

MEMORANDUM

To: City of Independence Planning & Zoning Commission
From: Amy Bjork and John Danos, Bond Counsel for the City
Date: March 24, 2025
Re: 2025 Pines Housing Urban Renewal Area

A public hearing will be held by the City Council on April 28, 2025, on the adoption of an urban renewal plan for the 2025 Pines Housing Urban Renewal Area. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan, nor does it require that the Commission take any action to either approve or reject the proposed plan. It directs that the Commission meet to review the plan and comment to the City Council as to whether the plan conforms to, or is consistent with, the City’s Comprehensive Plan. Please convene a quorum of the Commission, complete your review and submit any comments to the City Council by Noon on April 28, 2025.

Please call us at (515) 283-1000 if you have questions about the statutory process.