

Staff Report

Board of Supervisors

Date of Meeting:
March 10, 2026

Case Number SUB26-000097

John's Farm Agricultural Subdivision
Resolution No. 26-66

APPLICANT:

Matt Vegter
415 South 11th St
Nevada, IA 50201

STAFF PROJECT MANAGER:

Marcus Amman, Senior Planner

SUMMARY:

An Agricultural Subdivision request for Parcels 13-32-200-100, 13-32-100-230, 13-32-100-415, & 13-32-200-305 to create three lots out of the four existing parcels and plat them as follows: proposed Lot 1, a 4.80 net-acre lot with the existing dwelling, proposed Outlot A, a 1.12 net-acre lot containing yard area to be sold to neighboring property, and proposed Outlot B, a 89.97 net-acre parcel in row crop production. The lots are not for any new development purposes. Planning and Development staff recommend approval of the proposed Agricultural Subdivision Plat.





Property Owner

JOHNS, MICHAEL S 1/8
JOHN, THOMAS J 1/8
REECE, KATHLEEN A 1/8
JOHNS, VICKI D 1/8
JOHN, PEGGY A ½

Parcel Identification Number(s)

13-32-200-100
13-32-100-230
13-32-100-415
13-32-200-305

Size of Area

95.62 net-acres

Location of Subdivision

Palestine Township (Section 32, Township 82, Range 24), NE NW, NE NE, SE NW, SW NE

Districts

A-1 Agricultural District
Huxley Ambulance
Slater Fire District
Ballard School District
Alliant Power
Fourmile Creek Watershed

Description of Proposed Subdivision and Current Land Use

The application is to consider a request for an Agricultural Subdivision to split four existing parcels and plat them as three lots. The lots are being created for the purpose separating the house and outbuildings from the rest of the farmland. Most of the land included in the request is in row crop production and will continue to be in production.

Proposed Lot 1 is 4.80 net acres and has the existing dwelling; proposed Outlot A, is a 1.12 net-acre lot containing yard are to be sold to neighboring property; and proposed Outlot B, a 89.97 net-acre parcel in row crop production. All of the proposed lots are zoned A-1 Agricultural, and designated as Agricultural Conservation Areas in the Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map. Agricultural Conservation Areas “encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.” Principles for the designation include encouraging high-value agriculture lands to remain in production.



The lots created through an Agricultural Subdivision are not considered development lots (see Section [87.06](#)). A note has been added to the plat that the lots are not intended for development.

There are existing entrances from Highway 210 to proposed Lot 1. No new accesses are proposed.

Subject Property and Current Surrounding Land Use

The property is located in Palestine Township. Adjacent properties include:

North

Three parcels on the north side of Highway 210 with dwellings owned by Rimallama LLC, Rimathe Family Trust, and Christie, Kirk.

East

Various agricultural parcels owned by Krouse Farms.

West

A 9.80 net-acre parcel owned by Ostermeier Trust with a dwelling and row crop production.

South

Various agricultural parcels owned by Krouse Farms.

A parcel in agricultural production owned by Kilo Lima Tango LLC.

There are 51 parcels located within a quarter mile of the property in Story County. They are located in unincorporated Story County and the City of Slater. Twenty-six parcels contain single-family dwellings, one being proposed Lot 1.

Applicable Regulations – Story County Land Development Regulations

87.06 AGRICULTURAL SUBDIVISION PLAT

1. A subdivision may be submitted for review and approval as an Agricultural Subdivision Plat when all of the following are true:
 - a. The lots created by the subdivision are intended to be used for agricultural purposes;
 - b. The subdivision contains no new development lots;
 - c. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use;
 - d. The subdivision lies wholly within the A-1 or A-2 Districts. (Ordinance No. 184)



- e. No Residential or Minor subdivisions have been approved for the tract(s) being divided after December 31, 2003. (Ordinance No. 160)

Commentary

The following comments are part of the official record of the proposed Agricultural Subdivision Plat—John's Farm Agricultural Subdivision, **Case No. SUB26-000097**. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Interagency Review Team

The application materials were forwarded to the members of the Interagency Review Team, and the following applicable comments were received from staff:

County Assessor's Office:

No comments.

Planning and Development Staff:

All comments were addressed.

Comments from the General Public

Notification letters regarding the public meeting on the subdivision request were mailed on March 2, 2026, to surrounding property owners within a ¼ mile of the subject property.

No comments were received as of the writing of this report.

Comments from Cities within Two Miles

The City of Slater is within two miles of the proposed subdivision. The city waived their review at their February 17, 2026 meeting. Resolution from the city has been provided to the County.

Analysis

Points to consider in evaluating the applicant's request to divide their property through the Agricultural Subdivision Plat process to create three (3) lots for agricultural use.

1. The goal of the subdivision is to partition land for agricultural use.
2. The subdivision meets all requirements and standards for an Agricultural Subdivision.
3. The use of the proposed lots will remain agricultural.
4. The lots are not to be used for development unless in conformance with the Story County Land Development Regulations.
5. Additional divisions of the lots created with the agricultural subdivision are not permitted unless the entire subdivision is considered for platting purposes.
6. There are 51 parcels located within a quarter mile of the property in Story County. They are located in unincorporated Story County and the City of Slater. Twenty-six parcels contain dwellings, one being proposed Lot 1.



Alternatives

Story County Planning & Development Staff recommend the approval of John's Farm Agricultural Subdivision, as proposed (alternative #1).

1. **The Story County Board of Supervisors approves Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097.**
2. The Story County Board of Supervisors approves Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, with conditions, as put forth in SUB26-000097.
3. The Story County Board of Supervisors denies Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097.
4. The Story County Board of Supervisors tables the decision on Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097 and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisors' agenda.