



Zoning Division

Exclusive Use Rezoning Application

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| Owner Information: Owner _____ Address _____ Phone _____ | Applicant Information: Applicant _____ Address _____ Phone _____ |
| Surveying Co: _____ Engineer: _____ | E-Mail _____ Phone _____ |
| Property Information: Property Address or Address Range (block) Brief legal(s) (Sec./Twp./Range) GPN(s) Rural Land Use Map Designation Current Zoning _____ Total Acres _____ Proposed Zoning _____ | |
| See attached pages for submittal requirements per the Linn County Unified Development Code Article VII Section 107-145 (h). A formal pre-application meeting is required prior to submitting this application. Pre-app mtg. date _____ Staff present _____ | |
| <p>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.</p> <p>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.</p> | |
| Owner _____ Date _____ | Applicant _____ Date _____ |
| Case # _____ Receipt# _____ | Date Received _____ |

- h. Application for landfill siting and EU-1 Sanitary Landfill District reclassification.** The applicant shall submit an application for zoning district reclassification and local site approval to the Board. The Board shall forward the application to the Department to review the completeness of the application. The Department shall provide to the Board their findings within fourteen (14) working days upon receipt. A complete application includes the following:
- 1) A completed application form.** The application must be on forms as provided by the Department which will include, but not be limited to, information required by Iowa law for local siting approval. The application form must be signed by the owner(s) of the property as such and, if applicable, the entity seeking the reclassification as applicant. However, in the event that the applicant is a public entity and cannot procure the owner's signature, proof of notification to the owner of intent to submit an application for zoning reclassification and local siting approval for the owner's property shall be submitted.
 - 2)** The application fee, as authorized by the Board of Supervisors by resolution, for the specific review and processing of the rezoning reclassification and the application fee, as authorized by the Board of Supervisors by resolution, for the specific processing and review of the landfill siting application.
 - 3)** The applicant shall provide proof of written notice and proof of publication of notice of their intent to submit an application to the Board of Supervisors for local siting approval and zoning district reclassification in the manner as prescribed for in Iowa Code Section 455B.305A. One complete paper copy and one complete electronic copy of the mailing list utilized to provide written notice to property owners shall be provided to the Board.
 - 4)** The applicant shall demonstrate notice to the Iowa Department of Natural Resources (IDNR) that the local siting process has been initiated.
 - 5)** Detailed plans, maps and reports shall be submitted in the numbers as indicated herein or as approved by the Department. The data in the following reports shall be prepared in a form which facilitates its use in proper engineering design of the landfill. Problem areas must be delineated and recommendations for proper solution included in the report. The following shall be submitted:
 - a. Map or aerial photograph.** The map or photograph shall be at a scale of not more than 400 ft. to the inch. The map or photograph shall locate the boundaries of the site and identify the following:
 1. North compass point.
 2. Zoning and land use within one mile.
 3. Haul routes to and from the site with load limits or other restrictions.
 4. Residential structures and other buildings within at least one mile.
 5. Section lines and/or other legal boundaries.
 6. Nearby runway used or planned to be used by turbojet or piston-type aircraft at FAA
 7. Certified airports.
 8. Lakes, ponds, watercourses, wetlands, dry runs, and/or rock outcroppings within one mile of the site.
 9. Topography and drainage patterns within one mile.
 10. All wells within one mile.
 11. A bench mark.
 - b. A major site development plan.** The plan shall be prepared in the following manner and with the following information:
 1. Number of Copies and Size: - Ten (10) copies on 8 1/2" x 11" sheet size minimum - larger as required (18" x 24" preferred). Ten (10) copies of the same site development plan on 11" x 17" sheet size (must be legible).
 2. Scale: 1" = 50' or as approved by the Zoning Administrator
 3. Preparation: Only by an engineer certified in the State of Iowa.
 4. Orientation: Include North directional arrow and map scale indication.
 5. Location map showing relation to surrounding roads, streams, and public facilities.
 6. Address and legal description of parcel or lot.
 7. Title block including the name, address and phone number of the petitioner and owner and the engineer's name, seal, the date, and the date of all revisions.
 8. Existing and proposed zoning classification, use of property, number of employees.
 9. Ownership, land use, and zoning of all adjoining properties.
 10. Anticipated planned systems for collection, storage, transport, and disposal of leachate.

11. Existing and proposed property lines (proposed property lines must be delineated in a heavier line weight). Provide dimension of existing and proposed lot boundaries.
 12. Existing and proposed right-of-way lines, setback lines and buffer areas.
 13. Existing contour lines at intervals of ten (10) feet
 14. Proposed contour lines at intervals of five (5) feet.
 15. Watercourses, floodways, flood plains, and wetlands.
 16. Any unique natural feature.
 17. Location and dimensions of all existing and proposed structures. All structures shall be delineated in square feet, and dimensions to existing and/or proposed lot lines must be provided as well as dimensions between structures.
 18. Existing and proposed structures must be labeled as to their use (i.e. existing warehouse). Structures include wells, fences, septic, utility poles, L P tanks, etc. Also existing roads must be shown.
 19. Existing and proposed parking spaces (number, type, dimension and class). Must provide notation of the number of spaces required and the number provided.
 20. All utility easements.
 21. Radius of curvature of ingress and egress drives.
 22. Circulation patterns of traffic.
 23. Access to all public and private streets.
 24. Location and size of existing or proposed free standing and/or attached signs and their illumination techniques if applicable.
 25. All existing and proposed locations, intensity, height, spacing, efficiency, and shielding of all exterior lighting.
 26. Locations of outside refuse collection areas, and the type of screening to be provided. Refuse containers must be enclosed from public view.
 27. Estimate of increase in vehicle trips per day by type of vehicle.
 28. Any other information deemed necessary by the Zoning Administrator.
- c. Traffic routing plan.** The plan must be prepared by a qualified traffic engineer. The plan must provide an overall County Board transportation map that delineates the following:
1. Major transportation routes.
 2. Overpasses with height limitations.
 3. Bridges with weight limitations.
 4. Railroad crossings.
 5. Flow of traffic to proposed site by type.
 6. Current and anticipated daily traffic flows to site.
- d. Preliminary hydrogeologic investigation report.** The report must be prepared by a registered professional engineer licensed in the State of Iowa or qualified hydrogeologist. Information included in the report must include:
1. General site description including slope, topography, surface drainage and geologic setting.
 2. Description and characteristics of soils including soil types, dominant soil texture, hydraulic conductivity, and suitability of soil for cover and liner construction, and
 3. Corn suitability information from which a corn suitability rating for the entire site can be calculated.
 4. Description and characteristics of bedrock including type, thickness, and physical characteristics (ease of excavation, fractures, sinkholes, direction of dip, and solution holding capacity), porosity, and hydraulic conductivity.
 5. Description of site hydrogeology, including distance to permanent streams, springs, and lakes, depth to water table, flood hazard potential and underlying aquifer characteristics.
- e. Habitat inventory.** A listing of plant and animal species, prepared from the records of the Iowa Department of Natural Resources - Preserves and Ecological Service Bureau. The applicant shall request that the Bureau search its records to determine the presence of or habitat for any threatened or endangered species or communities and any forest, prairies or wetlands or the potential thereof.
- f. Impact report on archaeological, historical, or architecturally significant properties.** An assessment of the impact on any archaeological, historical, or architecturally significant properties

on the proposed or surrounding sites. The applicant is required to request review and comment from the State Historical Society of Iowa and the Linn County Board Historic Preservation Commission.

- g. Report on compliance with solid waste planning documents.** The applicant shall submit a report on how its proposed sanitary disposal project is consistent with the Cedar Rapids Linn County Solid Waste Agency (CRLCWA) Integrated Solid Waste Management Plan and the East Central Iowa Council of Government's Regional Solid Waste Management Plan. A letter of compliance from each entity must accompany the report.
- h. Need.** The applicant must provide a report that outlines the need for siting of the new or lateral expanded sanitary landfill. Current supporting data must accompany the report which substantiates the need as well as the type and size of sanitary landfill.
- i. Operations site plan(s) and report(s).** The plans and reports shall indicate the following:

 - 1. The proposed fill area.
 - 2. Any borrow area.
 - 3. Access roads.
 - 4. On-site drives.
 - 5. Grading plan and cross sections to identify ultimate height above existing grade.
 - 6. Special drainage devices, if necessary.
 - 7. Location and type of fencing.
 - 8. Structures existing or to be located on the site.
 - 9. Existing wooded areas, trees, ponds or other natural features to be preserved.
 - 10. Existing and proposed utilities.
 - 11. Conceptual timetable and sequence of phasing of landfill operations on the site.
 - 12. Proposed method of operation including weighing of wastes, cross-sectioning the site at definite time intervals, thickness of cover material, depth of cells and lifts, compaction, wet weather procedures, cold weather procedures, amount, type and size of equipment and personnel.
 - 13. Proposed methods to prevent surface water run-off of possible pollutants.
 - 14. Proposed systems for collection, storage, transport, and disposal of leachate.
 - 15. Conceptual plan for control of methane gas including recovery, collection, monitoring and disposal.
 - 16. How prime agricultural ground (CSR above 65) will be preserved to the extent possible and, if applicable, what type of mitigation program is proposed to address land that is being taken out of agricultural production.
 - 17. Any other pertinent information to indicate clearly the orderly development and operation of the facility.
- j. Land value assurance program.** The applicant shall submit a conceptual plan on how the proposed land value assurance program will operate and shall include the following at a minimum:

 - 1. Written description of overall program, goals, objectives, intent and schedule.
 - 2. Identification of property owners who may be eligible for the program and duration for eligibility.
 - 3. Number and type of appraisals to be conducted, how appraisals should be conducted and who pays for the appraisals.
 - 4. Period of time during which program exists.
 - 5. Explanation and example of how compensation could be calculated.
- k. Conceptual end use plan.** The plan shall include the following:

 - 1. A proposed plan and schedule for site restoration and completion.
 - 2. A plan outlining the ultimate land use of the site, or a plan that demonstrates possible ultimate land uses.
 - 3. Any other pertinent information that would address final site restoration and possible future re-uses of the property.