

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Conditional Use Permit****NO. CUP26-000009****APPLICATION DATE: 06/10/2026****PROPERTY OWNER: TERRY G & MARY M LOVELESS****APPLICANT: Robert Hall****WORK DESCRIPTION: Live music event****SITE ADDRESS:****PPROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0727201001	18.64	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**

Saturday, September 26, Noon-10 pm.

The Mud River Music Festival is a small local music festival that features 7 or 8 local artists or groups in a wooded setting near the Iowa River. A maximum of 300 attendees have been permitted by the county over the past 3 years, with attendance averaging 130 attendees. Parking is only allowed on the property which has 4 mowed acres to accommodate the maximum number of attendees allowed, an additional and separate parking area for volunteer and performer parking, and 2 access driveways from River Front Estates Rd.

We are having a small stage on a flat bed trailer and 1000 watt sound system powered by one small generator for mostly acoustic instrument music from noon-10 pm. Guests are encouraged to bring what they need for hydration and food. There will be a licensed food vendor truck and 2 porta potties with handwashing stations. The food truck is 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 130 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.