



Planning Commission Staff Report

Vacation	Community Development Department	Date: 2/5/26
Statement of Issue:	Consider a recommendation to the City Council regarding the vacation of an alley right-of-way within Block 26, Grand Rapids Second Division.	
Background:	On January 12, the Grand Rapids Economic Development Authority (GREDA) applied requesting the vacation of the following described <u>public right-of-way</u>: <i>The North – South alley lying adjacent to Lots 1-12, Block 26, Grand Rapids Second Division, Itasca County, Minnesota.</i> This alley ROW is within the site of the former Itasca Farm Service Co-op that is a redevelopment focus for GREDA. Currently, GREDA is pursuing funding to demolish existing structures and prepare the site to market it for ‘pad ready’ development. The vacation request, if approved, would remove the unimproved right-of-way from the property, providing a clean title to the site to facilitate a potential future sale. The staff review committee have no concerns or objections regarding the petitioned right-of-way vacation. The the staff review committee consists of the Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission – electrical and water department managers. Minnesota Statutes 412.851 governs the procedures for vacating right-of-way (or a portion of) in a statutory city. Under this statue the City Council has the authority to vacate public right-of-way on its own motion or through a petition of the majority of the landowners. The petition presented by GREDA 100% participation of adjacent landowners, and therefore is valid.	
Considerations:	When considering the vacation of public right-of-way, the Planning Commission must make findings of fact based on the attached list of considerations.	
Recommendation:	Staff recommends that the Planning Commissioners visit the site, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan. Prior to making a recommendation to the City Council to approve/not approve the vacations, the Planning Commission should make specific	

	findings to support its recommendation and reference those specific findings in their motion to either approve or not approve the right-of-way vacation.
Required Action:	Pass a motion forwarding a recommendation to the City Council for approval or non-approval of the proposed public right-of-way. <u>Example Motion:</u> Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to (approve) (not approve) the vacation of public rights-of-way described as: <i>The North – South alley lying adjacent to Lots 1-12, Block 26, Second Division, Grand Rapids, Itasca County, Minnesota.</i> <u>Contingent on the following stipulation(s):</u> • _____.
Attachments:	• Site/Area Maps and Plat • Public Vacation Application/Petition • Staff Review Committee Comments • List of the Planning Commissions Vacation Considerations • Staff presentation