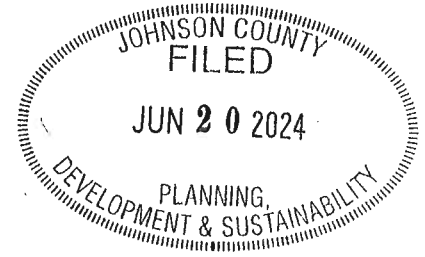


Office Use Only	6/20/24	\$250 <sup>00</sup>	BOA-24-2841
	Date Filed	Fee	Application Number



**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.]):

Home Business for Pop-up Farm Stand

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

4808 Rapid Creek RD NE, Iowa City, IA 52240

Parcel Number(s): 0829327004

The property consists of 3.12 total acres, and is currently zoned R3

*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.

Kelly Carr

Name of Owner

Name of Applicant (if different)

4808 Rapid Creek Rd NE, Iowa City, Iowa, 52240

Applicant Street Address (including City, State, Zip)

319-400-4032

Applicant Phone

keljeanc@gmail.com

Applicant Email

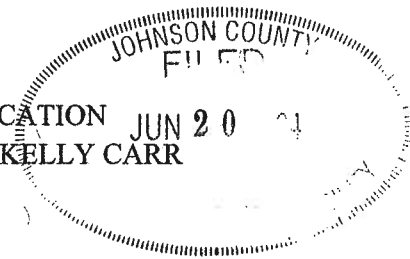
*Kelly Carr*

Applicant Signature

**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)**

COVER LETTER FOR CONDITIONAL USE PERMIT APPLICATION  
HOME BUSINESS FOR POP-UP FARM STAND REQUESTED BY KELLY CARR



#### PURPOSE

I am requesting a Conditional Use Permit for a Home Business for a Pop-up Farm Stand at my residence. The overarching purpose of operating the farm stand is to get local foods and locally made goods into the community's hands and homes.

#### MODEL & PRODUCTS SOLD

The farm stand will be a mobile structure set up exclusively during days and hours of operation. When not in operation, the farm stand and any ancillary equipment and signage will be stored out of view from all neighboring properties. Items that will be sold may include cut flowers, produce, eggs, honey, and plants -- primarily those that are grown, collected, or harvested on-site, as well as a collection of handmade and curated goods that are currently sold through my e-commerce site, [www.starfallmeadow.com](http://www.starfallmeadow.com). These goods include soy wax candles, culinary salts, beeswax lip balm, essential oil room sprays, botanical bath salts, and other items. Additional items, including those curated from other local businesses, may also be sold at the farm stand.

#### INTENSITY CRITERIA

Below are the details pertaining to the Intensity Criteria:

- 0 non-resident employees
- 0 non-standard deliveries per month
- 10 or less customers on site at any one time
- 150 or less customers on site per month

#### SITE PLAN & PARKING

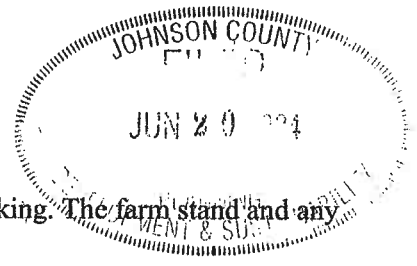
A site plan, including off-street parking details, is enclosed.

#### DAYS & HOURS OF OPERATION

Days and hours of operation will vary but are estimated to be 2 - 4 days per month between the hours of 9am - 4pm.

#### ADDITIONAL INFORMATION

- Any signage placed will be done in accordance with Signage Regulations.
- Severe Weather Plan:
  - In the event of the issuance of a Severe Weather Watch, the farm stand will cease operation, or any plans to operate, for the duration of the issuance.
- The farm stand shall operate within all Johnson County Public Health requirements and all other applicable federal, state, and local regulations.



### SITE PLAN & PARKING

Below is the proposed site plan indicating the location of the farm stand and parking. The farm stand and any ancillary equipment and signage will only be set up on days of operation.

An additional turnaround driveway area is anticipated to be in place within the next 1-3 months.

