

LINN COUNTY BOARD OF SUPERVISORS

RESOLUTION # 2024-5-63

APPROVING A PRELIMINARY PLAT

WHEREAS, a preliminary plat of Dows Farm Agri-Community Addition (Case #JP21-0001) to Linn County, Iowa, containing two hundred forty-seven (247) lots, has been filed for approval, a subdivision of real estate located in Section 20, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa, described as follows:

Parcel A and Parcel B, amended Plat of Survey No. 2474 as recorded in book 10813, pages 248-249 in the office of the Linn County Recorder.

WHEREAS, said plat is accompanied by a certificate acknowledging that said subdivision is by, and with the free consent of the proprietors, and is accompanied by a certificate dedicating certain property to the public, as shown on the plat; and

WHEREAS, said plat and its attachments thereto have been found to conform to the requirements of the comprehensive plan and the subdivision ordinance; and the requirements of other ordinances and state laws governing such plats; and

WHEREAS, the following conditions as listed on the Planning and Development Staff Report of March 17, 2021 as last amended on April 19, 2021 have been addressed:

LINN COUNTY SECONDARY ROAD DEPARTMENT

1. Developer shall submit an agreement designating what infrastructure will be public and what will be privately maintained.

IOWA DEPARTMENT OF TRANSPORTATION

1. If any work is to be done in the State of Iowa right-of-way, contact the IDOT for additional permits.

LINN COUNTY PUBLIC HEALTH DEPARTMENT

No conditions to be met.

NATURAL RESOURCES CONSERVATION SERVICE

1. Land disturbance greater than 1 acre in size, not associated with agricultural crop production, will require a NPDES permit granted by the Iowa Department of Natural Resources.
2. Submit erosion and sediment control plan for review and acceptance.
3. Submit site grading plan showing existing and proposed surface grades.
4. Submit storm water pollution prevention plan for review and acceptance prior to approval of plat and / or any site grading activities.
5. Submit storm water management plan for review and acceptance prior to approval of plat and / or any site grading activities.
6. Applicant shall complete and submit a Land Disturbing Affidavit to the Linn County Soil and Water Conservation District as required by Iowa Code.

LINN COUNTY CONSERVATION DEPARTMENT

No conditions to be met.

LINN COUNTY EMERGENCY MANAGEMENT

No conditions to be met.

LINN COUNTY PLANNING AND DEVELOPMENT - ZONING DIVISION

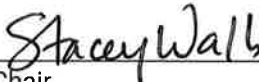
1. Various revisions to the preliminary plat.
2. Prior to approval of the preliminary plat, the owner must sign an "Acceptance of Conditions" form. The "Acceptance of Conditions" form states that the owner understands and agrees to comply with the agreed upon conditions as stated in the staff report.
3. This plat lies within the 2 mile jurisdiction of the City of Cedar Rapids. As per Chapter 354 of the Code of Iowa, a certified resolution by any municipality that has authority to review the plat to either approve the plat or waive its right to review must be provided for all subsequent final plats.
4. The proposed subdivision name and proposed names of all roads, streets and lanes shall be submitted for review and approval by the Linn County Auditor's office prior to approval of the preliminary plat.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, of Linn County, Iowa, that said plat is hereby approved. The Board of Supervisors and County Engineer are hereby authorized to enter approval upon the final plat resolution. The Board of Supervisors' Chairperson is also hereby authorized to sign said plat which executes an acceptance of dedication of property to the public, as shown on said plat.

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Board of Supervisors, of Linn County, Iowa, that said plat and plat proceedings shall not be changed or altered in any way, without the approval of the Linn County Board of Supervisors. Said plat and plat proceedings shall be recorded by May 3, 2022 to be valid.

Passed and approved this 5th day of May, 2021

Linn County Board of Supervisors


Chair


Vice Chair

Supervisor

Aye: 2

Nay: 1

Abstain: 0

Absent: 0

Attest:

Joel Miller by Paul Betsworth
Joel Miller, Linn County Auditor Deputy Auditor

Linn County Engineer

Brad Ketels

Brad Ketels, Engineer

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 said Board of Supervisors, the foregoing resolution was duly adopted by a vote of:

2 Aye 1 Nay 0 Abstain 0 Absent

Joel Miller by Paul Betsworth
Joel Miller Deputy Auditor

Subscribed and sworn to before me by the aforesaid Joel Miller, _____

on this 5th day of May, 2021.

Amanda Hoy
Notary Public State of Iowa

