakota Registration No. 3773

STATE OF NORTH DAKOTA )  
  SS  
COUNTY OF GRAND FORKS )

It is known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me personally appeared Christopher D. Juchacz, and acknowledged the execution and signing of the above certificate of professional surveyor to be his voluntary act and deed.

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

**GRAND FORKS COUNTY RECORDED:**

**APPROVAL OF THE CITY ENGINEER:**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, I, Allen Gruener, City Engineer of the Grand Forks, North Dakota, do hereby certify that I have reviewed the attached plat and find that it meets applicable design criteria as specified by city ordinance and the North Dakota Century Code.

Allen Gruener, City Engineer

STATE OF NORTH DAKOTA )  
  SS  
COUNTY OF GRAND FORKS )

It is known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me personally appeared Allen Gruener, the 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: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL:**

The subdivision of land shown herein has been approved by the Planning and Zoning Commission of the City of Grand Forks, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, 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 whereof we set the hands and seals of the president and the secretary of the Planning and Zoning Commission of the City of Grand Forks.

President Steven Warwick  
Secretary Jim Calhoun

STATE OF NORTH DAKOTA )  
  SS  
COUNTY OF GRAND FORKS )

It is known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me personally appeared Steven Warwick, President and Jim Calhoun, Secretary of the Grand Forks Planning & Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning Commission.

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

**APPROVAL BY CITY COUNCIL:**

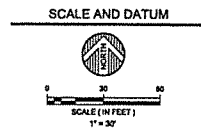
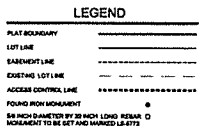
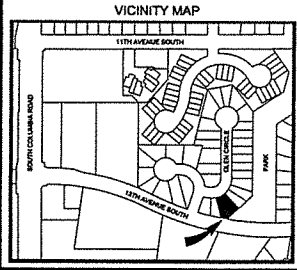
The City of Grand Forks, North Dakota has approved the subdivision of land shown herein on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, and has accepted the dedication of all streets, alleys, and other public ways shown herein within the corporate limits of the City of Grand Forks, and has accepted the dedication of all parks and other public areas shown herein.

Maureen Storratt, City Auditor

STATE OF NORTH DAKOTA )  
  SS  
COUNTY OF GRAND FORKS )

It is known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me personally appeared Maureen Storratt, the City Auditor 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: \_\_\_\_\_



**MISC. NOTES**

DISTANCES SHOWN TO FEET (IN PARENTHESES) ARE EXACT MATHEMATICAL VALUES

Haake Fifth Addition

Item No. 3-4  
Meeting Date: 09/06/2017  
Review Date: 08/25/2017

Final Approval of the Replat of lots 4 & 5 Block 1 Haake Fifth Addition

GENERAL AGREEMENT WITH COMPREHENSIVE PLAN

		<u>STATUS OF REQUEST</u>		
		YES	NO	N/A
A.	Land Use Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	Transportation Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	Central Business District (CBD) Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Neighborhood Development Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	Community Facilities Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.	Parks & Open Space Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H.	Capital Improvements Program Element	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments, if any (Specify):

PLANNING STAFF RECOMMENDATIONS AND/OR CONDITIONS:

Denial      Approval      Approval Subject to the Following (See Comments)

1. Submit Title Opinion
2. Correctly spell Haake in the plat title and owners consent