

Polk County Public Works Department
Planning & Development Division
5885 NE 14th Street
Des Moines, IA 50313

NOTICE OF HEARING

DATE: November 27, 2024

TO THE OWNER OR OCCUPANT:

NOTICE IS HEREBY GIVEN that a Conditional Use Permit application has been filed before the Polk County Board of Adjustment by Carol Griffieon of Griffieon Farms, LLC (property owners), being represented by Brad Skinner of Skinner Law Office, P.C., 160 Adventureland Drive, Suite B, Altoona, IA 50009, requesting to amend Conditional Use Permit #1214, which replaced Conditional Use Permits #05/105 and #09/809 in 2014, to expand the number of camp sites available for winter occupancy (generally from Thanksgiving to March 15). The subject property contains Griff's Valley View RV Park which is located at 6421 NE 46th Street, Altoona, and is legally described as Parcel "C" in Book 13300, Page 482, being part of the N ½ of the SW ¼ and the S ½ of the NW ¼ lying southeasterly of RR ROW within Section 3, Township 79 North, Range 23 West of the 5th P.M. (Delaware Township). The subject property is approximately 29.2 acres in size and is zoned "AG" Agricultural District.

The Polk County Zoning Ordinance, *Article 4: Use Regulations, Division 2: Table of Uses*, permits Camp Ground uses within the "AG" Agricultural District upon the granting of a Conditional Use Permit by the Polk County Board of Adjustment. Conditional Use Permit #05/105 approved in 2005 established the camp ground use on the subject property. In 2009 an amended Conditional Use Permit #09/809 was approved to allow winter occupancy on 36 camp sites and in 2014 Conditional Use Permit #1214 was approved to allow an additional 39 winter occupancy sites for a total of 75 existing camp sites available for winter use. The applicants are requesting to amend the existing Conditional Use Permit to allow an additional 36 camp sites to be available for winter occupancy. If approved, 111 of the 143 existing camp sites would be allowed winter occupancy.

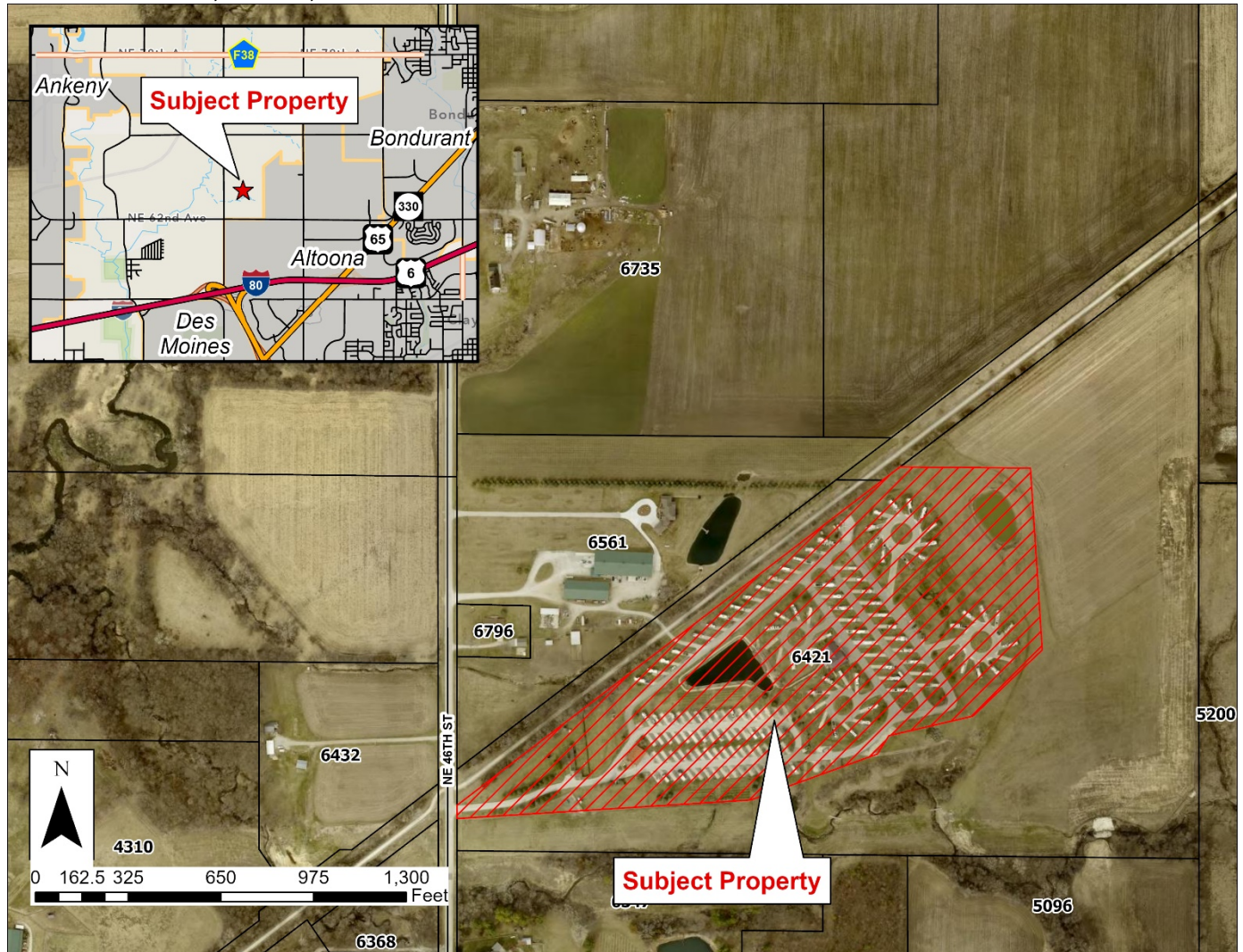
A public hearing will be held before the Polk County Board of Adjustment on **Monday, December 16, 2024, at 7:00 P.M.** in the meeting room of the Polk County Public Works Building, Planning & Development Division, 5885 NE 14th Street, Des Moines, IA 50313. ALL INTERESTED PROPERTY OWNERS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD WITH REFERENCE TO THE MATTER SET OUT ABOVE. This notice is only being sent to property owners within the required 500-foot notification boundary of the subject property. The Conditional Use Permit Application is available for review by contacting Tommy Howard at 515.323.5378 or by email at Thomas.Howard@polkcountyiowa.gov. The information identified on this notice may be obtained in accessible formats by qualified persons with a disability. To receive more information or to request an accommodation to participate in a meeting, hearing, service, program, or activity conducted by this department, please contact Polk County Public Works, Planning & Development Division, 5885 NE 14th Street, Des Moines, Iowa 50313, 515-286-3705.

Several public hearings will be on the Board of Adjustment agenda. The Final Agenda will be uploaded to the following page of the Polk County website by 4:30 P.M. on Friday, Dec. 13, 2024: <https://www.polkcountyiowa.gov/public-works/board-of-adjustment/>.

POLK COUNTY BOARD OF ADJUSTMENT
Kay Frye, Chairperson
Kendra Glider, Recording Secretary

Aerial / Vicinity Map

6421 NE 46th Street, Altoona; Geo Parcel: **792303300008**



If you wish to be shown approving or disapproving of the Conditional Use Permit email Tommy Howard at Thomas.Howard@polkcountyiowa.gov or call them at (515) 323-5378 or complete the information below and mail to Polk County Public Works Department, Planning & Development Division, 5885 NE 14th Street, Des Moines, IA 50313 at least 4 days prior to the meeting date. All public testimony received will be made part of the official case record. However, only testimony received prior to December 11th will be included/referenced within the staff report provided to the Board of Adjustment members.

----- cut and return -----

Case #COND – 2024-15871, Griffeon Farms, LLC. Please provide your name and address. If the property does not have an address please provide a parcel # or identify your property by placing an “X” on the enclosed map and return the map along with this portion. As the owner of the property, I hereby state my

support for

opposition to

Print Name: _____

Address: _____

Signature: _____