

**RESOLUTION NO. 2026-019**

**A RESOLUTION APPROVING AN EASEMENT VACATION FOR THE DRAINAGE AND UTILITY EASEMENT  
LOCATED ON THE PROPERTY AT 1515 44<sup>TH</sup> AVENUE NE, COLUMBIA HEIGHTS, MN 55421**

**BE IT RESOLVED BY** the City Council (the “Council”) of the City of Columbia Heights, Minnesota (the “City”) as follows:

A proposal (Planning Case 2026-PZ03) has been submitted by Duffy Development to the Planning Commission requesting an easement vacation at the following site:

ADDRESS:                   1515 44<sup>th</sup> Avenue NE  
                                      Columbia Heights, MN 55421

THE APPLICANT SEEKS THE FOLLOWING: Easement vacation per Code Section 9.104. (J), of the drainage and utility easement, easement ‘B’ at 1515 44<sup>th</sup> Avenue NE.

The Planning and Zoning Commission held a public hearing as required by the City Zoning Code on April 7, 2026;

The City Council has considered the advice and recommendations of the Planning Commission and staff regarding the effect of the proposed easement vacation upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

In accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council makes the following:

**FINDINGS OF FACT**

1. No private rights will be injured or endangered as a result of the vacation.
2. The public will not suffer loss or inconvenience as a result of the vacation.

**NOW, THEREFORE, BE IT RESOLVED**, that the attached plans, maps, and other information shall become part of this easement vacation; and in granting approval the City and the applicant agree that the easement vacation shall become null and void if the resolution is not recorded with Anoka County within one (1) calendar year after the approval date, subject to petition for renewal.

**CONDITIONS OF APPROVAL**

1. Existing fire access must not be reduced or eliminated.
2. A temporary fire access plan is required prior to easement vacation and must meet Fire Code standards.
3. Final Site Plan must include a compliant fire lane and/or easement with adequate building access and turning movements.
4. Required fire access easements must be reestablished prior to building permit issue.

5. The Applicant shall be responsible for recording the easement vacations with the Anoka County Recorder's Office.

**ORDER OF COUNCIL**

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk / Council Secretary