



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Vacation Request Public Hearing

A portion of 12th Ave. NW Right of Way
(Originally Platted as Knowlton Avenue)

Block 10, Syndicate Division

July 28, 2025



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Public Vacation Request

- **Petitioner:** Diane Larson, Executive Director on behalf of the Itasca County Housing and Redevelopment Authority.
- **Filing Date:** May 15, 2025
- **Requested Vacation:** A portion of the 12th Avenue NW Right of Way legally described below.
- **Petitioner's Stated Reason for Request:** If approved, the vacation would permit the applicant to reconstruct a portion of their existing parking, also subject to an upcoming variance request, in its present location, which, as it exists, protrudes into the 12th Avenue NW Right of Way approximately 7' or less.
- **Legally Described Vacation Request:**

The East 7' of the 12th Avenue NW lying adjacent to Lots 13-18 and the East 7' of 12th Avenue NW lying adjacent to the south half of the vacated E/W alley, all located in Block 10 of Syndicate Division, Grand Rapids, Itasca County, Minnesota.



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Subject area:

- R-O-W petitioned for vacation shaded yellow.
- Electric utilities show in red.
- Water utilities show in blue.
- Sanitary Sewer utilities shown in green.

Itasca County HRA Vacation Petition



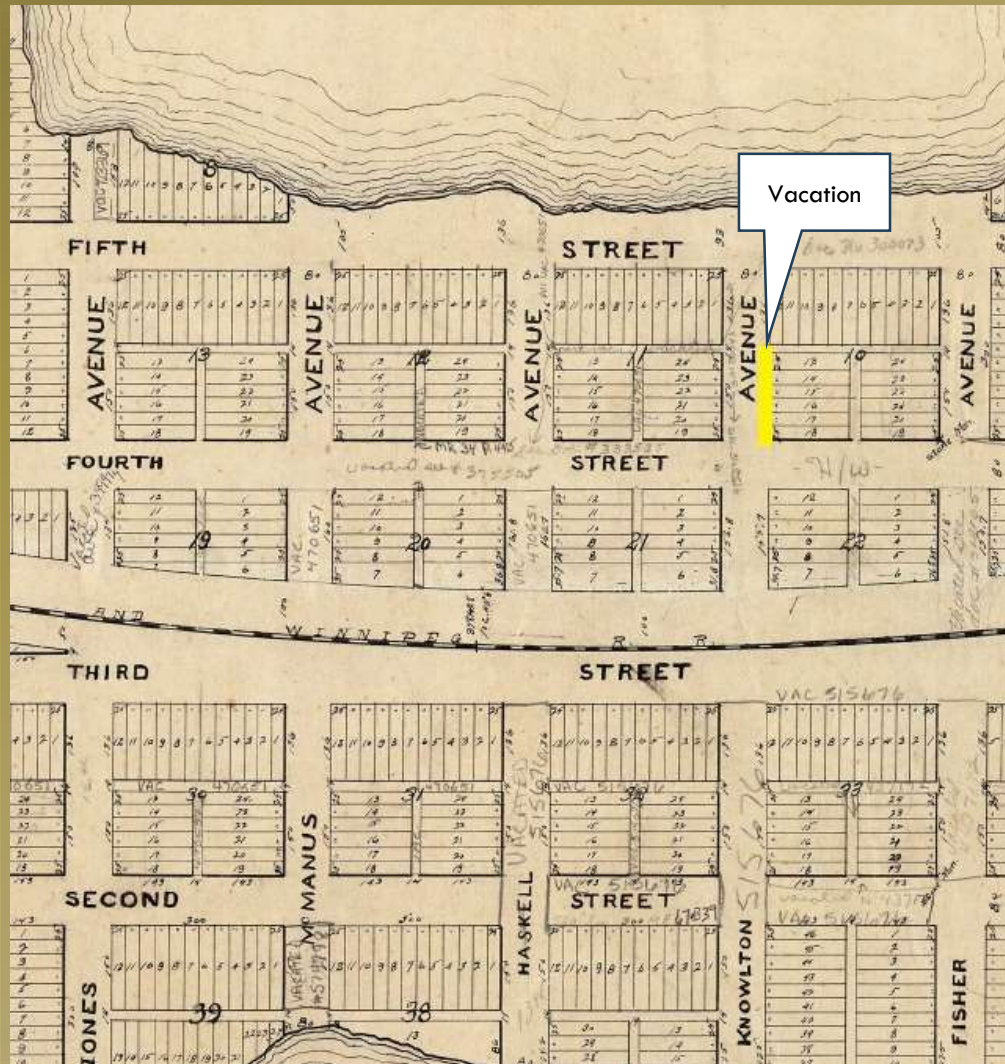


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Public Vacation Request

Syndicate Division

- Platted 1890
- Portion of 12th Avenue NW (Knowlton Avenue)





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Subject area:

- Looking NE





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Staff Review Committee:

- The Engineering Department/Public Works Department had no objections to the petitioned vacation but recommended that a public infrastructure easement be retained with the vacation.
- Staff review committee consists of: Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.



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Planning Commission Review

Upon their review of the petitioned vacation at a special meeting on June 24, 2025, the Planning Commission made findings of fact addressing these considerations and recommended approval of the vacation, stipulating that a public infrastructure be retained.

The Planning Commission's findings are incorporated into the resolution to be considered following the Public Hearing.

PLANNING COMMISSION

Considerations

RIGHT-OF-WAY VACATIONS

1. Is the right-of-way needed for traffic purposes?

Why/Why not?

2. Is the right-of-way needed for pedestrian purposes?

Why/Why not?

3. Is the right-of-way needed for utility purposes?

Why/Why not?

4. Would vacating the right-of-way place additional land on the tax rolls?

Why/Why not?

5. Would vacating the right-of-way facilitate economic development in the City?

Why/Why not?



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Questions?