City of Grand Forks
Staff Report
Planning & Zoning Commission – August 5, 2026
City Council – August 17, 2026

Item 4-1 (Preliminary) – Replat Request	
Title: Replat of Lot 5, Block 11, Medvue Estates Second Addition	
Location: 907 Duke Drive	
Current Legal Description: Lot 5, Block 11, Medvue Estates Second Addition	
Proposed Legal Description: Replat of Lot 5, Block 11, Medvue Estates Second Addition	
Applicant: Widseth	**Owner:** Altru Health System
Prepared By: Sierra Johnson, Planner	**Submitted By:** Ryan Brooks, Planning & Community Development Director
Purpose: Split lot to separate existing building from new proposed development	

Staff Recommendation
Recommending preliminary approval of the Replat of Medvue Estates Second Addition, located at 907 Duke Drive, subject to conditions shown on attached review copy. Recommend city council set the public hearing and approve the request.

Application Status
August 5, 2026 - Planning and Zoning Commission Recommended Action:
August 17, 2026 - City Council Action:
September 2, 2026 (Public Hearing) – Planning and Zoning Commission Recommended Action:
September 21, 2026 (Public Hearing) – City Council Action:

Existing	Proposed
Land Use: Multi-Family High Density Housing	**Land Use:** Scaled Senior housing facility to include general senior housing, assisted living facility skilled care facility, senior independent living, and duplexes
Zoning: Medvue PUD Amend. 6 – R-4 uses	**Zoning:** Medvue PUD Amend. 7

Uses Permitted: All uses permitted within R-4 district	**Uses Permitted:** R-4, R-3, Senior Multi-Family, Assisted Living, Memory Care, Skilled Services, Medical Services, and Accessory Uses for Scaled Senior Living Facility

Context
Adjacent Zoning Districts: PUD R-3 Multi-Family Medium Density District, PUD B-3 General Business District, PUD R-4 Senior Housing Uses, A-1 Agricultural Preservation District
Adjacent Streets: Duke Drive, 11th Avenue South
Adjacent Bike/Ped Facilities: Off-road shared use path on east side of parcel along coulee
Adjacent CAT Routes: Routes 3, 8, 9

Consistency with 2050 Land Use Plan

The proposed development is consistent with the following goals/objectives:

- Housing Goal 1, Objective A: Increase a well-maintained mix of housing opportunities to provide for the full spectrum of existing and potential residents.
- Housing Goal 1, Objective B: …Establish neighborhood identity in new areas.

Background and Discussion

- The request coincides with the proceeding rezoning and vacation requests.
- This request is a replat to split the lot located at 907 Duke Drive. The proposed Lot A contains an existing development, while Lot B will be part of a new proposed development by Valley Senior Living.
- Valley Senior Living is proposing to develop a new campus in the area on new Lot B, so Lot A is being split off to separate it from the new development.
- The replat also establishes a slope & drainage easement along the coulee on the east side of both lots.
- Once development and utility plans become more solidified, another replat request will be brought forward to establish lot lines and utility easements for the entirety of the proposed development.
- Staff is recommending approval of the plat subject to conditions shown on the attached review copy.

Findings of Fact

- Replat meets subdivision regulations.

Attachments

- Proposed replat with Tech Changes noted.

REPLAT OF LOT 5, BLOCK 11
MEDVUE ESTATES SECOND 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 this plat of "REPLAT OF LOT 5, BLOCK 11, MEDVUE ESTATES SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA".

We do hereby dedicate the streets, alleys, parks, 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, bike paths 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 also hereby dedicate easements to run with the land, for drainage, gas, electric, telephone and/or other public utility lines, or services, under, on, or over those certain strips of land designated hereon as "UTILITY EASEMENTS", "SLOPE AND DRAINAGE EASEMENTS" and "PUBLIC UTILITY EASEMENTS" to the Public Use. We consent to any Access Control to the property designated on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". 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 LOT 5, BLOCK 11, MEDVUE ESTATES SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA" described as follows:

Lot 5, Block 11, MEDVUE ESTATES SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, according to the Official Plat thereof, on file and of record as Document No. 346548 in the office of the County Recorder, in and for Grand Forks County and the State of North Dakota.

Altru Health System (Formerly known as the United Hospital)
A North Dakota nonprofit corporation

_____
Todd Forkel
Chief Executive Officer

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2026, before me personally appeared Todd Forkel, Chief Executive Officer of Altru Health System, a North Dakota nonprofit corporation, and on its behalf, known to me to be the person described in and who executed the within instrument, and acknowledged to me that such ~~limited liability company~~ executed the same.

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

SURVEYOR'S CERTIFICATE:

I, Christopher D. Jordheim, 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 monuments have been set as shown.

_____
Christopher D. Jordheim, P.L.S.
North Dakota Registration No. 5773

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known that on this _____ day of _____, 2026, before me personally appeared Christopher D. Jordheim, 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:_____

APPROVAL OF THE CITY ENGINEER:

On this _____day of _____, 2026, I, Christian Danielson, City Engineer for Grand Forks, North Dakota, do hereby certify that I have reviewed the attached replat and find that it meets applicable design criteria as specified by city ordinance and the North Dakota Century Code.

_____
Allen Grasser, City Engineer

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known that on this _____day of _____, 2026, before me personally appeared Christian Danielson, 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 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 whereof 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 Steven Wasvick Secretary Meggen Sande

STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known that on this _____day of _____, 2026 before me personally appeared Steven Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning & Zoning Commission and acknowledge 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:_____

APPROVAL BY CITY COUNCIL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this _____day of _____, 2026; and has accepted the dedication of all streets, alleys, and other public ways shown hereon.

_____
Maureen Storstad, City Auditor

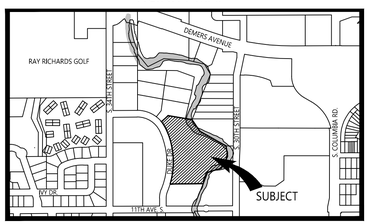
STATE OF NORTH DAKOTA)
SS
COUNTY OF GRAND FORKS)

Be it known that on this_____day of _____, 2026, before me personally appeared Maureen Storstad, 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:_____

GRAND FORKS COUNTY RECORDER:

VICINITY MAP



LEGEND

- PLAT BOUNDARY
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE (DEDICATED BY THIS PLAT)
- EXISTING LOT LINE
- NEW LOT LINE
- QUARTER SECTION LINE
- 100-YEAR FLOOD LINE PER FIRM 38035C0587E EFFECTIVE DATE OF DECEMBER 17, 2010
- FOUND IRON MONUMENT
- 5/8 INCH DIAMETER BY 20 INCH LONG REBAR MONUMENT TO BE SET AND MARKED LS-5773
- SPOT GROUND ELEVATION (NAVD '88) X

SCALE AND DATUM

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF MEDVUE ESTATES SEVENTH RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

ELEVATIONS SHOWN AND REFERENCED IN NOTES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

N

0 60

SCALE IN FEET

SCALE 1" = 60'

NOTES

1. DISTANCES SHOWN TO FEET (5, 10, ETC) ARE EXACT EXTRINSIC VALUES
2. AS DEPICTED HEREON AS "100 YEAR FLOOD LINE" BY GRAPHIC PLOTTING ONLY, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 38035C0587E, BEARING AN EFFECTIVE DATE OF DECEMBER 17, 2010. BASE FLOOD ELEVATIONS (BFE) PUBLISHED WITHIN TABLE 4 OF THE FLOOD INSURANCE STUDY FOR THIS AREA ARE SHOWN TO BE 828.1 FEET (NAVD88)
3. LOWEST ADJACENT GROUND (LAG) ELEVATIONS FOR STRUCTURES WITHIN THE SUBJECT PROPERTY SHALL BE 2.0 FEET ABOVE CURRENT BFE. (828.1 + 2.0 = 830.1)
4. A SLOPE AND DRAINAGE EASEMENT HAS BEEN ESTABLISHED AT VARIABLE WIDTH (40.0 FEET TO 100.0 FEET) ALONG THE EASTERLY BOUNDARY OF THIS PLAT AS SUCH ADJOINS THE ENGLISH COULEE. NO STRUCTURES OR GRADE CHANGES SHALL BE PERMITTED WITHIN THIS AREA.
5. ALL DISTANCES SHOWN HEREON ARE GROUND. STATE PLANE COORDINATE GRID DISTANCES MAY BE OBTAINED BY APPLYING A CF = 0.9998805.

TECH NOTES 7-29-2026

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) Revise Owner's Consent and Dedication Statement and notary acknowledgement.
4) Turn off Contour Lines
5) Add Spot Elevations to Lot Corners and to Legend
6) Consider moving South Lot Line of Lot A south to keep drainage swale out of 10' Public Utility easement.
7) Boundary Bearing and Distances do not close by 0.18'. Correct so they co close acceptably.