



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: June 10, 2024

ITEM TITLE: Resolution to approve a Lot Combination Agreement for Lots 11 and 12 in The Pines First Addition

BACKGROUND:

This item was reviewed at the June 4th Planning & Zoning Commission meeting and was recommended for approval unanimously.

DISCUSSION:

Nathan Hansen would like to construct a home on Lots 11 and 12 in the Pines First Addition – at approximately 800 Pine Dr. In reviewing what he would like to construct, we realized that the house would cross the property line between Lot 11 and Lot 12. While those two lots have been joined together according to the Amendment to Restrictive Covenants for The Pines First Addition in File No. 2010R02098, they have never been joined together according to the City's regulations. This agreement remedies this situation by allowing the Planning & Zoning Commission and the City Council to officially recognize the joining of these properties – without the owner having to submit a full plat of survey or something similar to perform this action.

Staff is very supportive of this action as it will allow Mr. Hansen to build a large home on this property, adding more housing inventory to the City.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of Developing and Reviving Independence. This item helps achieve that vision by removing a roadblock that would have prevented a large home from being constructed on these two lots.

FINANCIAL CONSIDERATION:

There is no significant financial consideration for this item other than the staff's time in preparing the resolution. There will be fees to have the agreement recorded, but it has been budgeted for in the City Administration budget.

RECOMMENDATION:

Staff recommends a motion to approve and authorize the Mayor to sign the resolution that approves the lot combination agreement and for the recording fees to be added to the previously approved claims listing.