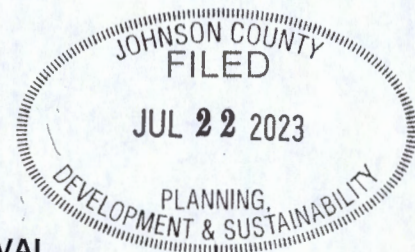


Office Use Only	7/20/2023	\$175	BoA-23-28400
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SPECIAL EXCEPTION OR VARIANCE APPROVAL

Application is hereby made for approval of a:

- Special Exception (reduction of requirement by 50% or less)**
- Variance (reduction of requirement by more than 50%)**
- Variance from Floodplain Management Regulation**
- Modification of Subdivision Regulations**

on property located at (street address if available or layman's description):

Lying West of Hwy 1 SW 1862' to 2650' South of its intersection with 500th St. SW

Parcel Number: 1313177005

Current Zoning: A Proposed Use of the Structure: Solar Arrays

For setback reduction requests (Special Exception or Variance) – complete the following:

	Front	Side	Side	Rear
Required Setback:	<u>40'</u>	<u>10'</u>	<u>10'</u>	<u>30'</u>
Requested Setback:	<u>25'</u>	<u>10'</u>	<u>10'</u>	<u>15'</u>

Note: On a separate sheet you must explain how or why this request satisfies the practical difficulty, unnecessary hardship, or exception hardship criteria – as applicable. The location of these criteria in the Unified Development Ordinance is outlined on page 2 of this application.

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Mark & Rosemary Slabaugh
Name of Owner

Farmers Electric Coop
Name of Applicant (if different)

1959 Yoder Ave. SW Kalona, IA. 52247
Applicant Street Address (including City, State, Zip)

319-683-2510
Applicant Phone

theisdorffer@feckalona.org
Applicant Email

Applicant Signature

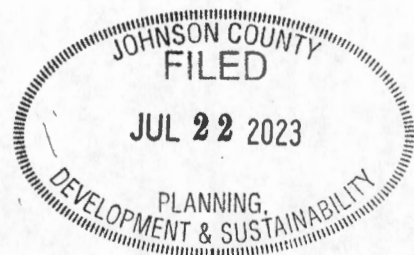
See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$ <u>175</u>)		
This application form with all information completed	JSR	(2)
<p>Brief cover letter explaining the nature of the request, as well as detailing practical difficulty (for special exceptions) or unnecessary hardship (for variances) as outlined in the ordinance sections listed below:</p> <ul style="list-style-type: none"> • <u>For Special Exceptions</u>: the practical difficulty standards are set forth in section 8:1.28.E.2.a-f of the Unified Development Ordinance. You must explain direct answers as to how or why this request satisfies ALL practical difficulty criteria listed in this section of the ordinance. • <u>For Variances</u>: the unnecessary hardship standards are set forth in section 8:1.28.D.2.a-e of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance. • <u>For Variances from Floodplain Management Regulations</u>: the exceptional hardship standards are set forth in section 8:4.11.C and D.2.a.i-xiii of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance. • <u>For Variances from Subdivision Regulations</u>: the unnecessary hardship standards are set forth in section 8:1.27.F.12.a and 8:1.28.G of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance. 	JSR	
For setback reduction requests: A complete building permit must be on file with the PDS Department before an application to reduce zoning requirements will be accepted.		





HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

20 July 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Special Exception Reduce Setbacks for Farmers Electric Coop.

Dear Josh:

Attached please find the application and accompanying documents for a setback reduction for Farmers Electric Coop solar site. Farmers Electric is looking to reduce the front setback from 40' to 25' and the rear setback from 30' to 15'. As this site is only 3.5 acres to work with they are looking to maximize the space for solar panels.

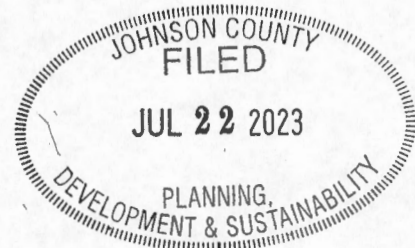
If you have questions or if you require further information you may contact myself or Tim Heisdorffer.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Tim Heisdorffer
HFCfile





HART-FREDERICK CONSULTANTS P.C.

www.hart-frederick.com
510 State Street P.O. Box 580 TIFFIN, IOWA 52340-0580 Phone: (319) 545-7215 www.hart-frederick.com



- (A) AT&T CORP.
217.80' X 400.00'
ASSIGNMENT OF EASEMENT
BK. 3873, PGS. 623-625
- (B) AT&T CORP.
108.90' X 200.00'
PARTIAL ASSIGNMENT OF EASEMENT
BK. 3302, PG. 537
- (C) ITC MIDWEST LLC
25' ELECTRIC LINE EASEMENT
BK. 5859, PG. 402

LEGEND

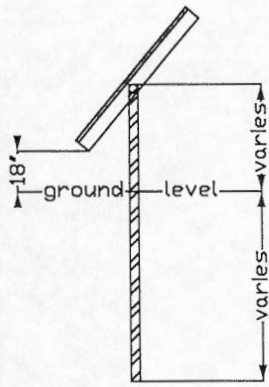
	GOVERNMENT CORNER
	SET 5/8" IRON ROD W/RED CAP #16546
	FOUND 5/8" IRON ROD
	FOUND RIGHT OF WAY RAIL
	FOUND 5/8" IRON ROD #16546
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	PROPERTY/BOUNDARY LINES
	CENTER LINES
	RIGHT-OF-WAY LINES
	SECTION LINES
	EASEMENT LINES
	LOT LINES PLATTED OR BY DEED
	EXISTING FENCE
	CURRENT A ZONING SETBACKS
	PROPOSED SOLAR PANELS AND SUPPORT STRUCTURES WITHIN CURRENT SETBACKS
	SPECIAL EXCEPTION SETBACKS
	PROPOSED SOLAR PANELS AND SUPPORT STRUCTURES WITH SPECIAL EXCEPTION GRANTED
	GRAVEL ACCESS
	GREEN GIANT ARBORVITAE

⊗ SITE GROUND COVER TO BE BEE & BUTTERFLY SEEDING MIXTURE

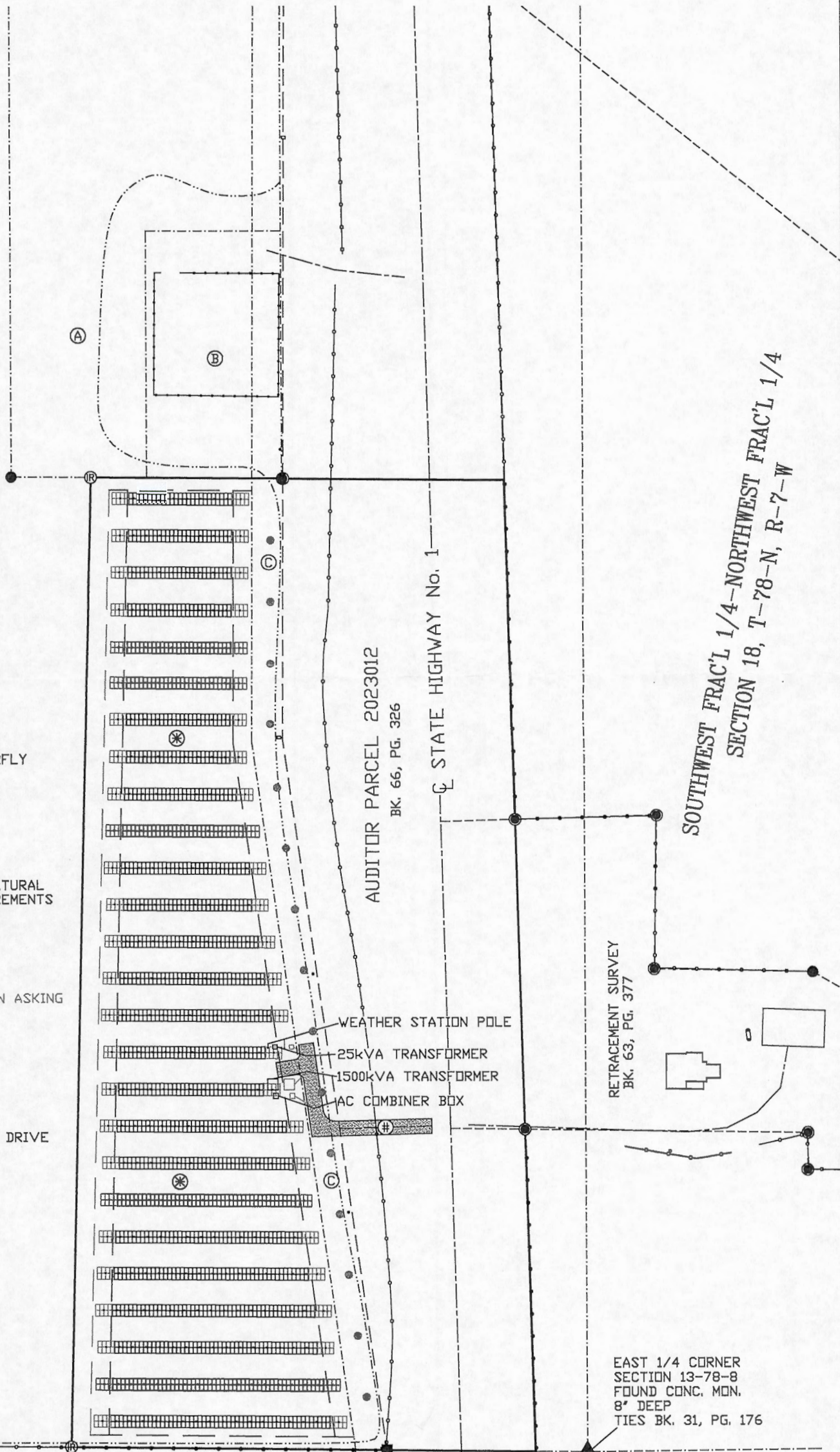
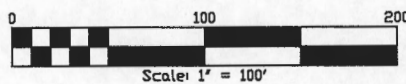
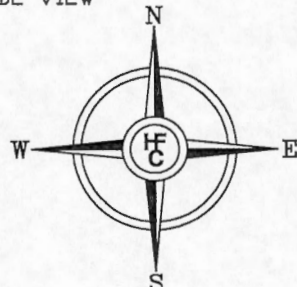
ZONED A-AGRICULTURAL SETBACK REQUIREMENTS
FRONT = 40'
REAR = 30'
SIDE = 10'

SPECIAL EXCEPTION ASKING SETBACK SOUGHT
FRONT = 25'
REAR = 15'
SIDE = 10'

⊕ STATE APPROVED DRIVE



TYPICAL SIDE VIEW



SOUTHWEST FRAC'L 1/4-NORTHWEST FRAC'L 1/4
SECTION 18, T-78-N, R-7-W

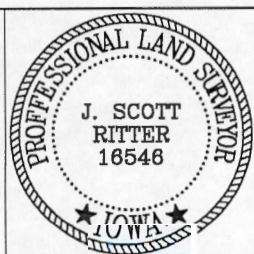
RETRACEMENT SURVEY
BK. 63, PG. 377

EAST 1/4 CORNER
SECTION 13-78-8
FOUND CONC. MON.
8' DEEP
TIES BK. 31, PG. 176

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2024.
Pages covered by his seal: THIS SHEET ONLY

Date



CONCEPTUAL SITE PLAN
FARMERS ELECTRIC COOP SOLAR SITE
AUDITOR PARCEL 2023012
SE 1/4-NE 1/4
SECTION 13, T-78-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 07/19/23	DRN: JST	APP:
FILED BK: GPS	PROJ. NO: 237060	