

**PLANNING APPLICATION COVER SHEET****PROJECT TYPE: Rezoning****NO. REZ25-000005****APPLICATION DATE: 11/05/2025****PROPERTY OWNER: RAY SLACH FARMS LLC****APPLICANT: David West****WORK DESCRIPTION: Rezone 1.99 acres from A to R****SITE ADDRESS: 5419 420th ST SE****PROPERTY INFORMATION**

| <b>Parcel ID<br/>(PPN)</b> | <b>Acres in<br/>Parcel</b> | <b>Current zoning<br/>classification</b> | <b>Proposed zoning district<br/>classification</b> |
|----------------------------|----------------------------|------------------------------------------|----------------------------------------------------|
| 0926226001                 | 1.99                       | A - Agricultural                         | R - Residential                                    |

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****[planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov). 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



# 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

October 10, 2025

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

RE: Slach-Meardon Subdivision

Dear Josh,

On behalf of the Ray Slach Farms we are filing a Rezoning application to rezone 1.99 acres of a portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26-T79N-R5W located at 5419 420<sup>th</sup> Street SE from A to R.

We are also filing a Preliminary and Final Plat application of Slach-Meardon Subdivision. This is a one lot subdivision, consisting of 2.63 acres containing 1 buildable lot. The intent is to create a 1.99 acre buildable lot for an existing house and a General Outlot of 0.64 acres to convey the rest of the farmstead, with the remainder of the parcel continuing to remain in agricultural production. 420<sup>th</sup> Street SE does not have a projected additional right-of-way need.

The proposed lot contains an existing house, garage, outbuildings, well, and a newly installed permitted septic. The subdivision does not lie within a designated Fringe Area. Lot 1 and Outlot A will utilize existing access on 420<sup>th</sup> Street SE, and the remainder will utilize existing field entrances on 420<sup>th</sup> Street SE. A waiver that stormwater requirements be deferred to building permit time has been approved for the subdivision. A Sensitive Areas Report or waivers will be provided with this application.

Please feel free to contact us with any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads "David M. West".

David M. West, P.L.S.

REZONING EXHIBIT  
JOHNSON COUTY, IOWA

DESCRIPTION: (REZONING PARCEL)

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA, THENCE N88°26'34"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 197.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°26'34"E ALONG SAID NORTH LINE, 321.06 FEET; THENCE S01°33'26"E, 285.40 FEET; THENCE S87°07'07"W, 207.27 FEET; THENCE N48°49'08"W, 155.00 FEET; THENCE N01°33'27"W, 185.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.99 ACRES, AT THE TIME OF SURVEY, WHICH INCLUDES 0.24 ACRES OF COUNTY ROAD RIGHT-OF-WAY EASEMENT AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

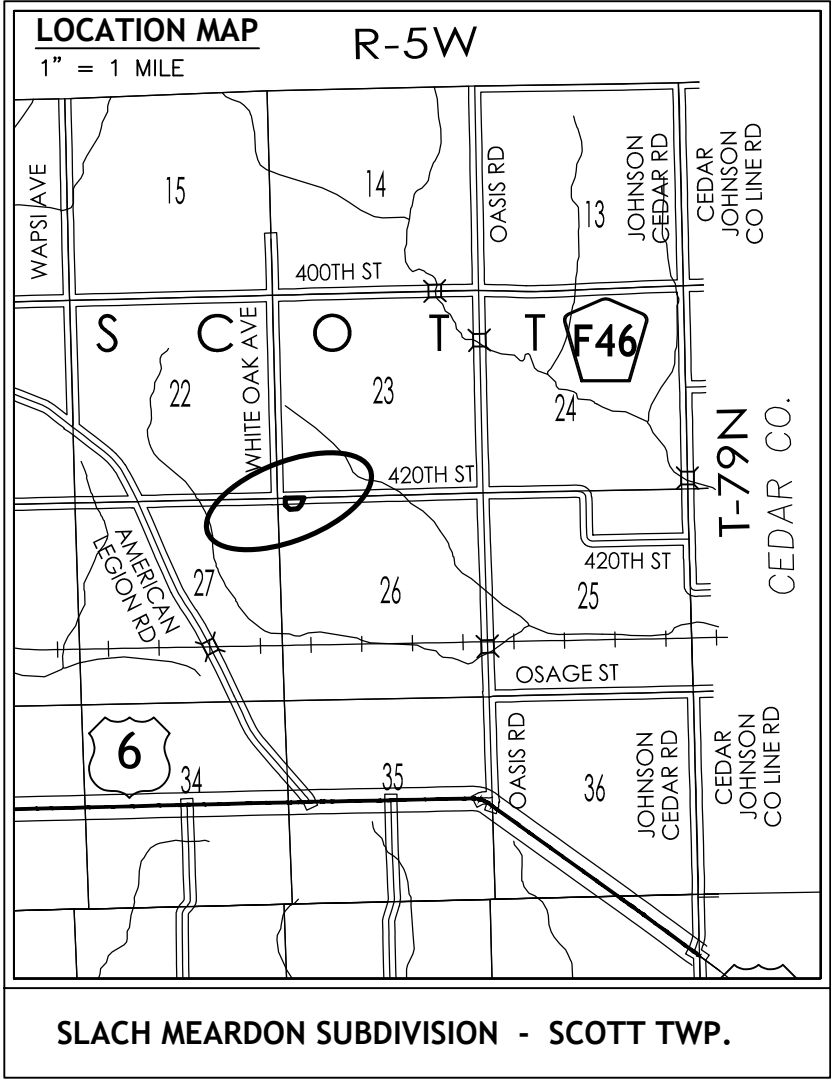
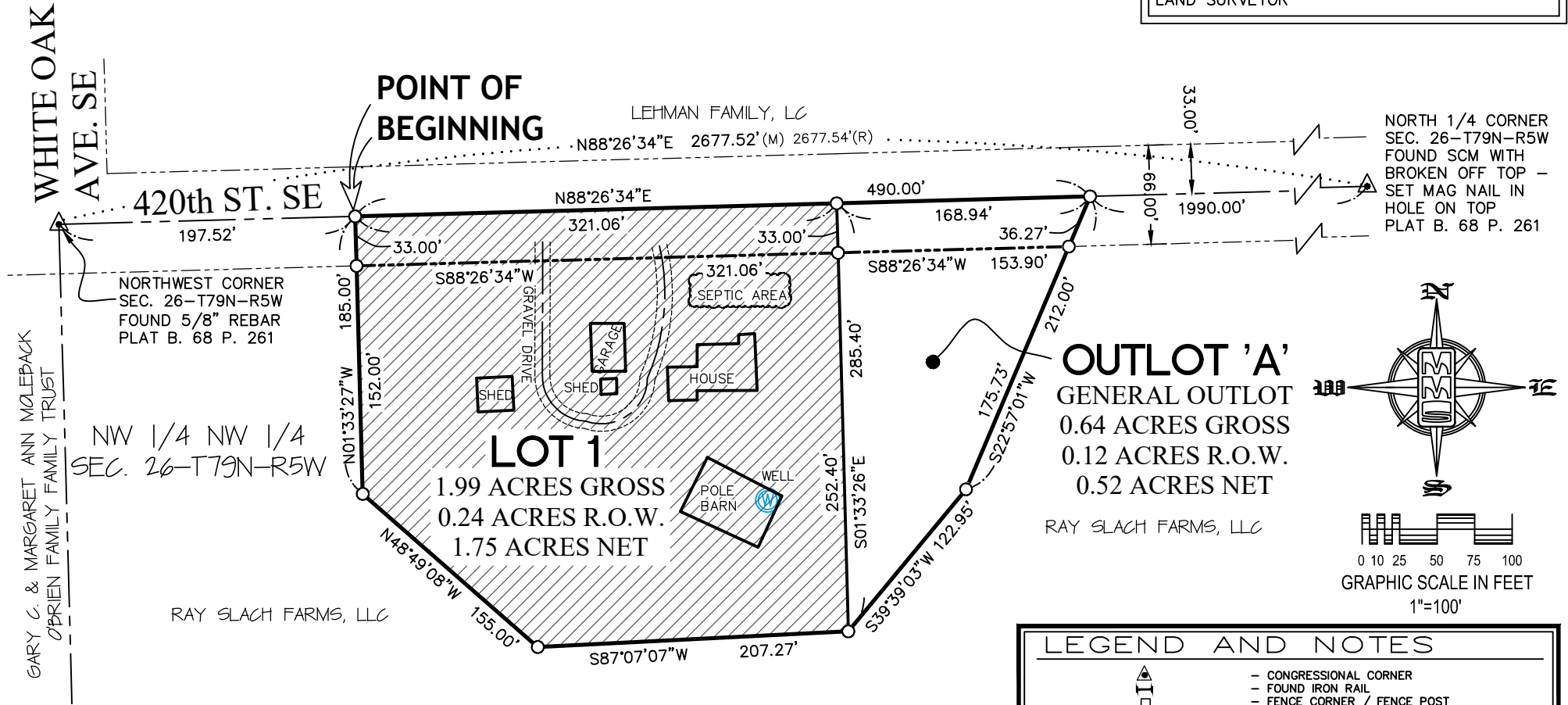
PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:  
RAY SLACH FARMS, LLC  
C/O RAY SLACH  
23 - 326TH STREET  
WEST BRANCH, IOWA 52358



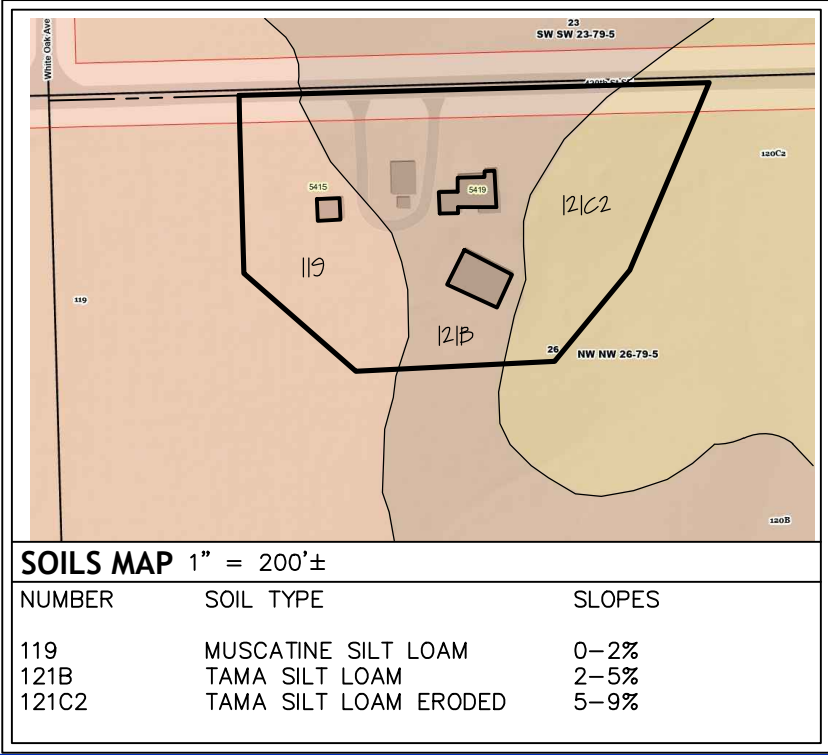
EXISTING ZONING: A-AGRICULTURAL  
PROPOSED ZONING: R-RESIDENTIAL

|                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION:                                                                                                                               |
| A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5th P.M, JOHNSON COUNTY, IOWA |
| LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:                                                                                          |
| DAVID M. WEST, P.L.S.<br>MMS CONSULTANTS INC.<br>1917 SOUTH GILBERT STREET<br>IOWA CITY, IOWA, 52240<br>PHONE: 319-351-8282             |
| SURVEY REQUESTED BY:                                                                                                                    |
| RAY SLACH                                                                                                                               |
| PROPRIETOR(S) OR OWNER(S):                                                                                                              |
| RAY SLACH FARMS, LLC                                                                                                                    |
| DATE(S) OF SURVEY:                                                                                                                      |
| APRIL 1, 2025                                                                                                                           |
| DOCUMENT RETURN INFORMATION:                                                                                                            |
| LAND SURVEYOR                                                                                                                           |



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 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

| LEGEND AND NOTES                                                  |                                                                                          |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|                                                                   | CONGRESSIONAL CORNER                                                                     |
|                                                                   | FOUND IRON RAIL                                                                          |
|                                                                   | FENCE CORNER / FENCE POST                                                                |
|                                                                   | PROPERTY CORNER(S), FOUND (as noted)                                                     |
|                                                                   | FOUND PIPE(S), (as noted)                                                                |
|                                                                   | PROPERTY CORNERS SET (5/8"x 24" REBAR WITH ORANGE PLASTIC CAP EMBOSSED WITH "MMS 15749") |
|                                                                   | SET MAG NAIL OR GIN SPINDLE                                                              |
|                                                                   | PROPERTY &/or BOUNDARY LINES                                                             |
|                                                                   | CONGRESSIONAL SECTION LINES                                                              |
|                                                                   | RIGHT-OF-WAY LINES                                                                       |
|                                                                   | CENTER LINES                                                                             |
|                                                                   | FENCE LINES                                                                              |
|                                                                   | LOT LINES, PLATTED OR BY DEED                                                            |
|                                                                   | EASEMENT LINES, WIDTH & PURPOSE NOTED                                                    |
|                                                                   | EXISTING EASEMENT LINES, PURPOSE NOTED                                                   |
|                                                                   | RECORDED DIMENSIONS                                                                      |
|                                                                   | MEASURED DIMENSIONS                                                                      |
|                                                                   | COMPUTED DIMENSIONS                                                                      |
|                                                                   | CURVE SEGMENT NUMBER                                                                     |
| UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS |                                                                                          |



REZONING EXHIBIT  
AGRICULTURAL TO RESIDENTIAL

5419 420th STREET SE

RURAL IOWA CITY,  
JOHNSON COUNTY,  
IOWA

MMS CONSULTANTS, INC.

Date: 04/03/25

Surveyed by: JRD/EJW  
Field Book No: 1409

Drawn by: DMW  
Scale: 1" = 100'

Checked by: DMW/JRD  
Sheet No: 1

Project No: 6392-012  
of: 1

www.mmsconsultants.net

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

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