

Office Use Only	10/10/24	\$560.00	P2C-24-28604
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**  
**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**

Application is hereby made for approval of a:  Preliminary  Final  Combined  
subdivision plat on property located at (street address if available or layman's description):  
1621 Utah Ave. NE

Parcel Number(s): 0121126002 0121101003

Proposed Subdivision Name: Olson Place

The subdivision contains 3.23 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 1.84 Total non-buildable acres: 1.36

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter  
Name of Engineer/Surveyor

[Redacted]  
Contact Email and Phone

Jame McCarragher  
Name of Attorney

[Redacted]  
Contact Email and Phone

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.

Audrey M. Bartlett Estate  
Name of Owner

Mitch Olson  
Name of Applicant (if different)

1621 Utah Ave. NE Solon, IA. 52333  
Applicant Street Address (including City, State, Zip)

[Redacted]  
Applicant Phone

[Redacted]  
Applicant Email

*M O S*  
Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto: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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the 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	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 560 )		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	JSR	(2)
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	JSR	(2)
CAD line work of the plat, following the guidelines below	JSR	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	JSR	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	JSR	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	N/A	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road:</u> copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
<u>For Farmstead Splits:</u> a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
<u>For Final Plats:</u> As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design of the prelim plat	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name	JSR	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate		
4. draft Title Opinion		
5. draft Treasurer's Certificate	JM	
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

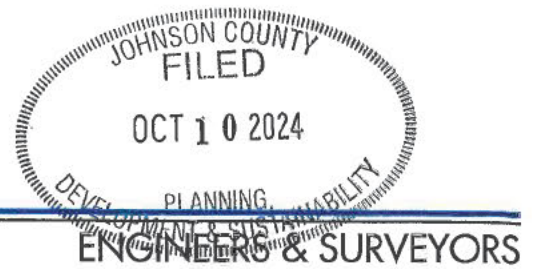
**Electronic Submission Requirements for CAD line work:**

- 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.





HART-FREDERICK CONSULTANTS P.C.



1 October 2024

Mr. Josh Busard  
Johnson County Zoning Director

Re: Olson Place, for Mitch Olson, on behalf of the Audrey M. Bartlett Estate, a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Parcel Split application for Mitch Olson.

In the will for Audrey M. Bartlett, Mitch is to receive 3.23 acres, which the plat represents.

At this time they would like to split off this portion of their property for this existing residence and area around. This lot has access to Utah Ave. NE with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: James McCarragher or Mitch Olson.

Respectfully Submitted,

J. Scott Ritter, LLS  
Hart-Frederick Consultants P.C.

C: Mr. Mitch Olson  
Mr. James McCarragher  
HFCfile



INDEX LEGEND

LOCATION: NW 1/4-NE 1/4 & NE 1/4-NE 1/4 SECTION 21, T-81-N, R-5-W  
REQUESTOR: MITCH OLSON  
PROPRIETOR: AUDREY M. BARTLETT ESTATE  
SURVEYOR: J. SCOTT RITTER, PLS #16546  
COMPANY: HART-FREDERICK CONSULTANTS P.C.  
510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
RETURN TO: sritter@hart-frederick.com (319) 545-7215



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



Aaron K. & Loretta A. Basten

Aaron K. & Loretta A. Basten

NORTH 1/4 CORNER SECTION 21-81-5 FOUND 5/8" REBAR #15749 FLUSH W/ROAD TIES BK. 46, PG. 143

NORTHEAST CORNER-NORTHWEST 1/4-NORTHEAST 1/4 SECTION 21-81-5 SET 5/8" REBAR W/CAP 3" DEEP

NORTHEAST CORNER SECTION 21-81-5 FOUND 3/4" PIPE 8" DEEP TIES BK. 46, PG. 194

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

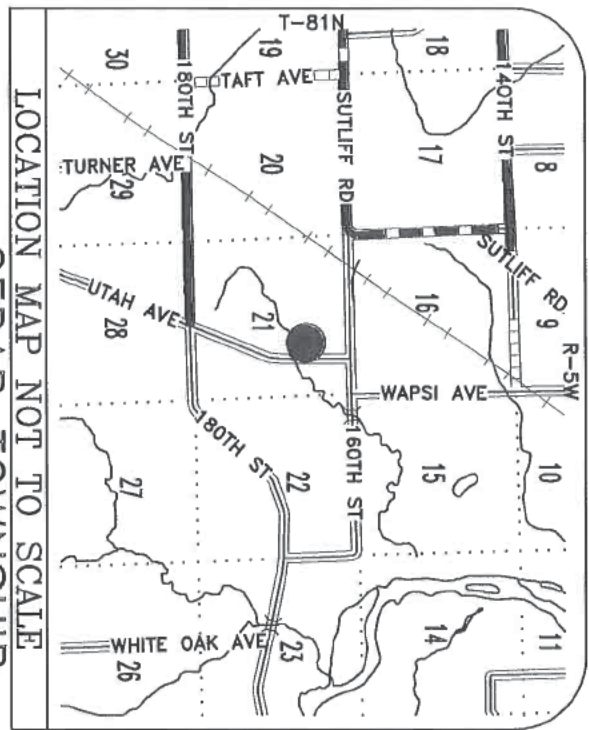
DLSDN PLACE

Being a part of the Northwest 1/4 of the Northeast 1/4 and of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:

Commencing at the North 1/4 corner of Section 21, Township 81 North, Range 5 West; thence N 88°12'25" E along the North line of the Northeast 1/4 of said Section 21, a distance of 1303.06 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence S 02°53'40" E along the East line of the West 1/2 of the Northeast 1/4 of said Section 21, a distance of 574.32 feet to the Point of Beginning; thence N 86°59'36" E, a distance of 69.62 feet to a point on the West right of way line for Utah Avenue NE; thence S 01°12'57" E along said West right of way line, a distance of 257.60 feet; thence N 88°47'03" E, a distance of 33.00 feet to a point on the centerline of Utah Avenue NE; thence S 01°12'57" E along said centerline, a distance of 400.00 feet; thence S 88°47'03" W, a distance of 33.00 feet to a point on said West right of way line; thence S 01°12'57" E along said West right of way line, a distance of 139.59 feet; thence S 88°47'03" W, a distance of 258.78 feet; thence N 57°15'15" W, a distance of 75.00 feet; thence N 02°46'12" W, a distance of 385.07 feet; thence N 86°59'36" E, a distance of 261.97 feet to the Point of Beginning containing 3.23 acres of which 0.03 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

Audrey M. Bartlett Estate

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Rows: L1 (N 88°47'03" E 33.00'), L2 (S 88°47'03" W 33.00'), L3 (S 01°12'57" E 400.00')



LOCATION MAP NOT TO SCALE CEDAR TOWNSHIP

CENTER SECTION 21-81-5 FOUND STONE FLUSH W/GROUND TIES BK. 61, PG. 337

1314.11'

S 88°19'04" W 2628.22'

1314.11'

LEGEND with symbols for Government Corner, Iron Rod, Found Iron Rod, Cut in Concrete, Set Pk Nail, Recorded Dimensions, Property/Boundary Lines, Center Lines, Right-of-Way Lines, Section Lines, Easement Lines, Lot Lines, Existing Fence, Located Field Line, Buildings/Structures, Concrete Surface.

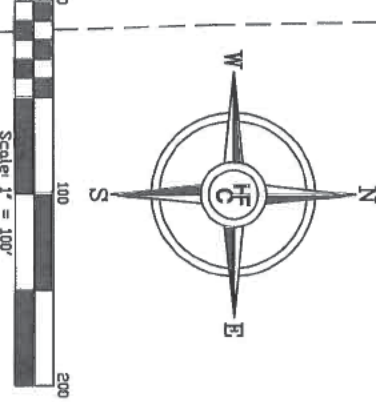
NOTE: THIS SUBDIVISION IS IN SATISFACTION OF THE WILL OF AUDREY M. BARTLETT IN WHICH MITCH DLSDN IS GRANTED 3.23 ACRES.

NOTE: THREE OTHER STRUCTURES ARE WITNESSED, AT THE TIME OF THIS SURVEY, BUT ARE ON SKIDS AND MOVEABLE.

OWNER: AUDREY M. BARTLETT ESTATE  
SUBDIVIDER: MITCH DLSDN  
1621 UTAH AVE. NE  
SOLDON, IA. 52333  
ATTORNEY: JAMES D. McCARRAGHER  
222 S. LINN ST.  
IOWA CITY, IA. 52240  
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.  
510 EAST STATE STREET  
P.O. BOX 560  
TIFFIN, IA. 52340

EAST 1/4 CORNER SECTION 21-81-5 FOUND 5/8" REBAR #8165 FLUSH W/GROUND TIES BK. 55, PG. 242

NORTHEAST 1/4-NORTHEAST 1/4



Audrey M. Bartlett Estate

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.  
J. Scott Ritter, P.L.S.  
Iowa License Number: 16546  
My license renewal date is December 31, 2024.  
Pages covered by this seal: THIS SHEET ONLY



PRELIMINARY & FINAL PLAT  
DLSDN PLACE  
A RESIDENTIAL PARCEL SPLIT  
PART OF THE N 1/2 - NE 1/4 OF  
SECTION 21, T-81-N, R-5-W  
JOHNSON COUNTY, IOWA

DATE: 10/24  
FLD BK: GPS  
DRN: JSR  
PROJ. NO: 247172  
APP:



LIST OF FIGURES: 1-7

FIGURE 1: SITE + PHOTO LOCATIONS/DIRECTIONS

FIGURE 2: SITE PHOTOS

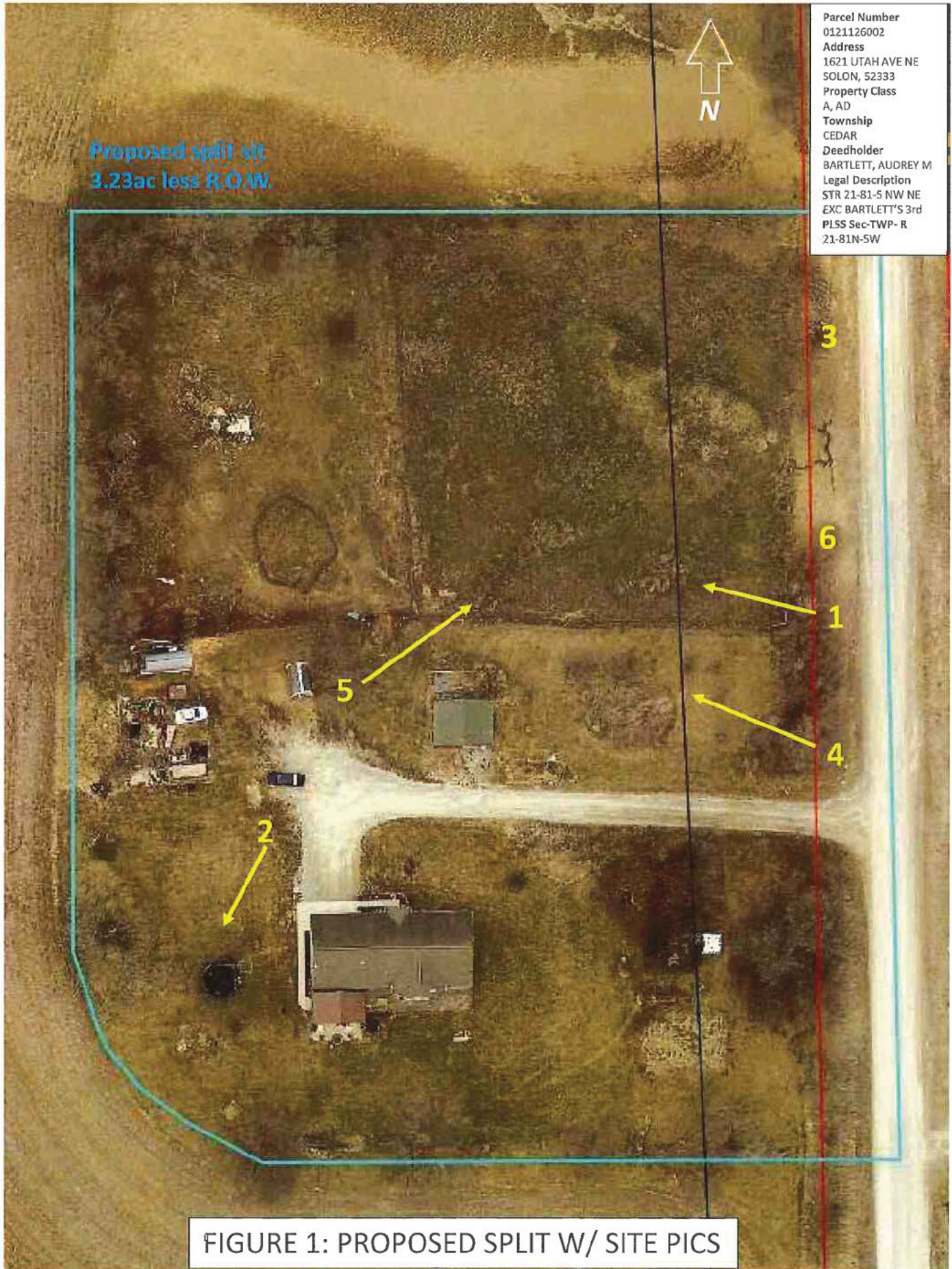
FIGURE 3: HISTORICAL PHOTOGRAPHS

FIGURE 4: ANDREAS ATLAS 1875

FIGURE 5: SITE SOIL MAP

FIGURE 6: SLOPE ANALYSIS

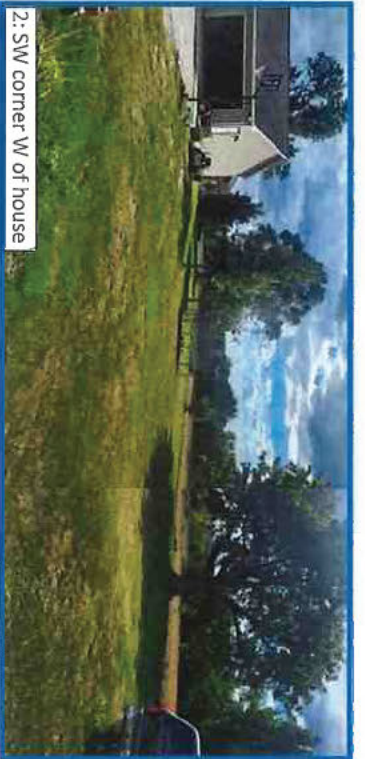
FIGURE 7: NATIONAL WETLANDS INVENTORY MAP







1: NE pasture from S side



2: SW corner W of house



3: Chinese elm near road



4: from drive, looking at, E-NE corner



5: from N looking at E-NE corner

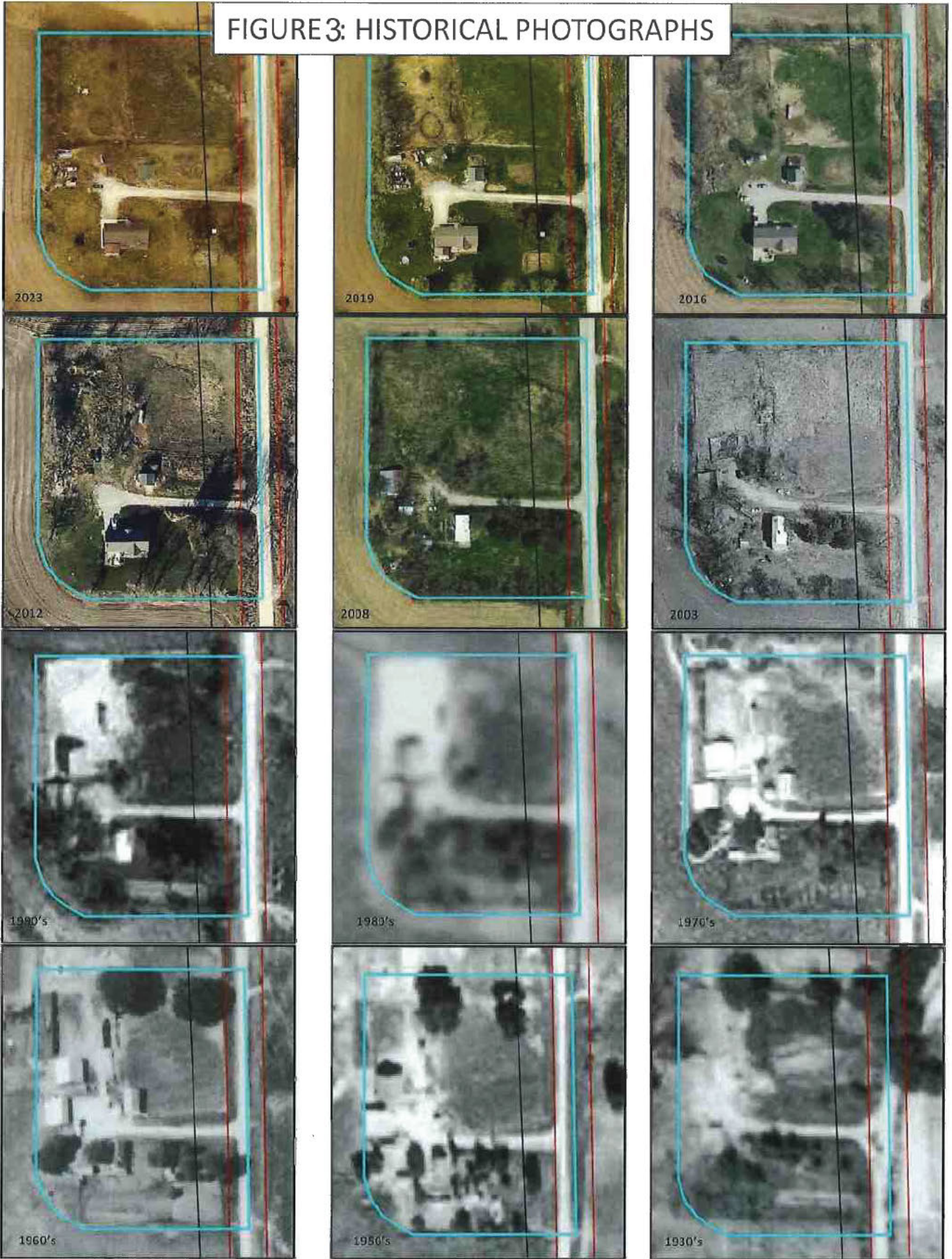


6: roughleaf dogwood, near road ditch

**FIGURE 2: SITE PHOTOS**



FIGURE 3: HISTORICAL PHOTOGRAPHS





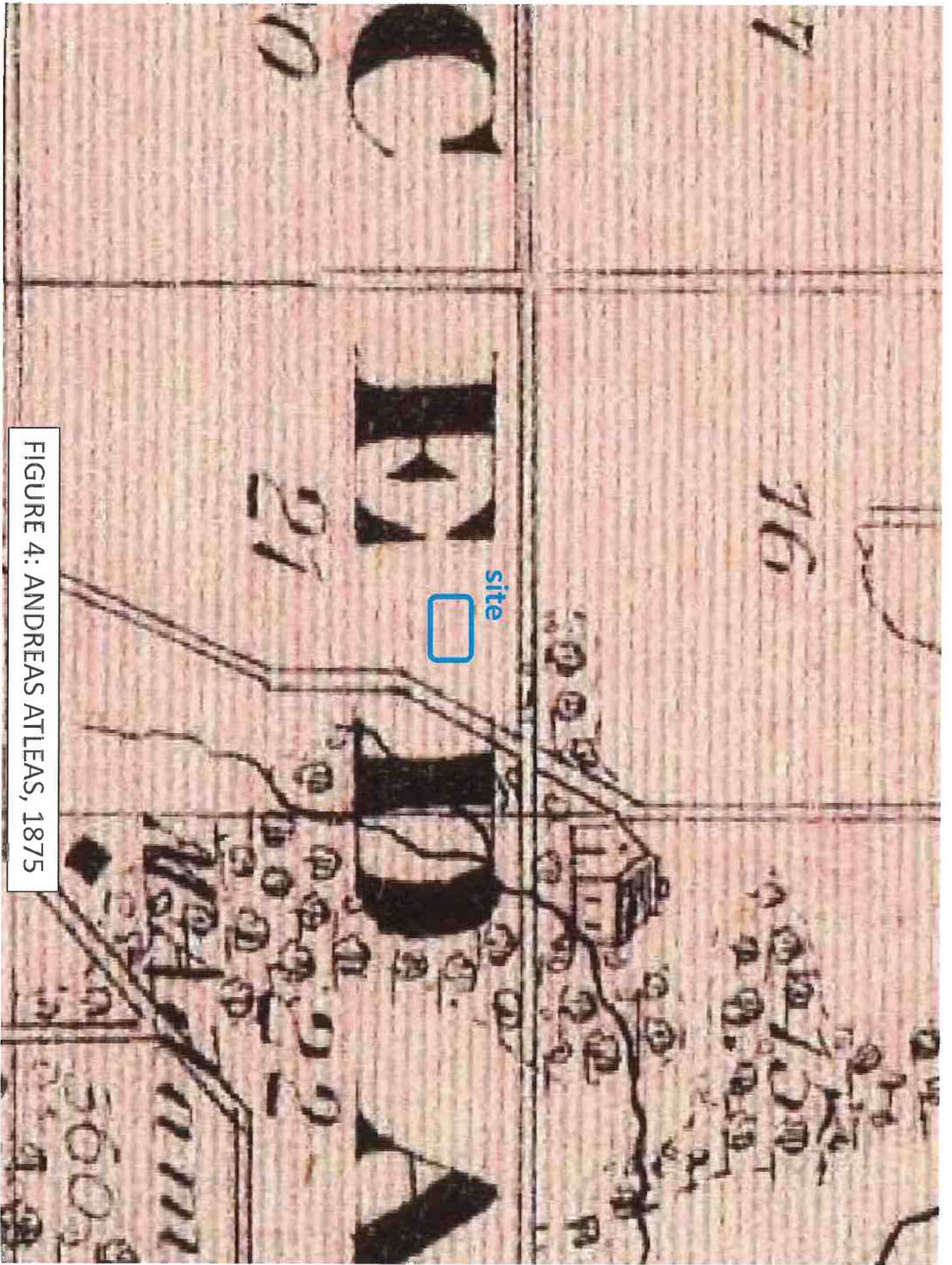


FIGURE 4: ANDREAS ATLEAS, 1875



293 = CHELSEA-FAYETTE-LAMONT COMPLEX

Chelsea loamy fine sand

Fayette silt loam

Lamont fine sandy loam

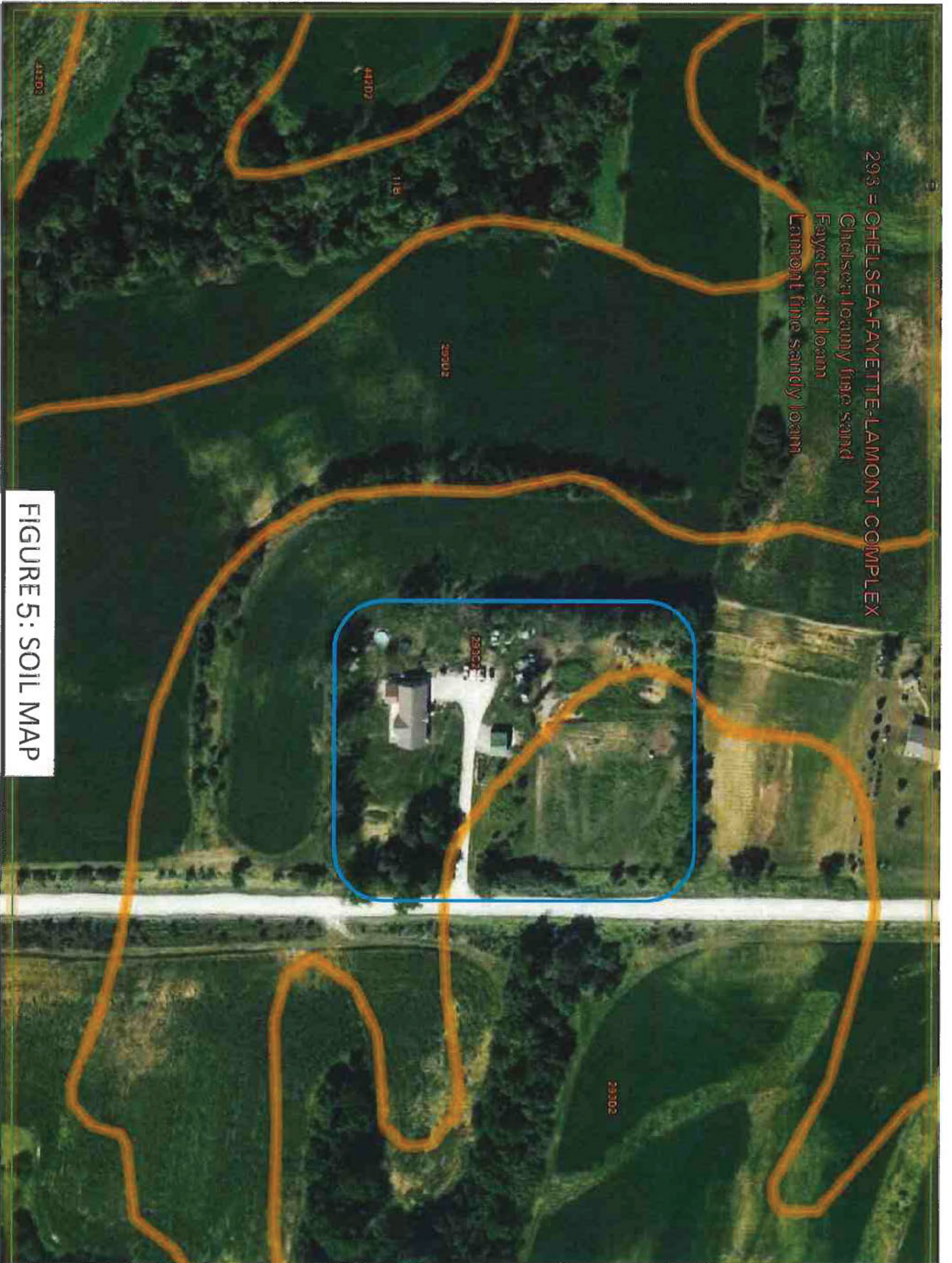


FIGURE 5: SOIL MAP



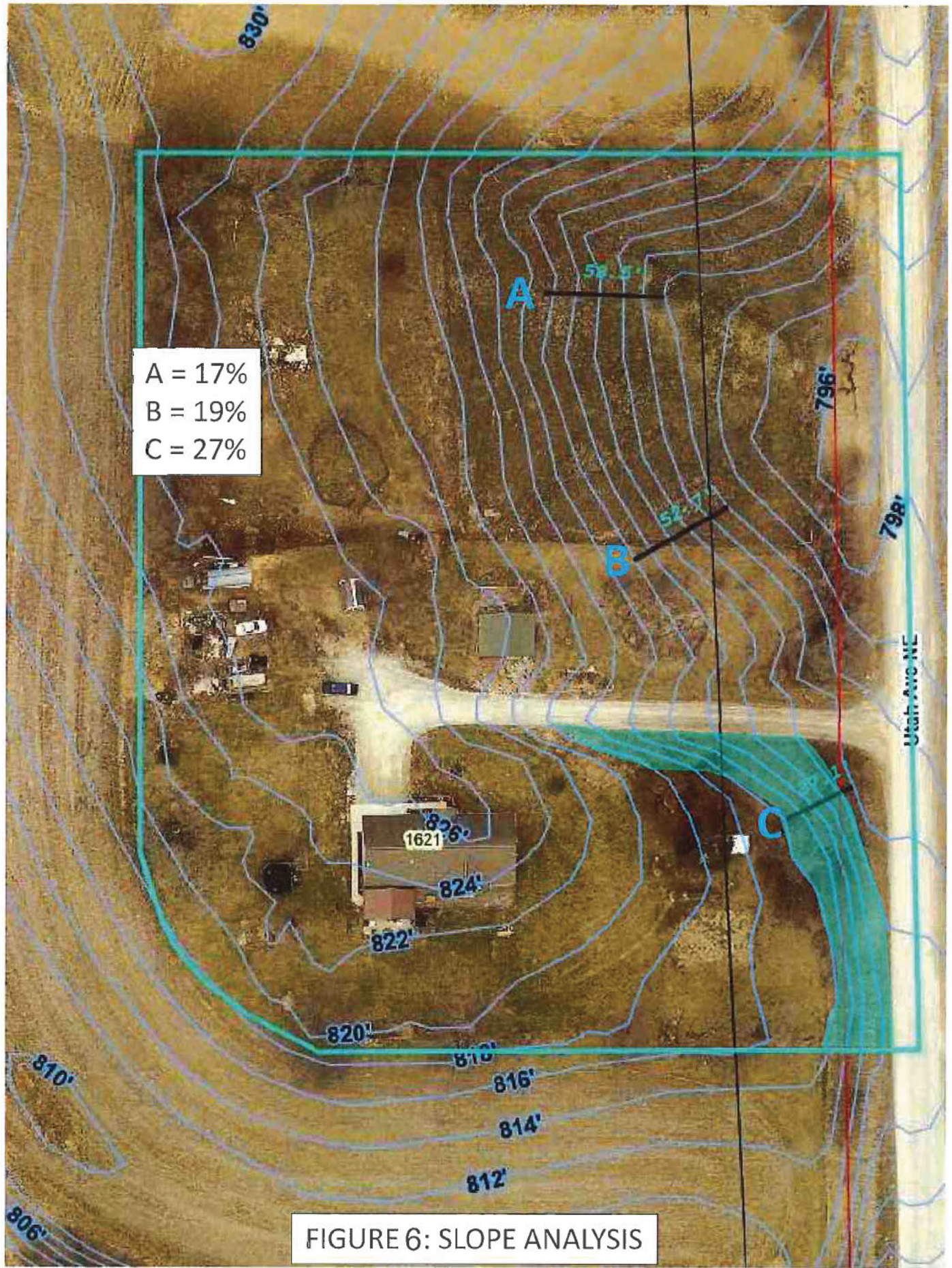


FIGURE 6: SLOPE ANALYSIS



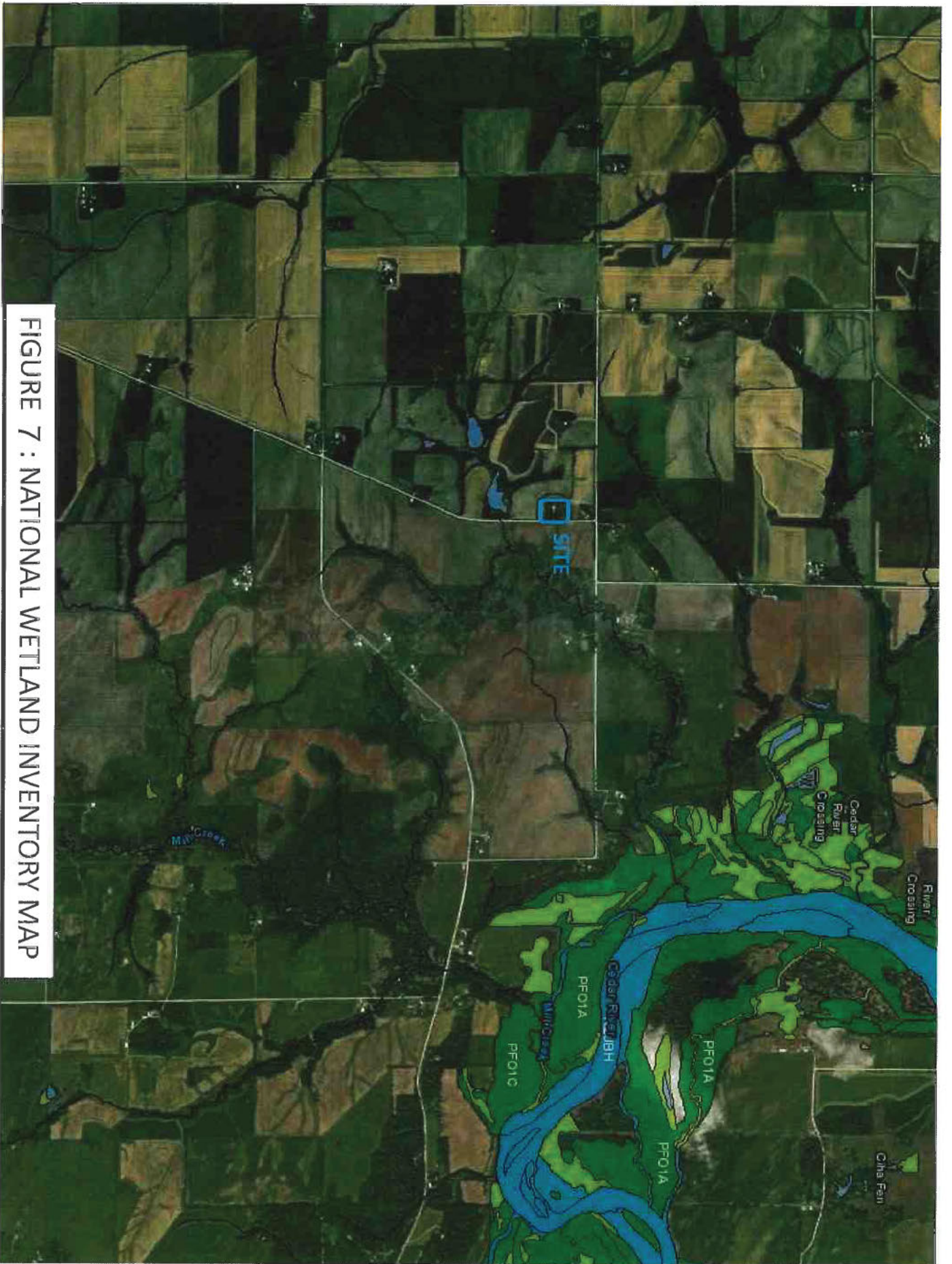


FIGURE 7 : NATIONAL WETLAND INVENTORY MAP





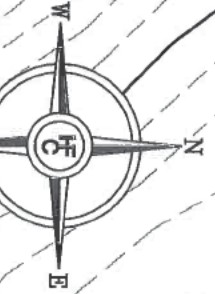
# HFC HART-FREDERICK CONSULTANTS P.C.



510 State Street P.O. Box 560 Tiffin, Iowa 52940-0560 Phone: (319) 545-7215

www.hart-frederick.com

BARTLETT'S THIRD SUBDIVISION  
BK. 46, PG. 104



NORTHWEST 1/4-NORTHEAST 1/4

NORTHEAST 1/4-NORTHEAST 1/4

**LEGEND**

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- ⊙ FOUND IRON ROD #15749
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- ⊖ RECORDED DIMENSIONS
- Ⓜ MEASURED DIMENSIONS
- PROPERTY BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - EXISTING FENCE
- - - LOCATED FIELD LINE
- ▭ BUILDINGS/STRUCTURES
- ▨ CONCRETE SURFACE
- ▨ CRITICAL SLOPE (25% - 35%)  
954.54 SQ. FT. (0.022 ACRES)

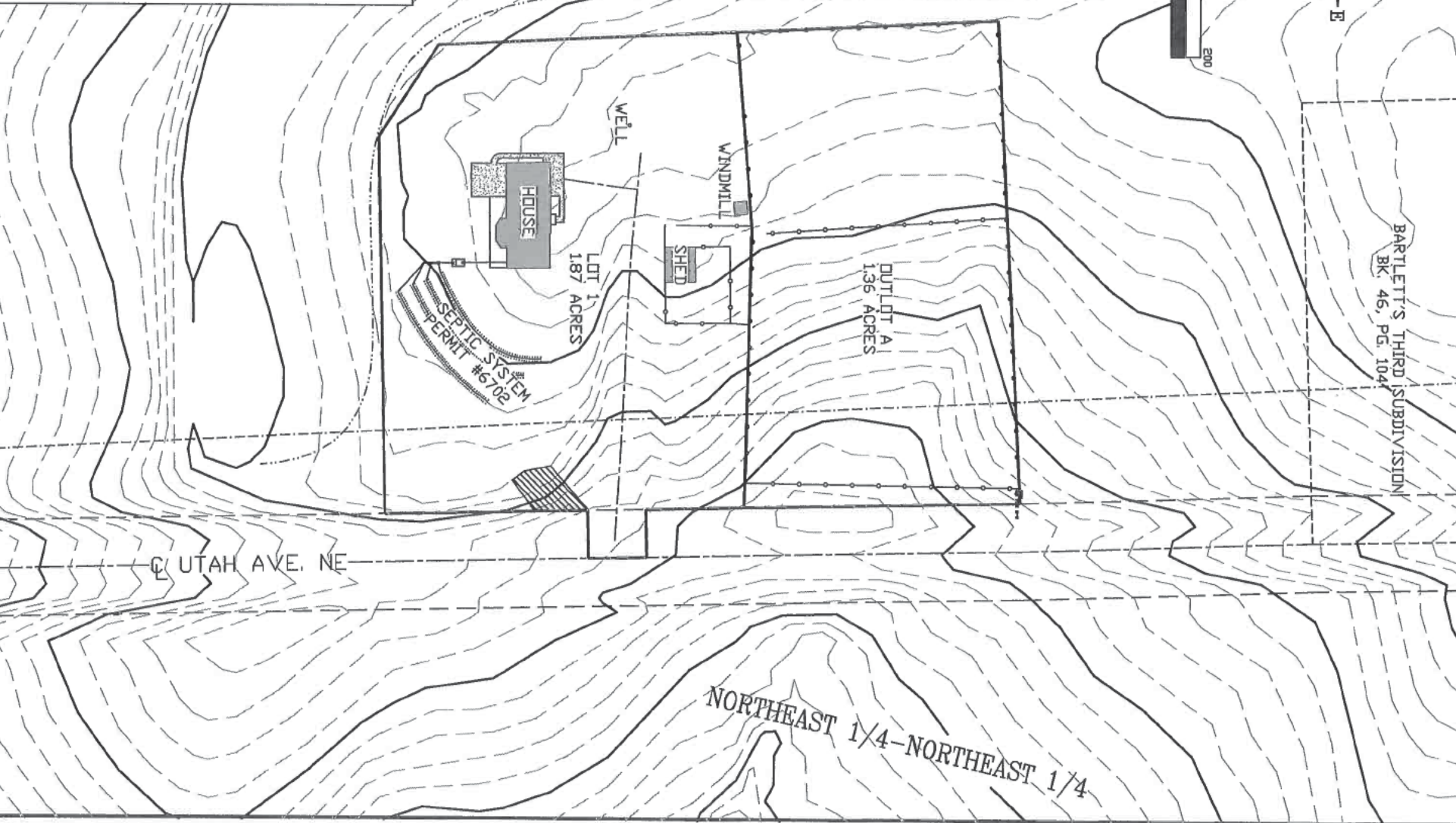
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S.  
Iowa License Number: 18546  
My license renewal date is December 31, 2024.  
Pages covered by this seal: THIS SHEET ONLY



**SENSITIVE AREAS EXHIBIT**  
DILSON PLACE  
A RESIDENTIAL PARCEL SPLIT  
PART OF THE N 1/2 NE 1/4 OF  
SECTION 21, T-81-N, R-5-W  
JOHNSON COUNTY, IOWA

DATE: 10/24 DRN: JSR APP:  
FLD BK: GPS PROJ. NO: 247172





Sensitive Areas Review for:

Residential Subdivision

Parcel Number:

0121126002

Cedar Township



Prepared for:

Mitch Olson

and

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

October, 2024

A handwritten signature in black ink, appearing to read "C.D.S.", is written above a horizontal line.

Charles D. Schmidt

\_\_\_\_\_  
Applicant

date

\_\_\_\_\_  
PDS Director

date



## **Sensitive Areas Report:**

Waivers had been requested for all sensitive areas except Significant Slopes. The waivers have been approved for those sensitive areas requested with the exception of Prairie/Prairie Remnants and Wetlands.

As directed by the Johnson County Environmental Coordinator, this report addresses the following potential sensitive areas:

- 1 Significant Slopes
- 2 Prairie and Prairie Remnants
- 3 Wetlands

As a result of this assessment, it has been determined that there are sensitive areas present on the site. These sensitive areas are: Significant slopes. This subdivision is exempt from Historic Properties requirements.

Site photos are in Figure 2; their approximate locations & directions are shown on Figure 1.

### **Site Analysis**

Our analysis of the site consisted of the following features:

1. Description of the area of interest.
2. Offsite analysis.
  - a. NRCS Web soil survey.
  - b. Slope analysis.
  - c. Topographic map (blue line streams).
  - d. If the site is contiguous to other sensitive areas.
  - e. Past uses of the area: Historical photography.
3. Onsite analysis.
  - a. Current use of the area.
  - b. Assessment of onsite soils.
  - c. An evaluation of the presence, quality, and diversity of native plant species (wetland & prairie).
  - d. An examination of surface or subsurface water on the site.



## **Background Sensitive Areas Ordinance**

The intent of the Sensitive Areas Ordinance is to ensure that the development of land protects and preserves areas defined as "sensitive".

### Purpose of the Sensitive Areas Ordinance.

In seeking to achieve the goals defined in the Johnson County Land Use Plan the purpose of the SAO is to:

1. Protect and preserve areas of environmental concern (sensitive areas) while accommodating development and existing agricultural uses.
2. Implement the environmental goals of the Land Use Plan.
3. Encourage and recognize innovations that demonstrate good land stewardship.
4. Manage and conserve areas of unique or locally significant resources.
5. Prevent injury and damage from natural hazards (floods, erosion).
6. Prevent and minimize degradation of surface and groundwater.
7. Encourage higher density or clustering on non-sensitive areas of property to promote development that provides for open space.
8. Encourage incentives such as conservation easements with waivers on taxes for that portion of the property protected as sensitive areas or created as open space through the use of higher density conservation designs.
9. Provide a mechanism for on-site or off-site mitigation when it is not possible or feasible to avoid disturbance of a sensitive area during development.

### **Measurement of area to be considered**

The Johnson County PIV website shows 37.53ac for the entire site. The proposed property split is 3.23ac less the r.o.w. (see Figure 1).

### **Current Use of site:**

The north section of the proposed split property is separated by an east-west fence and is pasture. Currently, there are three grazing animals occupying this pasture. All greenspaces which surround the house and the other outbuildings are mowed (Figure 1). None of the proposed split property is under cultivation at this time. Sparse trees on the north and west boundary of the split parcel serve as windbreaks.



There are also trees east of the house. None of the tree groups on the proposed parcel are large enough to constitute a woodland.

#### **Past Use of site:**

The historic photos (Figure 3) show that the north section of the parcel was pasture from 2008 till today. From the 1960's till the early 2000's, there were several more buildings on the site west & north of the house. Many of these buildings have since been removed. A few random trees were growing in the southeast swale prior to the site becoming a home & building site. The Andreas Atlas of 1875 (Figure 4) show the site was likely grassland. Use as pasture and a building site since the 1930's has altered the native vegetation and character of the property.

#### **Soils at site**

The online Web Soil Survey (Figure 5) shows that the soils at the site are Chelsea-Fayette-Lamont complex (Chelsea loamy fine sand, Fayette silt loam, Lamont fine sandy loam). Two of the three of these soils have a significant amount of sand below a few inches of depth. Native vegetation of the soil complex (C-F-L) is Sandy Upland Woodland, Loess Upland Woodland, and Sandy Upland Woodland respectively. None of the three he C-F-L complex soils are hydric.

#### **Site contiguousness to other sensitive areas**

Agricultural (cultivated) land surrounds the property boundaries. No sensitive areas (as defined by Section 8:3.4 of Chapter 8.3 of the Sensitive Areas Ordinance) are adjacent or contiguous to the property (Figure 1).

### **Potential Sensitive Areas**

#### **Significant slopes**

Significant Slopes contain slopes that are at high risk to erode, slide, or collapse. This includes protected slopes (>35%) and critical slopes (25-35%).



The parcel contains slopes (Figure 6) south of the driveway which are steep enough to be considered significant. Stabilization best practices must be utilized on any impacted significant slopes. There are no protected slopes on the property, only critical slopes.

Summary: There are significant (critical) but no protected slopes on the site.

Buffering: not required for critical slopes.

### **Prairie and prairie remnants**

As defined by the Johnson County Sensitive Areas Ordinance (SAO), a prairie or prairie remnant is a natural, undisturbed association of native grasses, sedges, and broadleaf plants. Prairie includes areas of at least 0.3 acres in size that have at least 4 prairie grass species and 10 broadleaf plant species (with a coefficient of conservatism of 5 or greater in either Illinois or Missouri) such as those listed in *The Tallgrass Restoration Handbook* by Packard and Mutel, 1997, (Table A.3, pp. 356-397). The pasture section on the north is approximately 1.6ac.

A remnant is defined as an original, native natural community (e.g., prairie or forest) that has survived on a site to the present day (e.g., a prairie that has never been plowed), but was once part of a larger, original landscape.

Remnant prairie is true native prairie. Unlike restored or reconstructed prairies, which have been reestablished or returned to prairie, prairie remnants are fragments of the original, pre-settlement prairie landscape.

At minimum, remnant prairies are home to approximately 100 species of prairie plants — some with roots known to reach depths of 20 feet. High quality prairie remnants can contain in excess of 300 species of prairie plants. In contrast, a reconstructed prairie can have between 20-100 plant species. Conservation Reserve Program (CRP) plantings are not considered prairie.



The pasture north of the east-west fence line is approximately 1.6ac in size and consists mostly of invasive weeds; weeds livestock won't eat. Table 1 values show an FQI of less than 1.0, indicating the majority of plants in the north pasture are invasive, non-native species.

**Table 1: partial List of plants in northeast pasture**

Common name	scientific name	CC <sup>1</sup>	Pr List <sup>2</sup>	<sup>3</sup> ind. Status
Smooth ground cherry	<i>Physalis subglabrata</i>	NL	N	NL
Common dandelion	<i>Taraxacum officinale</i>	NL	N	FACU
Canada goldenrod	<i>Solidago canadensis</i>	1	Y	FACU
Orchard grass	<i>Dactylis glomerata</i>	NL	N	FACU
Curly doc	<i>Rumex crispus</i>	NL	N	FAC
American pokeweed	<i>Phytolacca Americana</i>	1	N	FACU
Canada Thistle	<i>Cirsium arvense</i>	0	N	FACU
Common milkweed	<i>Asclepias syriaca</i>	1	Y	FACU
Queen Anne's lace	<i>Daucus carota</i>	0	N	UPL
Great ragweed	<i>Ambrosia trifida</i>	NL	N	FAC
Common Mullein	<i>Verbascum Thapsus</i>	1	N	UPL
Oxeye daisy	<i>Leucanthemum vulgare</i>	NL	N	UPL
Common Plantain	<i>Plantago major</i>	NL	N	FAC
Velvet leaf	<i>Abutilon theophrasti</i>	NL	N	FACU
Rough-leaf Dogwood	<i>Cornus drummondii</i>	2	N	FAC
Siberian Elm	<i>Ulmus pumila</i>	NL	N	UPL
White Mulberry	<i>Morus alba</i>	NL	N	FAC

FQI = <1.0

<sup>1</sup>Coefficient of Conservation for Missouri Prairie, <sup>2</sup>Prairie plants, Johnson County, Iowa, <sup>3</sup><https://pubs.er.usgs.gov/search?q=midwest+wetland+plant+list>

### Summary- Prairie or Prairie remnant

1. The section north of the fence has been pasture for a number of years.
2. There are no prairie grasses or forbs on site.
3. There is no prairie or prairie remnant on site.



## **Wetlands**

**Definition:** An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The diagnostic characteristics of wetlands are vegetation, hydric soils and hydrology.

According to the Web Soil Survey (Figure 5), there are no hydric soils on the property. The National Wetlands Inventory map (Figure 7) shows no wetlands on the site. The swale on the northeast side has no characteristics of wetland vegetation, or hydrology (Figure 2). No standing or ground water was noted within the swale. The elevation change from the top of the swale to the bottom is 10.5%; too steep for water to collect. As shown in Table 1, none of the plants in or near the swale were wetland plants.

Summary: There are no wetlands on the site.

## References:

1. Johnson County Unified Development Ordinance  
[https://www.johnsoncountyiowa.gov/dept\\_zoning.aspx?id=5121](https://www.johnsoncountyiowa.gov/dept_zoning.aspx?id=5121)
2. Soil Survey of Johnson County, Iowa. United States Department of Agriculture, Natural Resources Conservation Service.  
[https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcseprd1316619.html](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316619.html)
4. Prairie plants of Iowa. <http://uiopress.lib.uiowa.edu/ppi/counties.php?record=64>  
<https://www.legis.iowa.gov/docs/ACO/rule/571.77.2.pdf>
5. NRCS hydric soils by county: <https://www.nrcs.usda.gov/publications/query-by-ssa.html>. FIELD OFFICE TECHNICAL GUIDE Sec. II
6. U.S Fish & Wildlife Service. National Wetlands Inventory  
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
7. United States Department of Agriculture, Natural Resources Conservation Service. State Soil Data Access (SDA) Hydric Soils List.  
[https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcseprd1316619.html](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316619.html)
8. Johnson County Property Information Viewer  
<https://gis.johnsoncountyiowa.gov/piv/>
9. Iowa Geographic Map Server: Andreas Atlas, 1875  
[https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip\\_2017\\_nc&action=layerdrg24&pwidth=800&pheight=625](https://ortho.gis.iastate.edu/client.cgi?zoom=700&x0=480039&y0=4652942&layer=naip_2017_nc&action=layerdrg24&pwidth=800&pheight=625)
10. La Petite Gemme, Linden's and Pleasant Run Creek Prairies  
Missouri Prairie Foundation, Institute of Botanical Training, LLC. February 8, 2016  
Institute of Botanical Training, LLC
11. Floristic Quality Assessment (FQA) [https://universalfqa.org/view\\_assessments](https://universalfqa.org/view_assessments)
12. FQA Iowa: <http://iowaplants.com/flora/fqa.html>



Office Use Only	9/16/24	PDS-24-28589
	Date Filed	Application Number



**JOHNSON COUNTY, IOWA**  
**REQUEST FOR WAIVER: Sensitive Areas Ordinance**

Type of Development Application: Residential Parcel Split

Street Address or Layman's Description: 1621 UTAH AVE NE, SOLON, IA

Parcel Number(s): 0121126002

Please check all sensitive areas for which waiver is being requested:

- Critical Wildlife Habitat
- Historic Properties
- Prairie & Prairie Remnant
- Savanna & Savanna Remnant
- Significant Slopes
- Stream Corridors, Watercourses, and Surface Water Bodies
- Floodplain & Floodway
- Wetlands
- Woodlands

**Justification for granting this waiver request should be attached hereto. See back of this page.**

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

**MITCH OLSON**

Name of Applicant

[Redacted]

Applicant Email Address

[Redacted]

Applicant Phone

Name of Owner (if different)

Owner Email Address

**1621 UTAH AVE NE, SOLON, IA 52333**

Owner Mailing Address (include City, State, Zip)

*Betty Olson*

Applicant Signature

9/13/24

Date

ADMINISTRATIVE OFFICER'S DECISION:  APPROVE  PARTIAL APPROVAL\*\*  DENY

9/17/2024

*[Signature]*

ADMINISTRATIVE OFFICER

DATE

\*\*See accompanying letter for explanation for specific requirements.

**Initial or check each item below** to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.



A waiver request fee of \$50 due at time of submittal.



A written narrative explaining the request.



Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. **Please initial or check each sensitive area for which material has been provided in support of the waiver request.**



Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.



Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.



Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.



Prairie and Prairie Remnant: aerial photographs showing history of row crops.



Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.



Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.



Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.



Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).



Woodlands: aerial photographs showing absence or sparse distribution of trees.



Office Use Only	9/16/24	PDS-24-28589
	<i>Date Filed</i>	<i>Application Number</i>



**JOHNSON COUNTY, IOWA**  
**REQUEST FOR WAIVER: Storm-water Management Requirements**

Type of Development Application: Residential Parcel Split  
 Street Address or Layman's Description: 1621 UTAH AVE NE, SOLON, IA  
 Parcel Number(s): 0121126002

**A written narrative explaining justification for granting this waiver request should be attached hereto.**

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

MITCH OLSON



*Name of Applicant*

*Applicant Email Address*

*Applicant Phone*

*Name of Owner (if different)*

*Owner Email Address*

1621 UTAH AVE NE, SOLON, IA 52333

*Owner Mailing Address (include City, State, Zip)*

*Betty Olson*

9/13/24

*Applicant Signature*

*Date*

ADMINISTRATIVE OFFICER'S DECISION:  APPROVE  WITH BUILDING PERMIT\*\*  DENY

9/17/2024

ADMINISTRATIVE OFFICER

DATE

\*\*Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

\_\_\_\_\_ A waiver request fee of \$50 due at time of submittal.

\_\_\_\_\_ A written narrative explaining the request.



# PLANNING, DEVELOPMENT AND SUSTAINABILITY

## PLANNING DIVISION

JOSH BUSARD  
AICP, LEED-AP, CFM  
DIRECTOR

NATHAN MUELLER, AICP, CFM  
ASSISTANT DIRECTOR

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### WAIVER RESPONSE

Date: September 17, 2024  
To: Hart-Frederick Consultants; Attn. Scott Ritter  
From: Kasey Hutchinson, Environmental Regulations Coordinator  
Re: Waiver Request for 1621 Utah Avenue NE (PPN 0121126002)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 1621 Utah Avenue NE (PPN 0121126002). After review, the PDS Administrative Officer has issued the following decision on the request:

#### Request to waive Stormwater Management: With Building Permit

- Stormwater management planning will be required with any future building permit.

#### Request to waive Sensitive Areas: Partial Approval

- Waiver has been requested for all sensitive areas with the exception of Significant Slopes. Waiver has been approved for those sensitive areas requested with the exception of Prairie and Prairie Remnants and Wetlands.
  - Desktop assessment is insufficient to rule out the presence of wetland in the swale present on the northern portion of the subject property that drains to the road ditch.
  - Desktop assessment is insufficient to rule out the presence of prairie and prairie remnants in the northeast section of the subject property, as aerial photographs do not show a history of disturbance or row-cropping.
  - The results of this assessment should be provided with the subdivision application.
- This project is exempt from the Historic Properties requirements.

Please contact me at [khutchinson@johnsoncountyiowa.gov](mailto:khutchinson@johnsoncountyiowa.gov) if you have any questions.

Respectfully,

Kasey Hutchinson  
Environmental Regulations Coordinator