



PLANNING AND ZONING MEMORANDUM

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: May 5th, 2026

ITEM TITLE: Parcel Division - Juhl

BACKGROUND:

Terry and Christine Juhl wishes to divide 1003426004, to create two parcels and to allow for the construction of possible two single-family dwellings, one on each lot. It is worth noting that this tract of land is not serviced by any public utilities and will be exempt from mandatory connection due to the proximity of the nearest utilities. Private wells and septic systems will need to be utilized for future housing development. The Juhl's have engaged MMS Consultants Inc. to create a Plat of Survey, Exhibit A.

DISCUSSION:

The attached overview photo, exhibit B, is a draft of the parcel once divided. The plat preliminary plat of survey, exhibit A also depicts the parcel as divided. Exhibit C is a wide angle of the parcel to help understand where this parcel is located within 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 allowing areas within the corporate borders to be developed.

FINANCIAL CONSIDERATION:

There is no significant financial consideration for this matter other than the staff's time in preparing the resolution.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission makes a recommendation to the City Council to accept and approve the Plat of Survey as submitted.