

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@co.jones.ia.us
<http://www.jonescountyiowa.org>



Jones County Zoning
Special Permitted Use Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$225.00 (non-refundable)** payable to Jones County, with the completed application

Date Application Filed: 2/23/21 *pdck # 1002*

Owner Information				
Full Name:	Last <u>Telleen</u>	First <u>Bruce + Juni</u>	M.I.	
Address	House Number & Street: <u>23254 Hwy 151</u>			Apartment/Unit
	City: <u>Monticello</u>		State: <u>Ia</u>	Zip Code: <u>52310</u>
Phone:	<u>319 480 0050</u>	E-mail Address:		

Applicant Information				
Full Name: (If different from above.)	Last	First	M.I.	
Address	House Number & Street:			Apartment/Unit
	City:		State:	Zip Code:
Phone:	()			E-mail Address:

Parcel Information				
Township	<u>Lowell</u>	Section	<u>13</u>	Property Address <u>22805 Campfire Rd</u>
Zoning District	Agricultural	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	County Parcel ID(s), if known: <u>02-13-200-004</u> <u>02-13-200-003</u>
	Residential	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Additional information regarding the parcel(s), if any:				

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

A - Agricultural District Special Permitted Uses Article V – Section 1. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels, fox and mink farms subject to Article XVII.
- Public and private stables.
- Roadsides stands offering for sale product grown on the premises from any of the above uses.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind turbines subject to Article XIV.
- Wineries.

R - Residential District Special Permitted Uses Article V – Section 2. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Turbines subject to Article XIV.

RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 3. E.

- Home-based industries subject to Article VII.
- Wind turbines subject to Article XIV.

C1 - Commercial District Special Permitted Uses Article V – Section 4. D.

- Bed and breakfast inns subject to Article VIII.
- Home based industries subject to Article VII.
- Wind turbines subject to Article XIV.
- Wineries.

C2 - Highway Commercial District Special Permitted Uses Article V – Section 5. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind turbines subject to Article XIV.
- Wineries.
- Adult entertainment uses subject to Article XII.

I1 - Industry District Special Permitted Uses Article V – Section 6 D.

- Adult entertainment uses subject to Article XII.

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at <http://www.jonescountyiowa.org>.

The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or (563) 927-2640 and ask for storm water permit assistance.

Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Applicant Signature

Date

Brian A. Tolken

2-22-21

Owner Signature (if different than above)

Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386
Access Permit for Drive	County Engineer 319-462-3785
911 Address	911 Coordinator 319-462-2735
Well and Septic	Environmental Services 319-462-4715

ARTICLE IX
COMMERCIAL RECREATION USES

SECTION 1. INTENT

The purpose of this section is to allow certain permanent and temporary recreational uses in an Agricultural District. A commercial recreational use proposal will be reviewed by the Board of Adjustment and will be permitted only when it conforms to the following and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

- A. Description of proposed Commercial Recreation Activity.
- B. Impact on Prime Agricultural Land (including Corn Suitability Rating (CSR) of Proposed Soils), and livestock.
- C. Anticipated Traffic Volumes (impact on local roads, adjacency to hard surface roads).
- D. Availability of Emergency Services.
- E. Noise impact on surrounding property owners, residents, and livestock.
- F. Safety features of the proposed commercial recreation use (protective fencing, berms, barriers, etc).
- G. Sanitary Services (permanent and temporary waste disposal plans).

SECTION 2. APPLICATION REQUIREMENTS

The applicant for a Special Use Permit for construction of a commercial recreation use shall file an application with the County Land Use Administrator accompanied by a fee which will be established by resolution of the Board of Supervisors. The application shall include the following:

- A. A description of the proposed activity.
- B. A site plan, drawn to scale, identifying the site boundary; location of proposed tracks, trails, or other physical features of the proposed activity; existing and proposed structures, including accessory structures; parking, fences and landscape plan; and existing uses on abutting parcels.
- C. A current map showing locations of surrounding properties and soil types including corn suitability ratings for the soils to be used in conjunction with the Commercial Recreation Use.
- D. If applicant is other than the site owner, written authorization from the site owner for the application:
 - 1. Identification of the owners/partners of the proposed Commercial Recreation Activity to be located at the site.
 - 2. Additional information as required to determine that all applicable conditions of this ordinance have been met.

- E. Describe anticipated traffic volumes that will be generated by the proposed activity. Any traffic control proposals including dust control and parking provisions.
- F. Provision of emergency services in the event of accident or injury.
- G. Describe the impact of noise on surrounding property owners and provisions to minimize the noise impact.
- H. Describe safety features proposed to protect the public from accident or injury such as fences, berms and other protective measures.
- I. Describe sanitary services to be available to the public for proper disposal of waste products and wastewater.

SECTION 3. ABANDONMENT

In the event the use of the Commercial Recreation Use has been discontinued for a period of 275 consecutive days, the use shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the County Land Use Administrator. Upon such abandonment, the property owner shall have an additional 180 days within which to (1) reactivate the Commercial Recreation Use, or (2) dismantle and remove any structures associated with the use. If the structure(s) is not dismantled and removed as required, the County may do so and assess the costs against the property for collection in the same manner as a property tax, pursuant to Iowa Code 331.384.

Section 2

- A. Proposed Activity – Private Group Camping
- B. The map shows a personal camping/picnic area that has been built and developed by Bruce and Jani Telleen (land owners) over the years.

The area includes:

- Small shed for storage

- Parking lot for 8-10 vehicles

- Private well

- Port-A Potty

- 24' x 36' structure used for a gathering place which includes:

- Sink and counter space

- Stove and microwave

- Refrigerator

- Tables and chairs

- Screened-in porch

- Electrical service

- Proposed dump station (either a septic system or holding tank) to be determined (X)

- Campsites with water and electrical service (existing in blue, future to be added in red)

- Open grass area

- C. The Telleen Family has been using this picnic area with camper hookups for nearly 20 years. As far we know, there have never been any complaints of home owners along or at the end of Campfire Road.
Any additional campsites or activities such as swing sets, sandbox, playground equipment, etc. would not be on any tillable ground. (The rock bluff is so close to the surface crops cannot be grown there anyway.)
- D. Bruce and Jani Telleen are the land owners and applicants.
- E. This proposal is slightly different from a typical campground.
The business plan includes:
 - Private group camping
 - Reservations only
 - Minimum of five (5) campsites or equivalent dollar amount
 - Maximum of ten (10) campsites (or however many are available)
 - All in, All out (no long term parking)
- F. Campfire Road is maintained by the county. Our private access road is well built and maintained with gravel.
- G. Noise complaints: hopefully none
- H. Safety features to be determined with insurance company.
- I. Disposal services will include a dumpster on site and a proposed septic system or holding tank to be pumped as required.

Section 3

Abandonment – Revert back to personal use.

02-13-200-015

WEBER, GARY/AREVTR

7.31 acres

22806

02-13-200-017

SCHNEITER, GEORGE

32.14 acres

CAMPFIRE RD.

02-13-200-019 13.57 acres

SCHNEITER, GEORGE

02-13-200-004

4 acres

TELLEEN, BRUCEA & JANIM

TELLEEN, BRUCEA & JANIM

02-13-200-003 53 acres

02-13-200-009

14 acres

MILLER, JEFFREY T & STEPHANIEA

02-13-200-005 2.21 acres

22633





02-13-200-015
WEBER, GARY A REVTR

7.31 acres

22806

02-13-200-017
32.14 acres SCHNEITER, GEORGE R

Possible
Expansion?

CAMPFIRE RD.

02-13-200-019 13.57 acres
SCHNEITER, GEORGE R

02-13-200-003 53 acres

TELLEEN, BRUCE A & JANI M

02-13-200-004
4 acres

TELLEEN, BRUCE A & JANI M

Grass

02-13-200-009
14 acres

MILLER, JEFFREY T & STEPHANIE A
02-13-200-005 2.21 acres

22633

Pasture

X 2nd park 10-12 campsites

O Shared recreation area

Summary

Parcel ID 0213200004
 Property Address CAMPFIRE RD
 MONTICELLO IA 52310
 Sec/Twp/Rng 13-86-03
 Brief 13-86-03 N 4A S & W OF RD NW SE NE
 Tax Description
 (Note: Not to be used on legal documents)
 Deed Book/Page 360-165 (5/23/1994)
 Contract
 Book/Page
 Gross Acres 4.00
 Net Acres 0.00
 Class A - Agriculture; AD - Ag Dwelling
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District LOVMO - LOVELL TWP/MONTICELLO SCH
 School District MONTICELLO SCHOOL



Owner

Deed Holder
Telleen, Bruce A & Jani M
 23254 Hwy 151
 Monticello IA 52310

Contract Holder

Mailing Address
 Telleen, Bruce A & Jani M
 23254 Hwy 151
 Monticello IA 52310

Land

Lot Area 4.00 Acres ; 174,240 SF

Yard Extras

- #1 - (1) 1S MTL EP W24 x L24 576 SF, Built 2004
- #2 - (1) 1S MTL SCRNP W12 x L24 288 SF, Built 2004

Valuation

	2020	2019	2018	2017	2016	2015
Classification	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$610	\$610	\$850	\$850	\$960	\$960
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$23,760	\$23,760	\$27,370	\$27,370	\$25,780	\$25,780
= Gross Assessed Value	\$24,370	\$24,370	\$28,220	\$28,220	\$26,740	\$26,740
- Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$24,370	\$24,370	\$28,220	\$28,220	\$26,740	\$26,740

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
= Taxable Value	\$13,583	\$16,055	\$15,686	\$15,135	\$14,783
x Levy Rate (per \$1000 of value)	25.10728	25.06948	23.19977	24.27561	25.06736
= Gross Taxes Due	\$341.03	\$402.49	\$363.91	\$367.41	\$370.57
- Credits	(\$0.78)	(\$0.87)	(\$0.93)	(\$1.00)	(\$0.87)
= Net Taxes Due	\$340.00	\$402.00	\$364.00	\$366.00	\$370.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$170	No		
	September 2020	\$170	Yes	10/2/2020	
2018	March 2020	\$201	Yes	4/2/2020	519071
	September 2019	\$201	Yes	10/4/2019	
2017	March 2019	\$182	Yes	4/4/2019	419149
	September 2018	\$182	Yes	10/3/2018	
2016	March 2018	\$183	Yes	4/3/2018	310524
	September 2017	\$183	Yes	10/3/2017	
2015	March 2017	\$185	Yes	4/4/2017	209846
	September 2016	\$185	Yes	10/4/2016	
2014	March 2016	\$181	Yes	4/5/2016	111134
	September 2015	\$181	Yes	10/2/2015	
2013	March 2015	\$177	Yes	4/2/2015	911117
	September 2014	\$177	Yes	10/3/2014	

Homestead Tax Credit Application

[Apply online for the Iowa Homestead Tax Credit](#)

Business Property Tax Credit Application

[Apply online for the Iowa Business Property Tax Credit](#)

Photos



Sketches

