

**JONES COUNTY
BOARD OF ADJUSTMENT**

AGENDA

**TUESDAY, JUNE 18, 2024 4:00 p.m.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:00 p.m.** • Call meeting to order, approve agenda, and May 21st, 2024 meeting minutes.

- Public hearing for owners Jerrie Osterkamp and Danial Kray who have applied for a Special Permitted Use within the R-Residential zoning district described as SW ¼ SW ¼ SW ¼, (parcel 09-13-352-004) in Section 13 of Fairview Township generally located at 10022 Shaw Rd., Anamosa. More specifically, the proposal is to request an auxiliary dwelling, manufactured home, to be placed onto the property as a residence for a family member.

- Action on Special Permitted Use Applicatoin for owners Jerrie Osterkamp and Daniel Kray

- Public hearing for owner Robert Kellogg has applied for a Special Permitted Use withing the R-Residential zoning district described as SW ¼ NE ¼ and government lot 2 (parcel 09-11-251-004) in Section 11 of Fairview Township generally located at 11500 207th Ave., Anamosa. More specifically, the proposal is for a recreational campground to be brought into compliance with the Jones County Ordinance.

- Action on Special Permitted Use Application for owner Robert Kellogg

- Next meeting, if needed is July 16, 2024. Application deadline is Wednesday June 26, 2024.

Jones County Board of Adjustment

Meeting Minutes

May 21, 2024, at 4:00 p.m.

Members present:

Cindy Hall, Chairperson
Paul Thomsen
John Hinz
Roger Kistler
Stan Reiter

Staff present:

Whitney Amos – Land Use Administrator

Visitors present:

Cathy McDonnell
Terry & Janice Hartwig
Chad Hartwig

Chairperson Cindy Hall called the meeting to order at 4:00 p.m. Introductions of the Board and visitors took place.

Motion by Hinz seconded by Kistler to approve the April 16, 2024, meeting minutes and Agenda. All aye. Motion carried.

Motion by Thompson seconded by Reiter to open the public hearing at 4:00p.m. for owners Terry and Janice Hartwig along with applicant Chad Hartwig who have applied for a special permitted use for an auxiliary dwelling located on their property within the A-Agricultural zoning district described as SW ¼ NW ¼ SW ¼, (parcel 05-32-300-004) in Section 32 of Cass Township generally located at 13458 239th Ave., Anamosa. More specifically, the proposal is to request an auxiliary dwelling, manufactured home, to be placed onto the property as a residence for the applicant.

Amos noted that the Board received copies of the application, aerial map, and written report. The owner applicant also received a copy of the written report as required. Amos noted that the adjacent landowners certified letter was received. No written or verbal comments were received prior to the meeting for the application.

Chad advised that he would like to move closer to his parents and to move a modular home onto their property. He advised that the home would be approximately 1200 sq. ft.

Thompson addressed that the ordinance in Section 1.D. needed to be taken under consideration by the Planning and Zoning Commission for instances such as this, when the primary residence is only 920 sq.

ft. Hall advised that this should be approved but Planning and Zoning need to look at this ordinance for future instances.

Motion by Hinz seconded by Kistler close the public hearing at 4:10 p.m. All aye. Motion carried.

Motion by Thompson seconded by Hinz to approve the Special Permitted Use application for owners Terry and Janice Hartwig along with applicant Chad Hartwig who have applied for a special permitted use for an auxiliary dwelling to be located on their property at 13458 239th Ave., Anamosa and have Planning and Zoning review the ordinance forth with.

Roll call vote:

Cindy Hall- Aye

Paul Thomsen- Aye

John Hinz- Aye

Roger Kistler- Aye

Stan Reiter- Aye

All aye. Motion carried.

The next meeting is scheduled for Tuesday, June 18th, 2024, at 4:00 p.m. Application deadline is May 29th, 2024.

Motion by Hinz seconded by Kistler to adjourn at 4:10 p.m. All aye. Motion carried.

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

**Written Report of the Jones County Land Use Administrator
 Request for a Special Permitted Use**

Application from:	Owners Jerri Osterkamp & Danial Kray
For property located:	10022 Shaw Rd., Anamosa
Brief legal description:	SW ¼ SW ¼ SW ¼ Section 13 Fairview Township
Parcel number:	09-13-352-004
Parcel size:	3.21 acres
Proposal:	To request an auxiliary dwelling to be placed on the property for a family member to reside in.
Current Zoning District:	A- Agricultural
Applicable Ordinance Provisions:	<p>Article V. Zoning Districts</p> <ul style="list-style-type: none"> ▪ Section 3. R-Residential ▪ D. Special Permitted Uses ▪ 1. Auxiliary dwelling units subject to Article XI. <p>Article XI Auxiliary and Seasonal Dwelling Units</p>
Date application received:	May 28, 2024
Applicable fee:	\$250 paid on May 28, 2024
Notice published: (Article XXV-Section 5)	Week of June 6, 2024 (11-13 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	May 30, 2024
Report mailed to Board of Adjustment: (Article XXV-Section 7)	June 12, 2024
Report mailed to Applicant: (Article XXV-Section 7)	June 12, 2024

Application packet attached.

See page 2,3 and 4 for report.

Report of the Jones County Land Use Administrator
 (Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Special Permitted Use Application submitted by Herrie Osterkamp. My comments are as follows:</i></p> <ul style="list-style-type: none"> • <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County’s requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an ‘Application for Access’ with the Jones County Secondary Road Department prior to commencing any access construction.</i> • <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer’s Office before any construction may commence.</i> • <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p>
	NRCS District Conservationist – Addie Manternach
Comments:	<p><i>After reviewing this special permitted use application, I do not see any major concerns/impacts of the proposed mobile home on this site. From the point of view of the Jones Soil & Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned, the Jones Soil & Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</i></p>
	Jones County Environmental Services – Paula Hart
Comments:	<p><i>Comments from this department:</i></p> <ol style="list-style-type: none"> 1) <i>A septic system may be on the property and a certified septic contractor with Jones County will need to verify condition, and be brought up to state code if needed, before occupying the mobile home.</i> 2) <i>If connected to shared well, recommend water testing. Contact this department for more information.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>Part of the property located at 10022 Shaw Rd., Anamosa, is located in the floodplain. Structures cannot be placed within that area without following the Jones County Flood Ordinance.</i></p>

	Jones County Conservation Board - Brad Mormann
Comments:	<i>No Comments from this department.</i>
	E911 Coordinator – Gary Schwab
Comments:	<p><i>In review of the above stated application the Jones County 911 office finds that there is a concern, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances.</i></p> <p><i>With a separate dwelling this office advises that a separate 911 address be procured. This address is not only important for expedient delivery of emergency services but for US Postal and package delivery.</i></p>

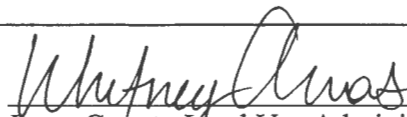
<i>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>Auxiliary dwelling units are permitted in the Agricultural zoning district. It is limited to one auxiliary dwelling unit per property, for up to two family members.</i>	
<i>Minimal impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>Surrounding property is in the Agricultural and Residential zoning district. The impact on the surrounding property would be minimal.</i>	

Potential outcomes of Special Permitted Use	
<i>Approve the application in full</i>	
<i>Approve the application with modifications</i>	
<i>Deny the application</i>	
<i>Table the application to a later date</i>	

SECTION 1. AUXILIARY DWELLING UNITS

Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. One auxiliary dwelling unit per property. **According to the application, this will be the only auxiliary dwelling unit.**
- B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein. **According to the application, there will be a family member living in the unit.**
- C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties. **The primary dwelling unit will be occupied by the legal owner of the property.**
- D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less. **Unknown how large the auxiliary dwelling would be however the primary unit is 1800 square feet.**
- E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit. **According to the application, sufficient parking should be available.**
- F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit. **According to the application, it appears to meet the setback requirements.**
- G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment.



Jones County Land Use Administrator
Whitney Amos

6/11/24

Date

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



Jones County Zoning Special Permitted Use Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Board of Adjustment will review the proposal and deny or approve.

Fee: \$250.00 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 5/28/24 CK# 5517
\$250

Owner Information			
Name on property: <u>Jerrie D. Osterkamp</u>			
Address to receive mail:	House Number & Street: <u>10022 Shaw Rd</u>	Apartment/Unit	
	City: <u>Anamosa</u>	State: <u>IA</u>	Zip Code: <u>52205</u>
Phone: <u>(319) 301 3810</u>	E-mail Address: <u>jerried1958@gmail.com</u>		

Applicant Information			
Name: (If different from above.)			
Address to receive mail:	House Number & Street:	Apartment/Unit	
	City:	State:	Zip Code:
Phone: ()	E-mail Address:		

Parcel Information					
Township	<u>Fairview</u>	Section	<u>13N</u>	Property Address	<u>10022 Shaw Rd.</u>
Zoning District: <u>R</u>				County Parcel ID(s), if known: <u>09-13-352-004</u>	

Additional information regarding the parcel(s), if any:

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

R - Residential District Special Permitted Uses Article V – Section 3. D.

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.

- Home-based industries subject to Article VII.

C1 - Commercial District Special Permitted Uses Article V – Section 5. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

I1 - Industry District Special Permitted Uses Article V – Section 7. D.

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at www.jonescountyiowa.gov.

The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or contact Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

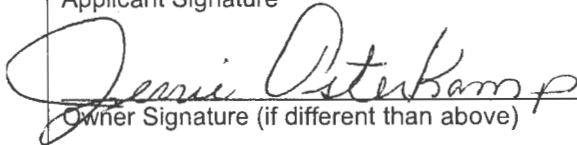
Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Applicant Signature

Date



5-28-24

Owner Signature (if different than above)

Date

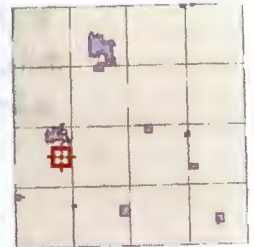
QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386 – Brenda Leonard
Access Permit for Drive	County Engineer 319-462-3785 – Derek Snead
911 Address	911 Coordinator 319-462-2735 – Gary Schwab 9-1 Mon - Wed
Well and Septic	Environmental Services 319-462-4715 – Paula Hart
Electrical Permits/Inspections	https://iowaelectrical.gov/ – ggrant@dps.state.ia.us Greg Grant 319-350-2404



Overview



Legend

- Parcels**
- Structures on Leased Land
- Parcels
- Cartography
- Major Roads

Parcel ID	0913352004	Alternate ID	111600	Owner Address	OSTERKAMP, JERRI D & KRAY, DANIAL
Sec/Twp/Rng	13-84-04	Class	R		10022 SHAW RD
Property Address	10022 SHAW RD # 10016 ANAMOSA	Acreage	n/a		ANAMOSA, IA 52205

District FAVAN
Brief Tax Description 13 84 04 COM SE COR SW SW SW SEC. 13 N 360' W 100' TO HWY. 760' S LN E 616' TO BEG
 (Note: Not to be used on legal documents)

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 5/21/2024
 Last Data Uploaded: 5/20/2024 5:27:32 PM

Developed by **Schneider**
 GEOSPATIAL

Wanting to place mobile home for family member who is elderly on property to be able to care for them.

Michelle Lubben

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- If you work in the real estate industry professionally, submit a Business Application
- If you are an individual searching for your records or the records of family members, submit a Citizen Search Application

Search Business Application

Citizen Search Application

Already have an account? Login Here

YOUTUBE 'Search 2.0 - Webinar 8.15.2023'

Data for Jones County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1997. For records prior to 1997, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Photos



Mine



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②



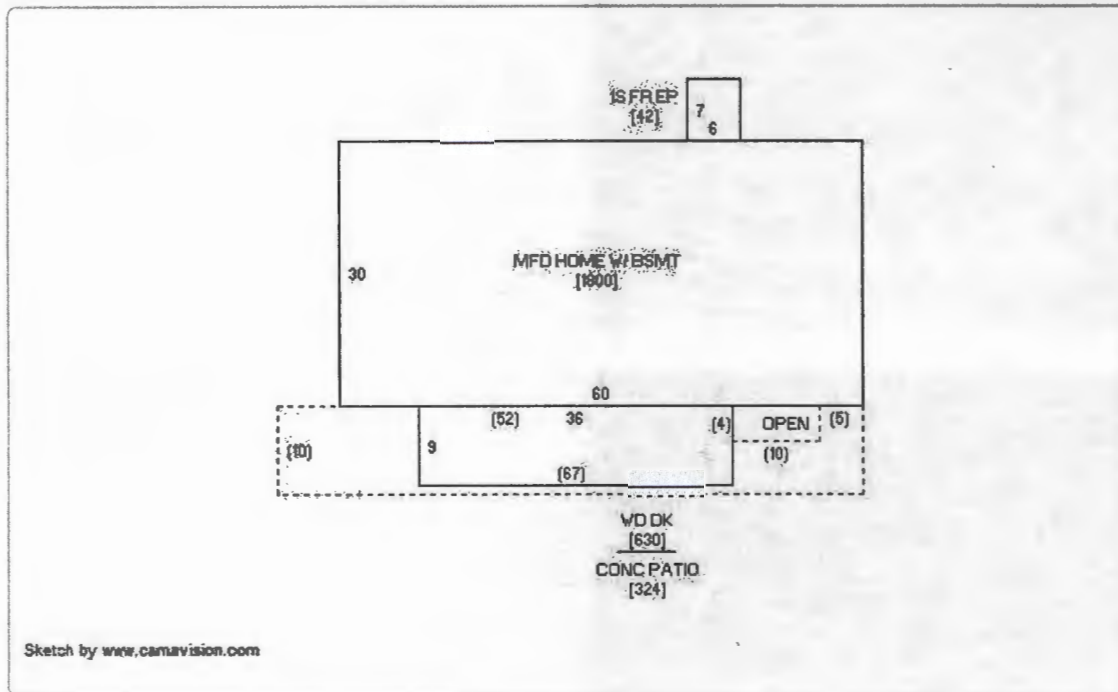
Empty ~~lot~~ Space



Empty Space



Sketches



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<http://www.jonescountyiowa.org>



JONES COUNTY LAND USE


**Written Report of the Jones County Land Use Administrator
 Request for a Special Permitted Use**

Application from:	Robert R. Kellogg LLC
For property located:	11500 207 th Ave., Anamosa
Brief legal description:	SW ¼ NE ¼ and government lot # 2 Section 11 of Fairview Township
Parcel number:	09-11-251-004
Parcel size:	20.76 acres
Proposal:	To bring an existing commercial campground into compliance with the Jones County Ordinance.
Current Zoning District:	R-Residential
Applicable Ordinance Provisions:	Article V. Zoning Districts <ul style="list-style-type: none"> ▪ Section 3. R-Residential ▪ D. Special Permitted Uses ▪ 5. Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
Date application received:	May 28, 2024
Applicable fee:	\$250 paid on May 28, 2024
Notice published: (Article XXI-Section 5)	Week of June 6, 2024 (11-13 days' notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	May 30, 2024
Report mailed to Board of Adjustment: (Article XXI-Section 7)	June 12, 2024
Report mailed to Applicant: (Article XXI-Section 7)	June 12, 2024

Copy of application, proposed use, adjacent landowner pictures, Flood map, and Environmental Services comments.

See pages 2, 3 and 4 for report.

Report of the Jones County Land Use Administrator
 (Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<i>Mr. Kellogg's parcel is located on a private road that is connected to a City of Anamosa Street. The County Roads Department has no jurisdiction over any of these roadways and no issues to make the applicant informed upon.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>After reviewing this special permitted use application, I do not see any major concerns/impacts of the proposed recreational campground on this site. From the point of view of the Jones Soil & Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned, the Jones Soil & Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</i>
	Jones County Environmental Services – Paula Hart
Comments:	<i>Any wastewater waste will have to go to a septic system. This includes the solar shower as well as the dishwasher station. There is no such thing as "grey water" anymore. This is waste that will have to be collected and disposed of, i.e., a holding tank, or go through a treatment system, a septic tank and an absorption field. Contact a certified septic contractor with Jones County to apply for a permit. Recommend private well water testing. Contact this department for more information.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>Part of the property located at 11500 207th Ave., Anamosa, is located in the floodplain.</i></p> 
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received.</i>
	Jones County 911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application the Jones County 911 office finds that there is no concern, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances.</i>

Further Reference to:

- Article XV-Lighting Requirements
- Article XVI – Sign Requirements
- Article XVIII-Off-Street Parking

Comments:

The Land Use Administrator was made aware of this campground on May 4, 2024. It was made apparent that the campground was listed on HIPCAMP website regarding a peaceful retreat called n*Everland Barnyard Camping located near Anamosa. The Land Use Administrator sent the owner a letter requesting that they come into compliance by submitting a Special Permitted Use application by the May 29th deadline or cease operation within 30 days of the letter.

Generally, commercial campgrounds/recreational uses are Special Permitted Uses within Article IX Commercial Recreation Uses. They are permitted within the Agricultural and Residential Districts upon review by the Board of Adjustment.

In 2018, the Board of Adjustment reviewed an application for recreational use within the Residential District for Ted and Janet McDonell along River Rd. near Monticello. According to the application, the request was for a private campground, with up to six RV spots with a dump station, available to family and friends only and not for commercial use and was approved by the Board of Adjustment.

Other commercial campgrounds in Jones County include Central Park (public), Jellystone Park (C-2), Stephen's (Ag, SPU), Outback (Ag, SPU), Wapsi State Park (public), Telleen Campfire Rd (Ag, SPU), and Camp Courageous (C-2 and Ag).

Per Emergency Management, this property is located within a Flood Plain, however with the topography of the land, the camping area would not be included in the flood plain. Any new structures should follow the Jones County Flood Plain Ordinance. The owner may want to review the Jones County Flood Plain Ordinance to verify if the structures meet the requirements within the ordinance.

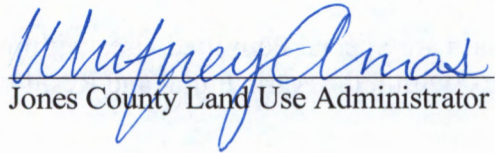
Potential outcomes of Special Permitted Use

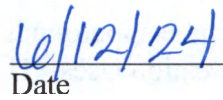
Approve the application in full

Approve the application with modifications

Deny the application

Table the application to a later date


Jones County Land Use Administrator


Date

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



Jones County Zoning

Special Permitted Use Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Board of Adjustment will review the proposal and deny or approve.

Fee: \$250.00 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 5/28/24 \$250 cash

Owner Information			
Name on property: <u>Robert Roy Kellogg LLC</u>			
Address to receive mail:	House Number & Street: <u>11500 20TH AVE</u>	Apartment/Unit	
	City: <u>Anamosa</u>	State: <u>Iowa</u>	Zip Code: <u>52205</u>
Phone: <u>(319) 899-8971</u>	E-mail Address: <u>pxabraham@gmail.com</u>		

Applicant Information			
Name: (If different from above.)			
Address to receive mail:	House Number & Street:	Apartment/Unit	
	City:	State:	Zip Code:
Phone: ()	E-mail Address:		

Parcel Information					
Township	<u>Fairview</u>	Section	<u>11</u>	Property Address	<u>11500 20TH AVE ANAMOSA</u>
Zoning District: <u>Residential</u>				County Parcel ID(s), if known: <u>0911251004</u>	

Additional information regarding the parcel(s), if any:

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

R - Residential District Special Permitted Uses Article V – Section 3. D.

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.

- Home-based industries subject to Article VII.

C1 - Commercial District Special Permitted Uses Article V – Section 5. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

I1 - Industry District Special Permitted Uses Article V – Section 7. D.

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

Entrance off 5th Street



art barn
workshop trailer

To: Jones County Board of Land Use

Subject: Special Permitted Use Application for Robert Kellogg

Dear Esteemed Members of the Jones County Board of Land Use,

My name is Robert Kellogg, a long-time resident of Jones County and a dedicated artist specializing in reclaimed, repurposed, and recycled art. I am writing to respectfully request approval for our Special Permitted Use Application concerning the Commercial Recreational Use of our land.

Firstly, I want to express our sincere apologies for any misunderstanding or inconvenience we may have caused regarding zoning compliance. Without a clear definition of 'Commercial Recreational Use,' it has been challenging for us to identify specific violations. Nonetheless, we are committed to resolving any issues and ensuring full compliance with county regulations. We are submitting this application and the associated fee of \$250.00, which represents a significant expense given the modest income generated by our activities. Our primary goal is to offer individuals a serene and immersive experience in nature.

Our land is listed on Hipcamp.com, where we host campers seeking a peaceful retreat. People interested in staying with us need to reach out through the site and explain who they are before we accept the reservation, there is no immediate booking option, and we strongly discourage children here due to the stress it causes us to have loud children running about without supervision. This is an adult oriented space to find peace and an immersive nature experience.

We are dedicated to showing people a different way to live outside of the norms of society. We are intensely focused on eliminating all plastic in our daily routine, growing and canning our own food to reduce toxin exposure, and teaching people about nutritious and abundant health boosting foods like stinging nettles and turkey tail mushrooms. Our privacy is important to us and we have absolutely no interest in providing someone a space where they can sit inside an RV parked on our land all summer, run a generator for their AC and giant TV while drinking excessively with friends. We do not provide hookups or allow generators for this reason. We define our listing as an art installation space and visitors here are allowed to come and tour, but never stay within our structures, as we maintain them as a museum for viewing only.

We currently provide three porta-potties and water at three locations on the property. The water has been tested multiple times and is excellent quality, and the porta-potty units have been more than adequate for our needs. None of the units are heavily used and we service them as needed to eliminate any odor. We are developing an outdoor sink area for convenient dishwashing in the middle of the yard and have a solar shower inside a grain bin primarily for poison ivy removal and quick rinses. We maintain a strict policy requiring campers to remove their own trash, and thus far, we have had no issues with litter.

Last summer, we hosted approximately 25 bookings, resulting in an estimated 35-40 additional vehicles over the year. The bulk of our camping activity occurs between May and September, and we do not typically accommodate RVs or large campers, but make exceptions if contacted and the campers seem like a good fit. Our clientele seeks tranquility and solitude, often describing our site as a sanctuary from the bustle of everyday life. In addition to camping, we offer unique experiences such as art activities and river-side or bonfire singing bowl sessions. We emphasize a calm, reflective environment and have never encountered disruptive behavior from our guests.

We occasionally provide wood-fired pizza, but typically only on holiday weekends as firing the stove requires hours of prep time and a lot of wood to maintain the heat. This is not something we seek to expand either, as being married to a food production service does not interest us at all. We built the oven and kitchen patio in 2021 and use it for most of our summer canning needs.

Our property includes a lower field with ample space for parking adjacent to campsites. We find that people want to camp near their vehicles. While we are not a high-traffic destination, those who visit often find a deep sense of connection and peace here. The noise pollution from Highway 151 and the disruptive gun fire from evening and late night target practice at Izaak Walton are the only complaints we regularly receive from guests.


Our commitment to living harmoniously with nature is unwavering. We prioritize water conservation, recycling, and repurposing materials, creating an artistic and eco-friendly living space. This unique approach not only showcases our dedication to sustainability but also enriches the cultural fabric of Jones County. Our guests often patronize local businesses, supporting the economy and promoting the area's attractions.

We humbly request your approval to continue hosting campers and events that align with our values of environmental stewardship, artistic expression, and community engagement. We believe our activities enhance the local area and provide a rare and valuable experience for those seeking a connection to nature.

Thank you for considering our application. We are eager to collaborate with the county to ensure all activities meet regulatory standards and continue to offer a space where people can reconnect with nature and themselves.

Warm regards,

Robert Kellogg
Resident and Artist, Jones County, Iowa
11500 207th Avenue
Anamosa, Iowa 52205
Ph: 319-899-8971

A handwritten signature in black ink that reads "Bob Kellogg". The signature is written in a cursive, flowing style.

Jones County Land Use
Rm 113 Courthouse, 500 W Main St.
Anamosa, Iowa 52205
Phone: 319-462-2282 Fax: 319-462-5815
Email: landuse@co.jones.ia.us
<http://www.jonescountyiowa.org>



JONES COUNTY LAND USE

NOTICE OF VIOLATION

May 7, 2024

Robert R Kellogg LLC
11500 207th Ave
Anamosa, IA 52205

Re: Property generally located at 11500 207th Ave., Anamosa

Dear Mr. Kellogg

This letter is to inform you that the above property briefly described as 11-84-04 Parcel 2001-94 in Section 11 of Fairview Township is in violation of the Jones County Zoning Ordinance. This notification provides thirty (30) days to bring the property into compliance.

It has been brought to my attention that you have established a recreational use campground on the above property. This is in violation of the Jones County Zoning Ordinance. In order to become compliant with the ordinance you must be permitted by the Board of Adjustment. It appears your proposal may be allowed for consideration as a Special Permitted Use as described in Article V, Section 3. D. of the Jones County Zoning Ordinance. I have attached a Special Permitted Use Application for your information.

The Board of Adjustment only meets when an application is submitted to the Land Use Administrator. Applications are due by Wednesday, May 29, 2024, for the June 18, 2024, meeting. The enclosed application, all applicable documentation and check for \$250 is required.

If you do not wish to apply for the Special Use Permit, another option is to cease operation within thirty (30) days.

Failure to comply by June 7, 2024, or apply for a Special Use permit by the Board of Adjustment by May 29, 2024, may result in Jones County pursuing the penalty provisions of the Jones County Zoning Ordinance for this violation. A violation of the Jones County Zoning Ordinance shall constitute a county infraction which shall be punishable by a civil penalty in an amount not to exceed that allowed by Iowa Code Section 331.307 (1.). Alternatively, or in addition to, constitution of a county infraction, a person found in violation of this Ordinance may be guilty of a simple misdemeanor, and on conviction thereof be subject to such maximum penalty as the law allows in Iowa Code Section 903.1, as now or hereafter amended. Each day that a violation occurs or is permitted to exist by the respondent/defendant constitutes a separate offense.

If you have questions regarding this letter, please contact the Land Use office at (319) 462-2282 between the hours of 9:00 a.m. and 3:00 p.m., Tuesday through Thursday.

Sincerely,

Whitney Amos
Land Use Administrator

Enclosures

- Special Permitted Use application

\$55/night for 2 guests



United States > Iowa

n*Everland Barnyard Camping

100% · 117 reviews · Anamosa, Jones, Iowa · 20 acres

Hosted by Robert K.

22 RV/tent sites



Best in Iowa: Finalist

Named one of the best Hipcamps to visit in 2023.



Robert is a Star Host

Star Hosts are highly rated, responsive, and committed to providing incredible experiences.

New for 2024: We have expanded the flat land available for camping while maintaining the privacy of all our campsites. We have added sites, but don't worry, you will still experience the same solitude and peace as if you were our only guests. The promised bathhouse/storm shelter is also nearing completion, and we should be able to offer showers (and safe haven during storms) to guests during the 2024 season!

Do you want to hike into a site? We have a few sites in the woods that are not easily accessible by car, if you want that kind of experience just mention it...

Show more >

Select a site
Support

RV details



Pop-up campers, Class B RVs, Campervans, and Cars allowed

We do not have graveled sites, so we try to limit the size of the campers/RVs that we allow so our land does not get chewed up from excess weight. If you really want to stay and have a big rig, feel free to contact us, if we have site #1 available that night, we can probably accommodate you.

[Show more](#)



Vehicles under 35 feet allowed



Pull-in site



Surface type: Grass or field

We have multiple options with lots of privacy depending on the kind of camping you might want to experience. Just let us know what you need and we can make it happen. Campers can also hike into the woods and stay without seeing anyone else while they are here.

[Show more](#)



Surface levelness: Requires leveling

We have multiple options with lots of privacy depending on the kind of camping you might want to experience. Just let us know what you need and we can make it happen. Campers can also hike into the woods and stay without seeing anyone else while they are here.

[Show more](#)



No Travel trailers, Fifth wheels, Toy haulers, Class A RVs, and Class C RVs

We do not have graveled sites, so we try to limit the size of the campers/RVs that we allow so our land does not get chewed up from excess weight. If you really want to stay and have a big rig, feel free to contact us, if we have site #1 available that night, we can probably accommodate you.

[Show more](#)

[Show more](#)

What to expect



RV/tent site

Camping area selected or assigned upon arrival.



6 guests max per site



Campfires allowed

Firepit, communal. Firewood is provided, please use only what you need.



Toilet available

Flush toilet



Pets allowed

On leash. Pets can be off-leash if they are well-behaved and known to stay near their owners. If your dog is known to be aggressive toward others, please keep them on a leash and away from groups. Please pick up after your pets as needed, throwing the excrement into the woods away from foot traffic. Thank you!

[Show more](#)



Potable water available

Spigot, pump or well

[Show more](#)

Things to know

Getting there

Check in: After 1:00 PM

Check out: Before 12:00 PM

On arrival: Meet with Host

Cancellation policy: Moderate

Minimum nights: 1 night

Accepts bookings: 9 months out

 **Park at listing**

 **Wheelchair access**

 **Max 2 vehicles**

2WD 2WD accessible

Most of the sites are directly off the lane, but a few spots are in a lower field and in the event of a downpour, might need 4WD to get out.

[Show more](#)

During your trip

 Follow the [Host's rules](#)

 Leave it better

 Inclusion policy

We have a zero-tolerance policy against discrimination at Hipcamp. We are committed to helping our Host and Hipcamper communities be inclusive.

Extras

Available at checkout

NEW! Get your hair...

experience

\$15.00



Xene is a whiz with braids. Renaissance faire style braids are fun, bring a picture...

Rent the Gazelle T4!

rental

\$66.00



The popular Gazelle T4 tent is available at the Barnyard for setup at any campsite of...

Use of

good

\$100.00

We' patia >

Show all 11 extras

 **100%**

132 ratings · 117 reviews

 Search reviews



Chris D. recommends

April 21, 2024

Magical Peaceful Surroundings

Wow - you have to see it to believe it! Kind, welcoming hosts, beautiful surroundings, well stocked sites with firewood, privacy, and water available. The buildings and art are all open and accessible to your on your own or the host is happy to give you a tour. Close to Anamosa and nice state park.




Leah F. recommends

November 15, 2023

MAGICAL

After returning from camping I was describing our amazing stay to a coworker, and he said that it sounded like being in a dream. Accurate! The site is a magical environment that is lightyears away from normal society, yet minutes from a main highway. Hosts were superb, both offering engagement and community, and giving us space to self-guide a tour through the artifacts that make up this artistic delight.


[Show more](#) >

 Alex P. recommends
November 5, 2023

Creative genius and unique place


The creativity of the host and uniqueness of the site is unparalleled. Everywhere you turn there is some unique art installation made out of things that would normally have been thrown away. They seem to make use of just about anything. It's such an interesting place and the hosts are so cool I'd go back just to hang out with them. We explored, painted, played sound bowls, hiked, and took lots of pictures. Will definitely be back.

[Show more >](#)


 Terri W. recommends
October 26, 2023

Wow!

Just minutes outside of Anamosa (where there is great coffee and yummy backed goods at Grounds and Goodies) is an unexpected wonderland chock-full of human creativity and natural beauty. It is endlessly interesting- we will be back with time to linger! The hosts are attentive and welcoming.

 Lowell S. recommends
October 22, 2023

Loved the place and loved camping there. We had a secluded wooded site. We totally enjoyed hiking the trails to the river and along the river, looking at all the artfull constructions, and talking to and hanging out with Bob and Zene. We hope to be back!

 René (Susan Rene) F. recommends
October 20, 2023

n*Everland is a Must Stay!

n*Everland is a magical place! Glimpses of yesteryear in the vintage collections, the eclectic artwork of the present, and the re-use/recycle/re-purpose for the future are all elements of this incredibly peaceful and inviting property. Bob and Xene had my Border Collie Jolene and I feeling like a part of the family within seconds of meeting! I will definitely stay here again the next time I travel through Iowa!

[Show all 117 reviews](#)

Location

