

Office Use Only	7/3/25	\$ 560-	P2C-25-28747
	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):

2119 500th St. SW

Parcel Number(s): 1313126002

Proposed Subdivision Name: Frytown Trailers Subdivision

The subdivision contains 7.60 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 6.33

Total non-buildable acres: 0.03

Current Zoning: A

Proposed Use of the Subdivision: Commercial Business

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Erek P. Sittig

Name of Attorney

sittig@phelantuckerlaw.com

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.

Mark Slabaugh

Name of Owner

Name of Applicant (if different)

2049 500th St. SW Kalona, IA. 52247

Applicant Street Address (including City, State, Zip)

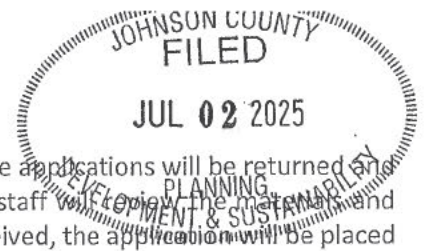
Applicant Phone

Applicant Email

Applicant Signature

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. 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	CS	
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	JSR	
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	ES	
4. draft Title Opinion		
5. draft Treasurer's Certificate		
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.



26 June 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Frytown Trailers Subdivison, for Mark Slabaugh,
a Commercial Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Commercial Subdivision application for the Mark Slabaugh. At this time the Slabaugh family would like to split off this portion of their property for this existing business and area around. This lot has access to 500th St. SW with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: EreK P. Sittig or Mark Slabaugh.

Respectfully Submitted,

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

C: Mr. Mark Slabaugh
Mr. EreK P. Sittig
HFCfile



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION



WAIVER RESPONSE

Date: June 6, 2025
To: Hart-Frederick Consultants; Attn. Chuck Schmidt
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 1313126002

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision, PPN 1313126002. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Future Development Application**

Stormwater management planning will be required with any future building permit or development application.

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

- Waiver has been requested for all sensitive areas. Waiver has been approved for all sensitive areas with the exception of **savanna** and savanna remnant, and **woodlands**.
 - Based on aerial images, the eastern portion of the proposed split contains trees that are part of a much larger wooded area that exceeds 2 acres.
 - The results of this assessment should be provided with the subdivision application.
- Historic Properties is required for all non-residential subdivisions.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only	6/6/25	PDS-25-28729
	Date Filed	Application Number



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

Type of Development Application: SUBDIVISION OF PARCEL

Street Address or Layman's Description: 2119 500TH ST. SW, KALONA

Parcel Number(s): 1313126002

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.

MARK SLABAUGH

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

2049 500th St SW, Kalona, IA 52247

Owner Mailing Address (include City, State, Zip)

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT** ☐ DENY
Or Development Application

6/6/2025

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.

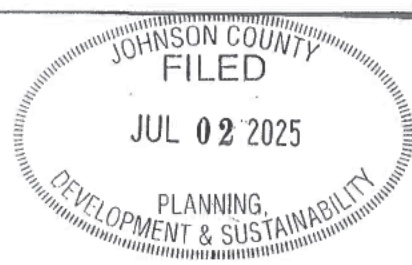
_____ A waiver request fee of \$50 due at time of submittal.

_____ A written narrative explaining the request.

Office
Use Only

6/6/25
Date Filed

P08-25-28728
Application Number



JOHNSON COUNTY, IOWA

REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: SUBDIVISION OF PARCEL

Street Address or Layman's Description: 2119 500TH ST. SW, KALONA

Parcel Number(s): 1313126002

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

- | | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> Critical Wildlife Habitat | <input type="checkbox"/> Historic Properties | <input type="checkbox"/> Prairie & Prairie Remnant | <input type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input type="checkbox"/> Floodplain & Floodway | <input type="checkbox"/> Wetlands | <input type="checkbox"/> 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.

MARK SLABAUGH

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

2049 500th St SW, Kalona, IA 52247

Owner Mailing Address (Include City, State, Zip)

[Signature]
Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION:

☐ APPROVE

☒ PARTIAL APPROVAL**

☐ DENY

6/6/2025

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 aerials 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.



Sensitive Areas Review for:
Commercial/Agricultural Subdivision

Parcel Number:

1313126002

Washington Township



Prepared for:

Mark Slabaugh

and

Johnson County Planning, Development & Sustainability

Prepared by:

Charles D. Schmidt

Hart-Frederick Consultants

July, 2025

Charles D. Schmidt

Applicant

date

PDS Director

date



As directed by the Johnson County Soil and Water Conservation Coordinator, this report addresses the following potential sensitive areas:

Savanna and Savanna Remnant
Woodlands

As a result of this assessment, it has been determined that there are no sensitive areas present on the site (Figure 1).

Overall Analysis

Our analysis of the site consisted of an examination of the following:

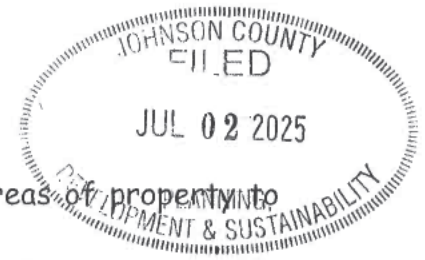
1. Description of the area of interest.
2. Offsite analysis.
 - a. Is the site contiguous to other sensitive areas?
 - b. Past uses of the area.
 - c. Tree canopy coverage.
3. Onsite analysis.
 - a. Current use of the area.
 - b. Assessment of onsite soils.
 - c. An evaluation of the presence, quality, and diversity of native plant species (savanna, woodlands).

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".

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 21.54ac for the original site. The proposed property division (see Figure 1) for a commercial subdivision, called Lot 1, is proposed to be 7.57ac (1.24ac in r.o.w.).

Current Use of site: (see Figures 1 & 2)

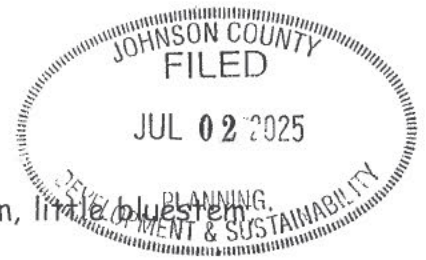
The site is mostly cultivated, with the trailer sales business on the north side. The building was built in 2019; it's addition in 2022. Trees are growing in the northeast corner of the property. The understory of the treed area is mowed.

Past Use of site: (see Figure 3)

The greater part of the 7.57ac lot has been cultivated since the 1930's. The trees in the northeast corner have ebbed and wanted over the decades. The current tree acreage and density is at its lowest since overhead photos have been available. At one time prior to the 1960's, trees covered the east third of the site. The trees which followed the driveway in the southeast corner have since been replaced with a cultivated field.

Soils at site (see Figure 4)

The online Web Soil Survey (as provided by the NRCS) shows that the soils at the site are Mahaska and Otley silt clay loams, mesic Typic Hapludalfs (fine-loamy,



mixed). The native vegetation of both the soils was big bluestem, little bluestem, switchgrass, and other grasses of the tall grass prairie.

Site soils types were verified with a soil probe (JMC soil sampler) utilized for septic system soil analysis.

Site contiguousness to other sensitive areas

The site is adjacent to other Sensitive areas as defined by Section 8:3.4 of Chapter 8.3 of the Sensitive Areas Ordinance. There are woodlands east and southeast of the site (Figure 1).

Potential Sensitive Areas

Historic Properties

A Phase 1 Archaeological Investigation showed that no previously recorded archaeological sites were located within the project area. No further archaeological work is recommended at the site. No historically Significant Structures (structures older than 100 years) were noted on the property. There are no archaeological concerns and no further archaeology work is recommended for this project.



Looking north near oak trees

Savanna and savanna remnants

Savanna and Savanna Remnants are areas containing a mixed association of native trees in grassland (originally prairie but may now also have domestic grass). The native trees are open grown and are frequently oaks and hickories.



Savannas may contain species not found in prairie such as those listed in the Tallgrass Restoration Handbook, Packard and Mutel, 1997, Table 5.1, pp. 69-71.

The northeast corner of the site consisted of mowed vegetation with oak trees greater than 18" dbh. The vegetation found in the understory consisted mostly of bunch grasses and a few forbs. Other than the oak trees, no native savanna species (see plant list, Table 1) were found at the site. Several of the oaks at the site were mature trees. These trees were of a density that precluded their categorization as a woodland.

Summary: No savannas or savanna remnants were identified at the site.

Woodlands

Woodlands: Those areas that have an association of native forest trees, such as those listed in Forest Trees of Johnson County by McBride, 1987, (pp. 105-108, in Calvin, *Geology of Johnson County*) with a mix of understory wildflower species, such as those listed in Wildflowers of Iowa Woodlands by Runkle and Bull, 1979.



Drone overhead. current

The density of the mature trees at the northeast corner of the site (Figure 1) is too low to be considered a woodland. The treed area gets too much sun to support bush honeysuckle (*Lonicera spp.*) which are known to reduce or even eliminate other understory plants. Other understory plants noted in the wooded area not woodland species. the Coefficient of Conservation is less than 1.0, indicating that these plants are not found in woodlands or savannas.



Table 1: Plants of Understory

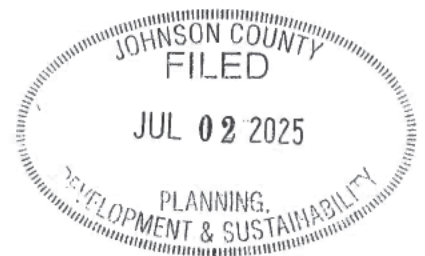
Common name	scientific name	¹C of C	²Bader	³Table 5.1
Alfalfa	<i>Medicago sativa</i>	0	NL	NL
Common dandelion	<i>Taraxacum officinale</i>	0	NL	NL
Broad-leaved plantain	<i>Plantago major</i>	0	NL	NL
Curly dock	<i>Rumex crispus</i>	0	NL	NL
Canada Thistle	<i>Cirsium arvense</i>	0	NL	NL
Common Mullein	<i>Verbascum Thapsus</i>	1	NL	NL
Northern red oak	<i>Quercus rubra</i>	5	L	L
White oak	<i>Quercus alba</i>	5	L	L
Orchardgrass	<i>Dactylis glomerata</i>	0	NL	NL
Quack Grass	<i>Elymus repens</i>	0	NL	NL
Perennial ryegrass	<i>Lolium perenne</i>	0	NL	NL

¹Coefficient of Conservation Chicago area,

FQI < 1.0

²Bader, Brian J. 2001. Developing a species list for oak savanna/oak woodland restoration at the University of Wisconsin-Madison Arboretum. Ecological Restoration: Volume 19, number 4, pp. 242-250.

³Table 5.1 of The Tallgrass Restoration Handbook: For Prairies, Savannas, and Woodlands, March 1, 1997 by Stephen Packard (Editor), Cornelia F. Mutel (Editor)



References:

1. Johnson County Unified Development Ordinance

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.

3. Forest Trees of Johnson County by McBride, 1987, (pp. 105-108, in Calvin, Geology of Johnson County)

4. Wildflowers of Iowa Woodlands, Runkle and Bull, 1979

5. Lists of forbs found in Midwestern Oak Savannas

<http://www.oaksavannas.org/savanna-forbs.html>

6. Prairie plants of Iowa. <http://uipress.lib.uiowa.edu/ppi/counties.php?record=64>

7. Johnson County Property Information Viewer

<https://gis.johnsoncountyiowa.gov/piv/>

8. 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



FIGURES 1-5

FIGURE 1: PROPOSED SITE

FIGURE 2: ONSITE PHOTOGRAPHS

FIGURE 3: HISTORICAL AERIAL PHOTOS

FIGURE 4: SITE SOIL MAP

FIGURE 5: ANDREAS ATLAS 1875



FIGURE 1: PROP. SITE SPLIT

Parcel Number
1313126002
Address
2119 500TH ST SW
KALONA, 52247
Property Class
A
Township
WASHINGTON
Deedholder(s)
SLABAUGH, MARK
SLABAUGH,
ROSEMARY
PLSS Sec-TWP-R
13-78N-8W



FIGURE 2: SITE PHOTOS

JOHNSON COUNTY
FILED
CITY

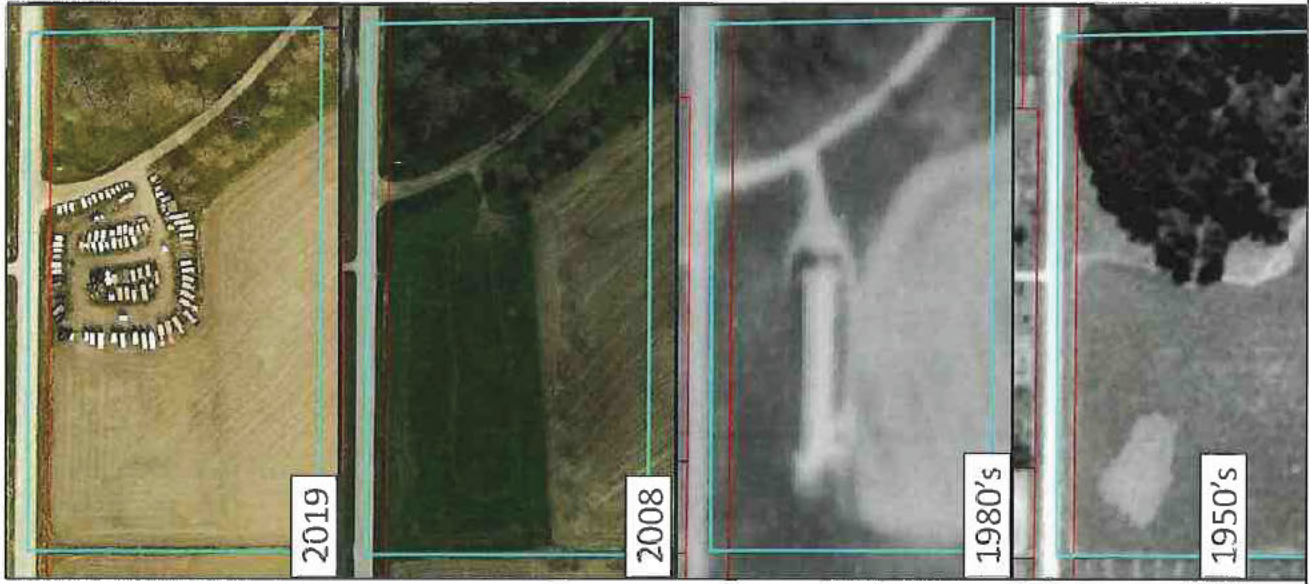
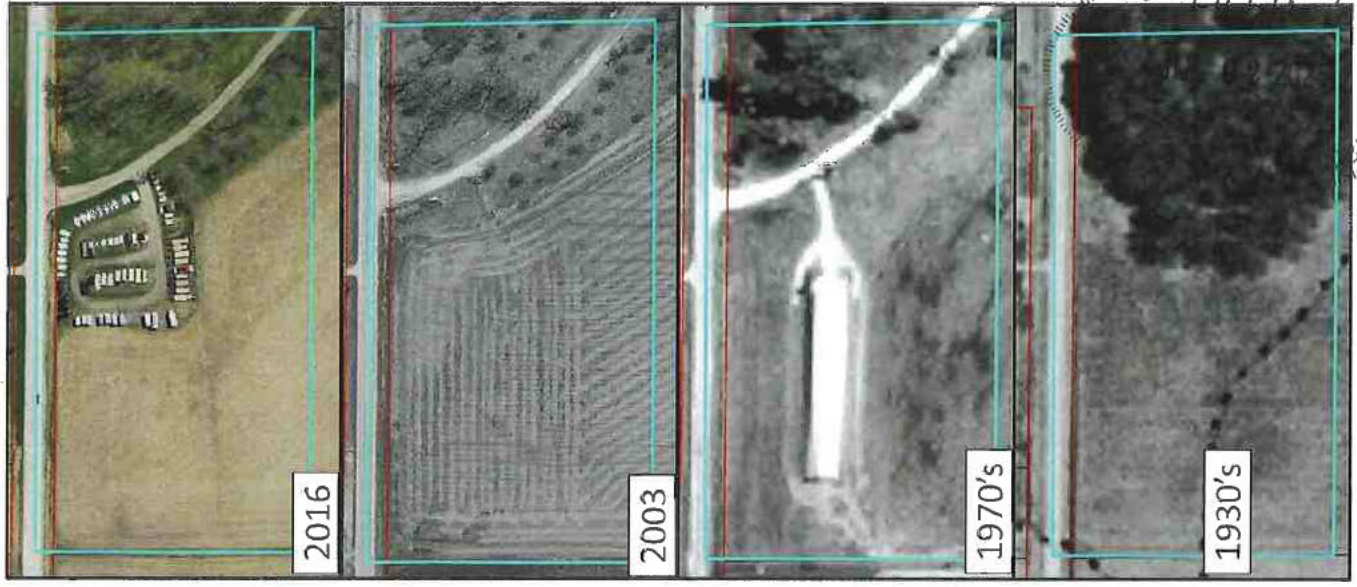


FIGURE 3: HISTORICAL PHOTOS



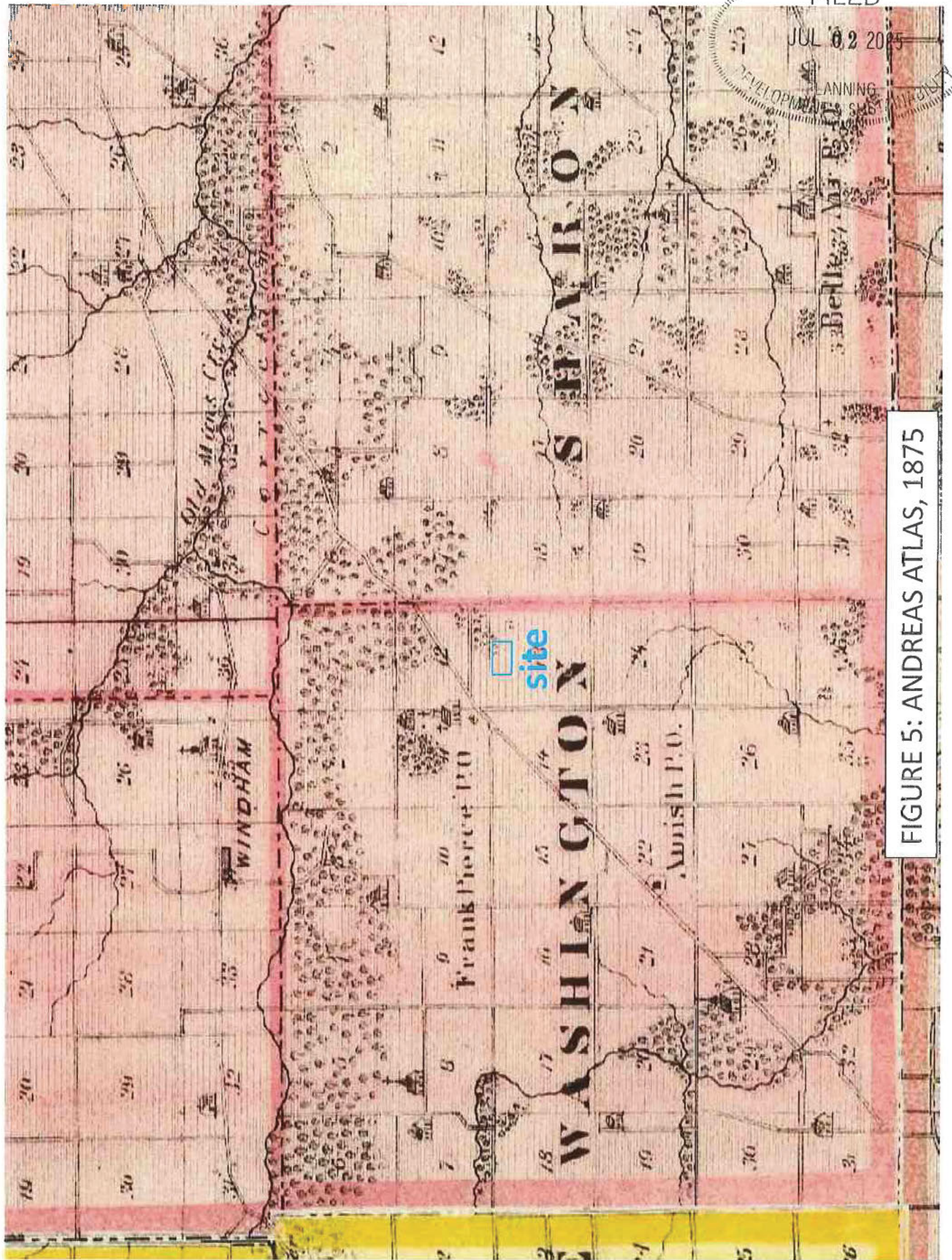


FIGURE 5: ANDREAS ATLAS, 1875



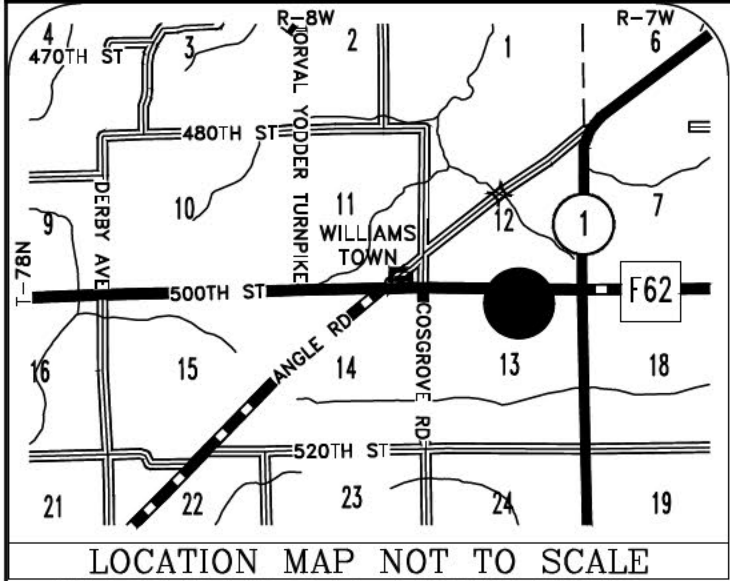
site

FIGURE 4: SOIL MAP

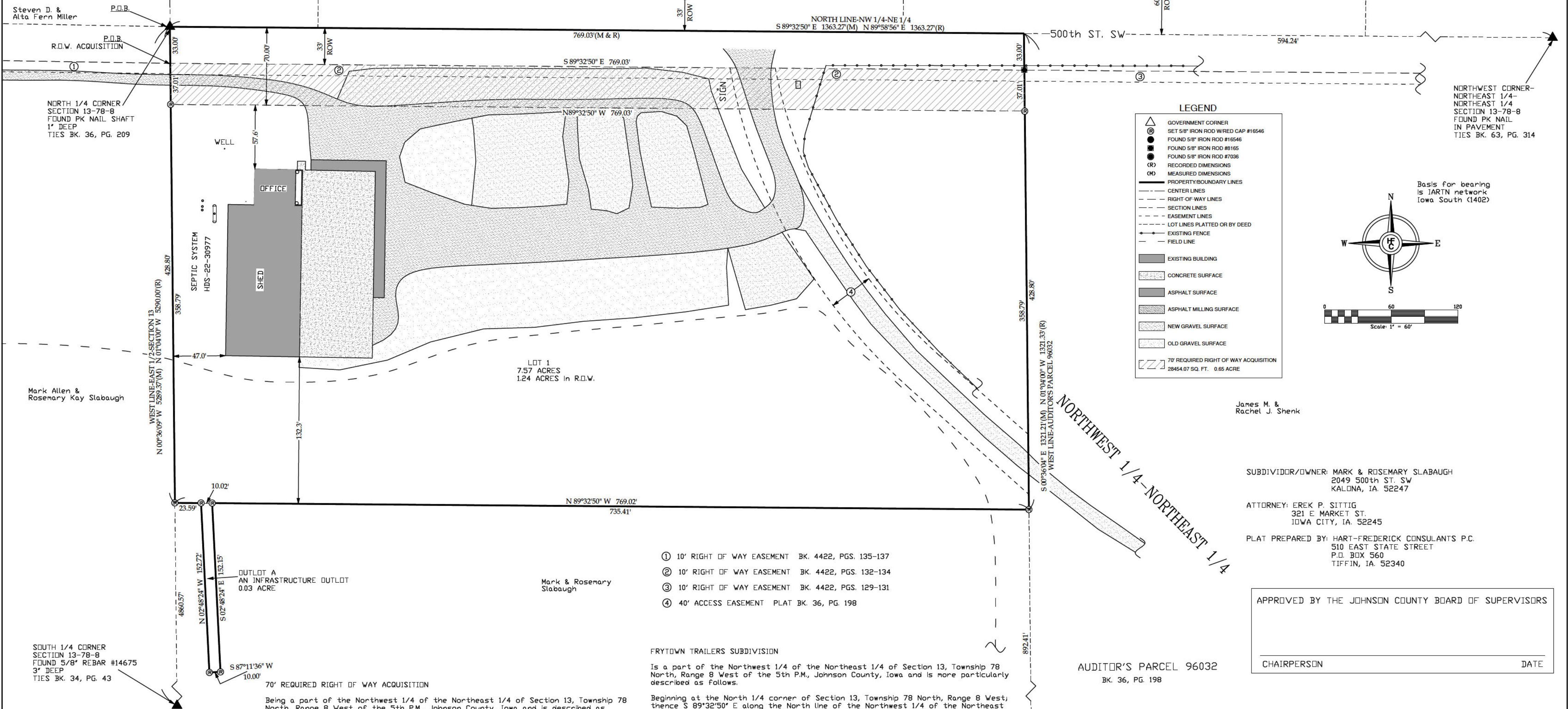
280 = Mahaska silty
clay loam
281 = Otley silty
clay loam

INDEX LEGEND
LOCATION: NORTHWEST 1/4-NORTHEAST 1/4
SECTION 13, T-78-N, R-8-W
REQUESTOR: MARK SLABAUGH
PROPRIETOR: MARK & ROSEMARY SLABAUGH
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

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



LOCATION MAP NOT TO SCALE
WASHINGTON TOWNSHIP



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, 2026.
Pages covered by this seal: THIS SHEET ONLY

PRELIMINARY & FINAL PLAT
FRYTOWN TRAILERS SUBDIVISION
PART OF THE NW 1/4 - NE 1/4
OF SECTION 13, T-78-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 05/25 | DRN: JSR | APP: |
FLD BK: GPS | PROJ. NO: 257100