

Office Use Only	12/19/24	\$	ROA-24 2864
	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)

[Redacted]
 Applicant Phone

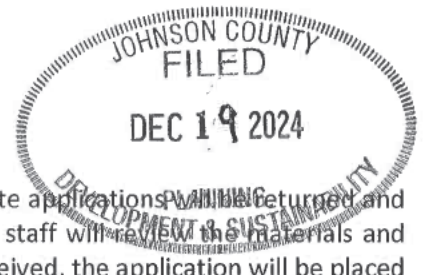
[Redacted]
 Applicant Email

Taylor Getting
 Applicant Signature

Digitally signed by Taylor Getting
 Date: 2024.12.17 20:46:15 -06'00'

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. 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: \$ 250)		
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 (use area of 20 acres or less):</u> <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, include the following:</u> <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.



Johnson County Planning & Zoning

Dec 12, 2024

Special Events Conditional Use Permit Application

We are reapplying for our Special Events Conditional Use Permit for a portion of our property in Oxford, Iowa. At Calyx Creek, our goal is to continue offering peaceful, enriching agricultural experiences that educate and engage visitors in the process of growing, processing, creating, eating, and enjoying lavender and other unique agricultural products. Additionally, under the special event provisions outlined in the Johnson County Unified Development Ordinance (UDO), we are seeking approval to host non-agricultural events on our property.

Special Events Proposal

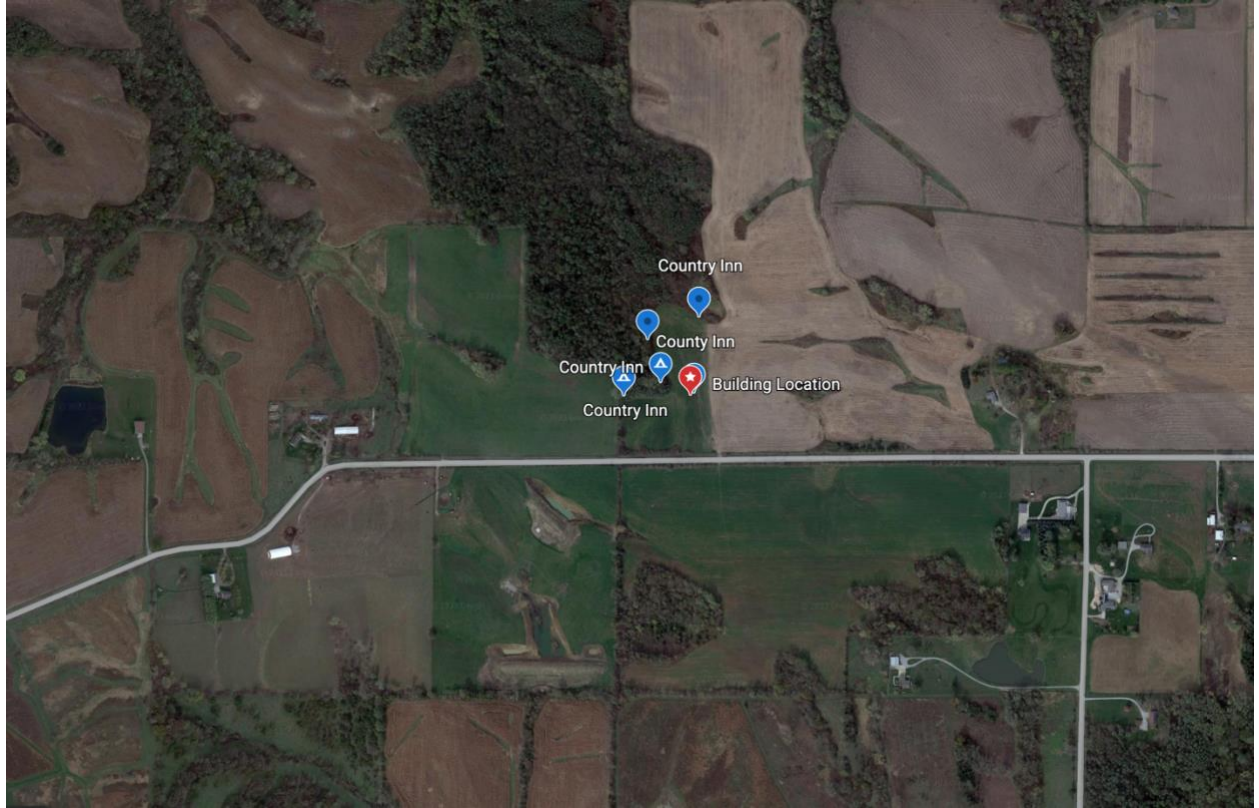
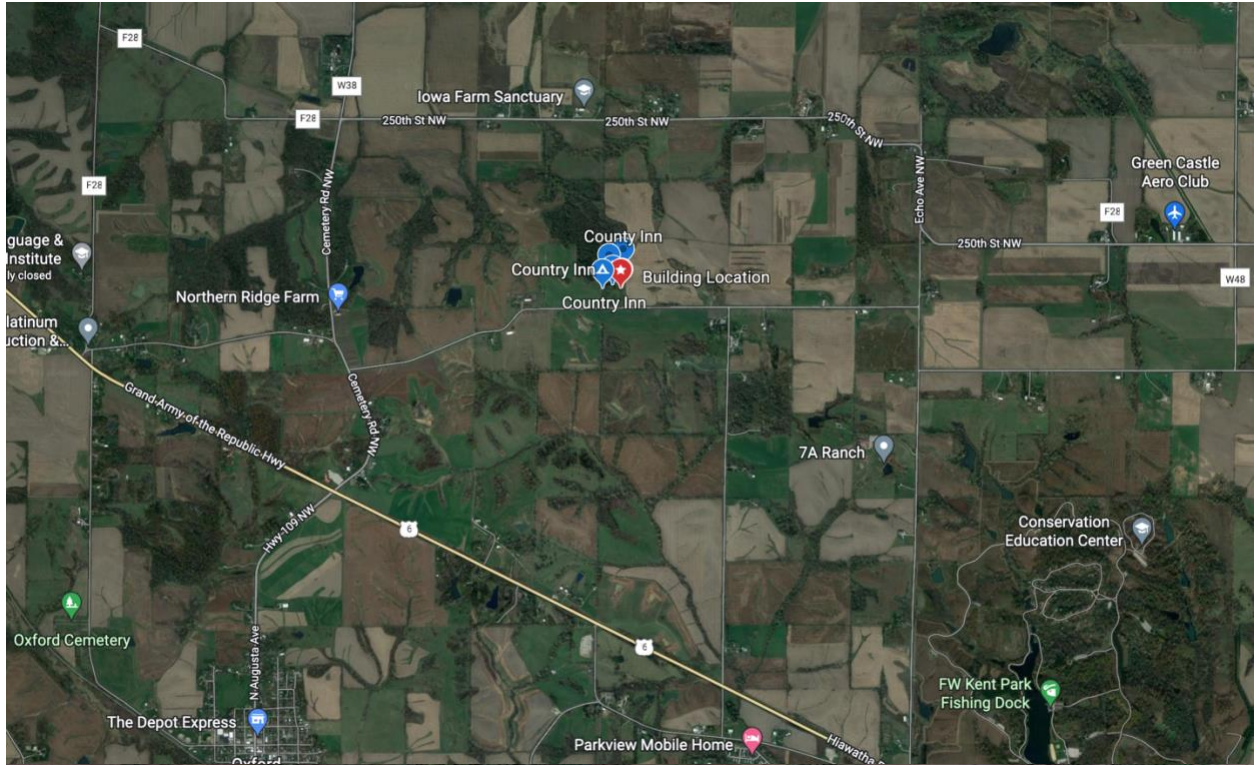
Our multipurpose facility serves as a critical hub for our agricultural operations, including the storage, drying, cleaning, and processing of lavender, as well as supporting our summer you-pick activities and on-site sales. During times when the facility is not being actively used for these agricultural purposes, we would like to utilize it to host non-agricultural events throughout the year.

Considerations

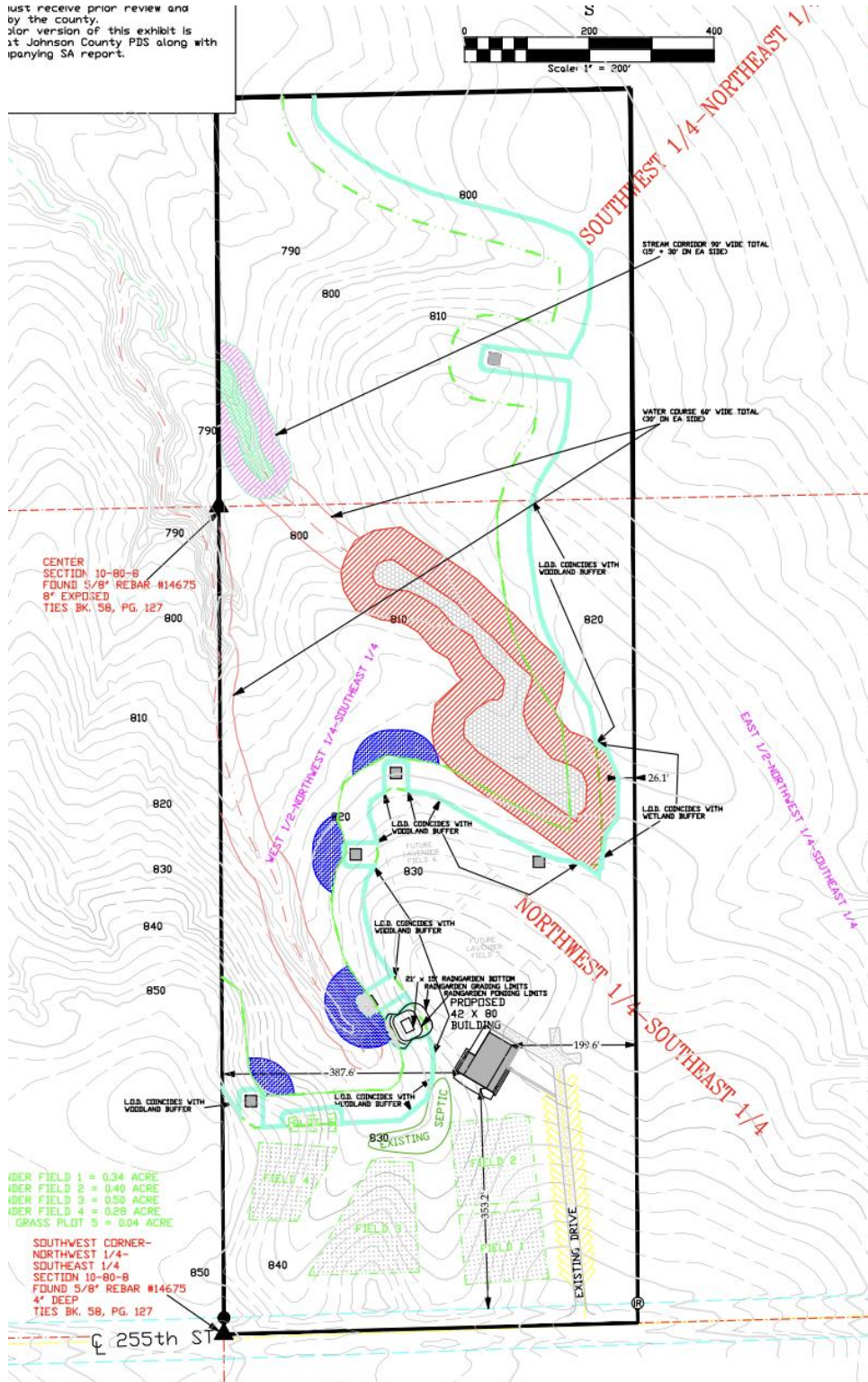
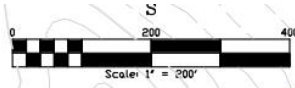
- **Compliance:** We have met all requirements for sensitive areas, stormwater management, and building permits.
- **Utilities:** Water is provided by our well, and wastewater is managed via a septic system, which has been reviewed and approved by Johnson County Public Health.
- **Operations:** Events will primarily take place on Fridays, Saturdays, and Sundays, with hours determined based on individual reservations.
- **Parking:** Parking will be accommodated along our private gravel driveway and in the designated areas in front of the facility, as detailed in the attached plans.
- **Staffing:** Events will typically require 1-2 employees, depending on the size and nature of the gathering.
- **Signage:** Proposed signage is included in the attached plans for your reference.

We are committed to maintaining the peaceful rural character of our property while responsibly offering both agricultural and non-agricultural events that contribute to the community and support our farm's sustainability.

MAPS & PDS REQUIRED DOCUMENTS



must receive prior review and
 by the county.
 Star version of this exhibit is
 at Johnson County PDS along with
 accompanying SA report.

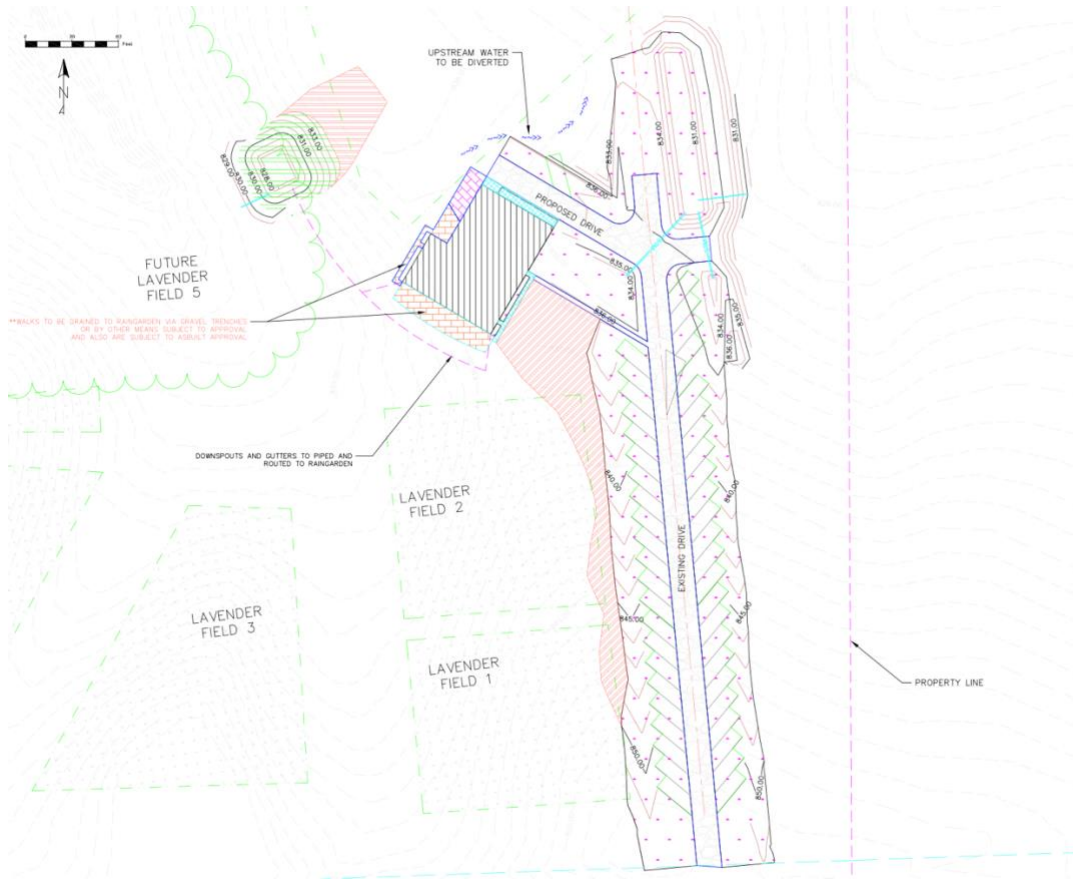


CENTER
 SECTION 10-80-8
 FOUND 5/8" REBAR #14675
 8" EXPDED
 TIES BK. 58, PG. 127

WATER FIELD 1 = 0.34 ACRE
 WOODLAND FIELD 2 = 0.40 ACRE
 WOODLAND FIELD 3 = 0.50 ACRE
 WOODLAND FIELD 4 = 0.28 ACRE
 GRASS PLOT 5 = 0.04 ACRE

SOUTHWEST CORNER-
 NORTHWEST 1/4-
 SOUTHEAST 1/4
 SECTION 10-80-8
 FOUND 5/8" REBAR #14675
 4" DEEP
 TIES BK. 58, PG. 127

255th ST





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				
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: 12/12/24

I:\326\Form\DCPH Zoning Application.doc 1/2014

Emergency Action Plan

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

Signage



Neighborhood Impact

At Calyx Creek, we are committed to being responsible stewards of our property and caring members of our community. Our home is the closest—and the only—residence within the line of sight of Calyx Creek. Despite this, we are intentional in ensuring the well-being of all our neighbors and the surrounding area. We are pleased to note that we have not received any farm-related complaints, either directly from our neighbors or through any other organization.

Dust Alleviation Efforts

We take proactive measures to minimize dust and its impact on our neighbors:

- **Entrance Dust Control:** In accordance with Johnson County Secondary Road Permitting, we applied dust control measures around the farm's entrance using Bins & Stevens.
- **Neighbor Support:** To further demonstrate our commitment to the community, we offered to reimburse nearby neighbors for dust control services, as outlined in the letter provided. While no neighbors opted to

accept the offer, we believe these steps reflect our dedication to being considerate and proactive neighbors.

Although these actions were not required, we view them as an essential part of maintaining strong relationships within our community and preserving the peaceful nature of the area.

Dear Neighbor –

Our lavender farm Calyx Creek will be opening this summer to celebrate the diverse agriculture starting to grow here in Iowa. We are excited to offer unique agricultural experiences.

One of the main concerns we have heard from those around the farm is an increase in dust. Though we can't predict traffic on an already busy cut through road, we realize there may be an increase in dust while the lavender is in bloom this summer. We would like to extend an offer to help cover some of the cost related to dust control application if you choose to apply it near your home.

You can find more information here: <https://www.johnsoncountyiowa.gov/secondary-roads/contractor-applied-dust-palliative-permit>

Once you have determined which applicator you will use you can call them, and they will help you to complete the Johnson County Permit. Once you have a receipt back from that applicator and your permit, please send a copy of both with the following information to us and we'll send you a check for \$200.

Please include the following information:

Your Name: _____

Check made out to who: _____

Phone: _____

Your Address: _____

*also your receipt of payment and permit from the applicator

You can mail it to us or email it to:

Calyx Creek 1722 255th St. NW Oxford, IA 52322 | help@calyxcreek.farm

If you have any questions about this or the farm in general, please don't hesitate to reach out. We're happy to answer questions or have you visit the farm!

Taylor & Stephanie

Sound Sensitivity

We are committed to being mindful of any sound generated during events at Calyx Creek. Even at peak activity, the noise levels from our events remain lower than those typically associated with local farming operations.

These measures reflect our dedication to maintaining a peaceful environment for our neighbors while responsibly hosting events.

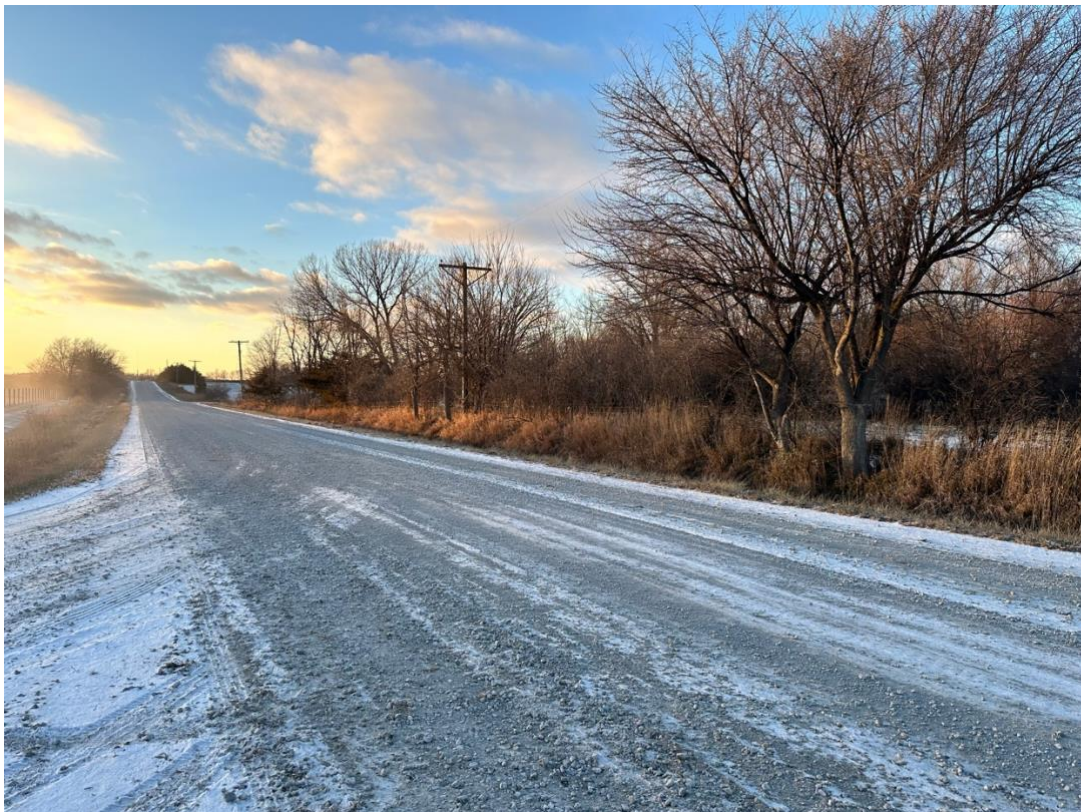
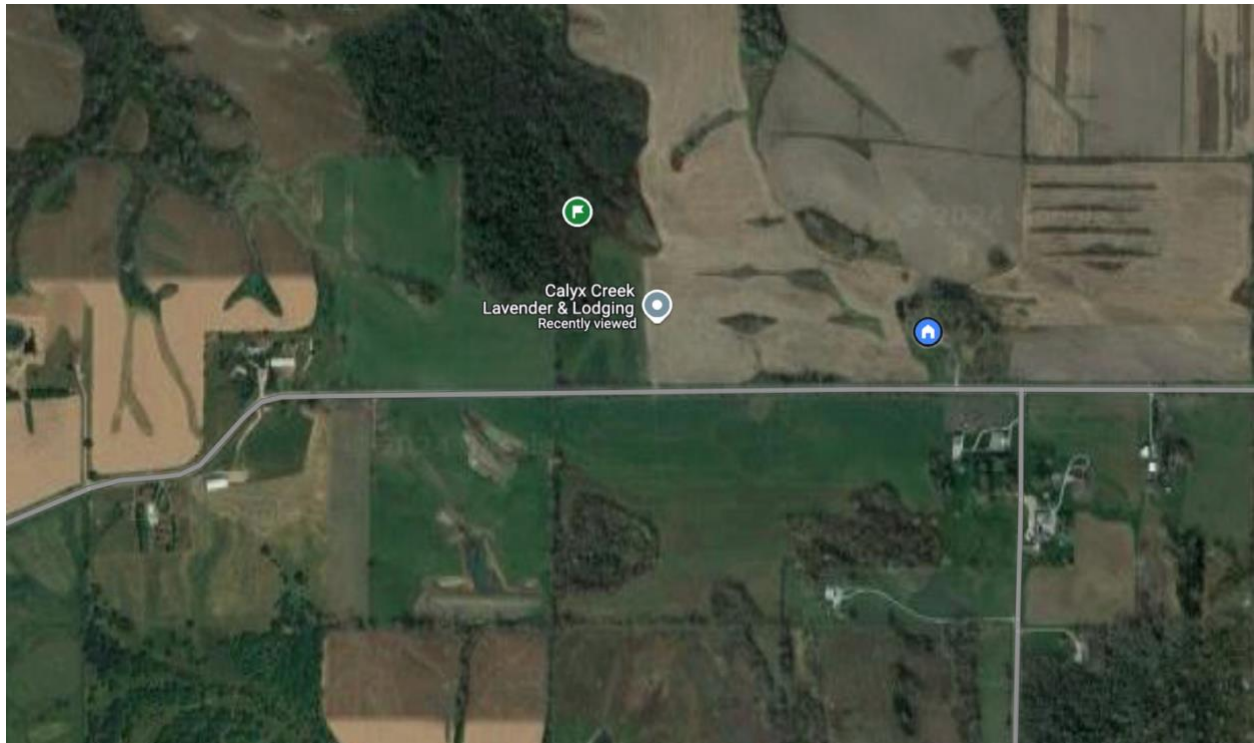
		
<p>Average 56 DJ Wedding Dance Taken from 255th St. (~450 feet away)</p>	<p>Average 61 Live Band Taken from 255th St. (~450 feet away)</p>	<p>Average 72 Neighbor's Farming Taken from 255th St. (~¾ miles away)</p>
<p>Comparable Average: Household refrigerator</p>	<p>Comparable Average: Normal conversation *60 dB is half as loud as 70</p>	<p>Comparable: Alarm clock, noisy restaurant, Vacuum cleaner</p>

Visibility

Calyx Creek is not in any direct visibility of area neighbors.

Nearest neighbor to the East is 1948 feet away. (~5 football fields)

Nearest neighbor to the West is 2285 feet away. (~6 football fields)



View from 255th & Eagle Intersection, 2173 Feet to the East.



View from 255th 1716 Feet to the West.

Road Quality After Heavy Construction

Even after heavy construction of our facility there was almost no noticeable impact to the secondary roads.



Our Concerns

Commitment to Address Concerns

We are committed to working constructively with our neighbors to address any issues that may arise in the future. However, we have encountered instances of concerning behavior from nearby neighbors that we feel compelled to document:

- **November 2, 2023:** A neighbor trespassed onto our property while hunting. Despite being asked to leave, they refused. Two Johnson County sheriffs were required to intervene, and the individual was ticketed for trespassing after a 3-hour delay. (Contact: DNR Officer Erika Billerbeck)
- **March 12, 2024:** A neighbor's DJI Mavic drone flew within 50 feet of Calyx Creek during the uncovering of our lavender fields, violating FAA regulation 14 C.F.R. § 107.31, which governs safe drone operation.
- **May 15, 2024:** The same neighbor's DJI Mavic drone again flew within 50 feet of Calyx Creek and 25 guests participating in a Hillbank Friends tour, further violating FAA regulation 14 C.F.R. § 107.31.

These incidents are unfortunate, and we hope to foster a positive, respectful relationship with all neighbors moving forward. Our goal remains to address any legitimate concerns with transparency, care, and open communication.

Consideration of Agricultural Experiences and Special Event Permits

We respectfully ask that decisions regarding our application take into account the clear distinctions between agricultural experiences, as outlined in Iowa State Code § 335.28, and activities regulated under the Special Events Conditional Use Permit:

Iowa State Code § 335.28 – Agricultural Experiences

1. *“Agricultural experience”* is defined as any agriculture-related activity, conducted as a secondary use in conjunction with agricultural production, that is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.
2. To promote agricultural experiences, counties cannot require a conditional use permit, special use permit, special exception, or variance for activities on property where the primary use is agricultural production.

We believe this distinction is critical as decisions are made regarding our permit application.

Financial Impact of Compliance

We also ask the board to thoughtfully consider the significant financial investment required to comply with Johnson County’s Special Events permit requirements. For Calyx Creek, the cumulative costs associated with air exchangers, engineering studies, soil quality restoration, sensitive area evaluations, archaeological assessments, stormwater retention measures, and additional requirements have totaled approximately \$160,000. To recover these substantial expenses, we need the ability to host special events for an extended period of time.

We appreciate your thoughtful consideration of these factors as you review our application.

OUR FARMING DREAM

As native Iowans, owning a farm has been a long term dream. After many years of searching, we were fortunate to purchase 160 acres in Johnson County. Unlike the 81% of Iowa farmland owners who inherited their farms or have them fully paid for, we face the challenge of building and maintaining our farm from the ground up. This requires creative and sustainable solutions to ensure its success.

The economics of traditional farming make it incredibly difficult to cover farm costs. For example, according to Iowa State University, the average farmland rental income in Johnson County would only cover approximately 25% of a land payment at a 7% interest rate. When factoring in improvements, fertility, property taxes, and maintenance, rental income may realistically cover only 15-20% of the overall land cost. This financial gap makes traditional corn and soybean farming unsustainable for new farm owners like us.

Our solution has been to embrace non-traditional farming through alternative crops, such as lavender. While the startup costs for such agricultural ventures are significant, we've worked to maximize the utility of our infrastructure. For instance, our drying, distilling, and processing facility serves as a vital hub for our lavender production while also supporting secondary uses, such as a space for agricultural experience and a venue for events like weddings.

This balanced approach allows us to offset startup costs, maintain financial sustainability, and preserve the agricultural character of our land while introducing innovative farming practices to the community.

Some Farm Pictures



**Hosting Sec. of Agriculture Mike Naig
& Senator Dawn Driscoll
Choose Iowa Award Recipient**



Hanging our New Sign



First Blooms of 2024



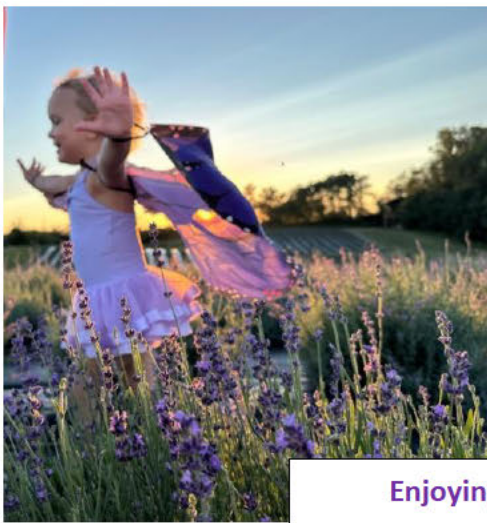
Planting experimental fields for new and unique floriculture in Iowa.



Involving nuclear submarine vets in perfecting our distillation process. Also, a neighbor.



"Pulling weeds from new plants."



Enjoying our family farm.



