

Office Use Only	12/21/23	\$250	BOA-23-28470
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT



Application is hereby made for approval of a (state the official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Special Events

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

1722 255th St. NW

Parcel Number(s): 0510426002

The property consists of 20 total acres, and is currently zoned A

Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.

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.

Calyx Creek LLC
Name of Owner

Taylor Getting
Name of Applicant (if different)

1722 255th St. NW
Applicant Street Address (including City, State, Zip)

5155704404
Applicant Phone

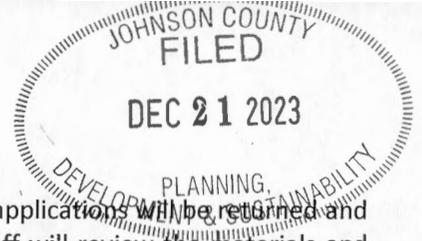
taylor@calyxcreek.farm
Applicant Email

Taylor Getting
Applicant Signature

Digitally signed by Taylor Getting
Date: 2023.12.12 08:46:35 -06'00'

[See back page for Application Submittal Requirements and Checklist](#)

[Applications should be emailed to planning@johnsoncountyiowa.gov](mailto: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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is 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.

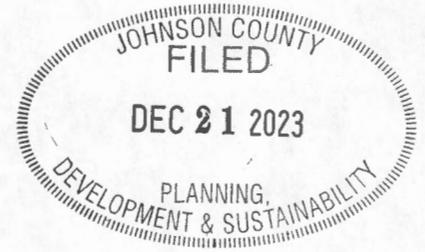
Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$ <u>250</u>)		
This application form with all information completed	TG	(2)
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site an any one time, provisions for water and wastewater, types of equipment to be used, signage, etc	TG	
Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23	TG	
If working with an engineer: CAD line work of the site plan, following the guidance below		
Proof of application to the Johnson County Health Department for a Public Health Zoning Application	TG	
<u>For requests to establish Utility Scale Solar</u> (use area of 20 acres or less): <ul style="list-style-type: none"> • Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. • Electronic Submission of all materials is required. 	-	
<u>For requests for Commercial Communications Towers</u> , include the following: <ul style="list-style-type: none"> • Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver. • Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver 	-	

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

CALYX CREEK

LAVENDER & LODGING



Johnson County Planning & Zoning

Dec 7, 2023

We are applying again for our special events conditional use permit for a portion of our property in Oxford, IA. Our hope is to create a peaceful agricultural experience that help people escape the everyday. In addition, under the special event limits of the Johnson County UDO, we would like to host non-agricultural events on our property.

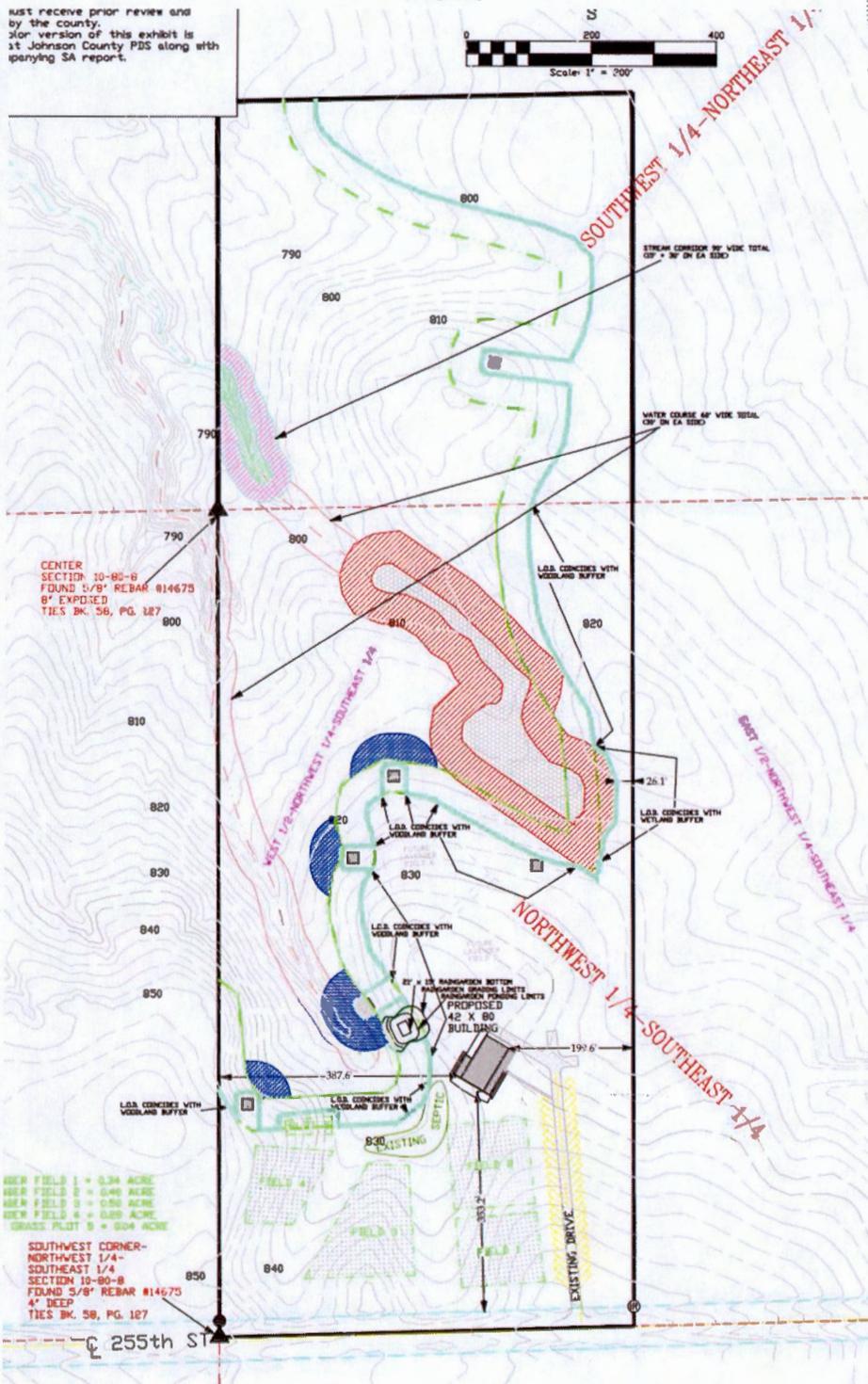
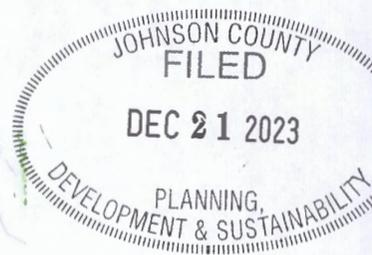
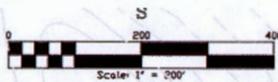
Special Events

We're building a multipurpose facility to accomplish many of our farm goals including storing, drying, cleaning, processing lavender, as well as facilitating you-pick operations during the summer. When the facility is not being used for these purposes, we'd like to host smaller non-agricultural events throughout the year.

- We will have completed all sensitive area requirements, storm water management requirements, building permit requirements for building occupancy and are 50% complete with our multiuse building.
- Operation hours will be ad hoc depending on when reservations are made, likely weekends.
- Parking will be along our private gravel driveway and in front of the facility as outlined in the below plans.
- Average attendance will be 30-100 individuals, but may be more for some events as allowed by facility occupancy load and parking.
- Employees for this purpose will likely be 1-2 depending on the event.
- Signage is TBD, but will be placed near the entrance and conform to UDO requirements.
- Due to numerous construction and permitting delays we have not been able to host any non-agricultural events in 2023; however, we have hosted numerous agricultural events throughout the summer and on weekends. Each of these agricultural events averaged between 30-100 individuals and we did not receive any complaints.

Plans

Must receive prior review and approval by the county. Prior version of this exhibit is at Johnson County PDS along with pending SA report.

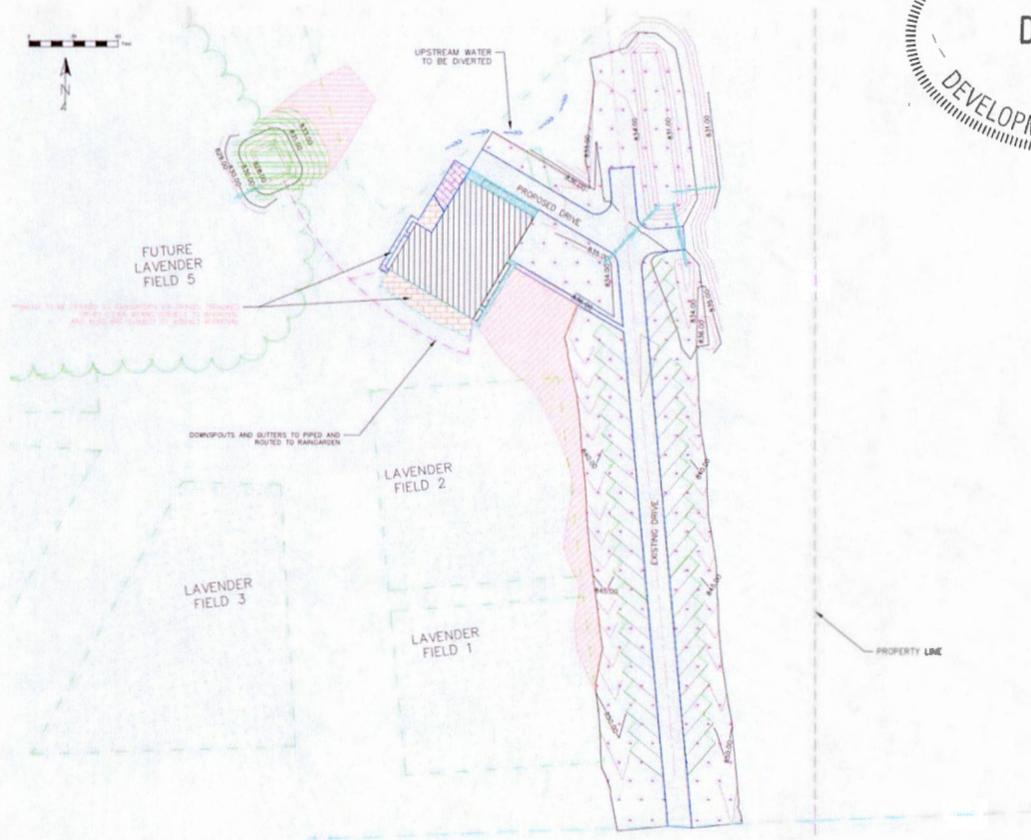


SEWER FIELD 1 = 0.34 ACRE
 SEWER FIELD 2 = 0.46 ACRE
 SEWER FIELD 3 = 0.50 ACRE
 SEWER FIELD 4 = 0.89 ACRE
 GRASS PLOT 5 = 0.04 ACRE

SOUTHWEST CORNER-NORTHWEST 1/4-SOUTHWEST 1/4 SECTION 10-86-8 FOUND 5/8" REBAR #14675 4" DEEP TIES BK. 56, PG. 127

255th St

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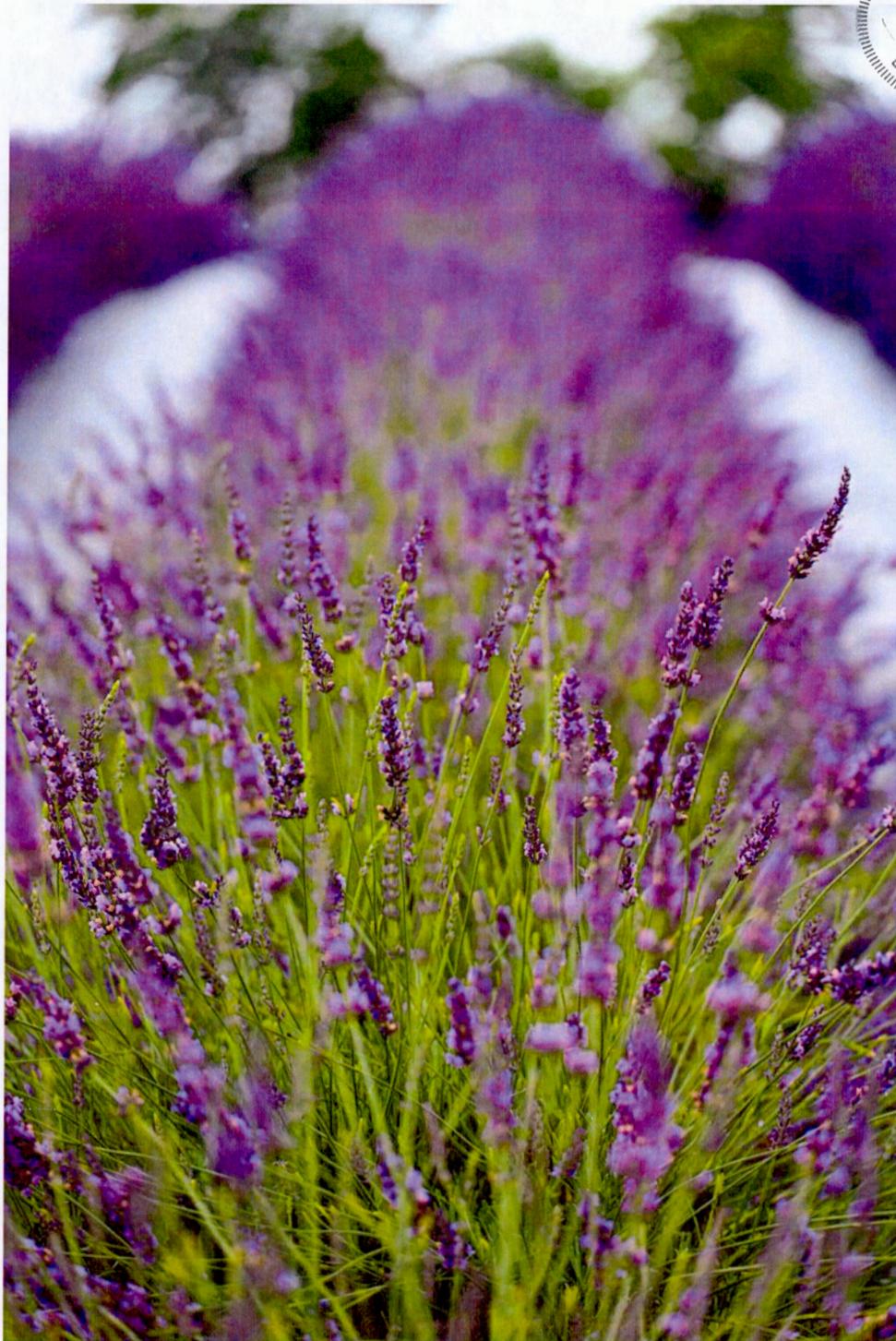
Farm Pictures



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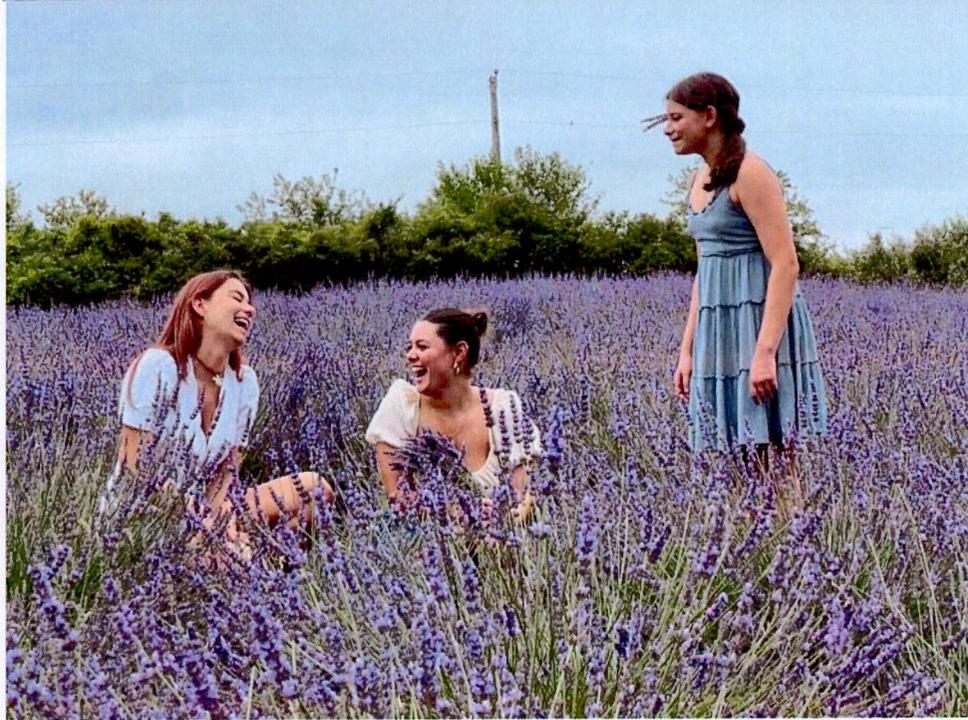




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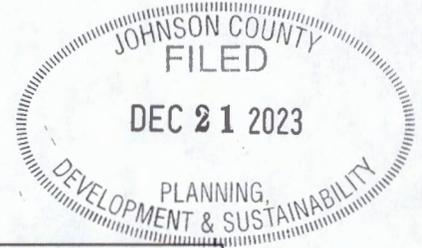




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Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health Zoning Application

Applicant Name: Taylor & Stephanie Getting		Phone Number: (515) 570-4404	
Address: 1722 255th St. NW		City: Oxford	State: IA Zip: 52322

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

***Outlots Exempt**

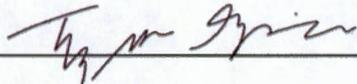
Application Fee _____ + Lot Fee (if applicable)
 (Number of lots _____ Minus Number of Outlots = _____ x \$20.00 Fee Per Lot)
 = Enclosed Fee _____

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant:  Date: 12/7/23

Emergency Action Plan

<https://www.dropbox.com/s/h8dvuxz56yyj3ma/Calyx%20Creek%20Emergency%20Action%20Plan.docx?dl=0>

