

Office Use Only	5/14/25	\$	BDA-25-28715
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: CONDITIONAL USE PERMIT**



Application is hereby made for approval of a (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. Maximum of 300 attendees permitted.  
 Licensed food vendor truck. 2 Porta potties with hand sanitizers. Parking only on the property. All dogs must be on leash.

**Address of Location:** 3029 River Front Estate NE, Iowa City, IA 52240 (Approximate/No actual street address)

**Subdivision name and lot number (if applicable):** \_\_\_\_\_

**Current Zoning:** Agricultural **Parcel Number:** 0727201001

**PLEASE PRINT OR TYPE**

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)* \_\_\_\_\_

*Applicant Phone* \_\_\_\_\_ *Applicant Email* \_\_\_\_\_

*Applicant Signature* \_\_\_\_\_

ptlovehome...

See back page for Application Submittal Requirements and Checklist



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. 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 provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

TL A letter of intent 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 public expected on site an any one time, provisions for water and wastewater, type of equipment to be used, signage, etc.

TL A location map for the proposed site showing County roads serving the site as well as surrounding properties.

TL Three (3) copies of the required site plan identifying the access, any structure(s) for the proposed use, parking areas, signage location, and any Supplemental Conditions as required by Chapter 8:1.23.

TL The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

TL Application Fee (\$250) is due at the time of submittal.

*For uses which are required by Chapter 8:1.23 to comply with Environmental Standards (found in Chapter 8:3), the application must include the following (if not required, write N/A):*

N/A **Either** one (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance **OR** an approved Sensitive Areas waiver.

N/A **Either** one (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations **OR** an approved Stormwater Management waiver.

TL Official comment or waiver from any City located within two (2) miles of the proposed use.

- For applications located within two (2) miles of any city, the applicant must obtain official comment or waiver from the City Council (or the Council's duly authorized representative) before the Johnson County Board of Adjustment will hear the request.

TL Proof of application to the Johnson County Health Depart for a Public Health Zoning Application.

**(Optional) Electronic Submission Requirements** – If an electronic submission of a building site plan or other line work related to a Conditional Use Permit is being submitted, it should conform with the following:

\_\_\_\_\_ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).

- Submission must be saved in AutoCAD 2007 or older format.
- Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
- If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

On Tue, May 13, 2025 at 10:26 PM Bobber Hall wrote:

We need to attach a list of all property owners within 500 feet of the parcel. I have started , but I can't get it done until tomorrow night. I think we should submit the application tomorrow so we can get on the next Board of Adjustment meeting, and submit the list of property owners on Thursday. Please edit the cover letter accordingly, I just wanted to have something to start with.

**From:** Bobber Hall <>

**Sent:** Tuesday, May 13, 2025 10:20 PM

**To:** Terry&Peggy Loveless <>; Kimberly Frieese

<>

**Subject:** Letter of Intent

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Thank you for the opportunity to give our community members access to local American roots music in such a beautiful natural setting. 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 looking forward to sharing their beautiful property to host music, and they support doing more events like this in the future.

The event we are planning for this summer 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 several 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 2 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. We have many qualified 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 approximately 150 total guests last year, we anticipate a maximum peak attendance of 250 attendees.. The food trucks are self contained for wastewater. 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.

Thank-you for considering this application- Peggy and Terry Loveless, Kim Frieese, and Robert Hall.



IOWA DEPARTMENT OF

**INSPECTIONS & APPEALS****Event Coordinator Questionnaire**

<b>Event Information</b>	
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:	To be determined
End Date of Event:	to be determined
Time of Event:	2 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:	300
Event Organizer's Name:	Terry Loveless, Robert Hall
Event Organizer's Cell Phone:	[REDACTED]
Event Organizer's Email:	[REDACTED]
Secondary Person In Charge of Event:	Kim McWane Friese
Title of secondary person in charge:	Cheif Administrator
Secondary Person in Charge Cell Phone Number:	[REDACTED]
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 <u>Event Registration Application</u> is required.	
Has the Event Coordinator read and understood the <u>Temporary Food Operation Guide</u> for vendors:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will the Event hold a Vendor meeting?	<input type="checkbox"/> Yes <input checked="" 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.	
<b>Menu Items</b>	
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

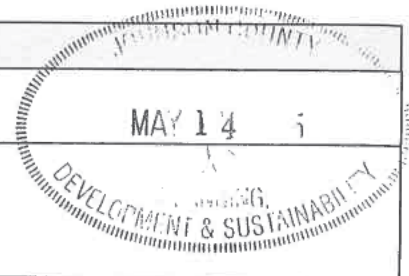
**Vendor Booths**

Are Booths provided to Vendors?

- ☐ Yes  
☒ No

Booth overhead covering:

- ☐ NA  
☐ Canvas  
☐ Wood  
☐ Other \_\_\_\_\_

**Food Vendor Ware Washing**

Are Food Vendor warewashing stations provided by Event?

- ☐ Yes  
☒ No

Type of utensil washing provided by Event:

- ☒ NA  
☐ Three Basin Setup  
☐ Shared Three Compartment Sink  
☐ Dish Machine

Type of sanitizer provided by Event:

- ☒ NA  
☐ Chlorine (such as non-scented bleach)  
☐ Quaternary Ammonium  
☐ Other \_\_\_\_\_

Are Test strips provided by Event?

(Test strips are required if vendors use sanitizer on site)

- ☐ Yes  
☒ No

**Food Vendor Handwashing Facilities**

Are Food Vendor handwashing stations provided by Event?

- ☐ Yes  
☒ 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.

- ☐ Gravity Fed Water with Spigot and Bucket  
☒ Self-Contained Portable Unit (each stand)  
☐ Plumbed with Hot and Cold Water Under Pressure

**Vendor Food Storage**

Is a refrigerated truck/trailer provided for food Vendors?

- ☐ Yes  
☒ No

Who is responsible for monitoring temperatures in the truck?

- ☐ Event Person in Charge, Name: \_\_\_\_\_  
☒ Food Vendors

Are any other food storage or supply areas provided for food vendors?

- ☐ Yes Location: \_\_\_\_\_  
☒ No

**Potable Water Supply**

Is Potable water provided to Vendors?

(Potable water is water that is safe to drink or use in food preparation)

- ☐ Yes  
☒ No

Source of Water:

- ☒ NA  
☐ Public  
☐ Non-Public (Results of most recent test must be submitted)

Is Ice available/provided for Vendors?

- ☐ Yes  
☒ No

**Toilet Facilities for Food Employees**

Are toilet facilities for Food Employees provided by the event?

(Food employees may use public toilet facilities)

- ☒ Yes  
☐ No

Number of toilet facilities that will be provided based on local building codes:

2

**Electrical Supply**

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 _____

**Refuse Removal**

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

**Additional Information**

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



