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|-----------------|------------|-----|--------------------|
| Office Use Only | 8/12/24 | \$ | P22-24 28584 |
| | Date Filed | Fee | Application Number |



JOHNSON COUNTY, IOWA
APPLICATION FOR: ZONING AMENDMENT



Application is hereby made to:

- Reclassify certain property on the Johnson County Zoning Map.
- Amend the text of the Johnson County Unified Development Ordinance (UDO)

For Map Amendments – Complete This Section:

The property to be rezoned is located at (street address if available or layman's description):

3987 Johnson Cedar Rd SE, West Branch, Johnson County

Parcel Number(s) (legal description must also be attached): 0913476001

The area to be rezoned is comprised of 1.58 total acres.

Current Zoning Classification(s): Agricultural Proposed Zoning Classification(s): Residential

For Text Amendments – Complete This Section:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference):

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Ray Slach Farms, LLC & Earl Vikel Jr

Raymond Slach

Name of Owner

Name of Applicant (if different)

23 326th St, West Branch, IA 52358

Applicant Street Address (including City, State, Zip)

[Redacted]

Applicant Phone

[Redacted]

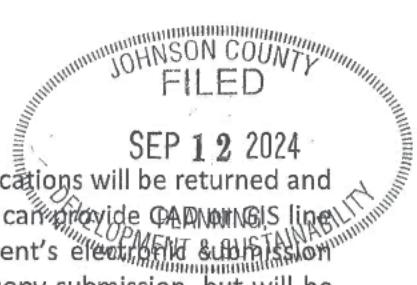
Applicant Email

Applicant Signature

Raymond Slach

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)



The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

| Items Required – <u>for Map Amendments</u> | Electronic Copy (PDF unless otherwise noted) | Hard Copy |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------|
| Application Fee (varies based on application. Fee: \$ <u>463.20</u>) | | ly |
| This application form with all information completed | LY | (2) LY |
| Brief cover letter explaining the application and the intended end use. | LY | LY |
| Word document with the legal description of each area being rezoned by zoning designation requested | ly | |
| Optional: A rezoning exhibit (submit one hard copy, a PDF, and CAD line work following the guidelines below) | ly | ly |
| Signed and notarized Resolution Affirming the Stability of the Road System | ly | ly |
| Proof of application to Johnson County Public Health for a Public Health Zoning Application | ly | ly |
| For requests to rezone to RE-Renewable Energy: <ul style="list-style-type: none"> Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. Electronic Submission of all materials is required. | | |

| Items Required – <u>for Text Amendments</u> | Electronic Copy (PDF unless otherwise noted) | Hard Copy |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------|
| Application Fee (\$750) | | |
| This application form with all information completed | | (2) |
| Brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested | | |
| The proposed code changes indicating the specific sections and wording to added, deleted, and/or changed. This must be in a format which staff can clearly and accurately interpret and translate into official ordinance amendment format (Contact the office with questions or for more detail) | | |
| Optional: Any other supporting information the applicant wishes to submit. | | |

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



MMS Consultants, Inc.
Experts in Planning and Development Since 1975



1917 S. Gilbert Street
 Iowa City, Iowa 52240
319.351.8282
 mmsconsultants.net
 mms@mmsconsultants.net

Environmental Specialists
 Landscape Architects
 Land Planners
 Land Surveyors
 Civil Engineers

September 12, 2024

Mr. Josh Busard
 Jo. Co. Planning, Development, & Sustainability Dept.
 913 S. Dubuque St, Suite 204
 Iowa City, IA 52240

RE: Letter of Intent for Slach Vikel Subdivision

Dear Josh:

Ray Slach Farms, LLC and Earl Vikel Jr desire to complete a historical rezoning and preliminary and final plat on property located at 3987 Johnson Cedar Rd SE, Johnson County, IA. The property is owned by Ray Slach Farms, LLC and Earl Vikel Jr.

We are requesting the property be rezoned from A – Agricultural to R – Residential.

A new septic system has been installed and inspected and will be used along with the existing well. The house has been on the site since 1904. The existing driveway will be utilized.

Respectfully submitted,

Mark A. Stein, PLS

T:\6392\6392-010\6392-010LetterofIntent_Rezone&Farmsplit.docx



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1917 S. Gilbert Street
 Iowa City, Iowa 52240
319.351.8282
 mmsconsultants.net
 mms@mmsconsultants.net

LETTER OF TRANSMITTAL

TO: Josh Busard
 Johnson County Planning,
 Development, & Sustainability Dept.

| | |
|-----------------------------|---------------------|
| Date: 9/12/24 | Project #: 6392-010 |
| From: MMS Consultants, Inc. | |
| RE: Ray Slach Rezoning | |

We are sending you the following attached items: **Via Hand Delivered**

| COPIES | DATE | PROJECT NO. | DESCRIPTION |
|--------|---------|-------------|-----------------------------------------------------|
| 2 | 9/12/24 | 6392-010 | Rezoning Application with Client Check for \$463.20 |
| 1 | 9/12/24 | 6392-010 | Letter of Intent |
| 1 | 9/12/24 | 6392-010 | Road Resolution |
| 1 | 9/12/24 | 6392-010 | Rezoning Exhibit |
| | | | |
| | | | |
| | | | |
| | | | |

These are transmitted as checked below:

- | | | |
|--------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For Approval & Signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned as noted | <input type="checkbox"/> For Recording |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other |

REMARKS:

Mark A. Stein, PLS
 MMS Consultants, Inc.

COPY TO: _____

Received by: _____

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

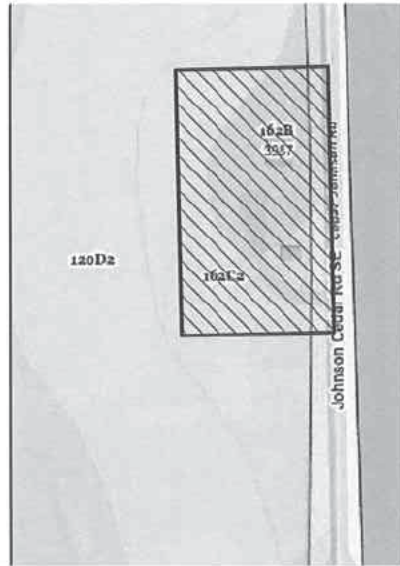
Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

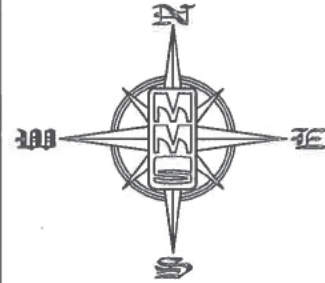
SOILS MAP



| NO. | SOIL TYPE | SLOPES |
|-------|-----------------|--------|
| 162B | DOWNS SILT LOAM | 2-5 % |
| 162C2 | DOWNS SILT LOAM | 5-9 % |

RAY SLACH FARMS, LLC
CONTRACT PURCHASER &
EARL VIKEL JR. DEED HOLDER

E 1/4 CORNER
SEC. 13-T79N-R5W
FOUND A 5/8" Ø REBAR
WITH AN ORANGE, PLASTIC
CAP NO. 15749, 4" ± DEEP
BOOK 1670, PAGE 335 IN THE
RECORDS OF THE CEDAR COUNTY
RECORDER'S OFFICE



0 10 25 50 75 100
GRAPHIC SCALE IN FEET
1"=100'

RAY SLACH FARMS, LLC
CONTRACT PURCHASER &
EARL VIKEL JR. DEED HOLDER

REZONING EXHIBIT
JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
RAY SLACH FARMS, LLC &
EARL VIKEL JR.
C/O RAY SLACH
23 326TH STREET
WEST BRANCH, IOWA 52358

DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N01°14'57"W, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING; THENCE S88°45'03"W, 200.00 FEET; THENCE N01°14'57"W, 345.00 FEET; THENCE N88°45'03"E, 200.00 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 13; THENCE S01°14'57"E, ALONG SAID EAST LINE, 345.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

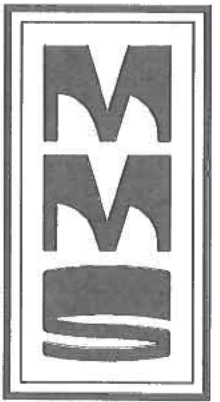
NOTES:

- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- 2) THE REAL ESTATE CONTRACT IS RECORDED IN BOOK 6551 AT PAGE 790 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- 3) THE WARRANTY DEED IS RECORDED IN BOOK 5880, PAGE 962 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SW 1/4 SW 1/4
SEC. 13-T79N-R4W
(CEDAR COUNTY, IOWA)

GARY A. MILDER &
NANCY R. MILDER

| |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION: A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC. 13-T79N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA |
| LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: DAVID M. WEST, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 |
| SURVEY REQUESTED BY: RAY SLACH |
| PROPRIETORS OR OWNERS: EARL VIKEL, JR. DEED HOLDER RAY SLACH FARMS, LLC CONTRACT PURCHASER |
| DATE OF SURVEY: AUGUST 15, 2024 |
| DOCUMENT RETURN INFORMATION: LAND SURVEYOR |



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

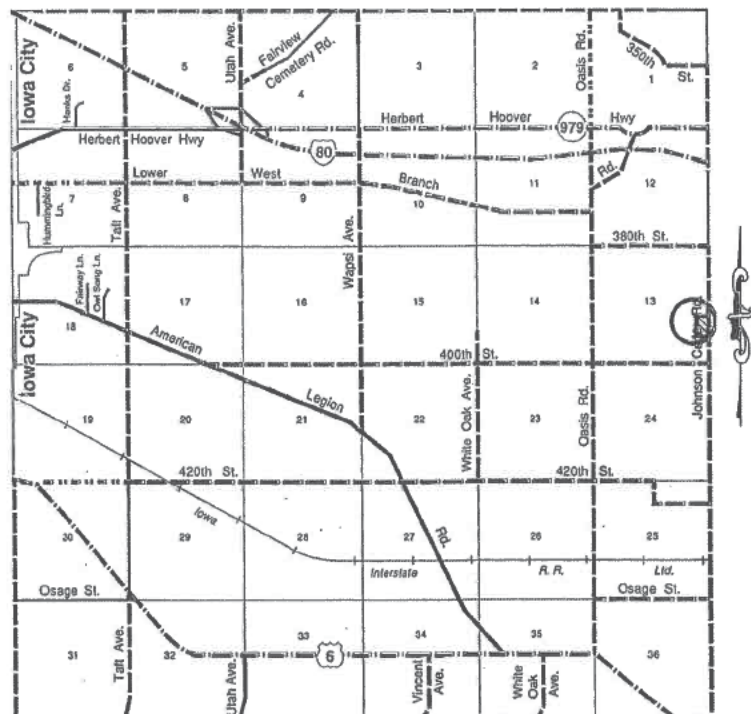
www.mmsconsultants.net

| Date | Revision |
|------|----------|
| | |

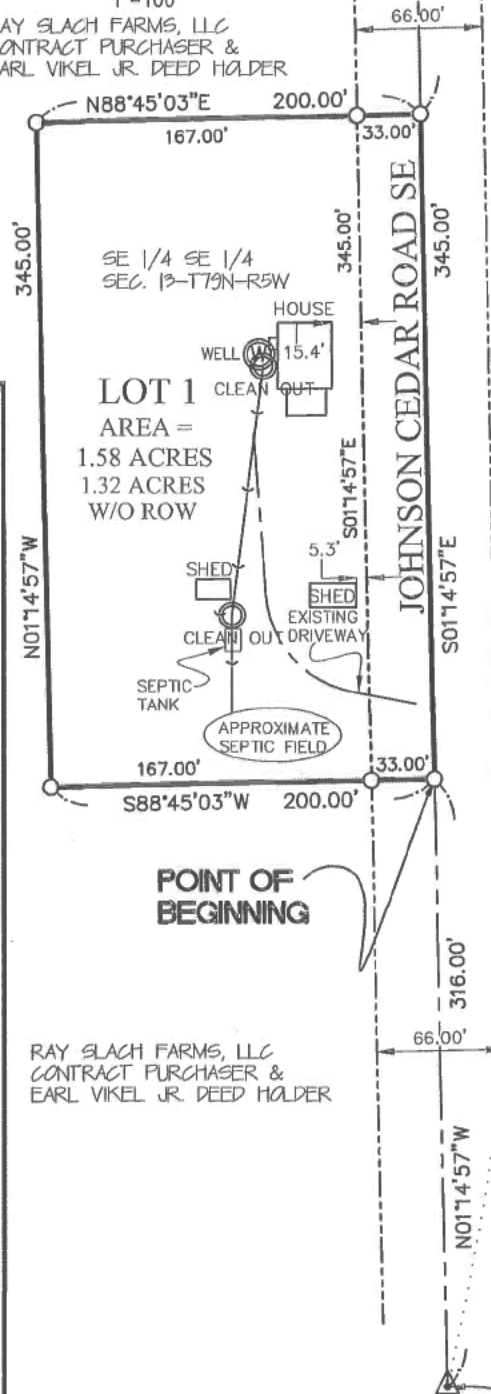


EXISTING ZONING: A-AGRICULTURAL
PROPOSED ZONING: R-RESIDENTIAL

REZONING EXHIBIT
SCOTT TWP.



LOCATION MAP
NOT TO SCALE



SE CORNER
SEC. 13-T79N-R5W
FOUND A 2" Ø OUTSIDE
DIAMETER PIPE, 12" ± DEEP
BOOK 1670, PAGE 335 IN
THE RECORDS OF THE CEDAR
COUNTY RECORDER'S OFFICE

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
 - △ CONGRESSIONAL CORNER, REESTABLISHED
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNERS SET (5/8" Ø REBAR PINS WITH ORANGE, PLASTIC CAPS EMBOSSED WITH "MMS 15749")
 - ⊗ CUT "X"
 - PROPERTY &/or BOUNDARY LINES
 - - - CONGRESSIONAL SECTION LINES
 - - - RIGHT-OF-WAY LINES
 - - - CENTER LINES
 - - - LOT LINES, INTERNAL
 - - - LOT LINES, PLATTED OR BY DEED
 - - - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - - - EXISTING EASEMENT LINES, PURPOSE NOTED
 - - - RECORDED DIMENSIONS
 - - - MEASURED DIMENSIONS
 - - - CURVE SEGMENT NUMBER
- (R)
(M)
C22-1

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

REZONING EXHIBIT
A-AGRICULTURAL TO
R-RESIDENTIAL

A PORTION OF THE
SE 1/4 OF THE SE 1/4
OF SEC. 13-T79N-R5W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

| | |
|----------------|-----------|
| Date: | 8/16/2024 |
| Surveyed by: | DMW |
| Field Book No: | 1397 |
| Drawn by: | MAS |
| Scale: | 1" = 100' |
| Checked by: | DMW |
| Sheet No: | 1 |
| Project No: | 6392-010 |
| of: | 1 |