



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

Agenda Item: 3-10 Matter of the request from Wells Concrete for approval to annex all parts of Wells Concrete First Resubdivision not previously annexed.

Prepared by:

Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend approval of the request from Wells Concrete to annex all parts of Wells Concrete First Resubdivision not previously annexed. Recommend the City Council set a public hearing as prescribed by law.

Committee Recommended Action: Motion by Reichert, second by Sande, to approve staff recommendation. Motion carried unanimously.

Council Action:

BACKGROUND: The subject annexation is in conjunction with the approval of Wells Concrete First Resubdivision and the rezoning of a portion of the plat from A-1 to I-2 Heavy Industrial. The annexation will take in 26.71 acres. The total site is approximately 80 acres.

ANALYSIS AND FINDINGS OF FACT:

- Planning and Zoning Commission makes a recommendation for annexation to the City Council.

SUPPORT MATERIALS:

- Annexation Map
- Annexation point system
- Annexation Ordinance

AN ORDINANCE TO ANNEX ANY PART OF LOT 1, BLOCK 8, CRARY'S SIXTH RESUBDIVISION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED AND UNPLATTED PARTS OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 151 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, 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:

ANNEX ANY PART OF LOT 1, BLOCK 8, CRARY'S SIXTH RESUBDIVISION, TO THE CITY OF GRAND FORKS, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED AND UNPLATTED PARTS OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 151 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GRAND FORKS COUNTY, NORTH DAKOTA

SAID TRACT CONTAINS **50,836.47 SQUARE FEET OR 1.12 ACRES**, MORE OR LESS AND IS AS SHOWN ON THE ATTACHED MAP, WHICH IS BY REFERENCE MADE A PART HEREOF.

Section 2.

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

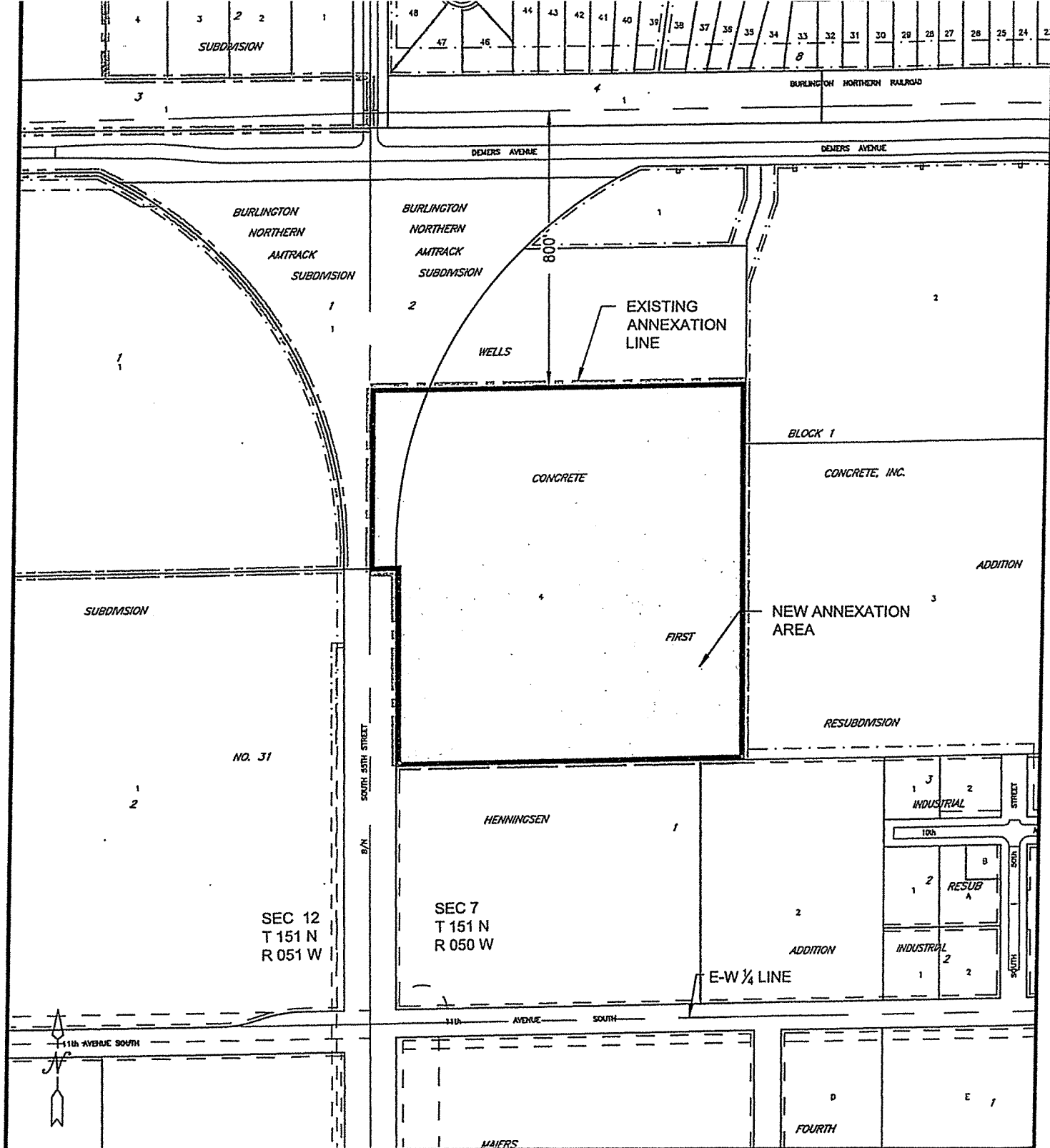
Introduction and first reading:

Public Hearing:

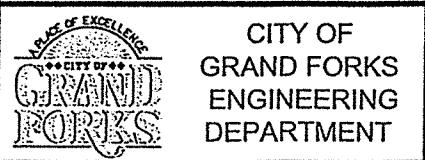
Second reading and final passage:

Approved:

Published: Not required by law.



ANNEXATION -
 ANY PART OF WELLS CONCRETE FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED AND ANY BURLINGTON NORTHERN SANTA FE RAILROAD LANDS LYING WESTERLY OF AND ADJACENT TO SAID WELLS CONCRETE FIRST RESUBDIVISION AND EASTERLY OF THE WEST LINE OF NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 151 NORTH RANGE 50 WEST, NOT PREVIOUSLY ANNEXED. SAID ANNEXED LANDS CONTAIN 1,163,392.61 SQUARE FEET OR 26.71 ACRES.



ANNEXATION
 WELLS CONCRETE FIRST RESUBDIVISION

DATE
 8/25/2017

SCALE
 1:400

REVIEWED BY
 B. BARTHOLOMEW

DRAWN BY
 K. BILLADEAU

Annexation Point Rating System Wells Concrete

Criteria		Comm. Ind. Dev.	Res. Dev.	Measurement Method
I. Municipal Water Availability	Within: 1/2 mile	2	2	Water main is adjacent.
	1/2 mile to 1 mile	1	1	
	Further than 1 mile	0	0	
II. Sanitary Sewer Availability	Within: 1/2 mile	2	2	Distance to be measured in actual pipe to be installed from lift station of trunk line of sufficient capacity as determined by the City Eng. Dept.
	1/2 mile to 1 mile	1	1	
	Further than 1 mile	0	0	
III. Transportation Accessibility	Within: 1/2 mile	1	1	Distance from existing arterial or collector street to be measured in actual vehicle miles.
	Further than 1/2 mile	0	0	
IV. Municipal Fire Station	Within 3 miles	1	1	Distance to be measured in actual vehicle miles from existing fire stations.
	Further than 3 miles	0	0	
V. Improved Public Park	Within Service Area	NA	1	As determined by the Grand Forks Park District Strategic Plan 2016-2021 (not applicable for commercial development).
	Outside Service Area	NA	0	
VI. Soils	Poor Farmland	2	1	As determined by using Map 2.17 of the 2040 Land Use Plan.
	Prime Farmland	0	0	
VII. Location	Tier 1	6	6	As determined by using Figure 3.11 of the 2045 Land Use Plan and calculating the tier with the most existing urban development.
	Tier 2	3	3	
	Tier 3	0	0	
VIII. Contiguity	80%-100%	6	6	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		
IX. Flood Protection	Within City System	3	3	As determined by the map approved and used to determine Flood Protection Special Assessments by the Special Assessment Comm.
	Outside City System	0	0	
TOTAL POINTS		23	23	12 points is the minimum point total required to justify annexation.

AN ORDINANCE TO ANNEX ANY PART OF WELLS CONCRETE FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED AND ANY BURLING NORTHERN SANTA FE RAILROAD LANDS LYING WESTERLY OF AND ADJACENT TO SAID WELLS CONCRETE FIRST RESUBDIVISION AND EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 151 NORTH, RANGE 50 WEST NOT PREVIOUSLY ANNEXED.

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:

ANNEX ANY PART OF WELLS CONCRETE FIRST RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, NOT PREVIOUSLY ANNEXED AND ANY BURLINGTON NORTHERN SANTA FE RAILROAD LANDS LYING WESTERLY OF AND ADJACENT TO SAID WELLS CONCRETE FIRST RESUBDIVISION AND EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 151 NORTH, RANGE 50 WEST NOT PREVIOUSLY ANNEXED.

SAID TRACT CONTAINS 1,163,392.1 SQUARE FEET OR 26.71 ACRES, MORE OR LESS AND IS AS SHOWN ON THE ATTACHED MAP, WHICH IS BY REFERENCE MADE A PART HEREOF.

Section 2.

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.