



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

Item 3-9 (Final) – Minor Replat Request	
Title: Replat of Lots 35 and 36, Block 1, Kings View Eighth Resubdivision	
Location: 6039 and 6043 South 14th Street	
Current Legal Description: Lots 35 and 36, Block 1, Kings View Eighth Resubdivision	
Proposed Legal Description: Replat of Lots 35 and 36, Block 1, Kings View Eighth Resubdivision	
Applicant: Pribula Engineering	Owner: Oxford Ten, LLC
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Shift lot line to bring structure into conformance.	

Staff Recommendation
Recommending final approval of the Replat of Lots 35 and 36, Block 1, Kings View Eighth Resubdivision, subject to conditions shown on attached review copy.

Application Status
May 6, 2026 (Public Hearing) - Planning and Zoning Commission:
May 18, 2026 - City Council Action:

Existing	Proposed
Land Use: Single-family dwelling	Land Use: No Change
Zoning: Kannowski’s PUD – R-3 uses	Zoning: No change
Uses Permitted: All uses permitted within R-3 district	Uses Permitted: No change

Context
Adjacent Zoning Districts: PUD R-3 & PUD B-3 uses
Adjacent Streets: S 14 th St
Adjacent Bike/Ped Facilities: Off-road shared use path along 62 nd Ave S
Adjacent CAT Routes: None.

Background and Discussion

- The request is a minor replat to shift an existing lot line in order to bring the structure on 6043 S 14th St into conformance.
- During construction of the home at 6043, a mistake was made resulting in the home being constructed too close to the lot line separating 6043 & 6039. In order to bring the structure and its sideyard setback into conformance with the Land Development Code, this replat shifts the lot line to the east. There has been no development on 6039 at this point.
- Staff is recommending approval of the plat subject to conditions shown on the attached review copy.

Notices

Grand Forks Herald Public Hearing Notice Published: April 22, 2026

Comments Received: None at time of posting.

Findings of Fact

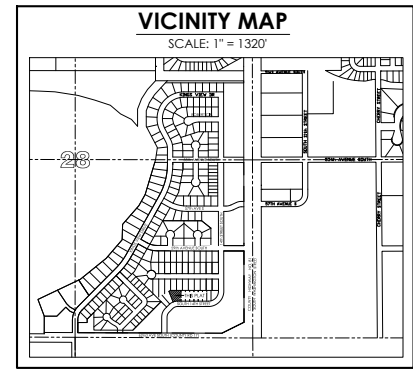
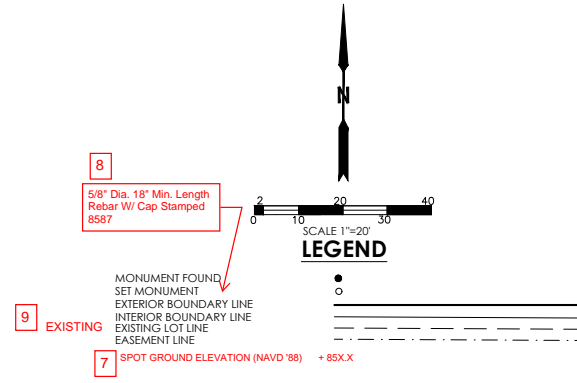
- Replat meets subdivision regulations.
- Minor Plat requires final approval by the Planning and Zoning Commission and City Council

Attachments

- Proposed replat with Tech Changes noted

REPLAT OF LOTS 35 AND 36, BLOCK 1, KINGS VIEW EIGHTH RESUBDIVISION

TO THE CITY OF GRAND FORKS, GRAND FORKS COUNTY, NORTH DAKOTA



OWNERS CONSENT AND DEDICATION

We, the undersigned, certify that we are all of the owners and lien holders of the land plotted herein as the "REPLAT OF LOTS 35 AND 36, BLOCK 1, KINGS VIEW EIGHTH RESUBDIVISION", to the City of Grand Forks, Grand Forks County, North Dakota being a replat of Lot 35 and Lot 36, Block 1, Kings View Eighth Resubdivision to the City of Grand Forks, Grand Forks County, North Dakota.

We do voluntarily consent to the execution of said plat and dedicate the streets, alleys, open spaces, slope easements, firelane easements, utility easements, drainage easements, bikeways, bridges and public grounds as shown thereon, including 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 public use forever. We agree not to vacate any portion of this plat without consent of the Planning and Zoning Commission and the City of Grand Forks.

OXFORD TEN, LLC (LOT 35, BLOCK 1, KINGS VIEW EIGHTH RESUBDIVISION)

Cam Tweten, Vice President Oxford Ten, LLC

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

This instrument was acknowledged before me on this ____ day of _____, 2026, by CAM TWETEN, VICE PRESIDENT OXFORD TEN, LLC, a North Dakota limited liability company, that is described in and that executed the within instrument, and acknowledged to me that such limited liability company executed the same.

Notary Public, Grand Forks County, ND
My Commission Expires: _____

OWNER (LOT 36, BLOCK 1, KINGS VIEW EIGHTH RESUBDIVISION)

Tim Wilwand

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

This instrument was acknowledged before me on this ____ day of _____, 2026, by TIM WILWAND.

Notary Public, Grand Forks County, ND
My Commission Expires: _____

- Tech Notes 4/2/2026**
- 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) Correct Owner's Consent and Declaration.
 - 4) Correct Owner's Notary Acknowledgement.
 - 5) Correct City Council Approval statement.
 - 6) Correct Surveyor's Certificate.
 - 7) Add Spot Elevations.
 - 8) Add set survey monument description to Legend.
 - 9) Add label existing easement linestyle in legend.

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 this ____ day of _____, 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)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2026, before me personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the City of Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the City of Grand Forks Planning and Zoning Commission.

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; has accepted the dedication of all street, alleys, and other public ways shown hereon, has accepted the dedication of all parks and other public areas shown hereon. ~~Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. _____ passed _____.~~

attest: Maureen Starstad, City Auditor

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2026, before me personally appeared Maureen Starstad, 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: _____

CITY ENGINEER APPROVAL

On this ____ day of _____, 2026, I, Allen R. Grasser, City Engineer for the City of Grand Forks, North Dakota, 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 R. Grasser, City Engineer

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2026, before me personally appeared Allen R. Grasser, City Engineer 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: _____

SURVEYOR'S CERTIFICATE

I, Nicholas P. Pribula, Registered Land Surveyor in the State of North Dakota, do hereby certify this map is a true and complete survey made by me or under my direct supervision and all dimensions, angles, and bearings are correct as shown. ~~and all monuments will be set as shown.~~

Nicholas P. Pribula, Registered Land Surveyor
North Dakota Registration, Number 8587

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

On this ____ day of _____, 2026, before me a Notary Public in and for said County and State, personally appeared Nicholas P. Pribula, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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