

**JONES COUNTY
BOARD OF ADJUSTMENT**

AGENDA

**TUESDAY, OCTOBER 20, 2026 4:00 p.m.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:00 p.m.**
- Call meeting to order, approve agenda, and September 15, 2026 meeting minutes.
- Public hearing for property owners Owners Scott & Kimberly Story who have applied for a Special Permitted Use within the A-Agricultural zoning district described as W 15A Lot 4 N of Rd FRR 10.43 Acres (parcel 15-14-100-011) in Section 14 of Hale Township generally located at 8638 Jungletown Rd., Oxford Junction. More specifically, the proposal is for a recreational campground to be brought into compliance with the Jones County Ordinance.
- Action for property owners Scott & Kimberly Story who have applied for a Special Permitted Use within the A-Agricultural zoning district described as W 15A Lot 4 N of Rd FRR 10.43 Acres (parcel 15-14-100-011) in Section 14 of Hale Township generally located at 8638 Jungletown Rd., Oxford Junction. More specifically, the proposal is for a recreational campground to be brought into compliance with the Jones County Ordinance.
 - Next meeting, if needed is November 17, 2026. Application deadline is Wednesday October 28, 2026.
 - Adjourn

Meeting Minutes

Members present:

John Hinz
Kathy McDonell
Sarah Tate
Roger Kistler
Stan Reiter

Members Absent:

Staff present:

Whitney Amos – Land Use Administrator

Visitors present:

Kim & Bob Zimmerman	Deb Paustian
Scott & Holly Niernberger	Jerid Baranczyk
Charles Marks	Will Kuennen
Peggy & Tom Cobb	Julie Gearing
Vance Wickham	Leah & Dan Krieg
Travis Timm	Bob Gertsen
Kim Heady	David Petersen
Alli Gracey	

Hinz called the meeting to order at 4:00 p.m.

Motion by McDonell was seconded by Tate to approve the agenda. All Aye. Motion Carried.

Motion by Reiter seconded by Kistler to approve the meeting minutes for the August 18, 2026, meeting with changes.

Discussion for property owner Rogers Rock & Sand Inc., and applicant River City Paving/Mathy Construction who have applied for a special use permit for parcel briefly described as parcel 94-14 in E 1/2 in section 15 of Fairview Township. More specifically the proposal is to establish a temporary asphalt plant according to Article VI Non-conforming Uses of the Jones County Zoning Ordinance.

Tate advised that she went out to the Filmore asphalt site to observe, she stayed for approximately an hour. She also spoke with nearby residents about their thoughts of this plant. She also advised that she went out and drove to Rogers Rock & Sand and spent sometime at the quarry. She advised that the applicant will be using the south entrance of the quarry meaning that there is only 3/10 of a mile on Forest Chapel Rd. The applicant also advised that the most prominent bi-product is steam and that is monitored by the State.

Kistler advised that he also went out to the Filmore site and noticed very little emissions and was very impressed.

McDonell stated that the Quarry was there first, the asphalt plant is a short-term facility, and they meet all the requirements.

Hinz advised that he observed traffic at the Filmore site and noticed very little traffic issues. With the new truck traffic count, that is only about 7 loads per hour. He also stated that there are multiple other businesses that are operating in the area that are not complying with the zoning ordinance.

Reiter agreed that the quarry was in the area first before most of the residential came in. The Filmore site has little to no traffic issues and is right on Highway 151. He advised he sees very little issues with the plant.

Motion by Kistler seconded by Tate to approve the special use application for property owner Rogers Rock & Sand Inc., and applicant River City Paving/Mathy Construction with the condition that the plant is removed after this Highway 30 job. If the plant needs to stay longer, they will need to request an extension by the Board of Adjustment.

Roll call vote:

John Hinz- aye

Kathy McDonell- aye

Sarah Tate- aye

Roger Kistler- aye

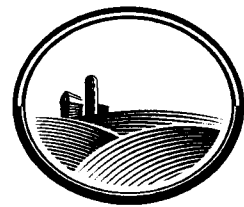
Stan Reiter- aye

All aye. Motion carried.

The next regular scheduled meeting is October 20, 2026, with the application deadline being Wednesday September 30, 2026.

Motion by Tate seconded by McDonell to adjourn at 4:17 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
 Email: landuse@co.jones.ia.us
<http://www.jonescountyiowa.org>



JONES COUNTY LAND USE

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

Application from:	Scott & Kimberly Story
For property located:	8638 Jungletown Road, Oxford Junction
Brief legal description:	W 15A Lot 4 N of Rd FRR 10.43 acres; Section 14 of Hale Township
Parcel number:	15-14-100-011
Parcel size:	11.43
Proposal:	To bring an existing commercial campground into compliance with the Jones County Ordinance.
Current Zoning District:	R-Residential
Applicable Ordinance Provisions:	Article V. Zoning Districts ▪ Section 1. A-Agricultural ▪ D. Special Permitted Uses ▪ 5. Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
Date application received:	September 16, 2026
Applicable fee:	\$250 paid on September 16, 2026
Notice published: (Article XXI-Section 5)	Week of October 5, 2026 (11-13 days' notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	October 1, 2026
Report mailed to Board of Adjustment: (Article XXI-Section 7)	October 14, 2026
Report mailed to Applicant: (Article XXI-Section 7)	October 14, 2026

Copy of application, proposed use, adjacent landowner pictures, Flood map, and Environmental Services comments.

See pages 2, 3 and 4 for report.

Report of the Jones County Land Use Administrator

(Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<i>I have reviewed the Special Permitted Use Application submitted by Scott Story in Section 14 of Hale Township. My comments are as follows:</i> <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> <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> <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> <i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</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 campground on this site. From the point of view of the Jones Soil & 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 for the future, the Jones Soil & 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 Environmental Services – Lisa Brogran
Comments:	<i>Please continue to enforce the carry out waste policy. No human waste is to be left at their campsite or anywhere else on the property.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>Part of the property is located in a flood plain, will need to follow the Jones County Flood Plain Ordinance for any changes to their site.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received.</i>
	Jones County 911 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>

Page 3: Applicant: Scott & Kimberly Story
Property Location: 8638 Jungletown Rd., Oxford Junction
Board of Adjustment meeting: October 20, 2026 at 4:00 p.m.

Further Reference to:

- Article XV-Lighting Requirements
- Article XVI – Sign Requirements
- Article XVIII-Off-Street Parking

Comments:

The Land Use Administrator was made aware of this campground on or about August 25, 2026. It was made apparent that the campground was listed on HIPCAMP website regarding a clothing optional sanctuary #JTRidge Sites located near Oxford Junction offering 10 tent lodging sites. The Land Use Administrator sent the owner a letter requesting that they come into compliance by submitting a Special Permitted Use application by the September 30th deadline or cease operation within 30 days of the letter.

Generally, commercial campgrounds/recreational uses are Special Permitted Uses within Article IX Commercial Recreation Uses. They are permitted within the Agricultural and Residential Districts upon review by the Board of Adjustment.

In 2024, the Board of Adjustment reviewed an application for recreational use within the Residential District for Robert Kellogg near Anamosa. According to the application, the request was for a private campground, with up to twenty-two RV and tent sites. They needed to follow the guidelines provided by Environmental Health, and they were not allowed to expand unless approved by the Board of Adjustment. This application was approved by the Board of Adjustment.

Other commercial campgrounds in Jones County include *Everland Barnyard Camping (R, SPU), Central Park (public), Jellystone Park (C-2), Stephen's (Ag, SPU), Outback (Ag, SPU), Wapsi State Park (public), Telleen Campfire Rd (Ag, SPU), and Camp Courageous (C-2 and Ag).

Per Emergency Management, this property is located within a Flood Plain. Any new structures should follow the Jones County Flood Plain Ordinance. The owner may want to review the Jones County Flood Plain Ordinance to verify if the structures meet the requirements within the ordinance.

Page 4: Applicant: Scott & Kimberly Story
Property Location: 8638 Jungletown Rd., Oxford Junction
Board of Adjustment meeting: October 20, 2026 at 4:00 p.m.

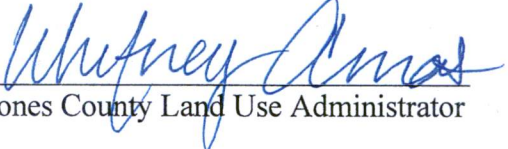
Potential outcomes of Special Permitted Use

Approve the application in full

Approve the application with modifications

Deny the application

Table the application to a later date

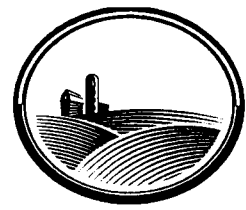


Jones County Land Use Administrator

10/14/26

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
www.Jonescountyiowa.gov



JONES COUNTY LAND USE

NOTICE OF VIOLATION

August 25, 2026

Scott & Kimberly Story
8638 Jungle Town Rd.
Oxford Junction, IA 52323

Re: Property generally located at 8638 Jungle Town Rd., Oxford Junction

Dear Mr. & Mrs. Story

This letter is to inform you that the above property briefly described as W 15A Lot 4 N of Rd FRR 10.43 acres in Section 14 of Hale Township is in violation of the Jones County Zoning Ordinance. This notification provides thirty (30) days to bring the property into compliance.

It has been brought to my attention that you have established a recreational use campground on the above property. This is in violation of the Jones County Zoning Ordinance. In order to become compliant with the ordinance you must be permitted by the Board of Adjustment. It appears your proposal may be allowed for consideration as a Special Permitted Use as described in Article V, Section 1. D. of the Jones County Zoning Ordinance. I have attached a Special Permitted Use Application for your information.

The Board of Adjustment only meets when an application is submitted to the Land Use Administrator. Applications for the October meeting are due by Wednesday, September 30th, for the October 20, 2026, meeting. The enclosed application, all applicable documentation and check for \$250 is required.

If you do not wish to apply for the Special Use Permit, another option is to cease operation within thirty (30) days.

Failure to comply by September 25, 2026, or apply for a Special Use permit by the Board of Adjustment by September 30, 2026, may result in Jones County pursuing the penalty provisions of the Jones County Zoning Ordinance for this violation. A violation of the Jones County Zoning Ordinance shall constitute a county infraction which shall be punishable by a civil penalty in an amount not to exceed that allowed by Iowa Code Section 331.307 (1.). Alternatively, or in addition to, constitution of a county infraction, a person found in violation of this Ordinance may be guilty of a simple misdemeanor, and on conviction thereof be subject to such maximum penalty as the law allows in Iowa Code Section 903.1, as now or hereafter amended. Each day that a violation occurs or is permitted to exist by the respondent/defendant constitutes a separate offense.

If you have questions regarding this letter, please contact the Land Use office at (319) 462-2282 between the hours of 8:00 a.m. and 4:00 p.m., Monday and Tuesday and 8:00am – 3:00pm Wednesday and Thursday.

Sincerely,


Whitney Amos
Land Use Administrator

Enclosures

- Special Permitted Use application



#JTRidge Sites/Clothing Optional

Hosted by Scott · Oxford Junction, Iowa

10 sites · Tent, Lodging · 15 acres

👍 99% · [127 reviews](#)



Best Hipcamps in Iowa

Named one of the best Hipcamps to visit in 2025.



Amazing views

Hipcampers say this spot has amazing views.



Best in Iowa: Finalist

Named one of the best Hipcamps to visit in 2024.



Scott and Kimberly is a Star Host

Star Hosts are highly rated, responsive, and committed to providing incredible experiences.

from \$25 / night

10 sites

Che

Support

About

Welcome to our private ****15-acre clothing-optional sanctuary****, located at our personal residence in eastern Iowa. One of the state's few private clothing-optional destinations, JTRidge offers a peaceful, natural setting where you can experience the freedom of clothing-optional recreation surrounded by woods, river bluffs, and abundant wildlife....

[Show more](#) >

Select a site



Add dates

Add guests
1 guest

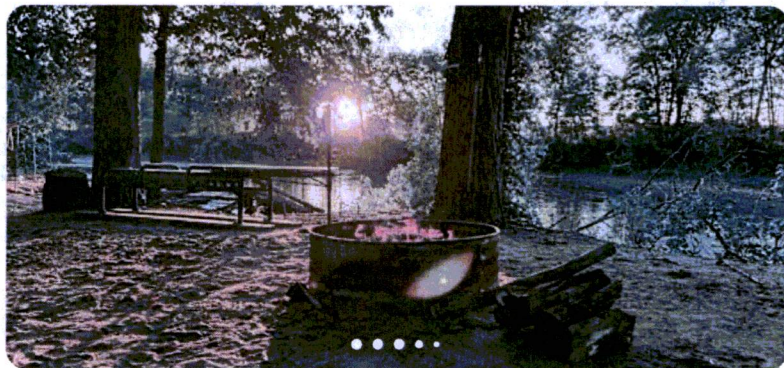
Site type ▾

Amenities ▾

Instant book

Tent-only sites

9 sites



Waterfront camping site 2

99% (42)

Tent site · Sleeps 2

Welcome to our private 15-acre retreat. After parking, enjoy a scenic 10-minute walk through the woods to your campsite. Along the way, pass the beautiful natural stone wall and don't...

Short walk to site

No potable water

Campfires allowed

No pets

Toilet

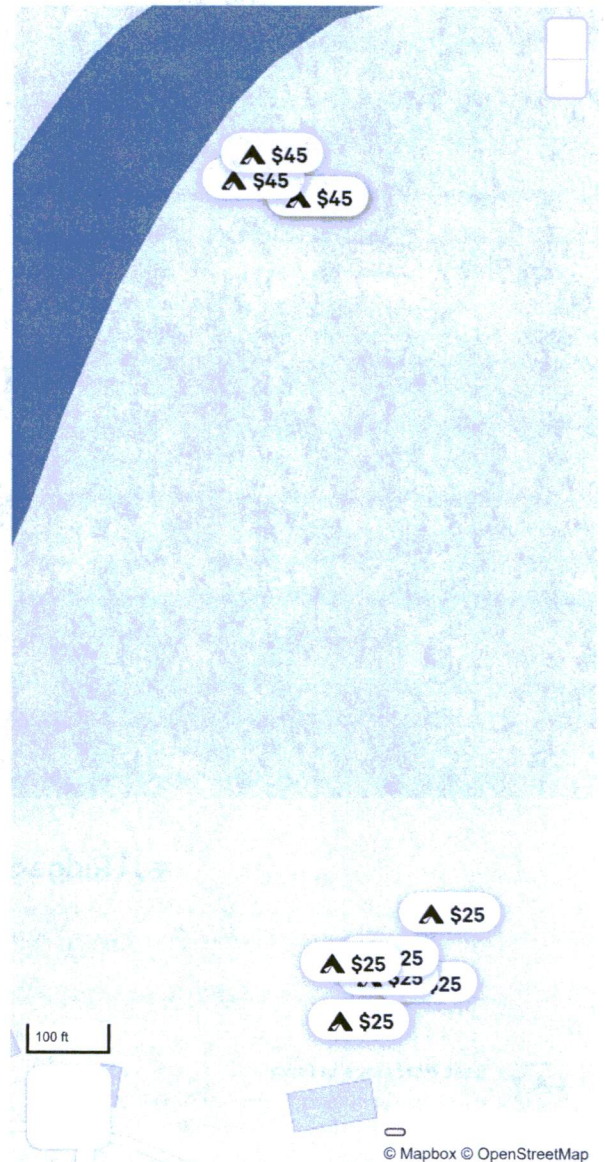
Showers

from **\$45** / night
for 2 guests

Add dates



from **\$25** / night
10 sites



Waterfront camping site 1

👍 100% (37)

Tent site · Sleeps 2

Welcome to our private 15-acre retreat. After parking, enjoy a scenic 10-minute walk through the woods to your campsite. Along the way, pass the beautiful natural stone wall and don't...

🚶 Short walk to site

🚫 No potable water

🔥 Campfires allowed

🚫 No pets

🚻 Toilet

🚿 Showers

from **\$45** / night
for 2 guests

Add dates

**One Individual Day Pass - 2**

👍 100% (13)

Tent site · Sleeps 1

Looking for a peaceful escape without spending the night? Enjoy a ****Day Pass**** to our private ****15-acre clothing-optional nudist sanctuary****. Whether you choose to enjoy the freedom of a...

🚶 Short walk to site

🚫 No potable water

🔥 Campfires allowed

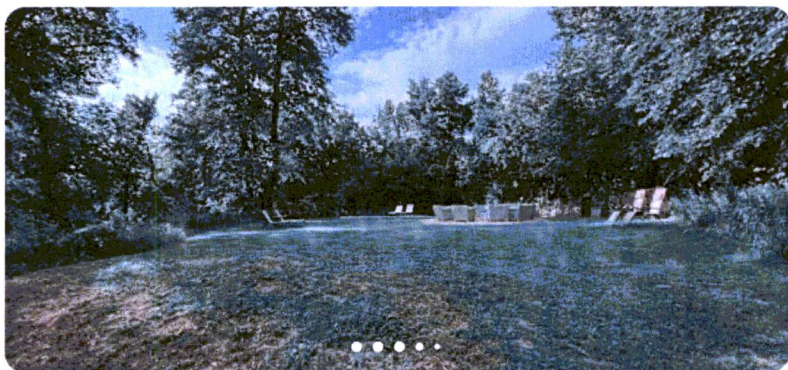
🚫 No pets

🚻 Toilet

🚿 Showers

from **\$25** / night
for 1 guest

Add dates

**One Individual Day Pass - 3**

👍 100% (12)

Tent site · Sleeps 1

Looking for a peaceful escape without spending the night? Enjoy a ****Day Pass**** to our private ****15-acre clothing-optional nudist sanctuary****. Whether you choose to enjoy the freedom of a...

🚶 Short walk to site

🚫 No potable water

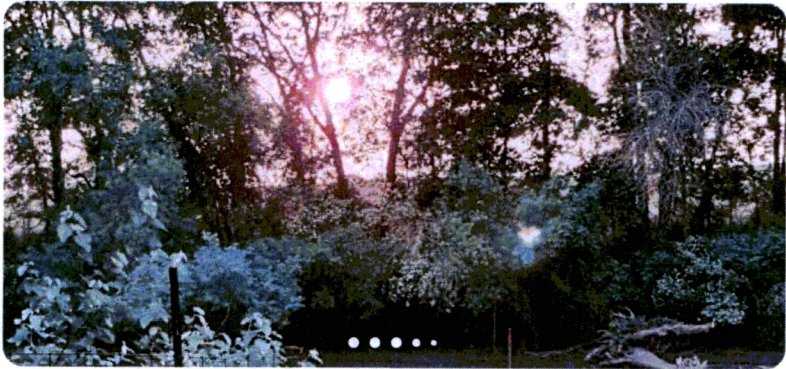
🔥 Campfires allowed

🚫 No pets

🚻 Toilet

🚿 Showers

from **\$25** / night
10 sites



Prairie camping site 1

👍 95% (11)

Tent site · Sleeps 2

Welcome to our private 15-acre retreat. After parking, enjoy a scenic 10-minute walk through the woods to your campsite. Along the way, pass the beautiful natural stone wall and don't...

- Short walk to site
- Campfires allowed
- Toilet
- No potable water
- No pets
- Showers

from \$45 / night
for 2 guests

Add dates

Show all 9 tent sites

Lodging

1 site



Eagles Nest Overlook Cabin

👍 100% (19)

Cabin · Sleeps 4 · 1 toilet

****Not into tent camping?*** Stay in our private, ****clothing-optional primitive cabin**** tucked beneath the trees on our peaceful 15-acre nature retreat. Whether you prefer the freedom of a...

- Short walk to site
- Campfires allowed
- Toilet
- No potable water
- No pets
- Showers

from \$50 / night
for 2 guests

Add dates

from \$25 / night
10 sites

- General Vibe
- Bathroom
- Privacy
- Swimming/Hot Tubs
- Host
- Nearby Attractions
- Families

The campsite offers a tranquil retreat with well-maintained grounds and various spots to relax. Guests appreciate the friendly and attentive hosts, Scott and Kimberly, who ensure a comfortable stay. With scenic views and the option for a clothing-optional experience, the site attracts both seasoned and first-time naturists. Some visitors note the presence of flies but generally find the atmosphere peaceful and rejuvenating.

Summary AI-generated from real reviews

Search reviews

Recommend

August 2026

Shed your worries

Tent · [Waterfront camping site 2](#)

We had another great time at Scott and Kimberly's place. Three nights was the perfect amount of time. There were lots of laughs, good food, love, and fun. It's so nice that Scott and Kimberly share this...
[Show more](#)

N

Nicklaus P.

2 reviews

Recommend

August 2026

Great wildlife and amenities!

Tent · [One Individual Day Pass - 2](#)

The hosts were incredibly warm and welcoming! The property is beautifully laid out with lots on amenities! Clean walking trails with benches along the way. There is a wall of bluffs along one...
[Show more](#)

R

Ryan V.

1 review

Recommend

August 2026

Having a great time

Tent · [Prairie camping site 1](#)

There were two groups at the river area where I camped. We all got along very well and hung out. Pretty awesome when a bunch of strangers can get together and just laugh and tell stories. Scott an...
[Show more](#)

R

Robert N.

2 reviews

Recommend

Eagles Nest

Nice and p

was nice to

during my

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Show all 127 reviews

Location

Oxford Junction, Jones, Iowa, United States

To respect the Host's privacy, the precise address of this land will be provided after booking

Hosted by Scott And Kimberly S.

Joined in May 2023

Contact host

Things to do nearby

from \$25 / night

10 sites

https://www.hipcamp.com/en-US/land/iowa-jtridge-sites-clothing-optional-nelhm9vw?pinnedImageId=502e34e1-6af2-4e6c-b2b7-255f0518658a&adults...

5/7



Wapsipinicon State Park

13 miles away



Maquoketa Caves State Park

16 miles away



Palisades-Kepler State Park

24 miles away



Herbert Hoover Site

27 miles away

Similar campgrounds nearby



n*Everland Barnyard... 99% (253)

Anamosa, IA

from \$44 / night



Draco Hill Nature Farm 98% (734)

West Branch, IA

from \$18 / night



Oak Tree Homes 100% (1)

Wilton, IA

from \$30 / night



Miss Effie's Cour

Donahue, IA

from \$40 / night

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from \$25 / night

10 sites

Hosting

- Becoming a Host
- Is my land a fit?
- Professional campgrounds
- Insurance
- Standards
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Everywhere You Want To Camp™

Hipcamp is the #1 camping app to find and book campsites, from national parks to blueberry farms. Explore our collection of over 500,000 iconic public lands, well-equipped RV resorts, and private sites you won't find anywhere else. Browse our comprehensive maps, filter by your camping style, read millions of real reviews, and create free availability alerts. Hipcamp is the simplest way to find yourself outside under the stars. Camp Your Way®

Start your search

About

About Welcome to our private **15-acre clothing-optional sanctuary**, located at our personal residence in eastern Iowa. One of the state's few private clothing-optional destinations, JTRidge offers a peaceful, natural setting where you can experience the freedom of clothing-optional recreation surrounded by woods, river bluffs, and abundant wildlife. Whether you're curious about your first clothing-optional experience or have enjoyed nudism for years, you'll find a welcoming, respectful environment where you can simply be yourself. Many of our guests—especially women seeking a peaceful escape—appreciate the opportunity to relax, reconnect with nature, and enjoy body-positive freedom without judgment or unwanted attention. We proudly welcome LGBTQ+ guests, solo travelers, couples, friends, and people of every background, body type, gender identity, sexual orientation, and experience level. Come alone or with those you care about—you'll be welcomed exactly as you are. Guests often tell us they appreciate the sanctuary's peaceful atmosphere and the chance to truly unwind without feeling watched, rushed, or judged. Here, you can slow down, breathe deeply, and reconnect with nature at your own pace. Unlike large commercial campgrounds, JTRidge offers only a handful of secluded campsites, a private primitive cabin, and Day Passes. With very few guests on the property at any given time, you'll enjoy exceptional privacy, tranquility, and plenty of room to breathe. This isn't a campground filled with organized activities or noisy neighbors—it's a quiet retreat created for rest, reflection, and genuine connection with the outdoors. Our Day Pass is perfect for a relaxing afternoon, a peaceful lunch break, or simply a few hours away from everyday life. Stretch out in a reclining lounge chair, explore wooded trails, relax in a hammock, read beneath the trees, practice yoga, meditate, or simply bask in the sunshine. If you need assistance with Hipcamp's Day Pass booking process, we're always happy to help. For guests wishing to deepen their relaxation experience, **private bodywork sessions are available by appointment**. These personalized sessions are designed to complement your visit by encouraging relaxation, mindfulness, and greater body awareness. Sessions may incorporate guided stretching, relaxation techniques, energy-based practices, and intentional bodywork, always tailored

to your comfort level. Clear communication, informed consent, and respect for personal boundaries are central to every session. As stewards of this special property, we're honored to share it with those who appreciate privacy, nature, and the freedom of a clothing-optional environment. Clothing is optional throughout the property, but nudity is never required. Many first-time visitors quickly discover how natural and liberating the experience feels, while others choose to remain clothed throughout their stay. Both are equally welcome. Everyone is encouraged to enjoy the sanctuary at their own comfort level while respecting one another's privacy, personal boundaries, and individuality. Our goal is to foster a body-positive, inclusive atmosphere where every guest feels safe, accepted, and comfortable. As your hosts, we're committed to making every guest—especially first-time visitors—feel genuinely welcome and completely at ease. There is never any pressure or expectation beyond treating one another, the land, and the peaceful atmosphere with respect. Our hope is that you leave feeling refreshed, restored, and more connected to yourself and the natural world. Nestled along the scenic Wapsipinicon River, the sanctuary features mature hardwood forests, dramatic limestone bluffs, scenic hiking trails, open sunny spaces, and abundant wildlife. Listen to birdsong (the Merlin Bird ID app is a favorite here), watch cattle grazing peacefully in the neighboring pasture, cast a fishing line into the river, or simply enjoy the quiet rhythm of nature. As evening arrives, colorful sunsets give way to brilliant star-filled skies free from city light pollution. Gather around a campfire, listen to the gentle sounds of the river, read a favorite book, capture photographs of the landscape, or simply embrace the luxury of doing absolutely nothing. Looking for a little adventure? Launch your canoe, kayak, or tube in Olin and enjoy a scenic 3- to 4-hour float directly to our riverfront. Several Iowa state parks, fascinating caves, Iowa's only Presidential Library and Museum, and the Great Jones County Fair are all within a short drive, making JTRidge an ideal base for exploring eastern Iowa. Whether you're seeking peaceful solitude, quality time with someone special, or simply a place to unplug and recharge, we hope you'll discover that JTRidge is more than a place to camp—it's a place to breathe deeply, reconnect with yourself, and experience nature as it was meant to be enjoyed. We're always available if you need us and enjoy getting to know our guests, but we equally respect your privacy and personal space. Whether you'd like local recommendations, have questions, or simply prefer quiet solitude, we're happy to accommodate

your style of visit. Many guests arrive expecting a one-time experience and leave already planning their return. We look forward to welcoming you to our peaceful corner of Iowa.

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
 Website: www.jonescountyiowa.gov



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: 9/16/20

Owner Information

Name on property: Story, Scott & Kimberly			
Address to receive mail:	House Number & Street: 8638 Jungletown Road		Apartment/Unit
	City: Oxford Junction	State: IA	Zip Code: 52323
Phone: (319) 350-3881	E-mail Address: scott.a.story@gmail.com		

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	83	Section	14	Property Address	8638 Jungletown Road, Oxford Junction
Zoning District: Agriculture				County Parcel ID(s), if known: __1514100011__	

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.

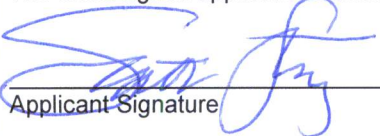
The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

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.

 _____ 9/11/26 _____
Applicant Signature Date

Owner Signature (if different than above) Date

QUESTIONS

WHO TO CONTACT

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

Request for a Special Permitted Use Approval – Commercial Recreation Uses

To Whom It May Concern:

We are requesting approval for a Special Permitted Use permit, for a small, primitive campground located on our personal residence property.

Camping Area/Campground

The campground is approximately 80 feet by 90 feet and is in the far northeast portion of our property. The campgrounds contain three primitive tent camping spaces. Each space consists of a tent area, picnic table, fire ring, and access to firewood.

The camping area has:

- No electricity or running water.
- No RVs, travel trailers, camper vans, or car camping.
- Limited access, requiring a walk of approximately three-quarters of a mile through the woods.

In addition, when we purchased the property, there was an existing 11-foot by 16-foot hunting shack located in the woods on a bluff near our home. The shack is a basic wooden shelter with **no electricity, running water, plumbing, or insulation**. It has a separate outhouse equipped with a camping toilet that uses removable liners. This is offered in the form of a simple structured tent for campers without a tent.

Traffic and Access

Due to the small number of camping spaces and limited occupancy, we do not anticipate the camping area creating any significant increase in traffic in the surrounding area.

Noise and Impact on Neighbors/Livestock

The camping area is intended for people who want to enjoy the land, woods, river, trails, and sounds of nature. We expect/ have found noise levels to be very low.

At the campground normal activities may include conversations, laughter, walking the trails, and sitting around a campfire. The camping area is approximately three-quarters of a mile from the nearest neighboring residence, allowing the woods to provide a significant natural sound buffer.

The campground is part of our pastureland, where our neighbor, Gene Andresen, is permitted to have cattle roam. The cattle are located on two sides of the camping area and have appeared comfortable and unbothered by the occasional campers.

Sanitation and Waste

Because of the remote location of the campground, a portable toilet or port-a-potty cannot reasonably be transported or serviced at the campgrounds.

Instead, on the property we provide **three primitive outhouses**, each equipped with a camping toilet that uses removable can liners. Campers are required to remove their used liners. No human waste is to be left at their campsite or anywhere on the property.

Likewise, campers are required to remove all their trash and personal belongings when they leave. We intend to maintain the area as a clean, primitive camping environment with respect to nature.

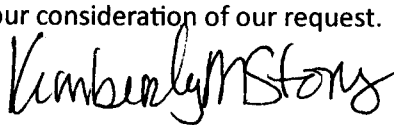
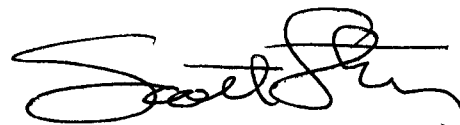
Because this is our personal residence and property, we also hold anyone using the property accountable for their behavior and expect all guests to respect the land, wildlife, livestock, neighbors, and surrounding natural environment. We are onsite and monitoring campers during their stays.

Our goal is to provide a quiet, simple opportunity for a very limited number of people to enjoy the outdoors, river, woods, trails, and surrounding wildlife. We believe the small size, remote location, limited occupancy, and primitive nature of the campground make this a very low-impact use of the property.

We respectfully request approval of the Special Permitted Use for this primitive campgrounds.

Thank you for your consideration of our request.

Respectfully,

Index Legend
Location: Gov. Lot 4, Sec. 14, T.83N. R.2W.
Requestor: Scott Story
Proprietor: Scott & Kimberly Story
Surveyor: Michael J. Weber
Surveyor Company: Weber Surveying, LLC
& Return To: 26789 46th Ave, Bernard, IA 52032
mjweber@bernardtel.com 563-590-4993

PLAT of SURVEY - RETRACEMENT
the West 15 Acres of Government Lot 4 lying
North of the Road in Section 14, T.83N. R.2W. of
the 5th P.M. in Jones County, Iowa

LINE	BEARING	DISTANCE
L1	S 81°02'51" E	75.19'
L2	S 62°52'00" E	90.35'
L3	S 67°55'10" E	92.77'
L4	S 70°17'47" E	49.63'
L5	N 15°23'13" E	39.32'
L6	N 17°42'19" E	65.22'
L7	N 33°54'10" E	78.11'
L8	N 20°17'21" E	57.64'
L9	N 41°03'29" E	90.03'
L10	N 43°32'27" E	41.10'
L11	N 45°30'33" E	61.83'
L12	N 54°17'45" E	89.60'
L13	N 71°22'10" E	116.18'
L14	N 70°17'47" W	68.10'

	NEW PARCEL LINE
	ROW EASEMENT LINE
	EXISTING PARCEL LINE
	CENTERLINE OF ROAD
	FENCELINE
	RECORDED DIMENSION
	POINT OF BEGINNING RIGHT OF WAY ACRES

GOVERNMENT LOT 3
SECTION 14
T.83N. R.2W.

JUNGLETOWN ROAD
EASEMENT FOR
PUBLIC HIGHWAY
(WIDTH VARIES)

SW COR., SE-NE, SEC 14,
T.83N. R.2W. OF THE 5TH P.M.
FOUND 5/8" DIA. STEEL REROD
W/ORANGE PLASTIC CAP
MARKED "WEBER PLS 15084"

THE WEST 15
ACRES OF
GOVERNMENT
LOT 4, EXCEPT
THAT PART
SOUTH OF THE
ROAD IN SECTION
14, T.83N. R.2W.
OF THE 5TH P.M.

AREA:
TOTAL= 11.44 AC
ROW= 0.50 AC
NET= 10.94 AC

THE EAST 7 ACRES
OF THE WEST 22
ACRES OF
GOVERNMENT LOT
4, EXCEPT THAT
PART SOUTH OF
THE ROAD, SECTION
14, T.83N. R.2W.

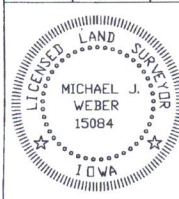
S 00°09'06" W 1444.19
1389.01'

- SHACK
- HOME

N 89°49'16" W 1322.66'
(N 89°23'22" W 1322.81')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	761.20'	122.71'	122.58'	S 76°45'48" E	9°14'13"
C2	716.20'	161.24'	160.90'	N 74°23'46" W	12°53'57"

CENTER SEC. 14, T.83N. R.2W. OF
THE 5TH P.M. FOUND A 5/8" DIA.
REROD W/ORANGE CAP NO. 15084



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

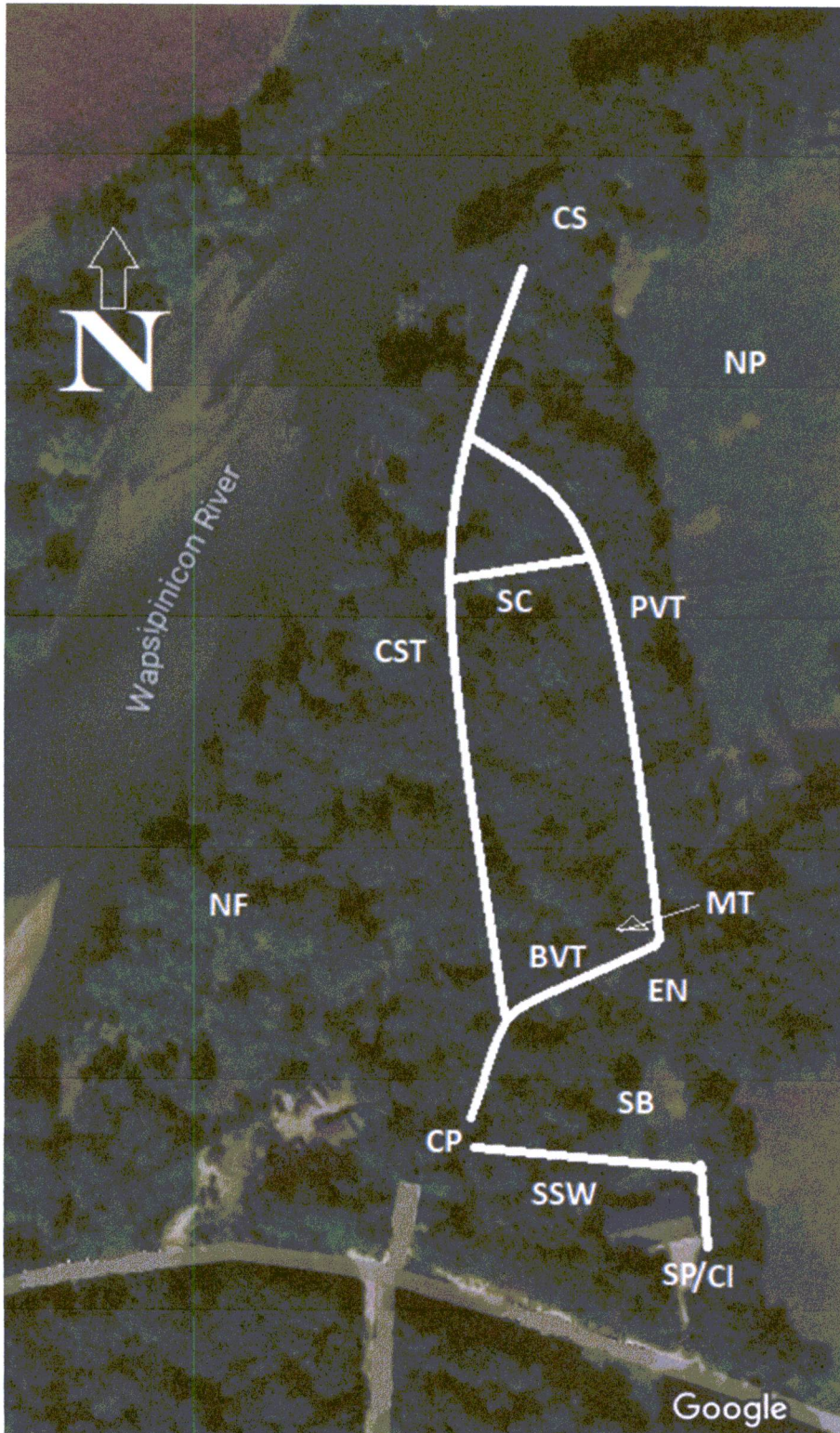
MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 SHEETS COVERED BY THIS SEAL : SHEET NO. 1

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173
FAX: (563) 879-4199

DRAWN BY: MJW
SURVEY DATE: 9/21/21
DWG: 21037-STORY

SHEET 1 OF 1

Jungletown Ridge Map

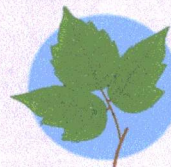


BVT* = Bluff View Trail
 CI = Check In
 CP = Camp Parking
 CS = Camp Sites
 CST* = Camp Site Trail
 EN = Eagles' Nest
 (Cabin style tent space)
 MT = Mother Tree
 (Largest Cottonwood on the property.)
 NF** = Neighbor's Forest
 NP** = Neighbor's Pasture
 PVT* = Prairie View Trail
 SB = Sunbathing Area
 SC = Short Cut
 SP = Sunbathing Parking
 SSW = Slippery Slope Way

Poison Plants: The woods have 3 types of plants that could cause severe itching. Please stay on the trails and in the mowed areas, where we have sprayed to remove the poison plants.

This will make for a much-improved camping/sunbathing experience.

KNOW THESE PLANTS



POISON IVY

Poison ivy grows as a vine or a shrub.

Its compound leaves consist of three individual leaflets connecting to a single stem.

Leaf edges can vary from toothed or smooth to being lobed.



POISON OAK

Poison oak grows as a vine or a shrub.

Usually found with clusters of three leaflets that connect to a single stem.

Leaves resemble oak tree leaves and can be scalloped, lobed, or deeply toothed with round edges.



POISON SUMAC

Poison sumac grows as a shrub or small tree up to 30 feet tall.

It has 7 to 13 leaflets connecting to a reddish stem.

Leaves are oval to oblong and tapered with pointed tips.

* No motor vehicles on the trails.

** Please do not enter our neighbors' properties.

** Do not pet or approach the cattle in the pasture.

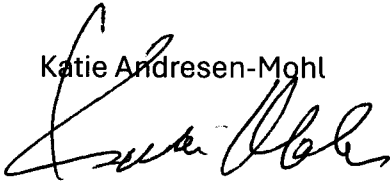
Please FOLLOW us on Facebook: Jungletown Ridge #JTRIDGE

If you take any cool photos, consider sharing and tagging them with #jtridge.

09-15-26

My name is Katie Andresen-Mohl. I own land at 8456 Jungletown Rd Oxford Junction, IA. My land borders Scott Story's land and campground area. It's a small, private, and secluded campground area. You can't see it from the road because there's a bluff. The campground doesn't bother us or our cows that roam the land next to it. Scott & Kim are great neighbors! We love having them next door. I support them getting a campground permit.

Katie Andresen-Mohl

A handwritten signature in black ink, appearing to read 'Katie Andresen-Mohl', written in a cursive style.

14 Sep 26

To Whom it may Concern Jones County

I am writing on behalf of my neighbors Scott and Kim Story and their campground.

I have property across the road from them.

I have no problem with them having a campground. I don't anticipate any issues

Regarding increased noise or traffic. I have seen their campground and it is

Not visible from the road or my property. They are considerate neighbors.

A handwritten signature in black ink that reads "Pat Vacek". The signature is fluid and cursive, with the first name "Pat" and last name "Vacek" clearly distinguishable.

Pat Vacek
8557 Jungletown Rd
Oxford Junction, Iowa 52323

In regard to Scott and Kimberly Story campground:

Todd and Deb Hall

4259 88th Ave, Oxford Junction, IA 52323

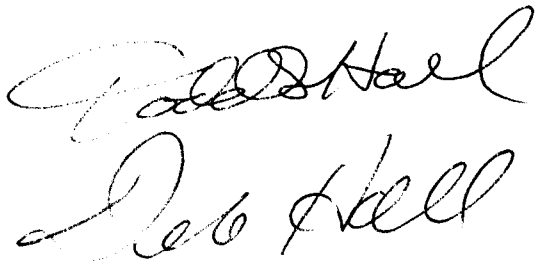
Next door neighbors

We support the campground on Jungletown Road.

We haven't noticed any increase in traffic on Jungletown Rd. It is a small campground. It sits way back in the timber and can't be seen from the road. They do an excellent job of maintaining it.

Its private property and they are very discreet, you wouldn't know it's there.

Todd and Deb Hall

Handwritten signatures of Todd Hall and Deb Hall. The signature for Todd Hall is written above the signature for Deb Hall. Both signatures are in cursive script.

Robert & Rosalie Ahrendsen
7412 Jungletown Road
Oxford Junction, Iowa 52323
563-488-3138

September 15, 2026

Jones County Supervisors,

We are writing to express our support for the campground owned by Scott and Kimberly Story.

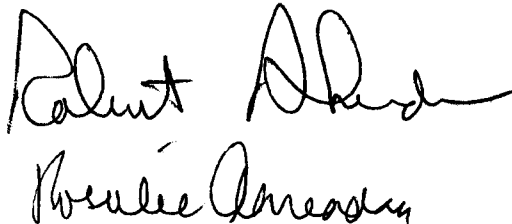
We live on Jungletown Road and drive past the Story residence daily. We have not seen any high level of traffic from their home and have no concerns about excessive vehicle use on our local roads.

We have visited the campground and have seen how small, remote, private and quiet the camp area is. The campground and its campers are not visible from the road. We feel it is a welcome addition to the area and will not be disruptive to the local community.

We strongly support small businesses and look forward to Scott and Kimberly's contribution to Jones County tourism.

Thank you for your time.

Sincerely,

The block contains two handwritten signatures in black ink. The top signature is 'Robert Ahrendsen' and the bottom signature is 'Rosalie Ahrendsen'. Both are written in a cursive, flowing style.

Robert & Rosalie Ahrendsen