

TO: Zoning Board of Adjustment
FROM: Matt Wyant, County Planning Director
DATE: August 16, 2024

RE: Case #ZV-2024-06

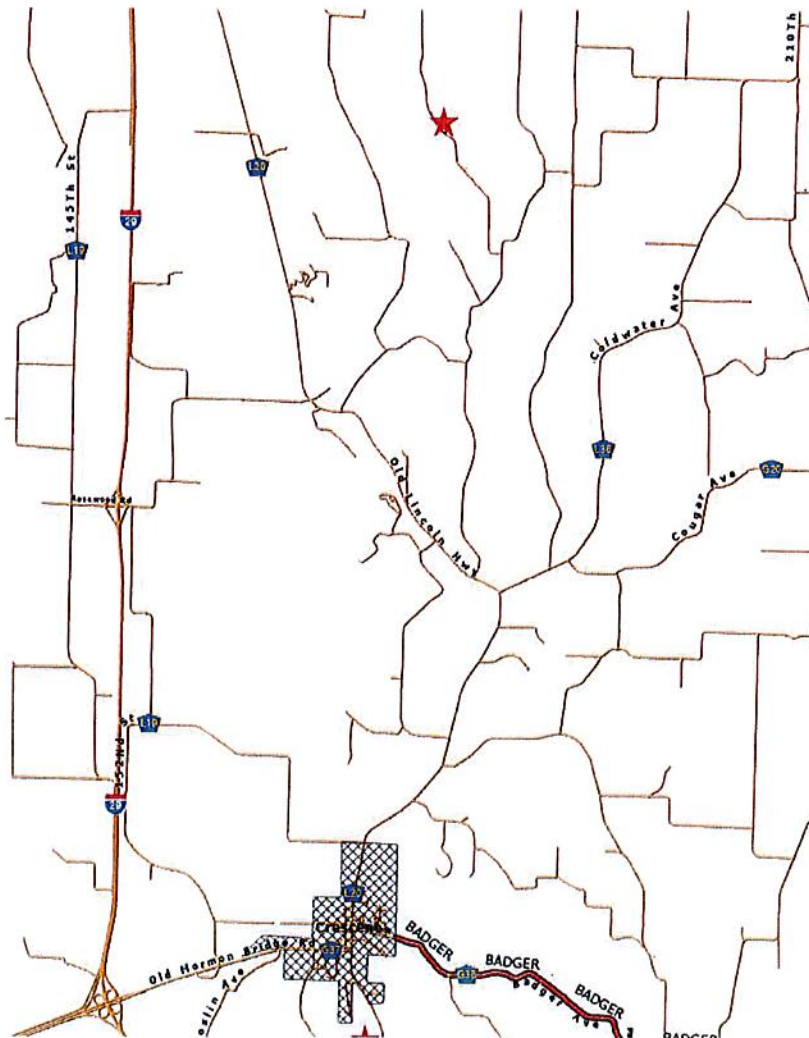
REQUEST: A forty five (45) foot front yard setback variance to allow the construction of a storage building at a setback of 30' in lieu of 75' in a Class A-4 (Loess Hills).

LOCATION: 31447 175th St

Rockford Township

13-77-44 PT N1/2 SE COMM 2396.38'N & 1239.66'W SE COR SECT TH NW110.64'
S41.29'TO C/L RD NW375.54'E383.92' SE75.51'S184.82' TO POB

The subject property is approximately 6 1/2 miles north of the city limits of Crescent at 31447 175th Street.



APPLICANT: Allen Green

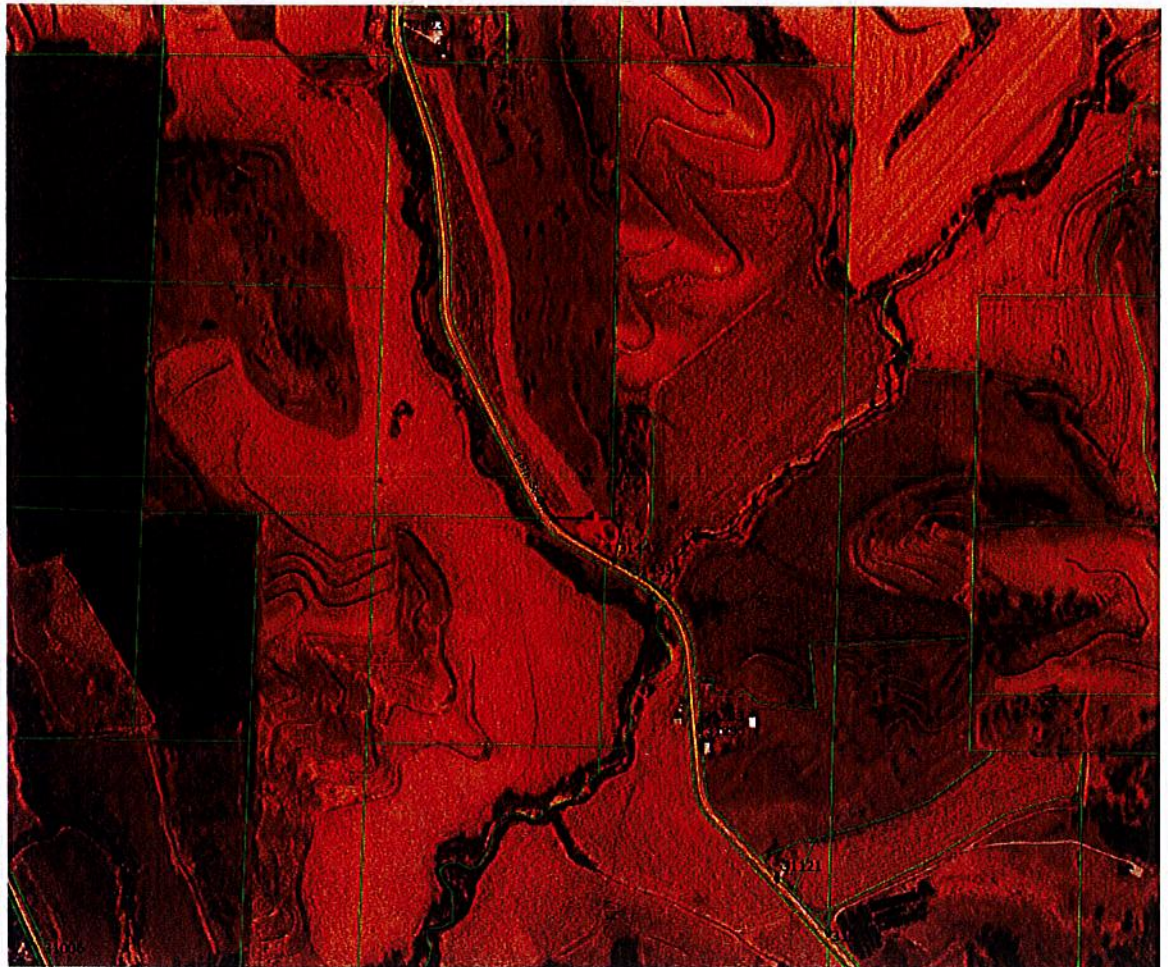
GENERAL INFORMATION: The property owner would like to construct a 24' x 40' pole barn with a front yard setback of 30' in lieu of 75'. He stated the topography of his property makes it difficult to construct at the required setback of 75'.

Attachment #1 is the applicant's submittals.

SITE REVIEW: The 1.02 acre lot has a single family dwelling, septic system and well on it.



AREA REVIEW: The use of properties in the area are a primarily agricultural a rural acreages.



ZONING: The subject property is located in a Class A-4 (Loess Hills) District.

The current maximum standards for the A-4 District are as follows:

8.014.070 SETBACK REQUIREMENTS:

- .04 The minimum *setback* for any *yard* which abuts a *highway* or *county road* shall be seventy-five (75) feet, except that the minimum street side yard setback for lots in platted subdivisions for single-family dwellings served by municipal water shall be fifty (50) feet. (*Ordinance #2000-4/04-28-00*)

Section 8.096.030.02 of the County Code states "No variance from the terms of this Ordinance shall be granted unless the Board specifically finds":

- .02 The Board shall have the power to hear and decide appeals for variances from the specific terms of this Ordinance which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will, in an individual case, result in unnecessary hardship, and provided, that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done.

No variance from the terms of this Ordinance shall be granted unless the Board is satisfied that granting the variance:

- A. Is necessary to alleviate a demonstrable hardship or difficulty so great as to warrant the variance;
- B. Will not merely serve as a convenience to the applicant;
- C. Will not impair the general purpose and intent of the regulations and provisions contained in this Ordinance;
- D. Will not impair an adequate supply of light and air to adjacent properties;
- E. Will not increase the hazard from fire and other damages to said property;
- F. Will not diminish the value of land and buildings in the County;
- G. Will not increase the congestion and traffic hazards on public roads; and
- H. Will not otherwise impair the public health, safety and general welfare of the inhabitants of the County.
- I. Is not based on the nonconforming use of neighboring lands, structures or buildings in the same district, and the permitted or nonconforming use of lands, structures, or buildings in other districts is not grounds for the issuance of the variance.
- J. Will not, under any circumstances, allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the property as being in a Zone X-Areas of minimum flooding.

STAFF

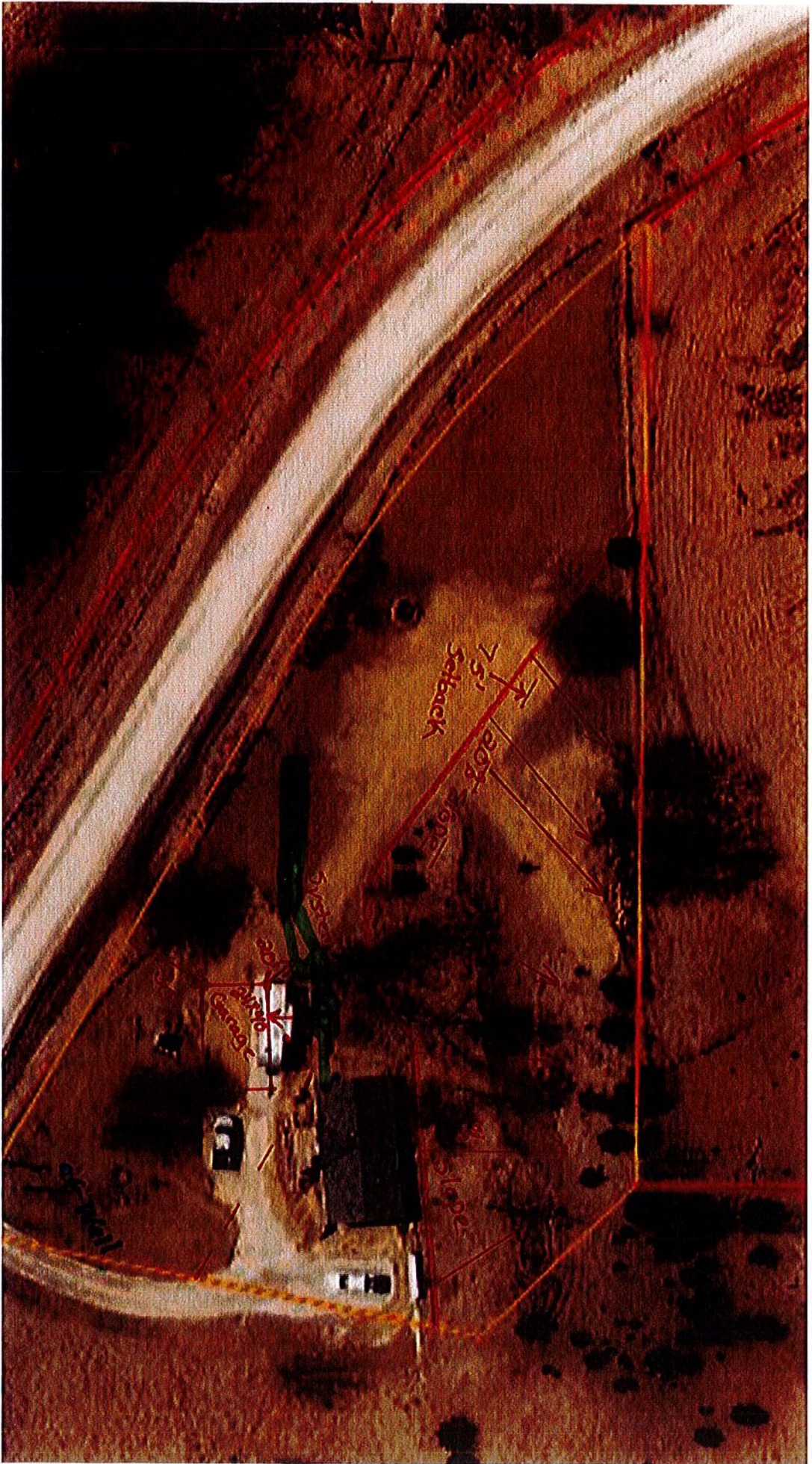
RECOMMENDATION: Based on the above information, the preliminary recommendation by the Planning Department is to **deny** the application:

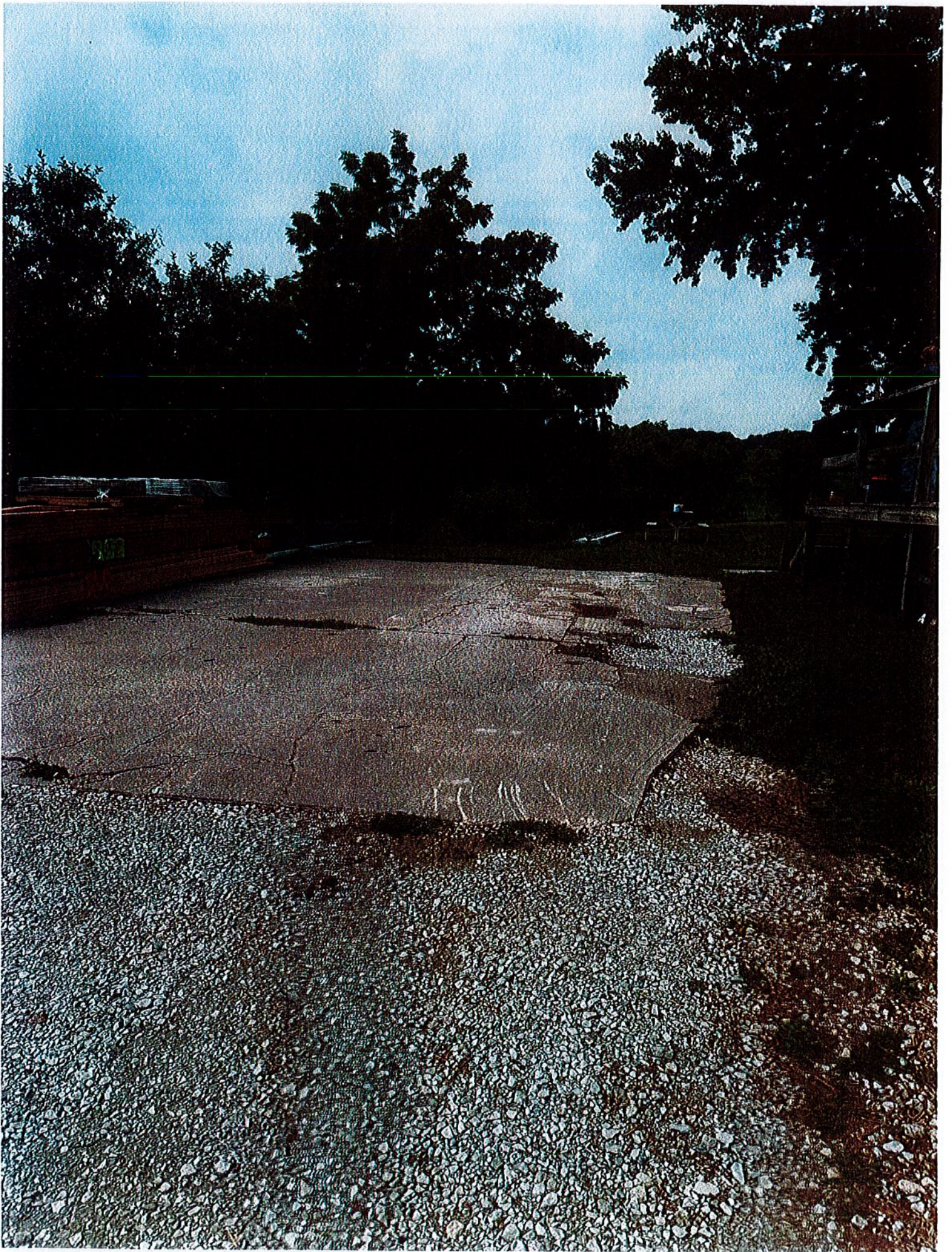
1. The applicant has failed to submit evidence to insure that fulfillment of the terms of Section 8.096.030.02 of the County Code can be complied with in the granting of the requested variance.

This recommendation is subject to change, based on evidence and information presented by the applicant and interested parties at the public hearing.

Case# ZV-2024-06
Attachment #1

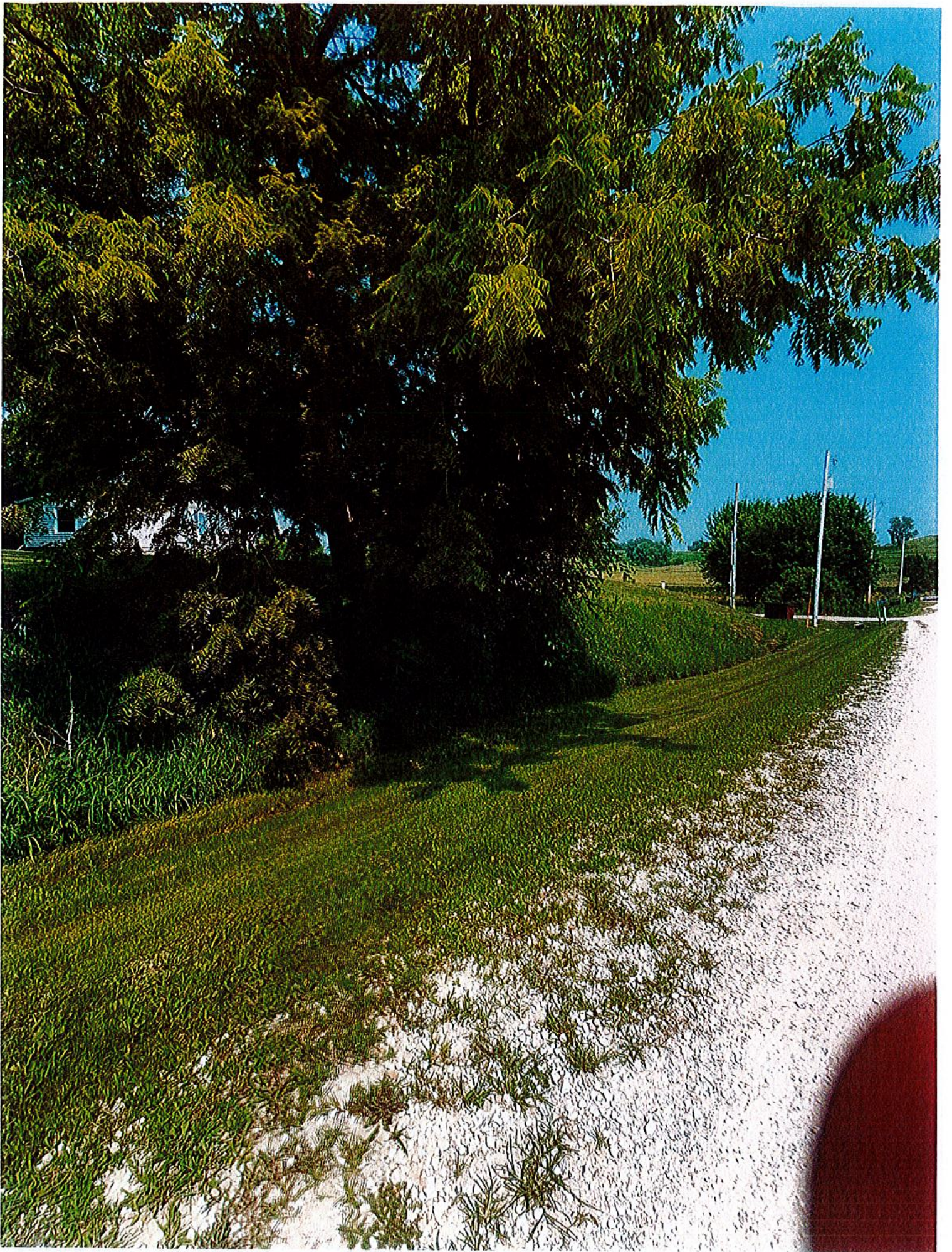














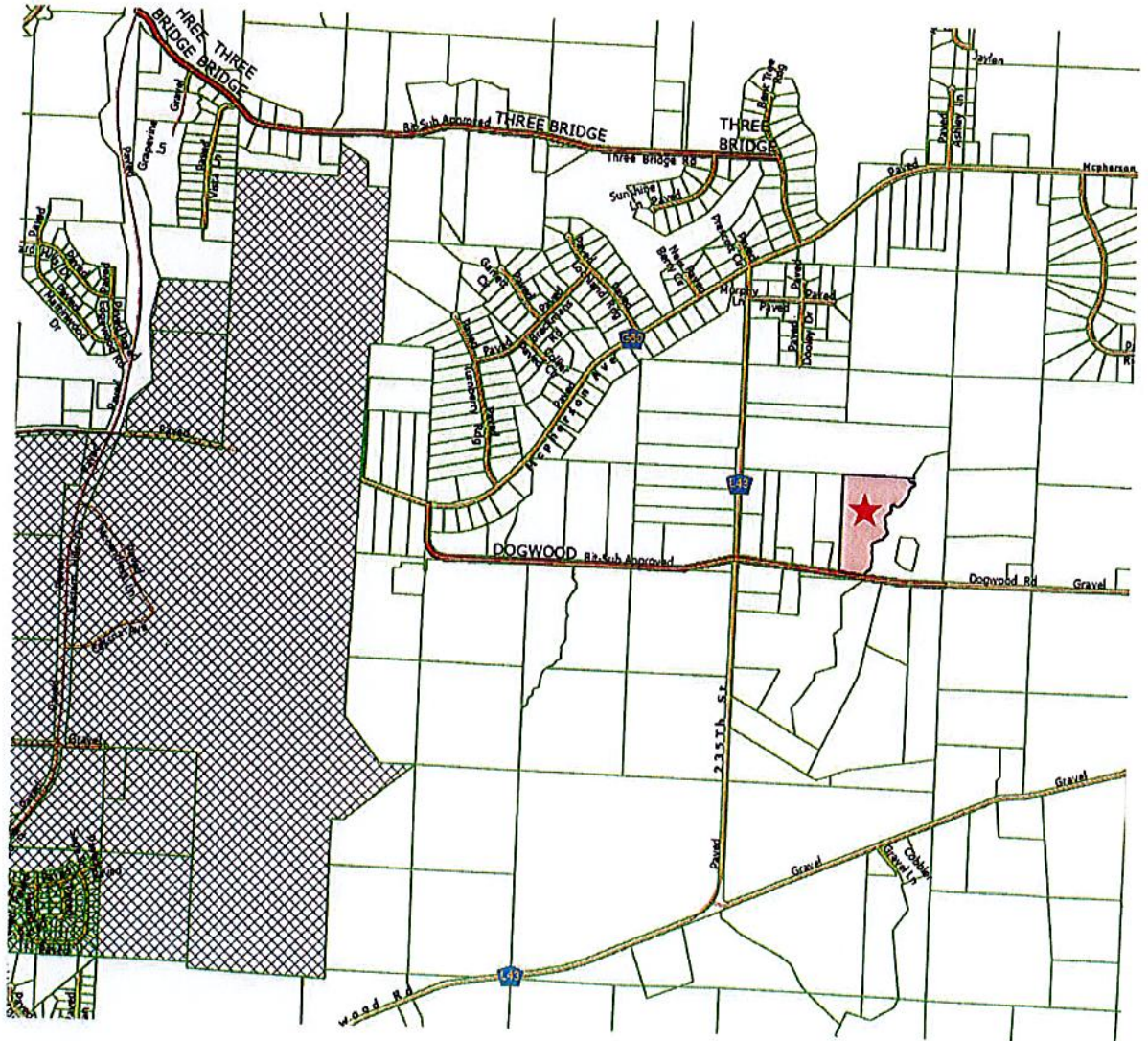
TO: Board of Adjustment
FROM: Matt Wyant, County Planning Director
DATE: August 16, 2024

RE: Case #CU-2024-04

REQUEST: A conditional use permit request to allow a roadside stand for the sale of agricultural produce grown on site and special events at vineyards/wineries/orchards.

LOCATION: 23780 Dogwood Rd
Garner Township - 25-75-43 SE SE W OF CRK

The subject property is located approximately 1 ¼ miles east of the city limits of Council Bluffs at 23780 Dogwood Road.



PROPERTY OWNER: Matt Johnson – Tiffany Clifton

**GENERAL
INFORMATION:**

The applicants have made this request to allow a roadside stand for the sale of agricultural produce grown on site and special events at vineyards/wineries/orchards. **ATTACHMENT #1 is the applicants' narrative of their proposal.**

SITE REVIEW:

The subject property is consists of approximately 16.3 acres. It contains a single family dwelling, several out buildings and greenhouses, orchards, septic systems and well.



AREA REVIEW:

The majority of the area properties are utilized for agricultural & residential purposes.



ROADS & TRAFFIC:

Access to the subject property is from Dogwood Road, an official bituminous road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 180 vehicles per day.

ZONING:

The applicant's property is located in a Class R-1 (Ag Urban Transitional) District.

8.014.030 **CONDITIONAL USES:** The following conditional uses shall be permitted in a Class R-1 District, when authorized in accordance with the requirements of Chapter 8.096:

.07 Roadside stands for the sale of agricultural produce grown on the site, but only when adequate off-street parking is provided.

.09 Special events and dining facilities at vineyards/wineries, subject to the provisions of Section 8.004.250.

Section 8.004.250.03 of the County Code states:

- .03 Special Events are typically activities where the property owner is compensated for the use of the site or facilities, or by an admission fee, for activities such as but not limited to weddings, parties, company picnics, birthdays, reunions, or concerts.
- A. Number Permitted: Special events are limited to a total of 30 days per calendar year.
- B. Capacity Limitation:
- Events that have less than 25 persons in attendance shall not be considered Special Events and shall not count against the total number of events allowed.
- All Special Events are limited to 300 persons. In the case where a Special Event may be held on multiple consecutive days, capacity limitations shall be counted on a per day basis.
- In zoning districts where allowed, events held with an attendance of greater than 300 persons shall be processed as a separate per event approval for "Temporary establishments or enterprises involving large assemblages of people or automobiles including, but not limited to, carnivals, circuses, rodeo grounds, show rings, livestock auction barns and yards, music festivals, sports festivals and similar uses".
- C. Existing Special Events: Any special events scheduled prior to the effective date of this section (8.004.250) shall be allowed to be held during the ensuing calendar year provided it is documented with the Development Director that said special event was contractually arranged in writing or publicly advertised prior to said effective date. Said documentation shall be presented to the Development Director within thirty (30) days of the effective date of this section.
- D. Special Events to be held on an ongoing basis from year to year with a capacity of 26 to 300 persons shall be processed as single conditional use permit, addressing the general concept of the events and shall not be limited to a specific number of Special Events per year other than the limitation of the number of events and capacity stipulated in this Section (8.004.250.03). Annual renewal of conditional use permits shall not generally be required for Special Events unless circumstances exist that in the opinion of the Board of Adjustment warrants a periodic review.
- .06 Orchards and Cider Mills: The same standards and limitation established for wineries shall apply to cider mill facilities, except for those that deal with specifications on the production and licensing required for wine. In all other cases, wine and cider shall be interchangeable.

Section 8.096.030.03 of the County Code states:

- .03 *The Board shall have the power to hear and decide only such appeals for conditional uses as the Board is specifically authorized to pass on by the term of this Ordinance; to decide such questions as are involved in determining whether conditional uses should be granted; and to grant conditional uses with such conditions and safeguards as are appropriate under this Ordinance; or to deny conditional uses when not in harmony with the purpose and intent of this Ordinance. In reviewing an application for a conditional use permit, findings based on the following criteria shall be made and serve as the basis for approval or denial of the request:*

- A. *Does the proposed use conform to the Land Use Policy Plan?*
- B. *Is the site suitable for the proposed use? Such factors as size and shape of the property, topographic conditions, soil conditions to support water and septic systems, accessibility to transportation facilities, and soil erosion problems shall be considered.*
- C. *Is the proposed use compatible with surrounding property use? Such factors as the activities and function of the proposed use should be considered to determine if the proposed use conflicts with or reduces the usefulness or value or creates other negative impacts on adjoining property or properties in the general area, including public health, safety and welfare.*
- D. *Is the adjoining road system adequate to accommodate the proposed use in terms of the present traffic volume vs. road capacity and the general condition of the road system?*
- E. *Can adequate measures be taken to minimize any potential adverse impacts on adjoining property? If so, stipulate such measures as required by the ordinance or special conditions that would be required.*
- F. *Does the conditional use comply with all conditions imposed on it by the provisions of the district in which such conditional use may be authorized?*

The property owners provide parking for approximately 85 vehicles. Based on current County Code requirements this would exceed the minimum requirements for the existing and proposed land uses.

FLOOD HAZARD:

The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates the property as being in Zone X: Areas of Minimal Flooding.

STAFF

RECOMMENDATION: Based on the above information, the preliminary recommendation by the Planning Department is to approve the application, subject to the following conditions:

1. The applicant shall apply for the necessary permits to insure compliance with the Pottawattamie County, Iowa, Building Code and Environmental Health Regulations.
2. Approval to conduct special events shall be dependent upon the continued operation of the orchard.
3. Attendance and number of special events is limited to amounts specified in section 8.004.250.030 of the Pottawattamie County Zoning Ordinance.
4. Events held with an attendance of greater than 300 persons shall require an administrative "Temporary Establishment Permit."
5. No on-street parking shall be allowed for special events or large assemblages of people. Parking lot and entrance shall conform to Pottawattamie County Zoning ordinance section 8.080 and applicable International fire code sections.
6. Any changes to the proposed events as approved shall be presented to the Board of Adjustment for review and approval prior to said change being made.
7. Events will end by 8pm.
8. Up to 8 events per year will be permitted.

Based on the following findings of fact:

1. An orchard exists on the subject property.
2. The existing road system is adequate to accommodate the conditional use request.
3. The subject property is located in the Class R-1 (Ag Urban Transitional) District. The County Zoning Ordinance, which is adopted in conjunction with the Land Use Plan, stipulates that the proposed type of events are a permitted conditional use in the R-1 District.
4. The subject property is located in an area primarily utilized for agricultural and residential purposes. This conditional use is not foreseen to have any negative impact on area properties.
5. The proposed events are not the dominate use of the subject property.
6. The proposed special events will comply with all other provisions of the County Code.
7. The aforementioned conditions will minimize any potential adverse impact on adjoining properties.

Case # CU-2024-04 Attachment #1

Long Walk Farm 23780 Dogwood Road Council Bluffs IA 51503

Long Walk Farm is a family owned and run farm making local, real, beyond organic produce available to our community. We are proud to have a multitude of different veggies and a small orchard with mulberries, peaches and future elderberry products at the local Omaha Farmers Markets on Saturdays and Sunday, May through October. We have 20+ local restaurants, caterers and meal box companies who order from our fields on a weekly basis, year-round. We work directly with local chefs to grow what they desire to serve in their dishes. We believe, and have proven, you can grow leafy greens year-round even in Iowa. We are proud to provide everything from garlic to carrots to lettuce to spinach to peppers and so much more so everyone can eat local, eat healthy and receive groceries planted, tended, harvested, washed and brought to tables within only miles of one's home. We are committed to hand farming. We have a walk behind tractor and use human hours to tend all our veg. We work with partner farms in Iowa and Nebraska to help provide them access to our customers and provide a wider array of produce and meats for everyone. We love collaborating and partnering with farmers, restaurants, chefs, dessert makers and everyone committed to phenomenal food close to home.

This year we are bringing our produce directly off our fields, trees and bushes and making value added products like pickles, salads, sauerkraut, sauces, mulberry jam, elderberry products (we hope they fruit this year) and much more. We are excited to have soups for the colder months and tomato sauce all year round. We have worked very hard in building our on-farm, certified kitchen that is up and running and we can't wait to deliver to the general public more real food.

We believe in the utmost importance of good nutrition and access for all. We strive every day, long hours to provide true "dirt to dishes" food from our family to everyone's family. We are currently in the process of becoming organic certified (we had to wait the three years required to apply).

We want people to see and taste firsthand real, farm food grown right here. Thus, the idea of on farm food events. People come to see a real working farm, in progress, and eating food from our farm and our partners farms while watching it be made. You can't do that anywhere else in the metro area.

Food events to include:

Battle of the Chefs 2024

Local food event featuring local chefs and ingredients from local farms and producers. Field to face at Long Walk Farm, dirt to dishes.

- **8 Omaha metro area chefs compete head-to-head through a tournament style bracket to be crowned 2024 Battle of the Chefs Champion.**
- **7 total events - 4 first round battles, 2 semi-final battles and the final battle.**
- **Up to 75 guests at each event. Guests get to see and interact with the Chefs - like no other place you get to talk to your chef while they are making your food.**

- **Approximately thirty vehicles at each event averaging 2-3 people per vehicle. Guests are hand directed to designated parking spaces by farm staff.**
- **3-hour event with an additional 30 minutes at the start and 30 minutes at the end for attendees to arrive and depart. 3pm to 6 pm event, arrival 2:30 pm to 3 pm, departure 6 pm to 6:30 pm.**
- **An accessible A-Relie port-a-potty and hand washing sink are provided for all guests on the west edge of the event space. Cleaned and restocked by A-Relie between each event.**
- **7 courses - 2 chef prepared courses (2 from each chef), graze table provided by Long Walk Farm, salad provided by Long Walk Farm and dessert provided by a local producer.**
- **Unlimited non-alcoholic beverages provided (aluminum bottled water and infused water) and sparkling water/drinks. (Alcohol permits will possibly be applied for future events following the state and local procedures).**
- **One secret ingredient will be introduced at the start of each event and each chef must use the ingredient in at least one of their dishes.**
- **A minimum of 95% of ingredients, by volume, will come from local farms and producers.**
- **Dan Hoppen, from the Restaurant Hoppen podcast, will be the master of ceremony for the event and will interview chefs, producer partners and attendees during the event.**
- **Event Location: Long Walk Farm 23780 Dogwood Rd. Council Bluffs, Iowa**

Event Schedule	Anticipated Schedule
The farm opens 30 minutes prior start	2:30 PM
Introduction by MC	3:00 PM
Secret Ingredient introduction by MC	3:05 PM

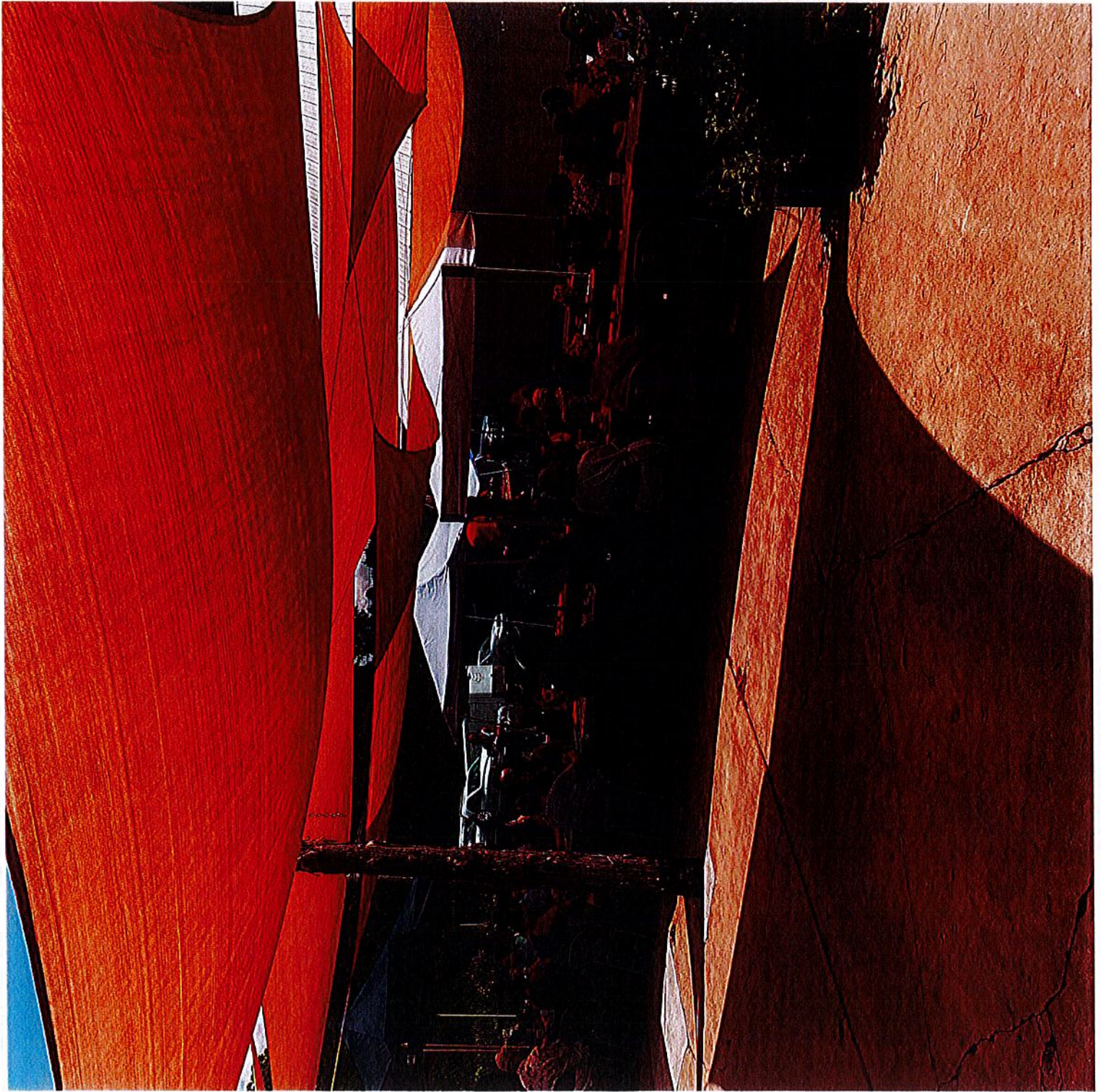
Graze Table available	3:10 PM
Chef interviews by MC	3:30 PM
First Course from Chefs	3:50 PM
Attendee interviews by MC	4:20 PM
Salad	4:25 PM
Producer interviews by MC	4:50 PM
Main Course from Chefs	5:00 PM
Attendee interviews	5:30 PM
Dessert	5:35 PM
MC announce results	5:45 PM
Thank you and Goodbye	5:55 PM
Farm Closed	6:30 PM

Pizza Nights on the Farm:

We have built an approved pizza oven and are making dough from scratch with local farm flours to top with our produce and other farms produce and meat (we would love to make our own mozzarella and are working on that). Again, from dirt to dishes in real time. Folks will be able to see their pizzas being assembled and go into the oven and come on out bubbling and delicious while experiencing the farm.

2-hour events, approximately 50 people in attendance, same set up as for Battle of the Chefs with restroom and sink on site, specific parking directed by Long Walk Farm staff, etc.











Duck Pen

Goat Pen

Fence

Pizza Oven

Lawn and Existing
Cement Event Space

Shop

Ingress/Egress

Parking for 30
Vehicles

Eastwood Rd

Eastwood Road DOGWOOD

Planning Bd Director

We have no objection
to the request for a
roadside stand & sale of
agriculture produce and
special events @
vineyard/winery/orchard
located at 23780 Dogwood Rd
C.B. IA. 51503

Mavis J Hill
23602 Dogwood Rd
C B IA 51503
Truman J. Hill

Pam Kalstrup

From: Ferguson, Laura - FPAC-NRCS, IA <Laura.Ferguson1@usda.gov>
Sent: Monday, August 26, 2024 1:59 PM
To: Pam Kalstrup
Subject: Regarding Case# CU-2024-04 Tiffany Clifton and Matthew Johnson Conditional Use Permit Application

You don't often get email from laura.ferguson1@usda.gov. [Learn why this is important](#)

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Dear Members of the County Board of Zoning,

I am writing to express my strong support for Matt Johnson & Tiffany Clifton of Long Walk Farm, which is currently hosting farm-to-table events on their property. I understand that the Board is reviewing their application for a conditional use permit, and I would like to advocate for the continuation of these events, which I believe are of great benefit to our community.

Long Walk Farm has become a valued part of our local area, not only as a provider of fresh, sustainable produce, but also as a hub for community engagement and education. Their "Battle of the Chefs" events offer a unique opportunity for residents of the community to connect with the source of their food, fostering a deeper appreciation for local agriculture and sustainable practices. Matt and Tiff have worked with USDA-NRCS to help fund and expand conservation practices on their farm, including high tunnels and a rotational grazing system planned for 2025. Our agency supports small-scale farmers and events like these to provide critical access to healthy food for local communities.

These events contribute positively to our local economy by attracting visitors to the area and promoting other local businesses. They also serve as an educational platform, where attendees can learn about farming practices, the importance of local food systems, and healthy eating habits. Additionally, these gatherings strengthen community bonds, bringing people together in a shared experience that celebrates our agricultural heritage.

I understand that zoning regulations are important for maintaining order and safety within our community. However, I believe that the farm's events are well-aligned with the spirit of our community. I had the opportunity to attend one of these events on August 4th. The events are conducted in a responsible and respectful manner, with careful attention to any potential impacts on neighbors and the environment.

In closing, I respectfully urge the Board to consider the many benefits that Long Walk Farm brings to our community through their farm-to-table events. I hope that you will support their continued operation, recognizing the positive impact they have on our local economy, community spirit, and the promotion of sustainable agriculture.

Thank you for your attention to this matter.

Sincerely,

Laura Ferguson | District Conservationist | USDA – NRCS
305 McKenzie Ave | Council Bluffs, IA
Office: (712) 328-2489 ext. 3369
Gov. Cell: (515) 657-2175



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Pam Kalstrup

From: Steven Sick <oldbeanguy@icloud.com>
Sent: Monday, August 26, 2024 1:31 PM
To: Pam Kalstrup
Subject: Regarding Case# CU-2024-04 Tiffany Clifton and Matthew Johnson Conditional Use Permit Application

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My wife and I want to show our support for Matt and Tiff at Long Walk Farms through this email. We attended two Battle of the Chef events this year and they were professionally run and organized. The grounds are well suited for people of all ages and physical abilities. All parking is on their property and traffic is never backed up on the main road. People come from all directions so traffic congestion is non-existent. All food is handled safely and there is a wash station beside the ADA approved port-a-potty.

Matt and Tiff make every effort to source ingredients from local suppliers which keeps money and tax dollars local. They also teach participants about rural life and are proud to call Iowa home. Events like this, and other events at Long Walk, are an educational experience for all involved. We are happy to have met Matt and Tiff through the events they've hosted over the summer and are proud supporters of Long Walk Farms.

Steve Sick

Pam Kalstrup

From: chefwillbirge@mealboxomaha.com
Sent: Monday, August 26, 2024 10:59 AM
To: Pam Kalstrup
Subject: Regarding Case# CU-2024-04 Tiffany Clifton and Matthew Johnson Conditional Use Permit Application

You don't often get email from chefwillbirge@mealboxomaha.com. [Learn why this is important](#)

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To the Members of the County Planners Office:

We are writing in support of the Long Walk Farm chef dinners events at the farm. We own a small meal delivery and catering business in Omaha and deliver our food to the greater Omaha/Council Bluffs larger area. We source our ingredients from Long Walk Farm and other local producers in an effort to create a larger local economy for farmers, ranchers, and customers together. These cooking events not only bring together the community members but also help promote numerous small businesses in the area such as myself, other restaurants, local bakers, etc. These gatherings are good for the community and not a detriment to the local neighborhood or a burden to the neighbors. There is no loud noise at the events, guests come for a few short hours, and everyone leaves.

Will & Rachel Birge

MEALBOX

www.mealboxomaha.com

402-618-2656

Pam Kalstrup

From: Holly Lukasiewicz <holly.lukasiewicz@gmail.com>
Sent: Monday, August 26, 2024 12:29 PM
To: Pam Kalstrup
Subject: Conditional Use Permit - Long Walk Farm (Case# CU-2024-04)

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Dear Pam and Matt,

I am writing to express my strong support for the Conditional Use Permit (Case# CU-2024-04) submitted by Long Walk Farm (Matt Johnson and Tiff Clifton).

I am a seasonal employee with Long Walk Farm, and over the past three years have witnessed the positive impact this family-run farm is having in our greater community of western Iowa and eastern Nebraska by providing fresh, nutritious, locally-grown flowers and produce to residents and businesses.

Long Walk Farm's commitment to responsible farming practices (soon-to-be certified organic) has earned them a reputation for quality and integrity, making them a sought-after local agriculture resource in our community through their weekly CSA and at the Omaha Farmers Market. With their certified kitchen they are extending that quality to value-added products to bolster a robust offering through all seasons -- salsas, sauces, sauerkraut, soups, salads, jams -- all made from what is harvested on their farm and their farm partners!

Over the past three years, I have seen how Long Walk Farm has fostered connections between local residents and the land, hosting community events to provide a welcoming space for people to gather and enjoy the beauty of our rural environment through the inaugural Battle of the Chefs farm-to-table meal series this summer. Long Walk Farm also supports local businesses -- over 20 restaurants, caterers, and meal delivery services -- by supplying them with high-quality, fresh products, helping keep our local economy thriving.

Long Walk Farm has demonstrated its commitment to being a good neighbor and responsible steward of the land. Granting the Conditional Use Permit would allow Long Walk Farm to continue their valuable work and expand their offerings to serve our community through a Farm Stand for daily access to fresh produce, and community Pizza Nights with made-from-scratch, locally-grown ingredients.

With all that said, I strongly encourage the approval of a Conditional Use Permit for Long Walk Farm. They are proving themselves an asset to our greater community, and will continue to offer creative, community-driven food access initiatives as the future unfolds!

Thank you for your time and consideration.

Sincerely,
Holly Lukasiewicz

--

Holly Lukasiewicz ([she/her](#))
[District 2 Floral Studio](#)

"Recreating a just world takes a million small movements."
-Chani Nicholas

Pam Kalstrup

From: Audrey Richards Woita <audrasena@gmail.com>
Sent: Tuesday, August 27, 2024 9:07 AM
To: Pam Kalstrup
Subject: Tiffany Clifton & Matthew Johnson Conditional Use Permit

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Hi Pam,

As a fifth generation farm girl who supports locally produced nutritional foods, Long Walk Farm has opened up ways for people to not only see where their food was grown but to be a part of a bigger mission and vision. Going to the Battle of the Chefs was a treat, not just for the great food but the community that gathered to have conversations. We arrived not knowing anyone else and left with new friends. During breaks, we walked the farm and saw where the food was grown and realized the amount of work it takes to grow good, nutritious and local food.

Long Walk Farm has broken through barriers and made strides to not only bring people together but to offer a safe place to have conversations. In our world, there are very few spaces to do just that. Plus, being a farm, everyone experiences the beauty of agriculture in a setting that is warmly welcoming.

My husband and I support the work of Long Walk Farm and want to see their programming grow so more people can see the beauty of nature, growing as it should.

Please contact me if you have any other questions.

Sincerely,

Audrey

Audrey Woita

www.audwo.com
314.517.6733

Pam Kalstrup

From: Colin and Jessica <colinandjessica@kitchentableomaha.com>
Sent: Tuesday, August 27, 2024 1:11 PM
To: Pam Kalstrup
Subject: Regarding Case# CU-2024-04 Tiffiny Clifton and Matthew Johnson Conditional Use Permit Application

You don't often get email from colinandjessica@kitchentableomaha.com. [Learn why this is important](#)

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Dear Zoning Board Members:

LONG WALK FARM

Hearts so full, thank you for another amazing week of sharing food, laughter and community, all while supporting local! Sunday is kind of our Friday—and wow was it special, at a most magical place called Long Walk Farm. Folks came from near and far, in one of the truest senses of community I have experienced. It was beautiful in every single way. I am grateful every single day for the amazing folks we get to work with, but yesterday and prepping up to yesterday—wow how every one SHINED!

Friends, chefs, farmers, brothers, sisters, moms, dads—some new and some old and true, pigs and goats too! Thank you SO much for this amazing, unforgettable experience—if ya can get a ticket to any of the upcoming magical farm evenings, grab it, you will definitely be glad you did! Thank you Tiff + Matt and the entire LWF family ✨ Thank you for always being the local champion you are @dan_hoppen! Wow what a memory ✨

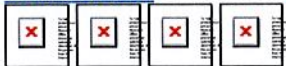
Tiff & Matt have truly built a special place where community is the heartbeat. Local food fostering and strengthening relationships, while lovingly caring for the land. They tap into local and make it the star it should be. So many opportunities created by these amazing folks: jobs, local food supply, reasons to gather and celebrate community, supporting each other's hopes and making dreams come true—together!

Please let us know if any other information would be helpful.

Best,
Colin + Jessica Duggan
402.213.7319 is the best contact number



[402.933.2810](tel:402.933.2810) OR text/call [402.213.7319](tel:402.213.7319)



from scratch X made with love X support local

Pam Kalstrup

From: Jody Boyer <studio.boyer@gmail.com>
Sent: Tuesday, August 27, 2024 3:18 PM
To: Pam Kalstrup
Subject: Regarding Case# CU-2024-04 Tiffany Clifton and Matthew Johnson Conditional Use Permit Application

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Dear Zoning Board,

I am writing to you today in regard to the use permit from Long Walk Farm. The on farm events at Long Walk Farm are a wonderful addition to the economic and cultural landscape of Pottawattamie County and Western Iowa. I have attended several of the Battle of the Chef events. They are an excellent opportunity to support local agriculture that highlight numerous regional small farms, highlight regional culinary arts and offer people a way to share community around food. As a citizen of our county I believe that supporting small farmers and small businesses should be a priority. I also believe supporting these events adds to our, regional agricultural tourism as well as citizen health and wellness.

I hope the Board of Zoning will see the many layering of value that these events bring to Pottawattamie County

If you have any questions, please feel free to call me at 712-309-5603.

Thank you,

Jody Boyer
Pottawattamie County Resident
134 Corinne Avenue
Council Bluffs Iowa, 51503

Pam Kalstrup

From: Jane Husz <janehusz@gmail.com>
Sent: Tuesday, August 27, 2024 7:15 PM
To: Pam Kalstrup
Subject: Regarding Case# CU-2024-04 Tiffany Clifton and Matthew Johnson Conditional Use Permit Application

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To whom it may concern. I want to let you know that we are proud to have Long Walk Farm in our community. This family farm produces healthy food for your community and also offers regular get togethers to our surrounding community. These meals offer people that live just outside our area an opportunity to see our beautiful community. These dinners are quiet and do not disturb the neighbors at all. We are proud to have this business in our neighborhood.

Sincerely,
Jane and Bob Husz
17245 235th Street
Council Bluffs, IA 51503