

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**.

Res: 2020-8-98

Considered and passed on the 20th day of August, 2020.

Motion by: Rogers

Second by: Walker

[Signature]

Ben Rogers, Chair
Linn County Board of Supervisors

ATTEST:

[Signature]
Joel Miller by Rickie Betworth Deputy Auditor

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	_____	_____	✓	_____
Rogers	✓	_____	_____	_____
Walker	✓	_____	_____	_____

Subscribed and sworn to before me by the aforementioned Joel Miller, on this 20th day of August, 2020.

[Signature]

Notary Public, State of Iowa

