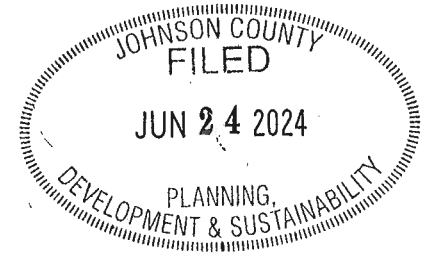


Office Use Only	6/24/24	\$250.00	RDA 24-28542
	Date Filed	Fee	Application Number



**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.]):  
 Live music with small amplified sound system (1000 watts or less). 2 pm -10 pm. 150 attendees expected.

2 licensed food vendor trucks. 2 Porta potties with hand sanitizers. Parking only on the property. Camping allowed.

On property located at (street address if available or layman's description):  
 3029 River Front Estate NE, Iowa City, IA 52240 (Approximate/No actual street address)

Parcel Number(s): 0727201001

The property consists of 18.64 total acres, and is currently zoned Agricultural

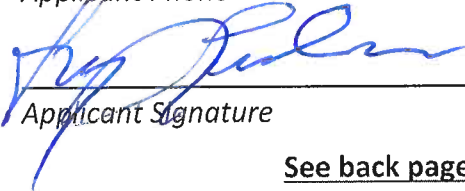
*Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.*

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.

Terry Loveless \_\_\_\_\_  
 Name of Owner Name of Applicant (if different)

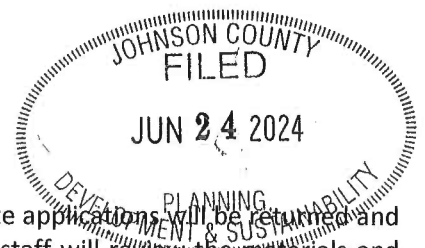
13 Riverview Dr. NE, Iowa City, IA 52240  
 Applicant Street Address (including City, State, Zip)

319-530-9846 319-936-7441 ptlove@gmail.com  
 Applicant Phone Applicant Email

  
 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)**



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.

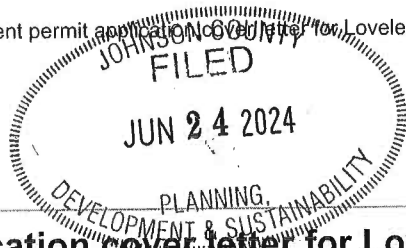
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is prior to hard copy submission, but will be accepted until 12:00 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		(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		
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		
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		
<u>For requests to establish Utility Scale Solar (use area of 20 acres or less):</u> <ul style="list-style-type: none"> <li>• Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist.</li> <li>• Electronic Submission of all materials is required.</li> </ul>		
<u>For requests for Commercial Communications Towers,</u> include the following: <ul style="list-style-type: none"> <li>• Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver.</li> <li>• Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver</li> </ul>		

**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.



Terry&amp;Peggy Loveless &lt;ptlovehome@gmail.com&gt;

## Event permit application cover letter for Loveless property 8.10.24. Site Map. Application for: Conditional Use Permit. Event Coordinator Questionnaire

Bobber Hall &lt;bobberhall@msn.com&gt;

Sun, Jun 23, 2024 at 6:21 PM

To: "planning@johnsoncountyiowa.gov" <planning@johnsoncountyiowa.gov>, "ptlovehome@gmail.com" <ptlovehome@gmail.com>, "Kim Friese (via Google Docs)" <kf1115@gmail.com>

Thank you for the opportunity to have this wonderful event! Giving our community members access to local American roots music in such a beautiful natural setting is very important work for many reasons.

Having 4 generations together, enjoying live music in a wooded setting under the sky, is a great reminder of the things that connect us all to each other and our natural world that sustains all life. Peggy and Terry Loveless are very generous with their beautiful property to host music, and they support doing more events like this in the future.

The event we are having on August 10 is inspired by the Mud River local music festival from 2 decades ago that started as a private party and blossomed into a 2 day outdoor event at Issac Walton League over a few years.

We are having a small stage on a trailer and 1000 watt sound system powered by one small generator for mostly acoustic instrument music from 1 pm-10 pm. The event takes place in a secluded wooded area on an 18 acre parcel of land, with a 4 acre open field area for onsite parking. Guests are encouraged to bring what they need for hydration and food. There will be 2 licensed food vendor trucks and porta potties. The food trucks are self contained for wastewater. We have many volunteers to assist guests with parking and any other needs. We will have security and medical volunteers with experience in emergency first aid, crisis intervention, and state of Iowa approved verbal and physical de-escalation techniques. Based on our attendance of less than 100 total guests last year, we anticipate a maximum peak attendance of 150 attendees at any one time. Signs directing guests to the parking area will be posted at the corner of Stewart Road and Riverfront Estates Road, and another sign at the property entrance on Riverfront Estate Road. Secondary Roads Department stated last year that Riverfront Estates Road is not

maintained by the county and they had no concerns regarding the access points to the property from that road.

We would like to ask the Board of Adjustment to issue the permit for substantially the same use for a time period of up to 3 years at the Board's discretion.

With much gratitude and appreciation- Peggy and Terry Loveless, Kim McWane Friese and Robert Hall.

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**3 attachments**



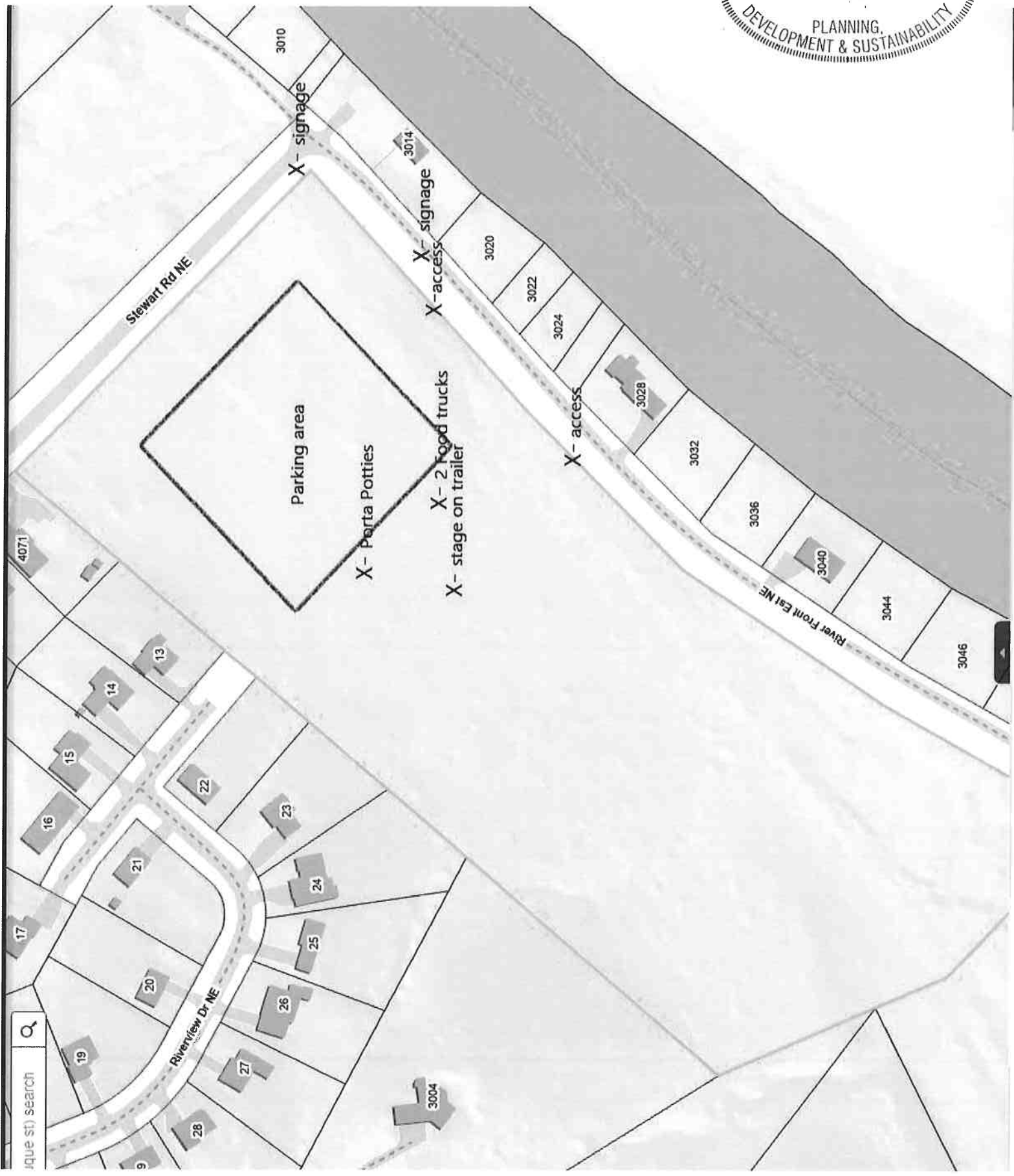
**Loveless site plan 2024.jpg**  
218K

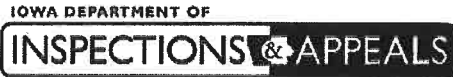


 **Fillable Event Coordinator Questionnaire 8.10.24.pdf**  
726K

 **Conditional Use Permit App\_Fillable 8.10.24.pdf**  
265K

JOHNSON COUNTY  
FILED  
JUN 24 2024  
PLANNING,  
DEVELOPMENT & SUSTAINABILITY





## Event Coordinator Questionnaire

Event Information	
Event Name:	Mud River Revival
Name of the Primary Organization Sponsoring the Event:	
Type of organization(s) sponsoring the event:	<input type="checkbox"/> Civic Organization <input type="checkbox"/> Business Organization <input type="checkbox"/> Educational Organization <input type="checkbox"/> Government Organization <input checked="" type="checkbox"/> Community Organization <input type="checkbox"/> Veteran's Organization <input type="checkbox"/> Athletic Contest
Event Location:	Parcel # 027201001
Address:	see parcel number, no actual street address
City:	Iowa City
County:	Johnson
Start Date of Event:	8/10/24
End Date of Event:	8/10/24
Time of Event:	1 pm-10 pm
Time Vendors are allowed to enter the event grounds and begin food stand set up:	10 am
Anticipated Maximum Attendance at Peak Time:	150
Event Organizer's Name:	Terry Loveless, Robert Hall
Event Organizer's Cell Phone:	319-530-9846, 319-936-7441
Event Organizer's Email:	ptlove@gmail.com, bobberhall@msn.com
Secondary Person In Charge of Event:	Kim McWane Friese
Title of secondary person in charge:	Cheif Administrator
Secondary Person in Charge Cell Phone Number:	319-594-2506
Event will occur regardless of the weather conditions:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total number of food vendors participating in the event (including beverages):	2
If an event has more than 10 "Temporary Food" Vendors, an <a href="#">Event Registration Application is required</a> .	
Has the Event Coordinator read and understood the <a href="#">Temporary Food Operation Guide</a> for vendors:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will the Event hold a Vendor meeting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered no, please explain. If you answered yes, please indicate date and time of meeting. If date and time are unknown, indicate unknown.	
Menu Items	
Are vendor menus approved by Event?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will there be a beverage tent at the event? (Beverages are "Food" and must be licensed as a Temporary Food Establishment)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Vendor Booths	
Are Booths provided to Vendors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Booth overhead covering:	<input type="checkbox"/> NA <input type="checkbox"/> Canvas <input type="checkbox"/> Wood <input type="checkbox"/> Other _____
Food Vendor Ware Washing	
Are Food Vendor warewashing stations provided by Event?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of utensil washing provided by Event:	<input type="checkbox"/> NA <input type="checkbox"/> Three Basin Setup <input type="checkbox"/> Shared Three Compartment Sink <input type="checkbox"/> Dish Machine
Type of sanitizer provided by Event:	<input type="checkbox"/> NA <input type="checkbox"/> Chlorine (such as non-scented bleach) <input type="checkbox"/> Quaternary Ammonium <input type="checkbox"/> Other _____
Are Test strips provided by Event? (Test strips are required if vendors use sanitizer on site)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Food Vendor Handwashing Facilities	
Are Food Vendor handwashing stations provided by Event?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of handwashing facility provided by Event  Handwashing stations are required in each food stand and are required to be set up prior to food preparation.	<input type="checkbox"/> Gravity Fed Water with Spigot and Bucket <input checked="" type="checkbox"/> Self-Contained Portable Unit (each stand) <input type="checkbox"/> Plumbed with Hot and Cold Water Under Pressure
Vendor Food Storage	
Is a refrigerated truck/trailer provided for food Vendors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Who is responsible for monitoring temperatures in the truck?	<input type="checkbox"/> Event Person in Charge, Name: _____ <input checked="" type="checkbox"/> Food Vendors
Are any other food storage or supply areas provided for food vendors?	<input type="checkbox"/> Yes      Location: _____ <input checked="" type="checkbox"/> No
Potable Water Supply	
Is Potable water provided to Vendors? (Potable water is water that is safe to drink or use in food preparation)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Source of Water:	<input checked="" type="checkbox"/> NA <input type="checkbox"/> Public <input type="checkbox"/> Non-Public (Results of most recent test must be submitted)
Is Ice available/provided for Vendors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Toilet Facilities for Food Employees	
Are toilet facilities for Food Employees provided by the event? (Food employees may use public toilet facilities)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of toilet facilities that will be provided based on local building codes:	2



<b>Electrical Supply</b>	
Electrical supply provided to Vendors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of electrical supply provided	<input checked="" type="checkbox"/> Generator <input type="checkbox"/> Power Hook Up <input type="checkbox"/> No Power Provided <input type="checkbox"/> Other _____
<b>Refuse Removal</b>	
Is trash removal provided for food vendors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Frequency of trash removal:	As needed throughout the event hours
Is liquid waste removal provided for food vendors? (Liquid waste = grease or waste water)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe how liquid waste will be disposed of: Enter N/A if no liquid waste.	Self contained licensed food trucks with gray water and grease storage
Frequency of liquid waste removal:	at the end of the event
<b>Additional Information</b>	
Items to be supplied to Inspector prior to the Event: (attach to this questionnaire)	
1. A complete list of food/drink vendors with contact information- phone numbers and e-mail.	
2. A site plan layout which include: <ul style="list-style-type: none"> <li>• Vendor locations</li> <li>• Water supply locations</li> <li>• Electrical supply locations</li> <li>• Restrooms and hand washing set ups (for restrooms)</li> <li>• Refuse disposal location</li> <li>• Waste water disposal location</li> <li>• Refrigerated trailer location (if provided by the event)</li> <li>• Location of shared ware washing (if provided by the event)</li> </ul>	
Will the Event be providing any food or beverages (Including alcohol)?	<input type="checkbox"/> Yes (an additional Temporary Food License may be required) <input checked="" type="checkbox"/> No

