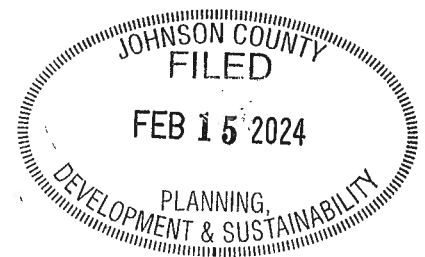


Office Use Only	2/15/24	\$250	BOA-24-28489
	Date Filed	Fee	Application Number



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.]):

Material Crushing and recycling

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

2965 IWW Road SW, Iowa City, IA

Parcel Number(s): 1115101002, 1115176001, 1115151001, 1115126004

The property consists of 146 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.

Tyler Rogers

Name of Owner

Name of Applicant (if different)

2965 IWW Road SW, Iowa City, IA

Applicant Street Address (including City, State, Zip)

319-631-6999

Applicant Phone

trogers@rogersconstructioninc.net

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)

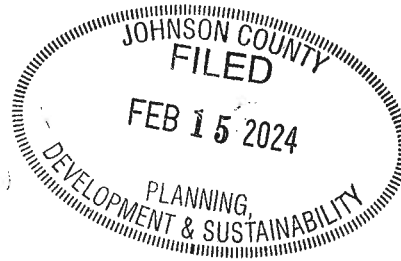


Concise Earth Construction

4185 Alyssa Court Ste 2
Iowa City, IA 52240

January 31, 2024

Johnson County
Planning, Development & Sustainability
Attn: Josh Busard
913 S Dubuque Suite 204
Iowa City, IA 52240



RE: Conditional Use Application – 2965 IWW Road SW

Dear Mr. Busard:

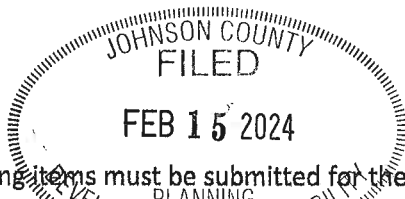
On behalf of the landowner, Tyler Rogers, we would like to respectfully request your consideration of the attached Conditional Use permit for temporary operation of asphalt and concrete recycling facilities within the farmstead located on Parcels 1115176001, 1115101002, 1115126004 and 1115151001. More specifically, the proposed conditional use would be limited to the northern and eastern corner of Parcel 1115176001. The zoning of these parcels is: A – Agricultural Zoning District with the primary use being Agricultural uses. Section 8:1.6(C)(23) of the Johnson County Unified Development Ordinance identifies the requested temporary use as a permissible conditional use within this district. We also recognize and acknowledge Section 8:1.23(C) as the applicable supplemental conditions for this use and 8:1.28(F) as the governing conditional use general regulations. Pursuant to the above referenced code sections, the conditional use permit is being requested for a duration of 1-year. The intent of this request is to provide concrete recycling operations using concrete crushing equipment with 2-4 workers at the work site. Access will be provided by the existing field entrance off of Kansas Avenue SW with no additional signage anticipated. Workers will park within the work zone area and limit operations to daylight hours. The natural topography of the requested use area is a gradual undulation to the south. The south perimeter of the site will be appropriately protected with erosional control measures and/or berms. The land is not located on, or adjacent to, any FEMA regulated sensitive areas according to the Johnson County Property Information Viewer. The land is located within the 2021 City of Iowa City's Fringe Area – Outside Growth Area; however, we do not anticipate additional submittal documents to the City of Iowa City due to the temporary nature of this request.

Sincerely,

Josh Entler
Concise Earth Construction
(319)213-1588
jentler@conciseearth.com

Cc: Johnson County Public Health Department





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.

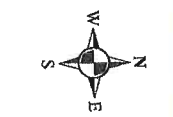
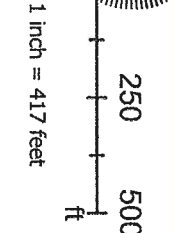
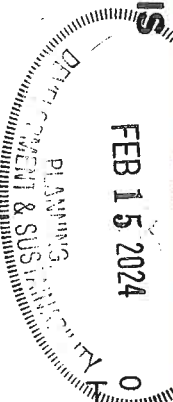
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is prior to hard copy submission, but will be accepted until 12:00 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.

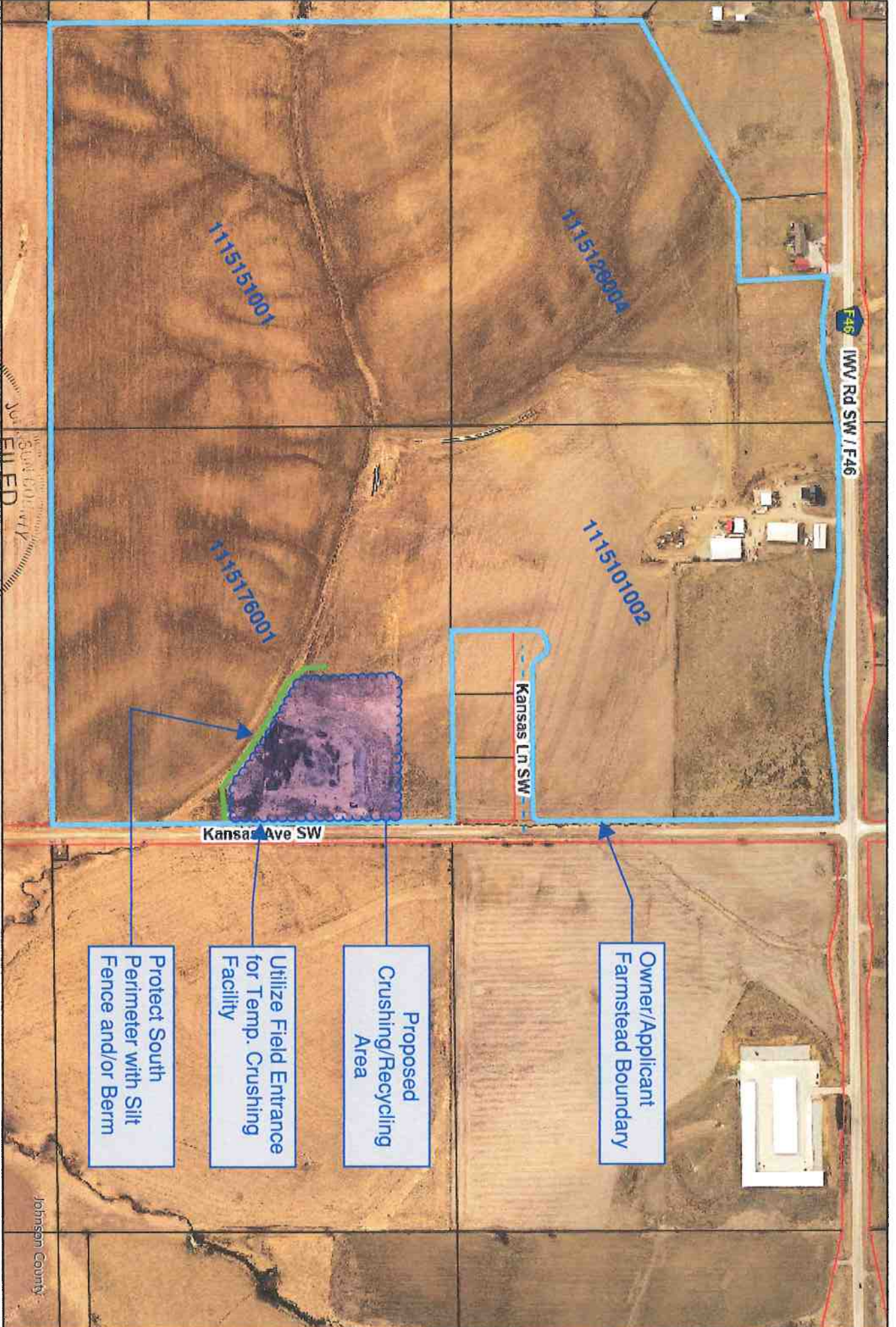
Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$_____)		
This application form with all information completed	TR	(2) ✓
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking 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	TR	✓
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	TR	✓
If working with an engineer: CAD line work of the site plan, following the guidance below	TR	
Proof of application to the Johnson County Health Department for a Public Health Zoning Application		
<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. 	TR	TR
<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 	TR	

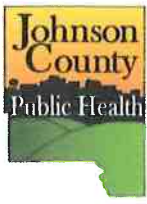
Electronic Submission Requirements for CAD line work:

- 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.



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

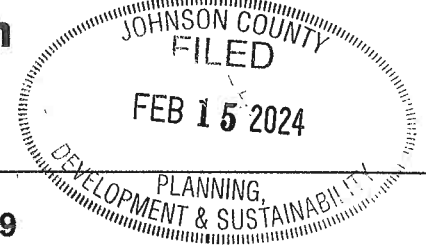




FOR OFFICE USE ONLY:
ZONING NUMBER: _____

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

Johnson County Public Health Zoning Application



Applicant Name: Tyler Rogers	Phone Number: (319) 631-6999		
Address: 2965 IWV Road	City: Iowa City	State: IA	Zip:

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 \$25.00 + Lot Fee (if applicable)
(Number of lots 1 Minus Number of Outlots = 1 x \$20.00 Fee Per Lot)
= Enclosed Fee \$45.00

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: 01-31-24