

Office Use Only	12/19/24	\$	BOA-24-2864A
	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.):

Adding a 30x72 building to be used as an office for Half Moon Kennels

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

3181 Half Moon Ave NW Tiffin Iowa 52340

Parcel Number(s): 0629356002

The property consists of 5.5 total acres, and is currently zoned AG

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.

Chad Payne

Name of Owner

Name of Applicant (if different)

3181 Half Moon Ave NW Tiffin IA 52340

Applicant Street Address (including City, State, Zip)

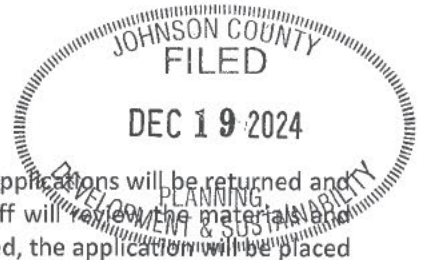
Applicant Phone

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)



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.

All physical

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	CP ✓	(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	CP ✓	
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	CP ✓	
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	CP ✓	
For requests to establish Utility Scale Solar (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. 		
For requests for Commercial Communications Towers, 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 	NA ✓	

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.

Stormwater Quality Improvement Plan

Tool	Points	Score	Required Plan Components	Documentation
Any combination of engineered practices (e.g. biocells) and SQR that treats one hundred percent (100%) of the water quality volume (WQv) for the impervious areas.* †	30	30	Engineered practices: Site plan, design calculations, design drawings. SQR: Site plan, design calculations, materials calculation.	Final inspection for engineered practices. Receipts and/or photos, or onsite inspection during implementation of SQR.
One hundred percent (100%) preservation of sensitive woodland and a 50 foot buffer, on a buildable lot that is equal to or greater than 50% sensitive woodland.	25		Site plan showing woodland and 50' buffer. Area of buildable lot and area of sensitive woodland on buildable lot.	Final inspection by County.
SQR completed on all areas impacted or disturbed during construction. Construction limits must be established and will be coincident with the SQR limits.*	25		Site plan (if choosing this option, please complete Section A below).	Receipts and/or photos, or onsite inspection during implementation of SQR.
One hundred percent (100%) preservation of slopes fifteen percent (15%) or greater with a fifty (50) foot buffer provided between these slopes and all impervious areas. The protected slopes must be down gradient from the on-site development.	20		Site plan showing slopes of 15% or greater and 50' buffer.	Final inspection by County.
Any combination of engineered practices (e.g. biocells) and SQR that treats the water quality volume (WQv) for at least fifty percent (50%) of the impervious area of the site. * †	15		Engineered practices: Site plan, design calculations, design drawings. SQR: Site plan, design calculations, materials calculation.	Final inspection for engineered practices. Receipts and/or photos, or onsite inspection during implementation of SQR.
Planting of large-growth native trees within any newly planted lawn or landscaped developed area. This credit is only available when no trees have been removed.	Up to 15		Site plan showing planting area and tree selection.	Final inspection by County.

Johnson County Iowa
Conditional use permit

Submitted by
Half Moon Kennels LLC
3181 Half Moon Ave NW
Tiffin IA 52340

Chad Payne (Owner of Half Moon Kennels) is requesting a conditional use permit at the address listed above to add a 2160 sq ft building to the property to be used as an office. This new building which is being moved from the Amana Colonies Golf Course (it was their old clubhouse while the new one was being built) it will not expand the capacity of the number of dogs, amount of traffic or any other disturbance to surrounding area or neighbors. The new building will not house dogs as it is not within the set back regulations to house dogs but does conform to the set back regulations for a building. The design of the building is included in the submitted packet diagramming all the rooms and their intended purpose. Please let me know if you need further explanation or have any questions on this.

Thank you for your consideration

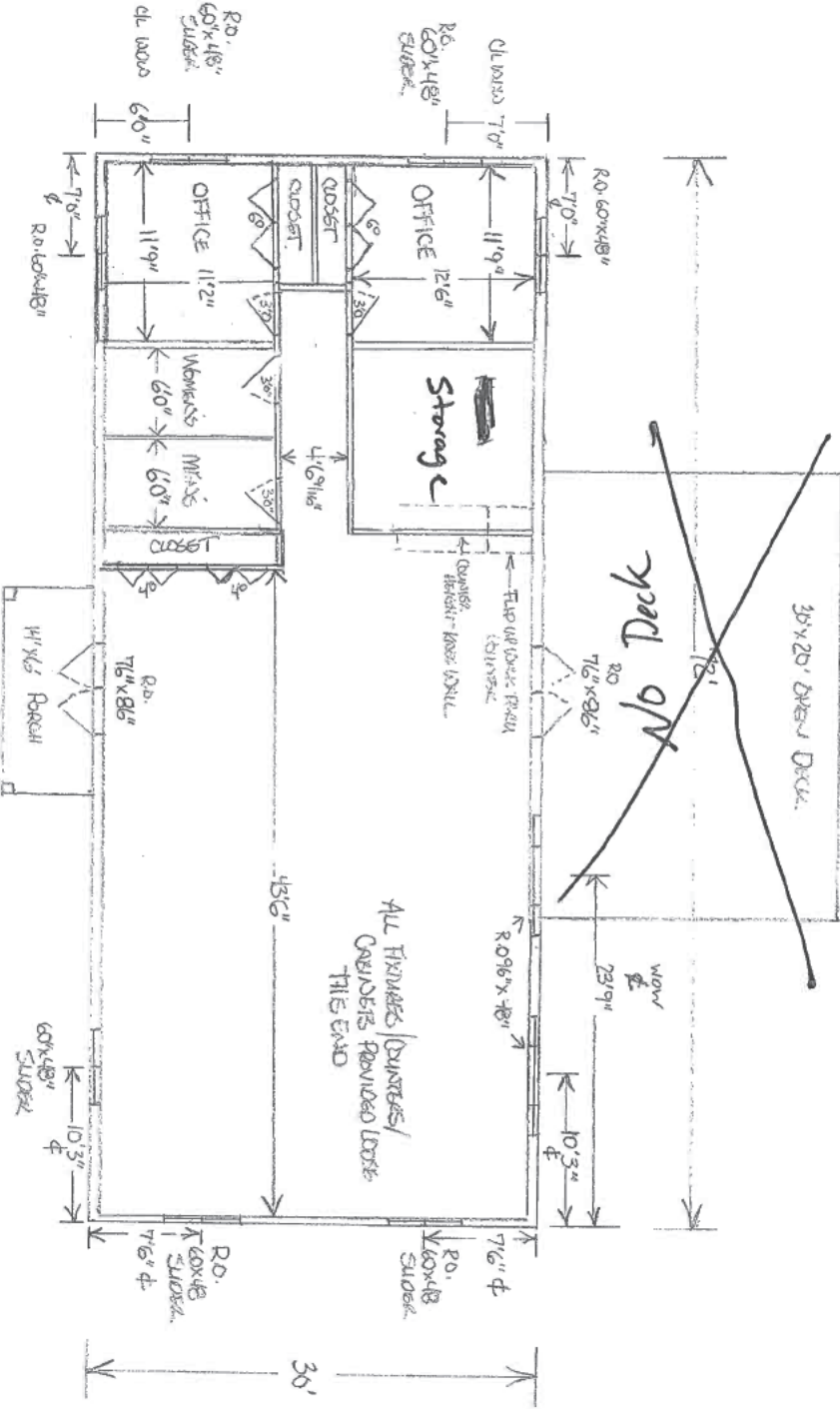


Chad Payne
Owner Half Moon Kennels LLC

FINAL WINDOW LIST

- 7 - 60"x48" SLOPE VINYL WINDOW w/ SCANS
- 2 24" x 48" AND 2 24" x 36" VINYL WINDOW w/ SCANS
- INCLUDES LCF BRG GASKETS

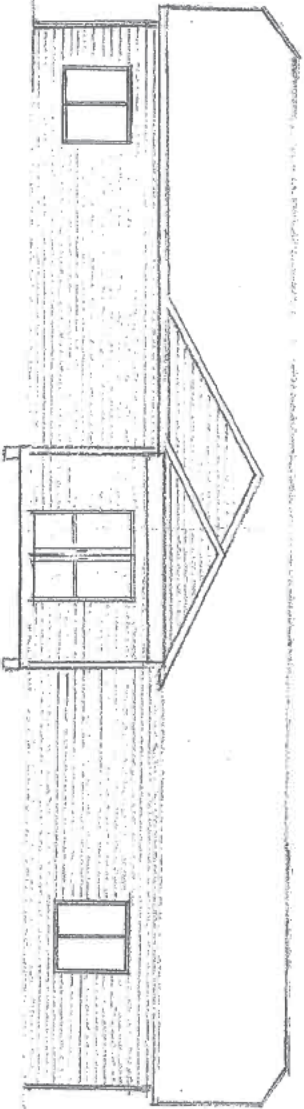
* EXTERIOR DOORS BY OTHERS



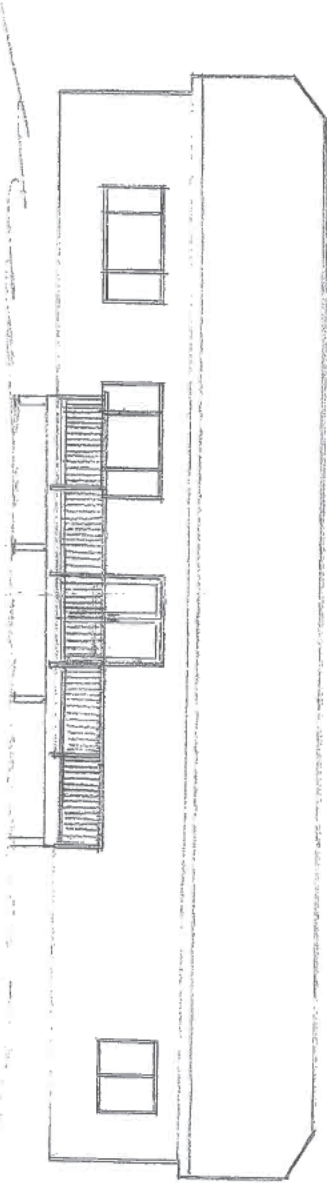
AMANDA QUERHOFSE

SCALE 1/8" = 1'

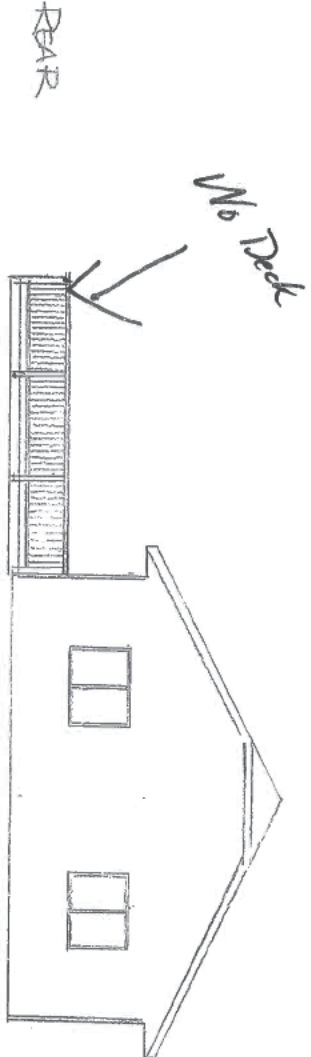
2x6 - 9" 1/8" EXT W/RAUS
ALL INTERIOR W/RAUS 2x4
BOTTOM OF ALL WINDOW HEADERS
TO BE 7'0" AFF;



FRONT



← No Deck



SIDE

Parking
Building

