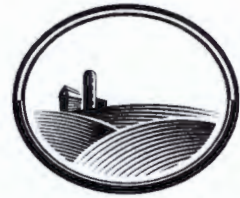


Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@co.jones.ia.us](mailto:landuse@co.jones.ia.us)  
<http://www.jonescountyiowa.org>



## Jones County Zoning Special Permitted Use Application

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

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

Fee: \$225.00 (non-refundable) payable to Jones County, with the completed application *pdck #1112*

Date Application Filed: 07/20/21

*contract owner*

Owner Information			
Full Name:	Last <i>Wilchen</i>	First <i>Brennen</i>	M.I. <i>J</i>
Address	House Number & Street: <i>3315 Westwood Dr NW</i>		Apartment/Unit
	City: <i>Cedar Rapids</i>	State: <i>IA</i>	Zip Code: <i>52405</i>
Phone:	<i>(319) 826-7716</i>	E-mail Address:	<i>BrennenWilchen@gmail.com</i>

*deed holder*

Applicant Information			
Full Name: (If different from above.)	Last <i>Diers</i>	First <i>Jason</i>	M.I.
Address	House Number & Street: <i>301 Hubbard St.</i>		Apartment/Unit
	City: <i>Colesburg</i>	State: <i>IA</i>	Zip Code: <i>52035</i>
Phone:	<i>(563) 920-9185</i>	E-mail Address:	

Parcel Information			
Township	<i>Lowell</i>	Section	<i>33</i>
Property Address		<i>19584 Military Rd, Monticello, IA</i>	
Zoning District	Agricultural <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Residential <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	County Parcel ID(s), if known: <u><i>0233100011</i></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 - Agricultural District Special Permitted Uses Article V – Section 1. D.**

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

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

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

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

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

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

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

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

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

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

- Adult entertainment uses subject to Article XII.

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

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



## **Description of the Campsite**

Camp Kelly focuses on creating a relaxing, peaceful, and disconnecting glamping experience from the late months of spring to the early months of fall. Our camp encourages our guests to go to local restaurants, bars, and shops to experience the lovely parts of Monticello, IA. On the camp, we have two large safari tents and one Lotus Belle mongolian yurt spread across three acres of wooded land. In each tent, we have a queen sized bed, portable heater, extra blankets, battery operated fans, lamps, and safety materials. Outside the tents, we have a firepit with a seating area, a cotton-quilted hammock, and a propane griddle. Each campsite has a basic first aid kit and a small fire extinguisher. In the centralized area between the three campsites, we have a large fire extinguisher and an OSHA grade first aid kit.

## **Impact on the Surrounding Agricultural Land and Livestock**

At the camp, we encourage everyone to use the site dedicated trash cans along with the porta potty located in the parking area. This helps decrease the amount of waste that affects our land and our neighboring lands. The adjacent lands have livestock in their pastures, so reducing waste helps keep their environment clean. Refer to the attached documents for information regarding the CSRs of our land and the adjacent lands.

## **Anticipated Traffic Volume**

Due to the variability in both booking rates, weather, and carpooling of guests, traffic volume is difficult to predict. However, based on our competitors and their booking rates, we can make a prediction regarding the traffic volume expected. During a regular month, occupancy averaged around 66%. At that occupancy, two of our three camps would be booked on any given business day. Assuming all guests carpool, this rounds out to two cars per business day. Overall, this brings our average monthly traffic to approximately 60 cars. Without carpooling, we expect about 120 cars per month based on that occupancy rate.

We heavily encourage our guests to bring bikes to explore the hotspots in the local area. This will reduce vehicle traffic in the area, promote exercise, and support local businesses. In the future, we plan to supply bikes for our guests.

## **Availability of Emergency Services**

At Camp Kelly, safety is our main priority. For this reason, the firepit of each campsite is placed far away from the tent to reduce the risk of fire. Each campsite is stocked with a fire extinguisher and a first aid kit for emergencies. In addition, there is a larger fire extinguisher and an industrial OSHA grade first aid kit in the center area between the three campsites. In the event of an extreme fire or medical emergency, proper authorities will be notified to help resolve the situation. The camp is located three minutes from Monticello, so emergency services can arrive quickly.

## **Noise Impact**

Keeping the noise to a minimum on our campsites is one of our main concerns. Thus, we have instated a "quiet time" policy that restricts our guests from loud activities past 10:30pm. This ensures that the livestock on adjacent pastures, neighbors, and guests of each campsite are not disturbed at the later hours of night.

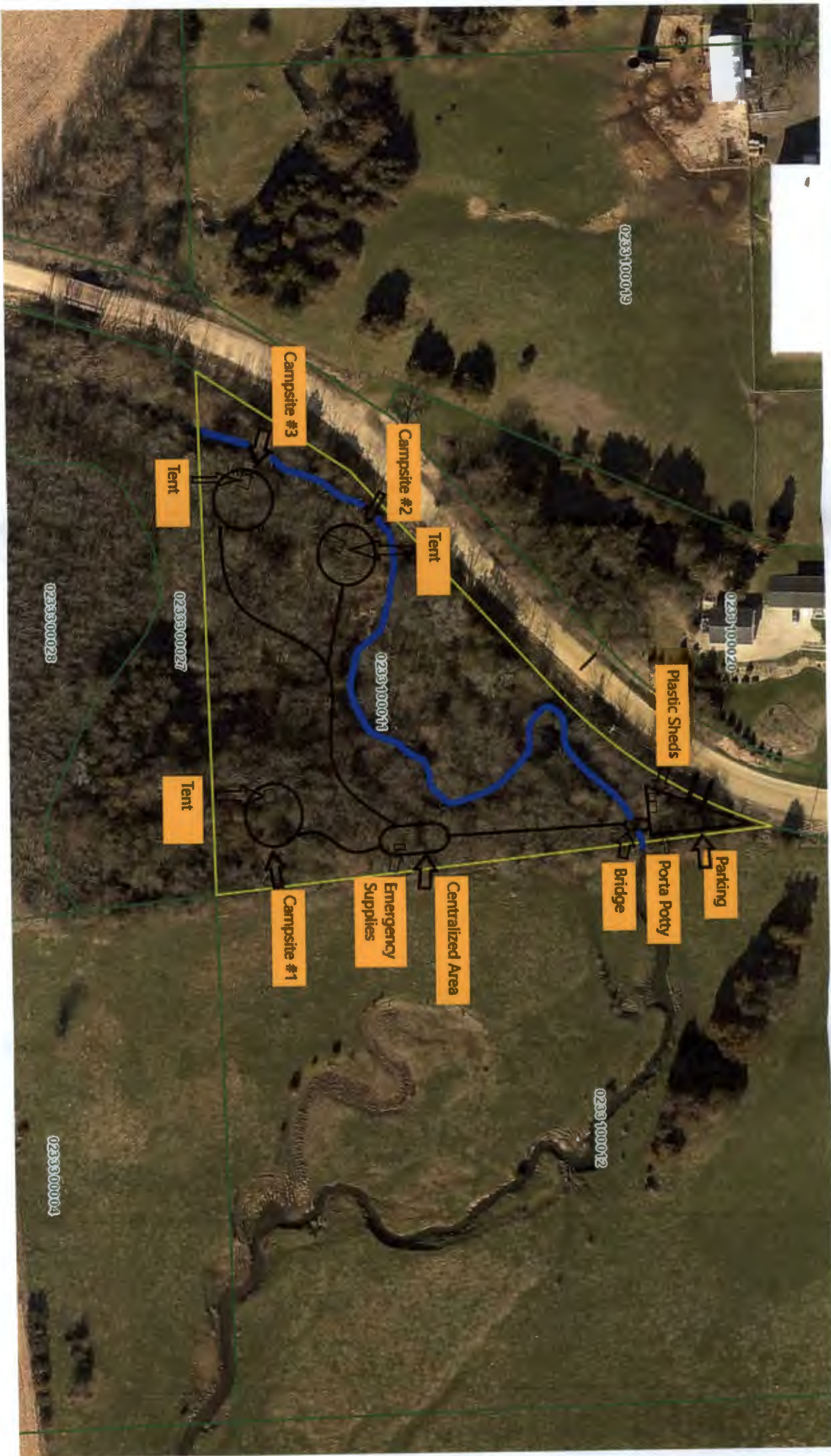
## **Safety Features**

As described in the Emergency Services section, we provide first aid kits and fire extinguishers in multiple designated locations throughout the camp. Each campsite is provided with a five-gallon bucket of water and a bucket of wet sand for the purpose of putting out recreational fires. Each night or upon request, camp employees will refill both sand and water buckets for the next day. Guests are also required to stay on mulched trails whenever moving throughout the property. This provision helps to keep guests within the campgrounds and prevent injuries caused by natural terrain.

## **Waste Disposal**

Trash cans are located at each campsite and throughout the property, providing convenient areas for the disposal of waste products. A Porta Potty is located in the parking area for use by guests. Currently, all trash from the camp trash cans is disposed of personally by camp staff. In the future, we plan to establish the camp on the dedicated garbage line. We currently have two large trash cans to hold our weekly waste until its collection by the waste disposal company. To empty and clean the porta potty, a local company will be hired. This company will dispose of the waste on a monthly basis. Camp staff are unable to properly dispose of the waste, so this company will be hired and scheduled prior to opening.

**If any questions remain, give Brennen Wilcher a call at 319-826-7716**



0233100013

0233100020

0233100071

0233100012

023300027

023300028

023300041

Plastic Sheds

Parking

Porta Potty

Bridge

Centralized Area

Emergency Supplies

Campsite #1

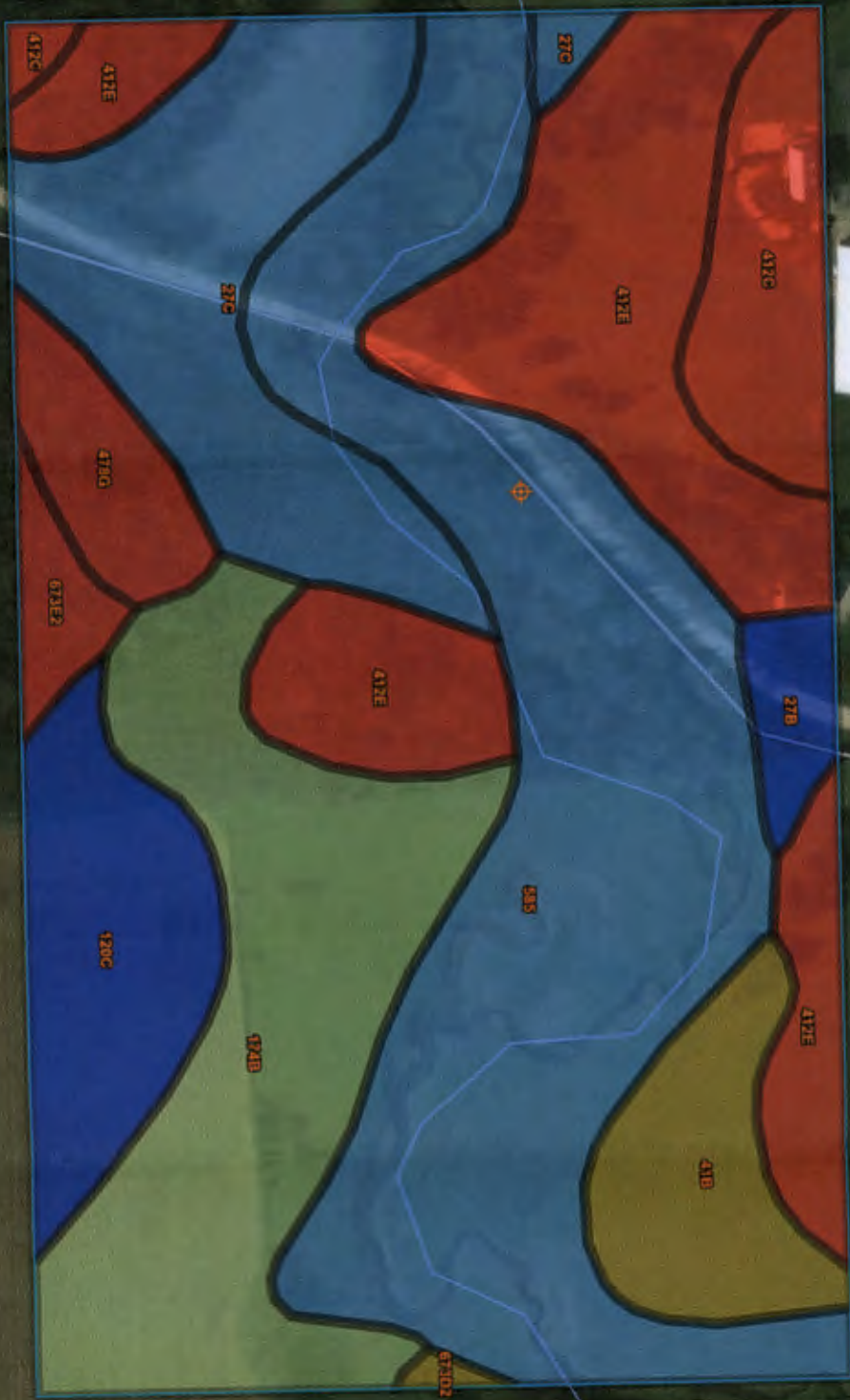
Tent

Campsite #2

Campsite #3

Tent

Tent



## Michele Lubben, Deputy Auditor

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**From:** Brennen Wilcher <brennenwilcher@gmail.com>  
**Sent:** Tuesday, April 20, 2021 2:08 PM  
**To:** Michele Lubben, Deputy Auditor  
**Subject:** Re: Jones County Special Use Permit

Good Afternoon,

- 1, We will make sure to get that sign picked up from the office and installed this week,
2. We filled out the form understanding that it's zoned agricultural, which now looking at the page it specifically says "not used for zoning purposes", please adjust our form accordingly, sorry for the inconvenience.
3. When it comes to the availability of water, the Kitty Creek runs through the property but there is currently no access to a well. That being said we do provide an entire case of water to our guests every night. We also provide multiple buckets of water to put out fires, and we encourage our guests to go to the local Karees to take showers if they choose to.

A. When we began the process of starting the camp we did some basic research and we had a hard time finding the correct documents to look at. We are very young and saw nothing wrong with what we were doing so we continued the process of opening the campsite not realizing we needed to get a special permit to allow us to run the Airbnb on our land. We have now learned our lesson and will use this as a teaching moment for our future endeavors and it was never our intentions to deliberately do anything we weren't supposed to do. The Airbnb listings were set to go live automatically and that's why they were posted, I again apologize for the inconvenience.

B. Regarding parking, we have 6 parking spaces available, this means we have a total of 2 parking spaces per campsite. Each site only holds a maximum of two people, meaning we should have plenty of parking for our guests. We would really prefer to not offer off-street parking being that it is a dirt road and it could impede the flow of traffic.

4. While attending the zoom meeting would I be able to return the sign at a sooner or later date, and will I need to address the board at all during the meeting?

If you have anymore questions or concerns please feel free to reach me here, or on my cell: 319-826-7716

Sincerely, Brennen

### Summary

Parcel ID	0233100011
Property Address	19584 MILITARY RD MONTICELLO IA 52310
Sec/Twp/Rng	33-94-03
Brief Tax Description	33 94 03 SE NW E OF RD W OF SHOVER (Note: Not to be used on legal documents)
Deed Book/Page	2019-0805 (3/21/2019)
Contract Book/Page	2020-1694 (6/9/2020)
Gross Acres	3.00
Net Acres	3.00
Class	A - Agriculture (Note: This is for tax purposes only. Not to be used for zoning.)
District	LOVMO - LOVELL TWP/MONTICELLO SCH
School District	MONTICELLO SCHOOL

### Owner

On Tue, Apr 20, 2021 at 12:02 PM Michele Lubben, Deputy Auditor <michele.lubben@jonescountyiowa.gov> wrote:

Brennen,

I am in receipt of your Special Permitted Use application submitted to the Board of Adjustment. Just a few things regarding the application:

1. A red zoning sign is required to be posted on the property by May 5<sup>th</sup>. The red zoning sign can be picked up in the Auditor's office Monday – Friday 8 am – 4:30 pm. The red zoning sign is generally placed on the property



(not in the road ROW) and must be visible from the road. It contains the Land Use office phone number for questions from the public.

2. This property is located within the Residential District. Your closest option for your proposed use is under - Parks, playgrounds, golf courses, service organizations and recreational uses. I would say generally our campgrounds in Jones County are in the Agricultural District under the Commercial Recreational Uses or zoned C-1 or C-2 Commercial. Do you want me to leave your application as it is listed in the Agricultural District or change the application to reflect the Residential District under the Parks, playgrounds, golf courses, service organizations and recreational uses? Your other option would be to re-zone to Agricultural or Commercial, however, the surrounding properties are also zoned Residential, so re-zoning would be more difficult.
3. I know it is not listed in the application, however, just knowing my Board, they are going to ask about availability to water. Is there a well? Also, I feel like the parking area may not be sufficient for the amount of occupants on the location so please be prepared to supply more information on off-street parking. Lastly, they are going to want to know why you did not go through the proper procedure and proceeded to start this venture without proper zoning approval.
4. The meeting will take place at 4:00 p.m. on May 18<sup>th</sup>. They meet in the lower level of the Courthouse. There will be an electronic zoom feature in addition to the in-person meeting option. The red zoning sign will need to be returned at that meeting.

Michele Lubben

Deputy Auditor & Land Use Administrator

Jones County Auditor's Office

500 W. Main St. Rm. 113

Anamosa, IA 52205

319 462-2282

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

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# Hi, I'm Brennen

Joined in 2019



★ 13 reviews

✓ Identity verified

## About

🏠 Lives in Monticello, IA

## Brennen confirmed

✓ Identity

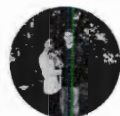
✓ Phone number

[Learn more](#) about how confirming account info helps keep the Airbnb community secure.

## ★ 13 reviews

October 2020

My husband and I had such a great time staying here. The place is so cozy and a perfect way to enjoy fall. There was something so serene about hanging out there for the day. The bed is comfortable, ... [read more](#)



**Baylie, Des Moines, IA**

Joined in 2017

October 2020

Beautiful place! The experience was definitely worth the price. Although we didn't have the solar generator when we came, we still made the best of our stay! The only thing that would have made it better would have been if everything would have been stocked and available for us when we arrived. The lighter fluid was gone, the torch

lighter didn't work, there were several lanterns out of batteries (and only 1 replacement battery), no firewood. We came in mid-October and it was a little chilly at night, but we would like to come back in the spring too! :) [read less](#)



**Brittney, Burlington, IA**

Joined in 2020

October 2020

Brennan was quick to respond to the queries I had. The lotus tent was superbly comfortable... the thoughtful decor and the add ons : like playing cards, aroma defuser etc. was really thoughtful. Its a great experience stay for someone who is new to camping :) my husband Brian and me really loved every bit of it :) [read less](#)



**Taniya, Mumbai, India**

Joined in 2016

October 2020

Decided to surprise my boyfriend with a nights getaway. This was the perfect place to do so! Even better then expected. We didn't have any power because of a cow getting out, which was absolutely fine :). Everything about the night was perfect. Owner is very friendly! [read less](#)



**Akaisha, Manchester, IA**

Joined in 2018

October 2020

Very clean and very nice people! We had a great time but we were expecting the outdoor shower when we booked the place, but is currently broken. We only had electricity for a couple hours one night because the cows kept knocking the panels over. Other than that we had a great time! [read less](#)



**Elaina, Grand Junction, IA**

Joined in 2020

October 2020

What an incredibly romantic experience! From the thoughtful, homey touches (like cozy pillows and seasonal decor), to the breathtaking location, this is glamping at its

finest. The hosts, Brennen and... [read more](#)



**Melissa, Marion, IA**

Joined in 2020

September 2020

Had a great stay! Such a beautiful area and very clean! Brennen was amazing as well! Very accommodating and helpful! Would deff recommend and will be back!



**Ellen, Dubuque, IA**

Joined in 2020

September 2020

The campsite was perfect! We loved it! We were surprised when we noticed the little things they were there for comfort, diffused, fan, lamps, etc. We did spot a couple spiders, but why do you... [read more](#)



**Krystle, Dubuque, IA**

Joined in 2019

September 2020

Brennen's place is beautiful! The bed is comfy, the tent is gorgeous and so spacious. Even with colder temps the tent kept us very warm. The solar lights provided a nice home feel. All the extra decor... [read more](#)



**Ashley, Rockford, IL**

Joined in 2017

September 2020

Really sweet space for camping!! Lots of extra touches we didn't expect. Loved the seasonal decor! Easy to reach the owners with quick response!!!

**Kari, Springville, IA**

Joined in 2020