

**JONES COUNTY  
BOARD OF ADJUSTMENT**

**AGENDA**

**TUESDAY, MARCH 19, 2024 4:00 p.m.  
BOARD ROOM, JONES COUNTY COURTHOUSE**

- 4:00 p.m. • Call meeting to order, approve agenda, and February 20, 2024 meeting minutes.

Public hearing for owner BYMB LLC along with applicant Cory and Stacey Mohr, who have applied for a Special Permitted Use for an Auxiliary Dwelling located on their property within the A-Agricultural zoning district described as NE SE EXC CEMETERY & EXC PARCEL 2007-158, (parcel 08-17-400-009) in Section 17 of Clay Township generally located at 5232 County Road E17, Onslow. More specifically, the proposal is to request the current residence as an auxiliary residence for parents to live in after owners construct a new residence as a primary residence.

- Action on Special Permitted Use Application for owner BYMB LLC and applicant Cory and Stacey Mohr.

Public Hearing for owner Nancy M.H. Atwater Trust along with applicant Kirk Atwater, Katwater Transport, who have applied for a Special Permitted Use for constructing a building located within the A-Agricultural zoning district described as Parcel 2022-71 IN NE 1/4 SW 1/4 (parcel 06-12-300-008) in Section 12 of Wayne Township generally located at 13534 170th Street, Monticello. More specifically, the proposal is to request the construction of a 50x90 farm and truck shop to be used for a local agriculturally based trucking company.

- Action on Special Permitted Use Application for owner Nancy M.H. Atwater Trust and applicant Kirk Atwater/Katwater Transport.

Public Hearing for owners Cory and Misty Vanfossen, who have applied for a Special Permitted Use for an Auxiliary Dwelling located on their property within the A-Agricultural zoning district described as Catlett's 1<sup>ST</sup>. Add Lot 1, (parcel 14-07-100-007) in Section 07 of Rome Township, generally located at 18632 55<sup>th</sup> St, Anamosa. More specifically, the proposal is for an existing auxiliary dwelling that is currently being utilized to come into compliance with the Jones County Zoning Ordinance.

- Action on Special Permitted Use Application for owners Cory and Misty Vanfossen.
- Next meeting, if needed is April 16, 2024. Application deadline is Wednesday March 27, 2024.

## Jones County Board of Adjustment

### Meeting Minutes

February 20, 2024, at 4:00 p.m.

#### Members present:

Cindy Hall, Chairperson  
Paul Thomsen  
John Hinz  
Stan Reiter  
Roger Kistler

#### Staff present:

Whitney Hein – Jones County Auditor  
Whitney Amos – Land Use Administrator

#### Visitors present:

Mark & Karen Hosch- Owner  
Darrin & Jennifer Moore- Owner  
Randall Rattenborg- Surveyor  
Joshua & Heather Cigrand- Owner

Chairperson Cindy Hall called the meeting to order at 3:59 p.m. Introductions of the Board and visitors took place.

Motion by Thomsen seconded by Hinz to approve the agenda. All aye. Motion carried.

Motion by Hinz seconded by Thomsen to approve the January 16, 2024, meeting minutes. All aye. Motion carried.

Motion by Reiter seconded by Hinz to open the public hearing at 4:00 p.m. for owners Mark and Karen Hosch, who have applied for a Special Permitted Use for an Auxiliary Dwelling located on their property within the A-Agricultural zoning district described as SW ¼ NE ¼ excepting East 33' of NE 1/4,(parcel 04-11-200-003) in Section 11 of Washington Township generally located at 2473 County Rd D61, Bernard. More specifically, the proposal is to request an auxiliary dwelling in an existing building, for their daughter to utilize. All aye. Motion carried.

Amos noted the Board received copies of the application, aerial map, and written report. The owner also received a copy of the written report as required. Amos noted the adjacent landowner certified letter was received. No written or verbal comments were received on the application.

Mark Hosch stated that they stopped milking two years ago and that their office in one of their buildings had been sitting empty. They are wanting to renovate the space into living quarters so that their daughter and her husband could live there.

Hall reminded them that only family members will be able to live there and only two members of the family at one time.

There was mention of the septic systems. Hosch advised that everything had been established previously while they were running a farm, so the septic system will not be an issue.

Motion by Reiter seconded by Kistler to close the public hearing at 4:05 p.m. All aye. Motion carried.

Motion by Thomsen seconded by Hinz to approve the Special Permitted Use application for owners, Mark & Karen Hosch for an auxiliary dwelling located at 1473 County Rd D61, Bernard.

Roll call vote:

Cindy Hall- Aye

Paul Thomsen- Aye

John Hinz- Aye

Stan Reiter- Aye

Roger Kisler- Aye

All aye. Motion carried.

The application is approved. The Land Use Administrator will issue the approval to the owner. The red zoning sign has been returned.

Motion by Hinz seconded by Thomsen to open the public hearing at 4:06 p.m. for owners Joshua and Heather Cigrand along with applicant Randall L. Rattenborg of Burrington Group who has applied for a Variance in the A-Agricultural zoning district for properties in the SE ¼ SW ¼ SW ¼ of Section 34 of Richland Township, generally located at 18991 & 19009 Dales Ford Rd, Scotch Grove. More specifically, the variance request is to change existing legal descriptions of two existing parcels which do not meet the criteria within the A-Agricultural zoning district. All aye. Motion carried.

Amos noted the Board received copies of the application, aerial map, and written report. The owner and applicant also received a copy of the written report as required. Amos noted that all but two of the adjacent landowners had received the certified letters. No written or verbal comments were received on the application.

Joshua Cigrand advised that currently how the boundary line stands that the property line goes right through their son's bedroom. He stated that the property is mostly timber and that both homes were built in the 1970's with little to no consideration to boundary lines. Rattenborg stated when he went to survey the properties that the boundary lines on Beacon are not correct, leaving both houses on one

parcel. Rattenborg went on to say that the way that both properties have been used a boundary line adjustment would not be conducive to these specific properties.

There was some discussion from Kistler as the meaning of residential use versus residential zoning. Kistler felt that this should be approved for residential use.

There was much discussion about the layout of the new property lines. Hall asked what the reasoning was from one parcel going from five acres to two acres, and the other parcel going from five acres to eight acres. Rattenborg stated that the boundary lines can be moved and that this was just a draft. Reiter mentioned that there needed to be consideration as to how wide the lot would be and if there would be room to build an outdoor building and be able to meet setbacks for future use. Reiter believes that if the variance was approved it would need to stay as close to the layout and acreage as the parcel is now.

Motion by Reiter seconded by Hinz to close the public hearing at 4:33 p.m. All aye. Motion carried.

Hall commented that she was uncomfortable with changing the footprint of the parcels.

Hein reminded the Board of the three-part standard that would need to be met. Hall did read the three-part standard to the board. Reiter stated that if the variance was approved it would need to have restrictions such as 30 Ft. minimum from the house and the parcel size needs to stay similar.

Amos advised the Board that this was suggested with the discussion of the boundary line adjustment and what the Board would be approving would be what Amos had already proposed to the owners and applicant.

Motion by Kistler to approve the application. Motion died for a lack of a second.

Motion by Reiter seconded by Hinz to deny the Variance application for owners Joshua and Heather Cigrand and applicant Randall L. Rattenborg of Burrington Group who requested to change the existing parcel legal descriptions of two existing parcels located at 18991 & 19009 Dales Ford Rd, Scotch Grove. With the denial they recommend applying for a boundary line correction. Reason for the denial is that this does not meet the three-part standard as with this variance it will substantially alter the character of the locality (size of parcel, character, intensity of use, height, etc.).

Roll call vote:

Cindy Hall- Aye

Paul Thomsen- Nay

John Hinz-Aye

Stan Reiter-Aye

Roger Kisler-Nay

Motion carried. 3-2

The application is denied. The Land Use Administrator will issue the denial to the owner and applicant. The red zoning sign has not been returned.

Motion by Reiter seconded by Kistler to open the public hearing at 4:45 p.m. for owners Darrin & Jennifer Moore who have applied for a Special Permitted Use for an Auxiliary Dwelling located on their property within the R-Residential zoning district. The parcels generally described as a portion of Government Lot 4 (parcel 10-19-100-004) in Section 19 of Jackson Township generally located at 18752 Landis Rd, Anamosa. More specifically they are requesting for an existing seasonal dwelling to be utilized as an auxiliary dwelling for the brother to live in.

Amos noted the Board received copies of the application, aerial map, and written report. The owner also received a copy of the written report as required. Amos noted the adjacent landowner certified letter was received. There was one written comment from a neighbor advising that they were okay with the application. No verbal comments were received on the application.

Moore advised that they were aware of the ordinance and only members of the family would be able to utilize the auxiliary dwelling.

Motion by Thomsen seconded by Kistler to close the public hearing at 4:47p.m. All aye. Motion carried. Motion by Thomsen seconded by Kistler to approve the Special Permitted Use application for owners, Darrin & Jennifer Moore who have applied for a Special Permitted Used for an auxiliary dwelling located at 18752 Landis Rd, Anamosa.

Roll call vote:

Cindy Hall-Aye

Paul Thomsen- Aye

John Hinz- Aye

Stan Reiter- Aye

Roger Kisler- Aye

All aye. Motion carried.

The application is approved. The Land Use Administrator will issue the approval to the owner. The red zoning sign has been returned.

The next meeting is scheduled for Tuesday, March 19, 2024, at 4:00 p.m. Application deadline is Wednesday, February 28, 2024.

Motion by Reiter seconded by Hinz to adjourn at 4:49 p.m. All aye. Motion carried.

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
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 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**JONES COUNTY LAND USE**

**Written Report of the Jones County Land Use Administrator  
 Request for a Special Permitted Use**

Application from:	Owner BYMB LLC and Applicant Cory & Stacey Mohr
For property located:	5232 County Road E17, Onslow
Brief legal description:	NE SE Exc Cemetery & Exc Parcel 2007-158 Section 17 Clay Township
Parcel number:	08-17-400-009
Parcel size:	29.21 acres
Proposal:	To request the current residence as an auxiliary dwelling.
Current Zoning District:	A- Agricultural
Applicable Ordinance Provisions:	<b>Article V. Zoning Districts</b> <ul style="list-style-type: none"> <li>▪ Section 1. A- Agricultural</li> <li>▪ D. Special Permitted Uses</li> <li>▪ 1. Auxiliary dwelling units subject to Article XI.</li> </ul> <b>Article XI Auxiliary and Seasonal Dwelling Units</b>
Date application received:	February 28, 2024
Applicable fee:	\$250 paid on February 28, 2024
Notice published: (Article XXV-Section 5)	Week of March 4th, 2024 (11-13 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	February 29, 2024
Report mailed to Board of Adjustment: (Article XXV-Section 7)	March 13, 2024
Report mailed to Applicant: (Article XXV-Section 7)	March 13, 2024

*Application packet attached.*

*See page 2,3 and 4 for report.*

**Report of the Jones County Land Use Administrator**  
(Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Special Permitted Use Application submitted by Mr. &amp; Mrs. Mohr. My comments are as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County’s requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an ‘Application for Access’ with the Jones County Secondary Road Department prior to commencing any access construction.</i></li> <li>• <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer’s Office before any construction may commence.</i></li> <li>• <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i></li> </ul> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p>
	NRCS District Conservationist – Addie Manternach
Comments:	<p><i>After reviewing this special permitted use application, I do not see any major concerns/impacts of the proposed auxiliary dwelling on this site. From the point of view of the Jones Soil &amp; Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned, the Jones Soil &amp; Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</i></p>
	Jones County Environmental Services – Paula Hart
Comments:	<p><i>Septic and well permits must be issued by this department prior to construction of such. The current house does have a code compliant system.</i></p>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>Property is not located in a flood plain.</i></p>
	Jones County Conservation Board - Brad Mormann
Comments:	<p><i>No Comments from this department.</i></p>
	E911 Coordinator – Gary Schwab
Comments:	<p><i>In review of the above stated applications the Jones County 911 office finds there is a conflict, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. There should be a separate 911 address assigned for auxiliary dwellings. Contact the 911 addressing office for more information.</i></p>

Page 3: Owner: BYMB, LLC  
 Property Location: near 5232 County Rd E17, Onslow  
 Board of Adjustment meeting: March 19, 2024 at 4:00 p.m.

<i>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>Auxiliary dwelling units are permitted in the Agricultural zoning district. It is limited to one auxiliary dwelling unit per property, for up to two family members.</i>	
<i>Minimal impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>Surrounding property is also in the Agricultural zoning district. The impact on the surrounding property would be minimal.</i>	

<b>Potential outcomes of Special Permitted Use</b>
<i>Approve the application in full</i>
<i>Approve the application with modifications</i>
<i>Deny the application</i>
<i>Table the application to a later date</i>

**SECTION 1. AUXILIARY DWELLING UNITS**

Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. One auxiliary dwelling unit per property. **According to the application, this will be the only auxiliary dwelling unit.**
- B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein. **According to the application, there will be the applicants parents living in the unit.**
- C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties. **The primary dwelling unit will be occupied by the legal owner of the property once constructed.**
- D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less. **According to the application, the auxiliary dwelling unit is 1,512 sq. ft.**
- E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit. **According to the application, sufficient parking should be available.**
- F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit. **According to the application, it appears to meet the setback requirements.**
- G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment. **According to the application the primary residence has not been constructed at this time.**

  
\_\_\_\_\_  
Jones County Land Use Administrator  
Whitney Amos

  
\_\_\_\_\_  
Date

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
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 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



HA JONES COUNTY AUDITOR  
 12:57

**Jones County Zoning**  
**Special Permitted Use Application**

**For Office Use Only**

Approved       Denied      Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
**Signature of Jones County Land Use Administrator**

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

Fee: **\$250.00 (non-refundable) payable to Jones County, with the completed application**

Date Application Filed: 2/12/24 CK# 3104  
 # 250

Owner Information			
Name on property: <u>Cory &amp; Stacey Mohr (Bymb LLC)</u>			
Address to receive mail:	House Number & Street: <u>4782 County Road E-17</u>		Apartment/Unit
	City: <u>ONSLAW</u>	State: <u>IA</u>	Zip Code: <u>52321</u>
Phone:	<u>(319) 550-4162</u>	E-mail Address:	<u>mohrs@genesishhealth.com</u>

Applicant Information			
Name: (If different from above.) <u>Same ↑</u>			
Address to receive mail:	House Number & Street:		Apartment/Unit
	City:	State:	Zip Code:
Phone:	( )	E-mail Address:	

Parcel Information			
Township	<u>Clay</u>	Section	Property Address
Zoning District:			<u>5232 County Rd E-17</u> <u>ONSLAW, IA 52321</u>
			County Parcel ID(s), if known: _____

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 and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 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.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

**R - Residential District Special Permitted Uses Article V – Section 3. D.**

- Animal shelters subject to Article XXI.
- 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 Energy Conversion System (WECS) – Small subject to Article XV.

**RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.**

- Home-based industries subject to Article VII.

**C1 - 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 Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

**C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

**I1 - Industry District Special Permitted Uses Article V – Section 7. D.**

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

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 [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov).

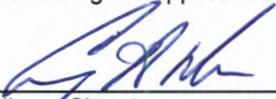
The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

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 contact Clark Ott at (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 2/12/2024

  
 Owner Signature (if different than above) \_\_\_\_\_ Date 2/12/2024

**QUESTIONS**

**WHO TO CONTACT**

Flood Plain Determination	<b>Flood Plain Coordinator 319-462-4386 – Brenda Leonard</b>
Access Permit for Drive	<b>County Engineer 319-462-3785 – Derek Snead</b>
911 Address	<b>911 Coordinator 319-462-2735 – Gary Schwab 9-1 Mon - Wed</b>
Well and Septic	<b>Environmental Services 319-462-4715 – Paula Hart</b>
Electrical Permits/Inspections	<b><a href="https://iowaelectrical.gov/">https://iowaelectrical.gov/</a> – <a href="mailto:ggrant@dps.state.ia.us">ggrant@dps.state.ia.us</a> Greg Grant 319-350-2404</b>

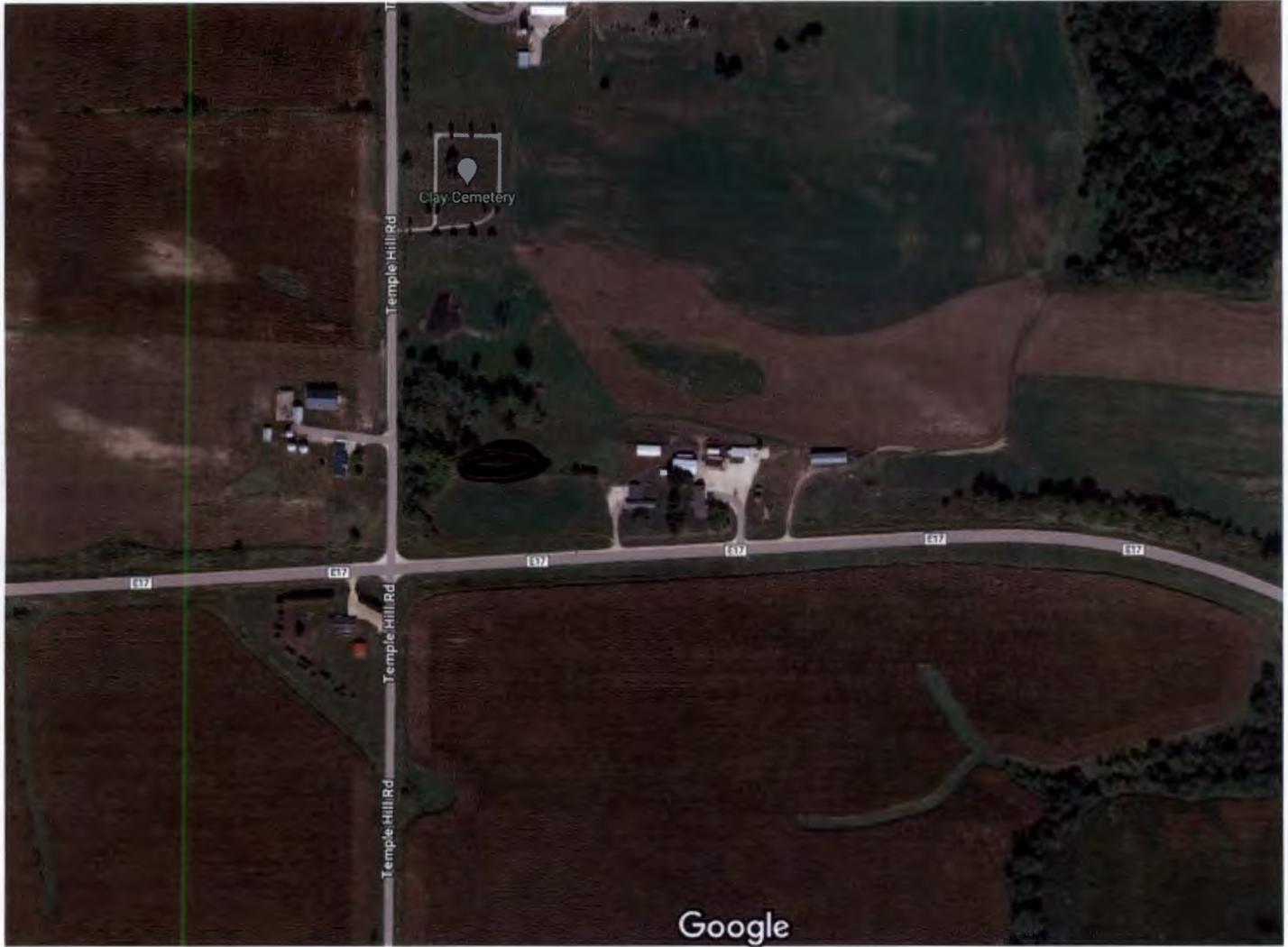


Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 Google 50 ft

↑  
Build new dwelling here - consider  
current structure auxiliary dwelling unit



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 100 ft



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 200 ft

**ARTICLE XI  
AUXILIARY AND SEASONAL DWELLING UNITS**

**SECTION 1. AUXILIARY DWELLING UNITS**

Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

*YES*

A. One auxiliary dwelling unit per property.

*yes*

B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein.

*Mother in Law &*

*Father in Law*

C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties.

*Live in currently*

D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less.

*Auxiliary*

*House is 1500 sq ft.*

E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit.

*yes*

F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit.

*yes*

G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment.

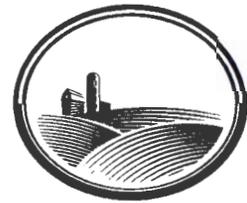
*yes*

**SECTION 2. SEASONAL DWELLING UNITS**

Seasonal Dwelling Units are permitted in the A district. To qualify, a seasonal dwelling unit can be a building which is temporarily rented or leased and not for year-round occupancy. A seasonal dwelling unit is separate and clearly accessory and incidental to the principal dwelling unit on the same property. Seasonal dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. At least 10 acres is required to have one seasonal dwelling. For each additional seasonal dwelling on the same property, an additional acre is required.
- B. Each seasonal dwelling unit shall be adequately served by water and septic systems approved by the County Health Department.
- C. An applicant shall submit a site plan for any proposed seasonal dwelling units showing the location of the unit(s), the size of the property, the proposed utilities and other infrastructure, including roads.
- D. A seasonal dwelling unit is for temporary dwelling only and not for year-round occupancy.

Jones County Land Use  
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 Anamosa, Iowa 52205  
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 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**JONES COUNTY LAND USE**

**Written Report of the Jones County Land Use Administrator  
 Request for a Special Permitted Use**

Application from:	Owners, Nancy M.H. Atwater Trust and Applicant Kirk Atwater; Katwater Transport
For property located:	13534 170 <sup>th</sup> St, Monticello
Brief legal description:	2022-71 in NE ¼ SW ¼ in Section 12 of Wayne Township
Parcel number:	06-12-300-008
Parcel size:	3.40 acres
Proposal:	Request the construction of a 50x90ft farm and truck shop to be used for a local agriculturally based trucking company.
Current Zoning District:	A-Agricultural
Applicable Ordinance Provisions:	Article V. Zoning Districts <ul style="list-style-type: none"> <li>▪ Section 1. A-Agricultural</li> <li>▪ D. Special Permitted Uses</li> <li>▪ 12. Seed, Feed, biofuel plants (biodiesel, ethonal) and other direct farm supply businesses.</li> </ul>
Date application received:	February 13, 2024
Applicable fee:	\$250 paid on February 13, 2024
Notice published: (Article XXV-Section 5)	Week of March 4th, 2024 (11-13 days notice provided; 5-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	February 29, 2024
Report mailed to Board of Adjustment: (Article XXV-Section 7)	March 13, 2024
Report mailed to Applicant: (Article XXV-Section 7)	March 13, 2024

*Copy of application, proposed use, and copy of map attached.*

*See pages 2 and 3 for report.*

**Report of the Jones County Land Use Administrator**  
 (Article XXV-Section 7)

	Derek Snead – Jones County Engineer
Comments:	<i>No comments from this department.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>After reviewing this special permitted use application, I do not see any major concerns/impacts of the proposed truck/ farm shop on this site. From the point of view of the Jones Soil &amp; Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned, the Jones Soil &amp; Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</i>
	Jones County Sanitarian – Paula Hart
Comments:	<i>Must obtain septic permit for toilet/sink from this department prior to any work being done.</i>
N/A	Flood Plain Manager – Brenda Leonard
Comments:	<i>Property is not located in the flood plain</i>
	Jones County Conservation Director – Brad Mormann
Comments:	<i>No comments from this department.</i>
	Jones County E911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application the Jones County 911 office finds that there are no conflicts with Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, Section 9.D, as part of the Jones County Code of Ordinances.</i>

<i>Minimal apparent impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>According to the 2023 Comprehensive Land Use Plan, attracting agricultural support and supply businesses is a general goal in the economic development of Jones County.</i>	
<i>Minimal apparent impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>Adjacent properties are generally agricultural uses. The application states that the impact to neighboring properties shall be minimal to no change at all.</i>	

<b>Potential outcomes of Special Permitted Use</b>	
<i>Approve the application in full</i>	
<i>Approve the application with modifications</i>	
<i>Deny the application</i>	
<i>Table the application to a later date</i>	

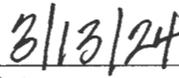
Page 3: Owner: Mary M.H. Atwater Trust  
Property Location: 13534 170<sup>th</sup> St, Monticello  
Board of Adjustment meeting: March 19, 2024 at 4:00 p.m.

Further Reference to:

- Article XIX-Lighting Requirements
- Article XX-Sign Requirements
- Article XXII-Off-Street Parking

**Comments:** This is a trucking business that is currently utilizing this property. The applicant wants to erect a building to be able to do mechanical work on the trucks and trailers along with storage of the equipment. This should not have any more impact on neighbors, nor will the amount of traffic be impacted.

  
\_\_\_\_\_  
Jones County Land Use Administrator  
Whitney Amos

  
\_\_\_\_\_  
Date



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 and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 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.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

**R - Residential District Special Permitted Uses Article V – Section 3. D.**

- Animal shelters subject to Article XXI.
- 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 Energy Conversion System (WECS) – Small subject to Article XV.

**RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.**

- Home-based industries subject to Article VII.

**C1 - 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 Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

**C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

**I1 - Industry District Special Permitted Uses Article V – Section 7. D.**

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.



- Building a non dwelling work only shop
- Local Ag based Trucking company  
feed / grains / Live stock
- No change to current traffic
- permit and driveway project Already complete  
last year
- ~~30 x 90~~ 30 x 90 farm / Truck shop  
~~XXXXXXXXXX~~

## Whitney Amos

---

**From:** Kirk Atwater <katwater2017@gmail.com>  
**Sent:** Wednesday, March 6, 2024 12:13 PM  
**To:** Whitney Amos  
**Subject:** Re: Special Permitted Use

You don't often get email from katwater2017@gmail.com. [Learn why this is important](#)

Yes I own as of right now 1 truck and 2 trailers. I currently park at the property

It is an ag based business. We also will work on tractors in the shop so it will keep many neighbors moving  
Sent from my iPhone

On Mar 6, 2024, at 10:05 AM, Whitney Amos <landuse@jonescountyiowa.gov> wrote:

Hi Kirk,

I am starting to write up the written report for the Board of Adjustment to present at the meeting in a couple of weeks. I just want to make sure I present them with all of the information that I can. You currently have this trucking company correct? It is not something that you will be starting new. Also you currently park your semis and trailers at this property, you are just looking to build a shop for mechanics and storage of the trucks and trailers.

Thank you

*Whitney Amos*  
*Land Use Administrator*  
*Jones County Auditors Office*  
*[landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)*  
*(319)462-2282*

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**From:** Kirk Atwater <katwater2017@gmail.com>  
**Sent:** Thursday, February 22, 2024 2:00 PM  
**To:** Whitney Amos <landuse@jonescountyiowa.gov>  
**Subject:** Re: Special Permitted Use

You don't often get email from katwater2017@gmail.com. [Learn why this is important](#)

I understand that. I mean what floor and office are you in?  
Sent from my iPhone

On Feb 22, 2024, at 1:42 PM, Whitney Amos <landuse@jonescountyiowa.gov> wrote:

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**JONES COUNTY LAND USE**

**Written Report of the Jones County Land Use Administrator  
 Request for a Special Permitted Use**

Application from:	Cory & Misty VanFossen
For property located:	18632 55 <sup>th</sup> St, Anamosa
Brief legal description:	Catlett's 1 <sup>st</sup> Add. Lot 1 Section 7 Rome Township
Parcel number:	14-07-100-007
Parcel size:	1.91 acres
Proposal:	To allow an existing auxiliary dwelling that is currently being utilized to come into compliance with the Jones County Ordinance.
Current Zoning District:	A- Agricultural
Applicable Ordinance Provisions:	<p><b>Article V. Zoning Districts</b></p> <ul style="list-style-type: none"> <li>▪ Section 1. A- Agricultural</li> <li>▪ D. Special Permitted Uses</li> <li>▪ 1. Auxiliary dwelling units subject to Article XI.</li> </ul> <p><b>Article XI Auxiliary and Seasonal Dwelling Units</b></p>
Date application received:	February 28, 2024
Applicable fee:	\$250 paid on February 28, 2024
Notice published: (Article XXV-Section 5)	Week of March 4th, 2024 (11-13 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	February 29, 2024
Report mailed to Board of Adjustment: (Article XXV-Section 7)	March 13, 2024
Report mailed to Applicant: (Article XXV-Section 7)	March 13, 2024

*Application packet attached.*

*See page 2,3 and 4 for report.*

**Report of the Jones County Land Use Administrator**  
 (Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Special Permitted Use Application submitted by Mr. &amp; Mrs. Vanfossen. My comments are as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County's requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an 'Application for Access' with the Jones County Secondary Road Department prior to commencing any access construction.</i></li> <li>• <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer's Office before any construction may commence.</i></li> <li>• <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i></li> </ul> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p>
	NRCS District Conservationist – Addie Manternach
Comments:	<p><i>After reviewing this special permitted use application, I do not see any major concerns/impacts of the building on this site. From the point of view of the Jones Soil &amp; Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned, the Jones Soil &amp; Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</i></p>
	Jones County Environmental Services – Paula Hart
Comments:	<p><i>Must obtain septic permit from this department to bring Auxiliary unit into compliance.</i></p>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>This property is not located in a flood plain.</i></p>
	Jones County Conservation Board - Brad Mormann
Comments:	<p><i>No Comments from this department.</i></p>
	E911 Coordinator – Gary Schwab
Comments:	<p><i>In review of the above stated applications the Jones County 911 office finds there is a conflict, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. There should be a separate 911 address assigned for the auxiliary dwelling.</i></p> <p><i>Contact the 911 addressing office for more information.</i></p>

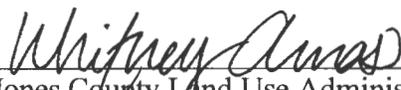
<i>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>Auxiliary dwelling units are permitted in the Agricultural zoning district. It is limited to one auxiliary dwelling unit per property, for up to two family members.</i>	
<i>Minimal impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>Surrounding property is also in the Agricultural zoning district. The impact on the surrounding property would be minimal, only the additional traffic for the family member arriving and departing the property.</i>	

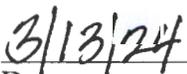
<b>Potential outcomes of Special Permitted Use</b>
<i>Approve the application in full</i>
<i>Approve the application with modifications</i>
<i>Deny the application</i>
<i>Table the application to a later date</i>

**SECTION 1. AUXILIARY DWELLING UNITS**

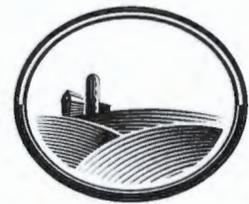
Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. One auxiliary dwelling unit per property. **According to the application, this will be the only auxiliary dwelling unit.**
- B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein. **According to the application the applicants parents currently reside in the auxiliary dwelling.**
- C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties. **The primary dwelling unit is occupied by the legal owner of the property.**
- D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less. **According to the application, the auxiliary dwelling unit is 1,280 sq. ft.**
- E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit. **According to the application, sufficient parking should be available.**
- F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit. **According to the application, it appears to meet the setback requirements.**
- G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment. **According to the application, this application meets the requirement.**

  
\_\_\_\_\_  
Jones County Land Use Administrator  
Whitney Amos

  
\_\_\_\_\_  
Date

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**Jones County Zoning**  
**Special Permitted Use Application**

<b>For Office Use Only</b>		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ <b>Signature of Jones County Land Use Administrator</b>		

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

Fee: **\$250.00 (non-refundable) payable to Jones County, with the completed application**

Date Application Filed: 2-28-24

Owner Information			
Name on property: <u>Cory B. and Misty D. Van Fossen</u>			
Address to receive mail:		House Number & Street: <u>18632 55<sup>th</sup> St.</u>	Apartment/Unit
		City: <u>Anamosa</u>	State: <u>IA.</u>
		Zip Code: <u>52205</u>	
Phone:	<u>(319) 480-6990</u>	E-mail Address:	<u>beanvf@hotmail.com</u>

Applicant Information			
Name: (If different from above.)			
Address to receive mail:		House Number & Street:	Apartment/Unit
		City:	State:
		Zip Code:	
Phone:	( )	E-mail Address:	

Parcel Information			
Township	<u>Rome</u>	Section	<u>07-83-03</u>
Property Address		<u>18632 55<sup>th</sup> St. Anamosa IA 52205</u>	
Zoning District:	<u>Roman Agricultural</u>		County Parcel ID(s), if known: <u>1407100007</u>

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 and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 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.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

**R - Residential District Special Permitted Uses Article V – Section 3. D.**

- Animal shelters subject to Article XXI.
- 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 Energy Conversion System (WECS) – Small subject to Article XV.

**RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.**

- Home-based industries subject to Article VII.

**C1 - 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 Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

**C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

**I1 - Industry District Special Permitted Uses Article V – Section 7. D.**

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

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 [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov).

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 contact Clark Ott at (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 2-28-24

Owner Signature (if different than above) \_\_\_\_\_ Date \_\_\_\_\_

**QUESTIONS**

**WHO TO CONTACT**

Flood Plain Determination	<b>Flood Plain Coordinator 319-462-4386 – Brenda Leonard</b>
Access Permit for Drive	<b>County Engineer 319-462-3785 – Derek Snead</b>
911 Address	<b>911 Coordinator 319-462-2735 – Gary Schwab 9-1 Mon - Wed</b>
Well and Septic	<b>Environmental Services 319-462-4715 – Paula Hart</b>
Electrical Permits/Inspections	<b><a href="https://iowaelectrical.gov/">https://iowaelectrical.gov/</a> – <a href="mailto:ggrant@dps.state.ia.us">ggrant@dps.state.ia.us</a> Greg Grant 319-350-2404</b>

## SITE PLAN FOR 18632 55<sup>TH</sup> ST ANAMOSA, IA 52205

I HAVE ATTACHED AN AERIAL PHOTO OF MY PROPERTY AT THE ADDRESS LISTED ABOVE. THE BUILDING WAS BUILT IN 2018 PRIOR TO ME BUYING IT IN 2019. IT HAS COME TO MY ATTENTION THAT THERE WAS NOT A PERMIT ISSUED FOR PUTTING THIS STRUCTURE UP. MY MOM AND DAD LIVE IN THIS BUILDING AND IT WAS THE SOLE INTENTION OF HAVING IT BUILT. THEY LIVE IN THE PART OF THE BUILDING OUTLINED IN RED. THE ENTIRE BUILDING IS CIRLED IN PURPLE. ONCE THEY ARE NOT USING THE DWELLING IT WILL EITHER SIT EMPTY OR MY WIFE AND I MAY MOVE INTO IT.

