

LINN COUNTY BOARD OF SUPERVISORS
CEDAR RAPIDS, LINN COUNTY, IOWA
THURSDAY, AUGUST 20, 2020 11:00 A.M.

The Board met in session at the Linn County Jean Oxley Public Service Center.
Present: Chairperson Rogers and Supervisor Walker. Absent: Vice Chairperson Oleson
(other county business). Board members voting "AYE" unless otherwise noted.

Chairperson Rogers called the meeting to order.

Motion by Rogers, seconded by Walker to approve minutes of August 19, 2020 as printed.

Discuss and decide on actions related to county damages from the storm of August 10,
2020:

- Reviewed the county's insurance coverages
- Submitted Linn County's request for assistance to the state
- Project code is now set up for expenses
- Debris collection is underway
- Daily standing meetings with contractors
- Resolution being prepared for temporary housing for damaged homes
- Daily 4 p.m. call has been discontinued; 9 a.m. is still ongoing
- Working on potential grant program for electrician services

Les Beck and Charlie Nichols, Planning & Development, reviewed draft Governing Plan
for Dows Farm Agri-Community.

Motion by Rogers, seconded by Walker to approve Resolution 2020-8-98

A Resolution to Approve the Governing Plan for the Dows Farm Agri-Community
WHEREAS, in April 2017, Linn County acquired approximately 485 acres of land generally
located north of Mt. Vernon Road and west of Highway 13. The acquisition consisted of
a north 306-acre tract and a south 179-acre tract.

AND WHEREAS, because of the strategic location of the north 306-acre tract adjacent to
existing park and recreation facilities, this was the County's priority for
acquisition with an intended long-term use for conservation and related uses.

AND WHEREAS, the south 179 acres, bordered by Mt. Vernon Road on the south, Dows Road
on the west, and the Squaw Creek Ridge residential development on the northeast, was
included with the purchase and is the project area for the Dows Farm Agri-Community.

AND WHEREAS, the project area is designated as Metro Urban Service Area on the Future
Land Use Map of the adopted Linn County Comprehensive Plan, and can be served by water
and sewer. The general guidelines for Urban Service Areas states that these areas will
likely be needed for future urban development.

AND WHEREAS, the guiding principles for development of the 179-acre Dows Farm Agri-
Community are rooted in the Linn County Comprehensive Plan: A Smarter Course -
Building on the Past, Embracing the Future of Rural Linn County.

AND WHEREAS, Linn County shall consider and may apply the goals, objectives and
strategies of the comprehensive plan during deliberation of all appropriate planning,
zoning, development and resource management decisions.

AND WHEREAS, the vision for the Dows Farm Agri-Community is one of walkable
neighborhoods with healthy and diverse lifestyle choices for multiple generations. The
Dows Farm Agri-Community will create a unique living, educational and economic
experience and will be developed in a sustainable way that efficiently uses land,
energy, and water in order to reduce waste and pollution, and to conserve natural
resources.

AND WHEREAS, the Dows Farm Agri-Community keeps 75% of the site in conservation open
space or agriculture, with only 25% of the site allocated to development of a mix of
housing types and a carefully integrated commercial area.

AND WHEREAS, a Master Plan for the development of the Dows Farm Agri-Community
illustrates the vision for the Dows Farm Agri-Community. The Master Plan identifies
the Conservation Area, the Farm, and the Development Area including neighborhoods. The
Master Plan illustrates residential types and densities, streets, green
infrastructure, public spaces, and the small, carefully integrated commercial area.

AND WHEREAS, the Governing Plan for Dows Farm Agri-Community provides detailed
development criteria. The Governing Plan identifies planning parcels, streets, utility
corridors, stormwater management strategies, public spaces, land uses and densities.

AND WHEREAS, the intent of the Governing Plan is to provide the detailed development
design criteria to be followed by the developer, and to serve as a tool to promote
communication and cooperation between adjacent property owners and the developer to
ensure a cohesive and unified development.

AND WHEREAS, at its regular meeting on July 20, 2020 the Linn County Planning & Zoning
Commission unanimously recommended approval of the Governing Plan.

NOW THEREFOR BE IT RESOLVED that the Linn County Board of Supervisors approves the
Governing Plan for Dows Farm Agri-Community.

Supervisor Walker stated that the operation at the Harris Bldg. is winding down this
weekend. They are going to shift their focus to other needs in the community.

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Adjournment at 11:47 a.m.

Respectfully submitted,

JOEL D. MILLER, Linn County Auditor
By: Amanda Hoy, Executive Assistant

Approved by:

BEN ROGERS, Chairperson
Board of Supervisors