

BOARD OF SUPERVISORSDistrict 1 | **Stacey Walker**District 2 | **Ben Rogers**District 3 | **Louis J. Zumbach****JEAN OXLEY LINN COUNTY PUBLIC SERVICE CENTER**

935 2ND ST. SW

CEDAR RAPIDS, IA 52404

PH: 319-892-5000 | FAX: 319-892-5009

LinnCountyIowa.gov

**LINN COUNTY BOARD OF SUPERVISORS
MEETING AGENDA**

Monday, August 1, 2022

11 a.m.

Formal Board Room—Jean Oxley Public Service Center
935 2nd St. SW, Cedar Rapids, IA**Call to Order****Public Comment: Five Minute Limit per Speaker**

This comment period is for the public to address topics on today's agenda.

Minutes

Discuss and decide on meeting minutes.

Update on proposed RACOM radio system maintenance contract.

Public hearing to vacate A portion of Town of Western, located in the NE 1/4 SW 1/4, Section 34, T. 82N., R.07W. of the 5th P.M., Linn County, Iowa described as follows: The east half of the alley lying adjacent to the west line of Lots 85 and 86 of said Town of Western and the south half of the alley lying adjacent to the north line of said Lot 86. Said vacated area = 3498 square feet or 0.08 acres.

Set public hearing date and time of Monday August 8, 2022 at 11:00am to vacate A portion of Town of Western, located in the NE 1/4 SW 1/4, Section 34, T. 82N., R.07W. of the 5th P.M., Linn County, Iowa described as follows: The east half of the alley lying adjacent to the west line of Lots 93, 94 and 95 of said Town of Western and the north half of Sycamore Street lying adjacent to said Lot 93 and the alley lying between said Lots 94 and 95. Said vacated area = 11,963 square feet or 0.27 acres.

Approve and authorize Chair to sign a Joint Funding Agreement between the US Geological Survey, United States Department of the Interior and Linn County for a Linn County contribution of \$3,010.00 in federal fiscal year 2023 for the continuing support, operation, and maintenance of a stream gaging station on the Cedar River at Blairs Ferry Road at Palo, Iowa.

Public hearing on proposed Rural Land Use Map Amendment case JA22-0002, request to change map designation for property located at 4100 Greens Grove Rd, NWSW 34-85-08, from RRD3 (Rural Residential 3-Acre District) to AA (Agricultural Area), approximately .75 acres, Arlo Ann and Russell Sieck, property owners; Robert Sieck, applicant.

Public Hearing and first consideration on case JA22-0001, an ordinance amending the Code of Ordinances, Linn County, Iowa by amending provisions in Chapter 107, Unified Development Code, primarily related to Agricultural Experiences in Linn County.

Discuss Linn County Community Resilience Report

Public Comment: Five Minute Limit per Speaker

This is an opportunity for the public to address the board on any subject pertaining to board business.

Payroll Authorizations

Discuss and decide on Employment Change Roster (payroll authorizations).

Claims

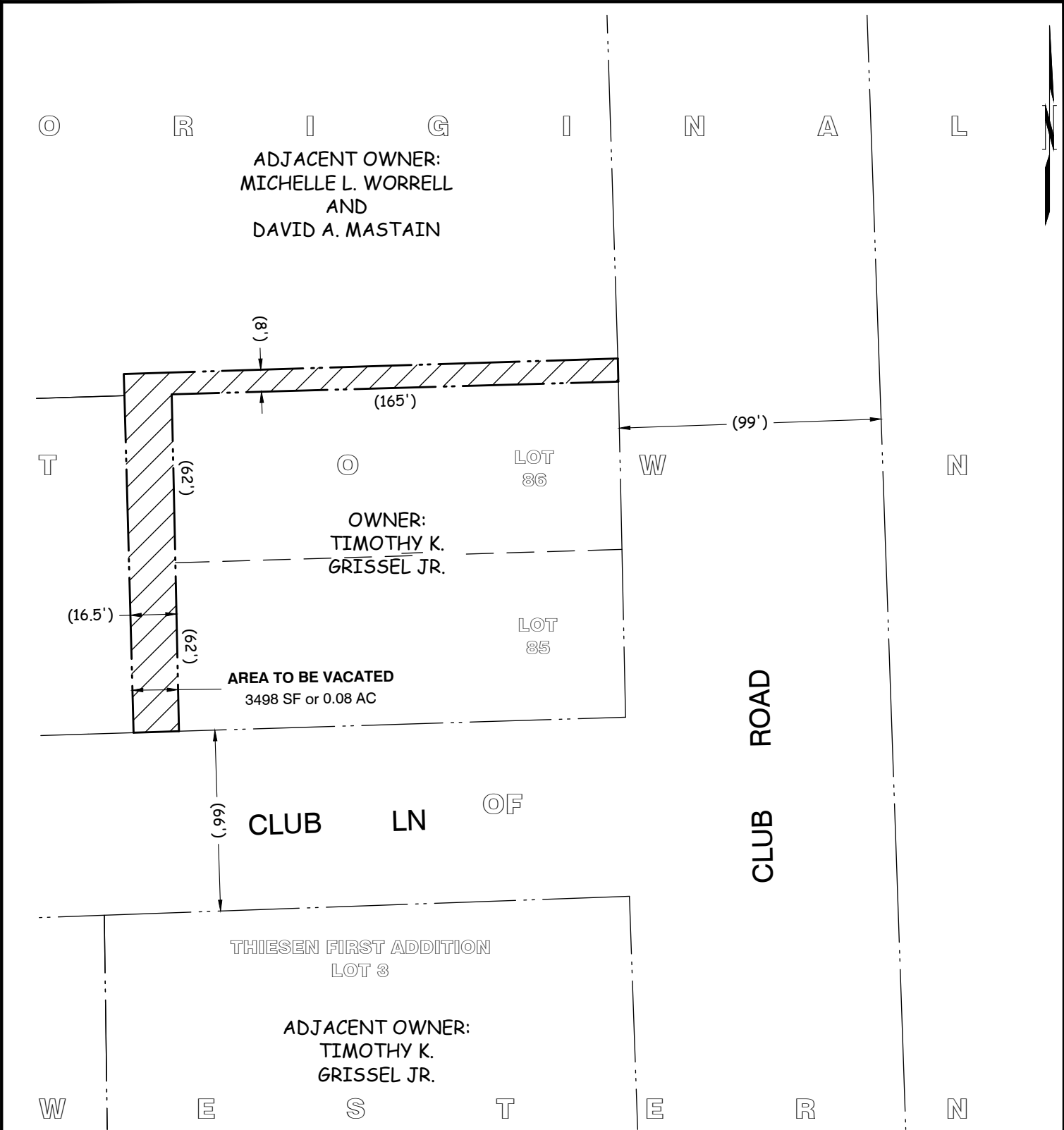
Discuss and decide on claims.

Correspondence**Appointments****Adjournment**

For questions about meeting accessibility or to request accommodations to attend or to participate in a meeting due to a disability, please contact the Board of Supervisors office at 319-892-5000 or at bd-supervisors@linncountyiowa.gov.

Auditor





Legal Description:
A portion of Town of Western, located in the NE 1/4 SW 1/4 , Section 34, T. 82N., R.07W. of the 5th P.M., Linn County, Iowa described as follows:

The east half of the alley lying adjacent to the west line of Lots 85 and 86 of said Town of Western and the south half of the alley lying adjacent to the north line of said Lot 86.

Said vacated area = 3498 sf or 0.08 acres.

LEGEND

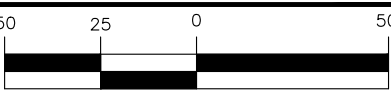
- -- PROPERTY LINE
- -- ORIGINAL LOT LINE
- () RECORDED DIMENSION or RECORDED BK-PG



**Secondary Road
Department**

1888 COUNTY HOME ROAD
MARION, IOWA 52302
PH (319) 892-6400

VACATION EXHIBIT
NE 1/4 SW 1/4, SEC 34-82-07



SCALE: 1" = 50'

THIS PLAT IS A REPRESENTATION OF THE PREMISES PROPOSED FOR A QUIT CLAIM DEED. THIS PLAT IS NOT A SURVEY.

DATE	07/19/2022
DATE REVISED	07/20/2022
DRAWN BY	CAL
SHEET	1
OF	1
SHEET	

DATE SET FOR RIGHT OF WAY HEARING

Moved by Supervisor _____

Seconded by Supervisor _____

that the 8th day August, 2022 at 11:00 A.M. be set as date for the public hearing on the vacation of the following right of way.

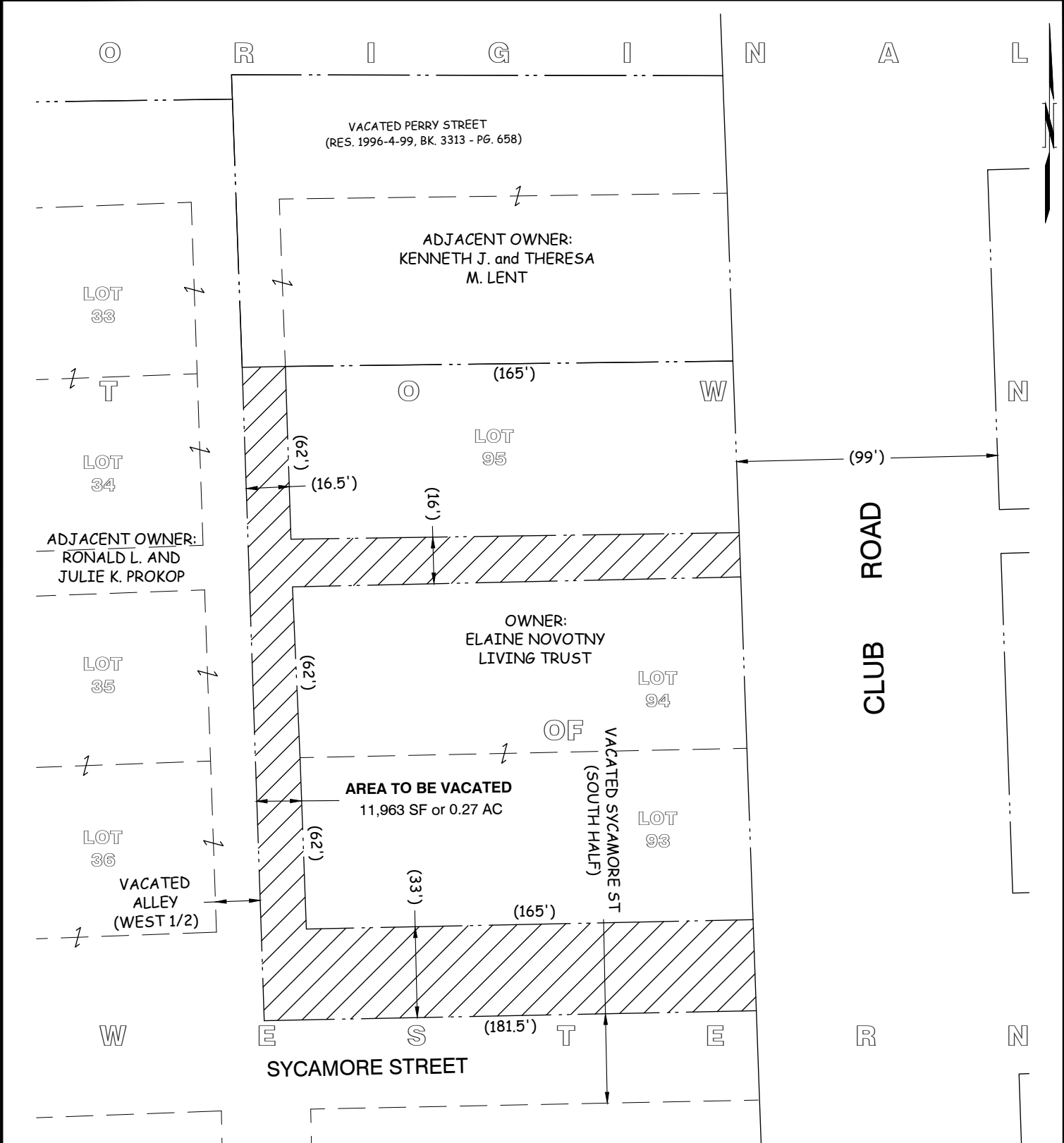
A portion of Town of Western, located in the NE 1/4 SW 1/4, Section 34, T. 82N., R.07W. of the 5th P.M., Linn County, Iowa described as follows:

The east half of the alley lying adjacent to the west line of Lots 93, 94 and 95 of said Town of Western and the north half of Sycamore Street lying adjacent to said Lot 93 and the alley lying between said Lots 94 and 95.

Said vacated area = 11,963 sf or 0.27 acres.

Dated this ____ day of _____, 20____.

BOARD OF SUPERVISORS
LINN COUNTY, IOWA



Legal Description:
A portion of Town of Western, located in the NE 1/4 SW 1/4 , Section 34, T. 82N., R.07W. of the 5th P.M., Linn County, Iowa described as follows:
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LEGEND

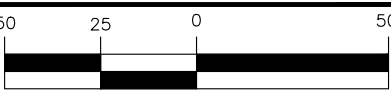
- -- PROPERTY LINE
- -- ORIGINAL LOT LINE
- () RECORDED DIMENSION or RECORDED BK-PG



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NE 1/4 SW 1/4, SEC 34-82-07



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DATE	07/19/2022
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DRAWN BY	CAL
SHEET	1
OF	1
SHEET	1



United States Department of the Interior

U.S. GEOLOGICAL SURVEY

CENTRAL MIDWEST WATER SCIENCE CENTER

MISSOURI

ILLINOIS

IOWA

1400 Independence Rd. MS100
Rolla, MO 65401

405 N. Goodwin Ave.
Urbana, IL 61801

400 S. Clinton St. Rm 269
Iowa City, IA 52240

July 21, 2022

Mr. Charlie Nichols
Director
Linn County Planning Department
935 Second St SW First Floor
Cedar Rapids, IA 52404

Dear Mr. Nichols:

Attached is our standard joint-funding agreement for the operation and maintenance of one streamgaging station on the Cedar River at Blairs Ferry Road in Palo, IA, for the period October 1, 2022 through September 30, 2023 in the amount of \$3,010 from your agency. U.S. Geological Survey contributions for this agreement are \$1,920 for a combined total of \$4,930. Please sign and return one fully-executed original to Alex D. Arduser via email at aarduser@usgs.gov.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **October 1, 2022**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact Jon Nania by phone number (319) 358-3655 or email jfnania@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed annually via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact Alex Arduser at phone number (319) 358-3656 or email at aarduser@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

Jon Nania
Deputy Director, Central Midwest WSC

Enclosure
23NEJFA115

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Customer #: 6000001603
Agreement #: 23NEJFA115
Project #: NE009KT
TIN #: 42-6004338

Fixed Cost Agreement YES[X] NO[]

THIS AGREEMENT is entered into as of the October 1, 2022, by the U.S. GEOLOGICAL SURVEY, Central Midwest Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the Linn County Planning Department party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation, **the operation and maintenance of one streamgaging station on the Cedar River at Blairs Ferry Road in Palo, IA**, herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of \$0.00

- (a) \$1,920 by the party of the first part during the period
October 1, 2022 to September 30, 2023
- (b) \$3,010 by the party of the second part during the period
October 1, 2022 to September 30, 2023
- (c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of: \$0

Description of the USGS regional/national program:

- (d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.
- (e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (<https://www.usgs.gov/about/organization/science-support/science-quality-and-integrity/fundamental-science-practices>).

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR

Customer #: 6000001603
Agreement #: 23NEJFA115
Project #: NE009KT
TIN #: 42-6004338

Water Resource Investigations

9. Billing for this agreement will be rendered annually. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

USGS Technical Point of Contact

Name: Jon Nania
Supervisory Hydrologist
Address: 400 S Clinton St Rm 269
Iowa City, IA 52240
Telephone: (319) 358-3655
Fax: (319) 358-3606
Email: jfnania@usgs.gov

Customer Technical Point of Contact

Name: Charlie Nichols
Director
Address: 935 Second St SW First Floor
Cedar Rapids, IA 52404
Telephone: (319) 892-5139
Fax:
Email: charlie.nichols@linncounty.org

USGS Billing Point of Contact

Name: Alex Arduser
Budget Analyst
Address: 400 S Clinton St Room 269
Iowa City, IA 52240
Telephone: (319) 358-3656
Fax: (319) 358-3606
Email: aarduser@usgs.gov

Customer Billing Point of Contact

Name: Charlie Nichols
Director
Address: 935 Second St SW First Floor
Cedar Rapids, IA 52404
Telephone: (319) 892-5139
Fax:
Email: charlie.nichols@linncounty.org

U.S. Geological Survey
United States
Department of Interior

Linn County Planning Department

 Signature
By _____ Date: 07/21/2022
Name: Amy Beussink
Title: Director, Central Midwest WSC

Signatures
By _____ Date: _____
Name:
Title:

By _____ Date: _____
Name:
Title:

By _____ Date: _____
Name:
Title:

Linn County Planning Department
Attachment for 23NEJFA115
10/1/2022 to 9/30/2023

SURFACE WATER

SITE NUMBER & DESCRIPTION	FUNDS		
	USGS	COOP	TOTAL
05464420 Cedar River at Blairs Ferry Road at Palo, IA Full Range Streamflow Station	\$1,920	\$3,010	\$4,930
Total:	\$1,920	\$3,010	\$4,930
GRAND TOTAL:	\$1,920	\$3,010	\$4,930

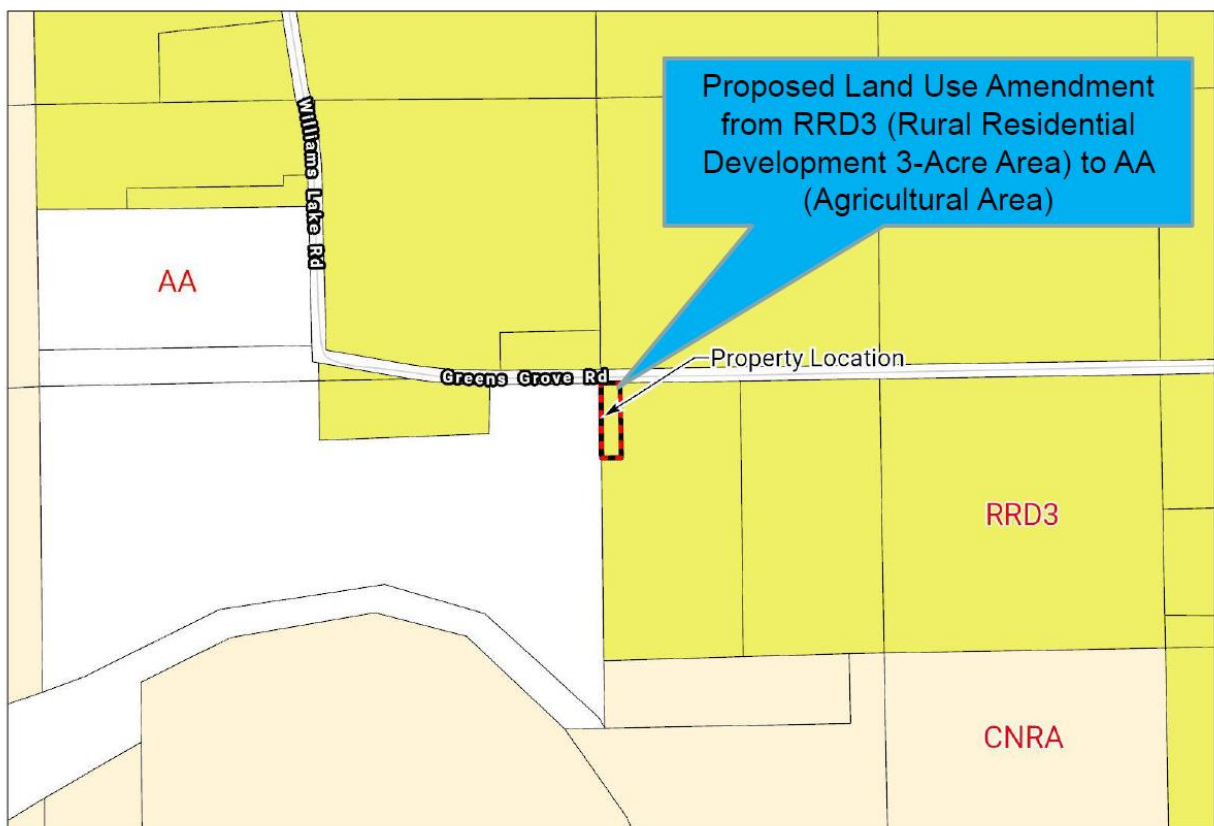
Prepared by Jessie Black
Linn County Planning & Development
935 2nd Street S.W., Cedar Rapids, Iowa 52404-2100
(319) 892-5130
Return to Becky Shoop, Auditor's Office

LINN COUNTY RESOLUTION # _____

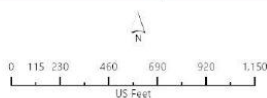
**AN AMENDMENT TO THE LINN COUNTY
2000 RURAL LAND USE MAP**

BE IT RESOLVED by the Board of Supervisors, Linn County, Iowa, that the following amendment, Case JA22-0002, be made to the Rural Land Use Map of the Linn County Comprehensive Plan, dated July 19, 2013:

Amend the Rural Land Use Map designation from RRD3 (Rural Residential 3-Acre District) to AA (Agricultural Area) on the Linn County Rural Land Use Plan Map as shown below.



LINN COUNTY PLANNING & DEVELOPMENT
JEAN OXLEY LINN COUNTY PUBLIC SERVICE CENTER
935 2ND ST. SW
Cedar Rapids, IA 52404
Ph: 319-892-5141 | Fax: 319-892-5155



JA22-0002
Land Use Map
Amendment Exhibit

Passed and approved this 3rd day of August, 2022

Linn County Board of Supervisors

Chair

Vice Chair

Supervisor

Aye:
Nay:
Abstain:
Absent:

Attest:

Joel Miller, Linn County Auditor

State of Iowa)
) SS
County of Linn)

I, Joel Miller, County Auditor of Linn County, Iowa, and Clerk to the Board of Supervisors, 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:

___ Aye ___ Nay ___ Abstain ___ Absent

Joel Miller

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

on this _____ day of _____, 2022.

Notary Public State of Iowa

Prepared by Jessie Black
Linn County Planning & Development
935 2nd Street S.W., Cedar Rapids, Iowa 52404-2100
(319) 892-5130
Return to Becky Shoop, Auditor's Office

LINN COUNTY ORDINANCE # _____

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES, LINN COUNTY, IOWA
BY AMENDING PROVISIONS IN CHAPTER 107**

BE IT ENACTED by the Board of Supervisors, Linn County, Iowa:

SECTION 1. SEE ATTACHMENT A

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with this ordinance are repealed.

SECTION 3. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. SAVING. The Code of Ordinances, Linn County, Iowa, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Public hearing and first consideration on the 1st day of August, 2022

Second consideration on the 3rd day of August, 2022

Third and final passage on the 10th day of August, 2022

Published in the Gazette on the _____ day of _____, 2022

LINN COUNTY BOARD OF SUPERVISORS

Chairperson

Supervisor

Supervisor

ATTEST:

Joel D. Miller, Linn County Auditor

STATE OF IOWA)
) SS
COUNTY OF LINN)

I, _____, County Auditor of Linn County, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance passed by the Linn County Board of Supervisors at a regular meeting of said Board held on _____, 2022 and published as provided by law on _____, 2022.

Linn County Auditor

Subscribed and sworn to me this _____ day of _____, 2022.

Notary Public, State of Iowa

ATTACHMENT A

PART I SUMMARY OF PROPOSED UDC AMENDMENTS:

1. Article V, Section 107-93, (e) Off-street parking and loading

The proposed change will separate the existing parking surface language into two paragraphs and allow agricultural experiences to be exempt from the paragraph 1 requirement to hard surface all commercial drives and parking areas in the urban service area land-use designation. It is also proposed that driveways accessing hard-surfaced roads will be reduced to hard-surfacing to the property line, rather than the current requirement of hard surfacing to the building setbacks.

2. Article V, Table 107-93 Off-street parking requirements by use group or use category

The proposed change will add new off-street parking requirement categories. A new Tier I agricultural experiences use category, which will likely encompass the majority of the agricultural experiences uses on a farm property, will only require a minor site plan and a preliminary discussion with the Planning and Development Department about the amount of off-street parking needed to accommodate the numbers of visitors to the farm.

The other new agricultural experience use category, Tier II, will include two categories. The first will only include wedding venues, event spaces, banquet/reception facilities, and social or fraternal organizations. This use category will require 13 off-street spaces per 1000 sq. ft. of gross floor area. This recommendation is being made with the full support of the Linn County Sheriff's Department and Linn County Secondary Road Department. All other Tier II agricultural experience use types, which may include, but is not limited to, farm winery, brewery, cider mill, distillery, bar/restaurant, and retail stores (i.e. farm/general store), will have no change to the 4 off-street parking spaces per 1000 sq. ft. of gross floor area that those uses already require.

Another proposed change to Table 107-93 is running concurrently with this amendment but is unrelated to Agricultural Experiences. A new category will be added for Retail, Service, and Commercial uses that is specific to a wedding venue, event space, banquet/reception facility, and social or fraternal organizations that do not meet the state's definition of an Agricultural Experience. These uses will require 13 off-street parking spaces per 1000 sq. ft. of gross floor area. This proposal is intended to more accurately quantify the number of spaces that are necessary for these types of large gathering spaces and to maintain a higher level of safety along county roads. This recommendation is being made with the full support of the Linn County Sheriff's Department and Linn County Secondary Road Department. All other Retail, Service, and Commercial uses will continue to require the same number of spaces that is already listed in Table 107-93.

3. Article VI, Specific Development Standards, Section 107-111- Introductory Provisions

The proposed change will ensure that the new standards created in 107-112, specific to agricultural experiences, shall prevail in the event of a conflict with any other regulations of the development code.

4. Article VI, Specific Development Standards, Section 107-112 - Standards for Agricultural Uses.

The proposed change will add the new standards specific to Tier I and Tier II agricultural experiences.

5. Article VII Zoning Classifications, Density, Dimensional Standards and Allowed Uses, Table 107-147-1 Use Table

The proposed change will add Agricultural Experiences as a new use to the Agricultural Uses category in Table 107-147-1. It will show that agricultural experiences are a permitted use in all zoning districts, except MH (Mobile Home District).

Another proposed change, which is unrelated to Agricultural Experiences, will move Catering Service into a new standalone Food Service use in the Retail, Service, and Commercial Uses category. Wedding venue, and event space, will also be added to the existing Food Service use category that includes banquet/reception hall, and social or fraternal organizations.

Another proposed change, which is unrelated to Agricultural Experiences, will except out public service facilities, similar to cemeteries, from the Institutional and Civic Uses – Community Services parking standards in Table 107-93.

6. Article XI Definitions, Section 107-180 Definitions

The proposed change will add the definition of Agricultural Experiences as stated in Iowa Code 335.26.

PART II PROPOSED UDC AMENDMENTS: This part of the report details the actual text amendment language; language that is added to the section will be displayed as underlined text and deleted language will be represented as ~~strikethrough~~ text.

1. Article V General Regulations, Section. 107-93. General regulations for uses, Subsection (e) Off-street parking and loading (5)(e)

(e) Surfacing, grading, drainage.

1. In the urban service area, all commercial drives and parking areas are to be paved with an asphaltic or Portland cement binder pavement, or such other hard but permeable surfaces. ~~or engineered grass surfaces.~~
2. In all other land use areas, dust-controlled gravel parking areas shall be permitted. In those instances where the access is onto a hard surfaced road, the driveway shall be hard-surfaced at a minimum to the property line, required setback. In all cases where handicapped parking is required, the handicapped space shall be paved, along with the most direct route to public areas. Parking areas and drives shall be so graded and drained as to dispose of or infiltrate all surface water accumulation within the area; and shall be so arranged as to provide for orderly and safe loading or unloading and parking and storage of motor vehicles.

2. Article V General Regulations, Section. 107-93. General regulations for uses Table 107-93, Off-street parking requirements by use group or use category

Use Group, Use Category From Table 107-147-1	Required Spaces
<u>Agricultural Uses – Tier I Agricultural Experience</u>	<u>Sufficient parking based on use, to be determined during Minor Site Plan review.</u>

<u>Agricultural Uses – Tier II Agricultural Experience - Wedding venue, event space, banquet/reception facility, social or fraternal organization</u>	<u>13/1000 sq. ft. of gross floor area</u>
<u>Agricultural Uses – Tier II Agricultural Experience – All other uses</u>	<u>4/1,000 sq. ft. of gross floor area</u>
Residential uses— household living	1 per dwelling unit
Residential uses— group living	1 per dwelling unit plus one for every 2 bedrooms
Institutional and civic uses— community services except cemetery <u>and public service facility uses</u>	1 for each four seats provided or 1/1,000 sq. ft. of gross floor area
Institutional and civic uses— cemetery	1/2,000 sq. ft. of gross land area
Institutional and civic uses— educational institutions except secondary school	1/each employee plus 1/each 4 students, based on building occupancy limits
Institutional and civic uses— secondary school	1/each employee plus 1/each 6 students, based on building occupancy limits
Institutional and civic uses— school transportation center, public or private	1.25 spaces/each full-time permanent employee; plus 1 space/school bus
Institutional and civic uses— school building and grounds maintenance facility	1.25 spaces/each full-time permanent employee
Institutional and civic uses— school sports complex	1 space per 4,000 square feet of land area dedicated to sports facility use, plus 1 space/5 fixed seats. Overflow parking areas shall be designated on the site plan; permeable surfaces are encouraged for the designated overflow parking areas
Institutional and civic uses— health care and social services	6/1,000 sq. ft. of gross floor area
Institutional and civic uses— public parks and open space	Sufficient parking based on use, to be determined during development review process
Institutional and civic uses— nature centers and similar uses	1/each employee plus 1 per 3 occupants, based on building occupancy limits
<u>Retail, service, and commercial uses - Wedding venue, event space, banquet/reception facility, social or fraternal organization</u>	<u>13/1000 sq. ft. gross floor area</u>
<u>Retail, service, and commercial uses – all other uses</u>	4/1,000 sq. ft. of gross floor area except for the business and household services use category; these shall be 2/1,000 sq. ft. or gross floor area;
Industrial uses	2/1,000 sq. ft. of gross floor area
Transportation and utility uses	2/1,000 sq. ft. of gross floor area; for utility uses, 1 space/communications tower greater than 80 feet in height; for wind farms, 1 space/wind turbine; 1 space/utility substation

3. Article VI Specific Development Standards, Section 107-11 Introductory Provisions

- e) Agricultural Experience. Uses that are determined to be an Agricultural Experience shall only conform to subsection (c) of Section 107-112 which prevails over any conflicting regulations in this section.

4. Article VI Specific Development Standards, Section 107-112 Standards for Agricultural Uses

(c) Agricultural Experience.

- (1) Tier I Agricultural Experience Activities. Tier 1 agricultural experiences include, but are not limited to, farmers markets, u-pick operations, community supported agricultural operations, field days, agriculturally related educational and learning experiences, farm tours, farm stays, food truck events, living history farms, petting zoos, farm animal rehabilitation and therapy, farm-to-table events, commercial kitchens, food processing demonstrations, on-farm fairs or festivals, corn mazes with educational interpretation, and hay rides.
 - a. Agricultural Experience Worksheet. Evidence shall be provided that the proposal meets State of Iowa definition for agricultural experiences.
 - b. Minor site plan required. A minor site plan shall be submitted prior to the approval of Tier I agricultural experiences
 - c. Technical Review Committee. Upon receipt of a request for a Tier I Agricultural Experience use, planning and development staff shall forward the request to the technical review committee. The technical review committee shall review the request for conformance with this chapter, the comprehensive plan, and other applicable plans, regulations and design standards. The technical review committee shall compile a list of required conditions. After review, planning and development staff shall contact the requestor to discuss the committee's findings and mail a report to the requestor outlining the required conditions.
 - d. Parking Standards. Sufficient parking based on use, to be determined during Minor Site Plan review and is exempt from 107-93.
 - i. All parking required to be off-street.
 - ii. Overflow parking areas may be required and shall be identified on the minor site plan.
 - iii. Handicapped parking. Off-street parking areas shall be designed to meet the number, placement, size and marking and identification requirements for handicapped parking contained in 42 USC 12181-9 and I.C.A. § 321L.5.
 - e. Licenses and permits. Facilities must obtain all required local, state and federal licenses or permits, including building permits for all structures to be used by the public.
- (2) Tier II Agricultural Experience Activities. Tier II agricultural experiences include, but are not limited to, winery, brewery, cider mill, distillery, bar/restaurant, farm/general store, event space, banquet hall, reception facility or wedding venue.
 - a. Agricultural Experience worksheet. Evidence must be provided that the proposal meets State of Iowa definition for agricultural experiences.

- 5. Article VII Zoning Classifications, Density, Dimensional Standards and Allowed Uses, Table 107-147-1 Use Table**

Table 107-147-1 Use Table

[illegible]

Retail, Service and Commercial Uses		STD	AG	RR 1/2/3	VR	VM	USR	USR- MF	HC	GC	I	CNR	MH
Food Services	Restaurant, standard	107- 115(r)				P			P	P			
	Food service, limited, coffee shop, ice cream, snack bar, etc. [less than full kitchen]	107- 115(r)				P			P	P			
	Drive-through accessory to food service	107- 115(s)				P			P	P			
	Bar or tavern	107- 115(r)				C			P	P			
	<u>Catering Service</u>	<u>107- 115(r)</u>				<u>P</u>			<u>P</u>	<u>P</u>			
	<u>Wedding venue, event space, catering service, banquet/reception facility, social or fraternal organization</u>	107- 115(r)	C			P			P	P			

6. Article XI Definitions, Section 107-180 Definitions

Agricultural Experience (Agricultural Tourism): Any agriculture-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.

ALTERNATIVES:

The following alternatives may be considered regarding the proposed UDC text amendments:

1. Recommend approval of the proposed amendments.
2. Recommend denial of the proposed amendments.
3. Refer the proposed amendments back to the staff for additional review/information.

STAFF RECOMMENDATION:

Staff recommends Alternative 1, recommend approval of the proposed UDC text amendments.