

A Resolution in Support of 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. The south 179 acres 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. The general guidelines for Urban Service Areas states that these areas are likely 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, 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, on August 20, 2020 the Linn County Board of Supervisors approved the Governing Plan for Dows Farm Agri-Community 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.

NOW THEREFOR BE IT RESOLVED that the Linn County Board of Supervisors expresses its support of the Dows Farm Agri-Community as follows:

ECONOMIC DEVELOPMENT INCENTIVES

Through the adoption of the Urban Revitalization Plan and designation as an Urban Revitalization Area, Linn County supports the use of tax abatement and other financial incentives as provided by law as a means to stimulate investment from the private sector, implement the Governing Plan for Dows Farm Agri-Community, and support the local food system as an economic development driver.

THE STREETS

The vision of the Dows Farm Agri-Community is one of walkable neighborhoods, with healthy and diverse lifestyle choices. An internal street system of reduced pavement widths and environmentally sustainable Low Impact Design (LID) practices helps achieve this vision. When compared with traditional street design, the proposed street design achieves reductions in the costs of construction, maintenance and snow removal; reduces runoff and "heat island" effects; and reduces land disturbance. The Board of Supervisors endorses the street design standards of the Dows Farm Agri-Community. Additionally, the Board encourages the Secondary Road Department to vary from traditional and historic road design and maintenance standards, and will assist the Secondary Road Department with necessary resources for County ownership and maintenance of the street system.

THE FARM

The farm, operated as a "business incubator farm," has the potential to function as an economic development driver for increasing the capacity of the local food system and for preparing new farmers for success in the realm of food farming. A business incubator farm can provide affordable onsite housing, utilities, infrastructure (high tunnels, wash/pack area, basic livestock equipment), and other support to farmers starting their businesses. A business incubator farm

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provides the opportunity to launch many small farm businesses boosting Iowa's rural economy, enhancing the economic multiplier effect of the local food system, and providing environmental benefits. Additionally, a business incubator farm at Dows will support the findings of the September 2020 *Linn County Food System Assessment*.

The Board of Supervisors determines that a "business incubator farm" as part of the Dows Farm Agri-Community will serve as an economic development driver and, as such, providing financial assistance to the farm will serve a public purpose.

Considered and passed on the 30th day of December 2020.

Motion by: Oleson

Second by: Rogers

[Signature]
Ben Rogers, Chair
Linn County Board of Supervisors

ATTEST:

[Signature]
Joel Miller, Linn County Auditor

State of Iowa)
) SS
County of Linn)

I, Joel Miller, County Auditor of Linn County, Iowa, hereby certify that at a regular meeting of the Linn County Board of Supervisors, the foregoing resolution was duly adopted by a vote of:

Voting:	Aye	Nay	Absent	Abstain
Oleson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rogers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[Signature], Deputy

Subscribed and sworn to before me by the aforementioned Joel Miller, on this 30 day of

Dec. 2020

[Signature]
Notary Public, State of Iowa

