
Prepared by and to be returned to: Stephanie Lientz, Linn County Planning & Development
935 2nd Street S.W., Cedar Rapids, Iowa 52404-2100 (319) 892-5130

RESOLUTION APPROVING A TEMPORARY USE

RESOLUTION # 2024-3-42

WHEREAS, Dean Paup, petitioner; Larry Hess, owner; Case JTU21-0001, has requested the Linn County Board of Supervisors' permission to operate a seasonal campground located in the 900 & 1000 Block of Lnenicka Lane.

AND WHEREAS, the Board of Supervisors makes the following Findings of Facts:

1. The campground will operate from April 1, 2021 through October 31, 2021 located at the Hess property located in the 900 & 1000 Block of Lnenicka Lane, Cedar Rapids, Iowa.
2. The campsite area is zoned Recreation-Agricultural (REC-AG) and is located within the floodway.
3. The Board of Supervisors has authorized a maximum of 10 campsites.
4. The campground visiting hours are from Thursday through Sunday and during holidays. Campground leasees have full-time use.
5. Campers shall have the waste pumped from their camper on a monthly basis by a certified company. One handicapped accessible portable restroom facility is required to be on-site for the duration of the Temporary Use.
6. Vehicle trips are estimated to increase by 5 or 6 per day.

AND WHEREAS, the Linn County Technical Review Committee has examined the application and all conditions of approval are listed as part of this Resolution;

AND WHEREAS, the Temporary Use application has been examined by the Linn County Board of Supervisors at a public meeting on March 29, 2021, all interested persons having been heard;

NOW THEREFORE, BE IT RESOLVED, that the Linn County Board of Supervisors approve the application, Case JTU21-0001, subject to the following conditions:

LINN COUNTY PLANNING & DEVELOPMENT (Zoning & Building Divisions)

1. The Temporary Use may be reviewed at any time during the duration of the permit to ensure that all conditions have been or are being met.
2. Existing electrical services for campers shall be tested for proper grounding and function and repaired/replaced as necessary by a licensed electrician.

3. Provide our office a current list of the campsite leasees, including mailing addresses and phone numbers.
4. Dean Paup shall be the designated Campground Manager and shall be responsible for notifying/warning campers in the event of a flood warning.
5. The designated Campground Manager shall be responsible for relocating RV's outside of the flood hazard area in the event of a flood warning; in addition, Campground Manager shall provide proof of ownership or access to a vehicle capable of removing/ towing the RV's out of the flood hazard area.
6. All RV's shall be operable, fully licensed with up-to-date registration.
7. No permanent or semi-permanent tie-downs or anchors shall be installed that would prevent prompt removal of the RV from the site in the event of a flood threat.
8. Maintain maximum of 10 campsites.
9. Adhere to campground visiting days: Thursday through Sunday, holidays (campground leasees are allowed fulltime use).
10. Portable toilet and individual camper waste receptacles will be maintained and clean.
11. The applicant or owner shall obtain and submit proof of a liability insurance policy prior to Board of Supervisors approval and maintain current insurance throughout the Temporary Use.
12. The petitioner shall sign an "Acceptance of Conditions" form which provides assurance that all conditions will be met prior to the Board of Supervisors Resolution of Approval, and specifically agrees to hold Linn County harmless from any and all damages or claims for damages that might arise or accrue by reason of approval of the Temporary Use permit by the Linn County Board of Supervisors. Further, by signing the "Acceptance of Conditions" form, the petitioner shall agree to allow employees of the County reasonable access to the property for inspection and for submission of documents to verify any additional information.

LINN COUNTY ENGINEERING

1. Rock the private lane to county standards by placing 5" of Class A road stone 16' wide (0.4 tons per foot of roadway length). Maintain to private lane standards.
2. Mark private lane with white on blue street sign and cabin sites with white on blue address signs placed in accordance with county standards. Maintain and replace signage as needed by applying at the Secondary Road Department.

LINN COUNTY PUBLIC HEALTH DEPARTMENT

1. Campers must have self-contained waste that is properly disposed at a municipal sewer plant or an approved on-site septic system.
2. Require submittal of a copy of the written contract with the DNR certified/licensed septage pumper.
3. Septic tanks at the flooded structures deemed non-habitable must be properly abandoned per Linn County Ordinance Chapter 10 Article VI.
4. Any structure that is not habitable, debris, and junk, etc. must be properly removed to prevent safety hazards.

Comments:

1. Prior to using any existing water well, LCPH recommends testing to determine if water is potable.
2. If any well is not in use, it should be properly abandoned and plugged per Linn County Ordinance Chapter 10.

LINN COUNTY SHERIFF'S OFFICE

1. Camper sites must be identified.

LINN COUNTY EMERGENCY MANAGEMENT

1. A tone alert weather radio is required to be on site.
2. Procedures to provide shelter for campers during severe weather shall be identified in a Severe Weather Plan and this information shall be provided to each camper.

WHEREAS, failure to comply with any of the above conditions in a timely manner will void this temporary use permit.

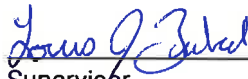
NOW, THEREFORE, BE IT RESOLVED, by the Linn County Board of Supervisors that said temporary use is hereby approved.

Passed and approved this 31st day of March, 2021.

Linn County Board of Supervisors


Chair


Vice Chair


Supervisor

Aye: 3

Nay: 0

Abstain: 0

Absent: 0

Attest:


Joel Miller, Linn County Auditor


Deputy Auditor

State of Iowa)
) SS
County of Linn)

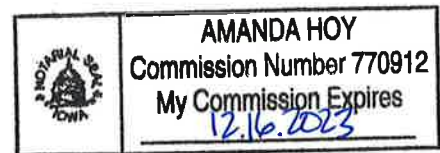
I, Joel Miller, County Auditor of Linn County, Iowa hereby certify that at a regular meeting of the said Board of Supervisors the foregoing resolution was duly adopted by a vote of:

3 Aye 0 Nay 0 Abstain and 0 Absent from voting.

Joel Miller by Paul Betts
Joel Miller Deputy Auditor

Subscribed and sworn to before me by the aforesaid Joel Miller, on this 31st of March, 2021.

Amanda Hoy
Notary Public State of Iowa





Zoning Division

Temporary Use Application

Owner Information:		Applicant Information:	
Owner	Larry Hess	Applicant	Dean Paup
Address	110 Lincoln Ave W Unit D Lisbon, Ia 52253	Address	404 W 2 nd St Box 315 Mechanicsville, Ia 52306
Phone	319-981-1826	Phone	319-551-8093
E-mail		E-mail	dean.paup@gmail.com
Surveying Co:		E-Mail	
Engineer:		Phone	
Property Information:			
Property Address or Address Range (block) 900 & 1000 Block of Lnenicka Ln CR 52404			
Brief legal(s) (Sec./Twp./Range) 510 SW SE SW 4.82-6 NENW 9-28-6			
GPN(s) 1804 376 001 0000 & 1809 20100100000			
Rural Land Use Map Designation AA & CRNA			
Current Zoning	AG - REC	Total Acres	91 acres
Submittal Requirements: Application, Fee, Minor Site Plan Drawing Proof of Insurance (if applicable)			
The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Linn County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the office of Linn County Planning and Development to conduct a site visit and photograph the subject property.			
This development is subject to and shall be required, as a condition of final development approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval.			
Owner		Applicant	
Date	02/28/2021	Date	2-28-21
Case #	JTU21-0001	Date Received	
Receipt#		RECEIVED	
		MAR 08 2021	

LINN COUNTY OFFICE
OF PLANNING & ZONING

The following information shall be provided with the application:

Is the property located within a Flood Plain? YES NO

Is the Proposed Use within the Flood Plain area? YES NO

Temporary use period:

Beginning 4-1-2021

Ending 10-31-2021

Description of Proposed Use:

Camping 7 days a week for leases
Thurs - Sunday and Holidays for visitors

Days & Hours of Operation

24 hrs a day

Will a building or structure be used and what type?

NO

Will there be a sign? Per Article V, section 107-94 (j) include dimension details and content.

NO

Have you contacted the Building Division for review of applicable building code requirements?

YES NO campers will have facilities pumped out monthly by a certified company. Handicap porti potty must be on site

Restroom Facilities:

Currently provided on site.

Portable will be brought to the site.

None available.

Estimated increase in vehicle trips per day 5-6 per day

Type of vehicles using facility campers, trucks, cars
pick-up

Does the property have access from a state highway? YES NO

(If yes, review with Iowa Department of Transportation at (319) 365-3558.

Number of parking spaces provided NA

The following documents shall be attached:

- Proof of Insurance
- Minor Site Plan

