
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 # 2021-6-86

WHEREAS, Wendling Quarries Inc., owner; Horsfield Construction, petitioner; Case JTU21-0006, has requested the Linn County Board of Supervisors' permission to operate a portable concrete plant to be used for county road projects on Palo Marsh Road and Shellsburg Road, located at 6101 Blairs Ferry Rd, Cedar Rapids, Iowa.

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

1. The portable concrete plant will operate from June 16, 2021 and end by September 1, 2021.
2. A temporary concrete plant is permitted under the provisions of Article V, Section 107-93, §(c)(1) of the Linn County Unified Development Code.
3. The property is located at 6101 Blairs Ferry Rd, Cedar Rapids, Iowa.
4. The property is zoned AG (Agricultural) and is 28.3 acres in size.
5. Approximately 0.5 acres will be used for the temporary use.
6. The owner of the property is Wendling Quarries Inc.
7. The operator of the portable concrete plant will be Horsfield Construction.
8. The plant may operate between the hours of 6:00 AM to 8:00 PM, seven days a week.
9. Two portable toilets and one hand washing station will be accessible on-site for the duration of the operation of the plant.
10. The applicant estimates an increase to a maximum of 500 vehicle trips per day due to the operation of the portable concrete plant.

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 June 14, 2021, all interested persons having been heard;

NOW THEREFORE, BE IT RESOLVED, that the Linn County Board of Supervisors approve the application, Case JTU21-0006, subject to the following conditions:

LINN COUNTY PLANNING & DEVELOPMENT (Zoning Division)

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. All building, electrical, mechanical, plumbing and zoning permits will be obtained as necessary.
3. Adhere to the operating hours indicated in the temporary use application; 6:00 AM to 8:00 PM, seven days a week.
4. The temporary use permit period will be begin June 16, 2021 and expire no later than September 1, 2021.
5. Restrooms are required to be available during the hours of operation.
6. The applicant or owner shall obtain and submit proof of a liability insurance policy prior to Board of Supervisors approval.
7. 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 PLANNING & DEVELOPMENT (Building Division)

1. An electrical permit is required for new electrical services and/or the installation of non-chord and plug electrical equipment associated with the batch plant.
2. Two permanent or portable restrooms shall be on-site and serviced for the duration of the operation of this concrete plant.

LINN COUNTY ENGINEERING

1. Placement of 6" thick macadam stone (or other clean crushed product approved by engineer) pad for aggregate stockpiles.

IOWA DEPARTMENT OF TRANSPORTATION

1. No conditions to be met.

LINN COUNTY HEALTH DEPARTMENT

1. Approval from the Air Quality Division for Air Quality Construction Permit.
2. Submit Notice of Relocation to Linn County Public Health at least seven (7) days prior to moving the equipment to the proposed location.

LINN COUNTY SHERIFF'S OFFICE

1. Supply an after-hours call list to the Sheriff's Office (must have more than 1 contact person).

LINN COUNTY EMERGENCY MANAGEMENT

1. Applicant shall submit a Severe Weather Plan for Special Events or Venues to the Linn County Emergency Management Agency for review and approval.

LINN COUNTY E-911 COORDINATOR

1. No conditions to be met.

LINN COUNTY CONSERVATION

1. No conditions to be met.

NATURAL RESOURCE CONSERVATION SERVICE

1. Applicant shall review operation and proposed addition with the Iowa DNR and Army Corps of Engineers and implement any required actions.
2. Applicant shall ensure that all stormwater runoff from the plant is contained on site.

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 16th day of June, 2021.

Linn County Board of Supervisors

Stacey Walk
Chair

[Signature]
Vice Chair

Louis J. Zittel
Supervisor

Aye: 3

Nay: 0

Abstain: 0

Absent: 0

Attest:

Joel Miller by Rebecca Skoop, Deputy
Joel Miller, Linn County Auditor

State of Iowa)
) SS
County of Linn)

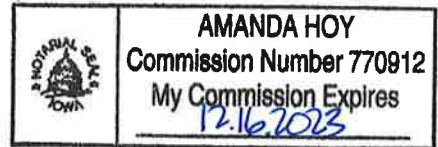
I, Joel Miller, County Auditor of Linn County, Iowa hereby certify that at a regular meeting of the said Board of Supervisors the foregoing resolution was duly adopted by a vote of:

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

Joel Miller by Rebecca Sharp, Deputy
Joel Miller

Subscribed and sworn to before me by the aforesaid Joel Miller, on this 16th day June, 2021.

Amanda Hoy
Notary Public State of Iowa





Zoning Division

Temporary Use Application

Owner Information:		Applicant Information:	
Owner	Wendling Quarries, Inc.	Applicant	Horsfield Construction, Inc.
Address	P.O. Box 230 DeWitt, IA 52742	Address	505 East Main St. Epworth, IA 52045
Phone	563-659-9181	Phone	563-876-3335
E-mail	johnl@wendlingquarries.com	E-mail	scottb@horsfieldinc.com
Surveying Co: Engineer:			E-Mail Phone
Property Information:			
Property Address or Address Range (block)	6101 Blairs Ferry Rd, Cedar Rapids, IA 52411		
Brief legal(s) (Sec./Twp./Range)	SW ¼ Sec. 26 T84N-R8W		
GPN(s)	LAT 42° 03' 10" N LONG 91° 44' 46" W		
Rural Land Use Map Designation	AA		
Current Zoning	AG	Total Acres	4 Acres
Submittal Requirements: Application, Fee, Minor Site Plan Drawing Proof of Insurance (if applicable) Severe Weather Plan (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	Wendling Quarries, Inc. by John L. Dushill	Applicant	Scott Boyd - Horsfield Const. Inc.
Date	6/3/21	Date	6/3/21
Case #	JTU21-0004	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUN 09 2021</p> <p style="text-align: center;">LINN COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT</p>	
Receipt#			

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 As soon as Permit is Approved

Ending 9/1/2020

Description of Proposed Use:

Setting Portable Concrete Plant Temporarily for Linn County Road Project

Days & Hours of Operation

Monday-Saturday 5:00 am – 8:00 pm

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

Restroom Facilities:

Currently provided on site.

Portable will be brought to the site.

None available.

Estimated increase in vehicle trips per day Maximum of 500

Type of vehicles using facility Dump Trucks and Semis

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 Enough for all vehicles


The following documents shall be attached:

- Proof of Insurance
- Minor Site Plan
- Proof of Insurance (if applicable)
- Severe Weather Plan (if applicable)

Legend

 CONSTRUCTION SITE

 PORTABLE PLANT LOCATION

 ROUTE TO CONSTRUCTION SITE

