

## WASHINGTON COUNTY DEVELOPMENT CODE AMENDMENT

### WASHINGTON COUNTY ORDINANCE NO. 172

The Board of Commissioners of Washington County ordains:

**SECTION 1:** The Washington County Development Code be amended as follows:

**Amend Chapter Two, Part 1, Section 2.2(3),** Land Uses in Agricultural Districts with a Conditional Use Permit to add the following use:

(T) Fairgrounds.

**Amend Chapter Two, Part 3, Section 2,** Standards for Uses by adding Section 2.41 as follows:

#### 2.41 Fairgrounds

- (1) Definition - Fairgrounds is defined as property owned by an Agricultural Society or Association as described in MINN. STAT. § 38.01 and primarily used for outdoor fairs or exhibitions.
- (2) Required Permit – The use of the property for the County fair is a permitted use. A conditional use permit is required for other uses of the property as allowed in paragraph (4) below.
- (3) Other requirements – Fairgrounds must comply with all rules and regulations of federal, state, County and local agencies.
- (4) Performance Standards – Fairgrounds must comply with all of the following standards:
  - (A) A conditional use permit shall be obtained for any use of Fairgrounds property other than the County Fair.
  - (B) The Fairgrounds may be used for recreational activities and other uses previously permitted by terms of any conditional use permit granted prior to adoption of this ordinance.
  - (C) Any building used for Fair purposes may be used for the seasonal storage of boats, autos, and other recreational vehicles if the following conditions are met.
    - 1) All boats, autos and recreational vehicles shall be brought to the Fairgrounds in the month of October and removed during the month of April.
    - 2) No signage is allowed as part of the seasonal storage activities.
    - 3) Buildings used for seasonal storage must be primarily for Fair purposes and cannot be erected for the main purpose of storage.
    - 4) Outside commercial storage is prohibited.
    - 5) A conditional use permit is granted.

**SECTION 2:** The Washington County Zoning Administrator is hereby directed to amend the text of the Washington County Development Code, in accordance with the foregoing amendment.

**SECTION 3:** Effective Date. This Ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Passed by the Board of County Commissioners of Washington County, this 20<sup>th</sup> day of December, 2005.

Myra Peterson, Chair  
Washington County Board of Commissioners

ATTEST:  
James R. Schug  
Washington County Administrator

Approved as to form and legality:  
Linda C. Krafthefer  
Assistant Washington County Attorney

**BOARD OF COUNTY COMMISSIONERS  
WASHINGTON COUNTY, MINNESOTA**

**Resolution No. 2005-206**

**DATE** December 20, 2005  
**MOTION BY COMMISSIONER** Hegberg

**DEPARTMENT** County Attorney  
**SECONDED BY COMMISSIONER** Kriesel

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**Resolution Amending the Washington County Development Code  
Chapter Two, Part 1, Section 2.2(3) Land Uses in an Agricultural District; and  
Chapter Two, Part 3, Section 2 Standards for Uses**

**ORDINANCE NO. 172**

**WHEREAS**, Washington County is authorized to carry on county planning and zoning activities in the unincorporated areas of the County pursuant to MINN. STAT. CHAPT. 394; and

**WHEREAS**, the Washington 2015 Comprehensive Plan was adopted by the Washington County Board of Commissioners on April 22, 1997 and became effective October 1, 1997 as Washington County Ordinance No. 124 and was amended on March 6, 2002 to Washington County 2020 Comprehensive Plan; and

**WHEREAS**, MINN. STAT. § 473.865 requires counties to adopt the official controls described in their Comprehensive Plan so as to implement the Comprehensive Plan; and

**WHEREAS**, the Washington County Development Code was adopted by the Washington County Board of Commissioners and became effective on October 20, 1997 as Washington County Ordinance No. 127; and

**WHEREAS**, the Washington County Planning and Advisory Commission held a public hearing on October 25, 2005 to consider the proposal of county staff that the Washington County Development Code be amended to create the land use of "Fairgrounds" as a conditionally permitted use in an Agricultural District; and

**WHEREAS**, the Washington County Planning Advisory Commission recommended approval of the amendment; and

**WHEREAS**, on December 20, 2005, the Washington County Board of Commissioners, pursuant to a Notice of Intent to Amend the Washington County Development Code, conducted a public hearing on the request; and

**WHEREAS**, the proposed amendment to Chapter Two, Part 1, Section 2.2(3) adds the land use of “Fairgrounds” as a conditionally permitted use in an Agricultural District; and

**WHEREAS**, the proposed amendment to Chapter Two, Part 3 adds Section 2.41 to define “Fairgrounds” as property owned by an Agricultural Society or Association as defined in Minnesota Statute section 38.01 and primarily used for outdoor fairs or exhibitions; and

**WHEREAS**, the Performance Standards set forth in the proposed amendment to Section 2.41 allows for limited seasonal storage of boats, autos and other recreational vehicles; and

**WHEREAS**, the proposed land use would be in conformance with the Washington County Comprehensive Plan, a Policy Guide to 2020 and the Washington County Development Code.

**NOW, THEREFORE, BE IT RESOLVED**, that based upon the hearing record, the Washington County Board of Commissioners hereby adopts the proposed amendments to the Washington County Development Code as fully set forth in Exhibit A, which is attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED**, that the Washington County Zoning Administrator is directed to make the changes set forth in the Washington County Development Code and cause the same to be published and codified according to law and from and after the effective date of Ordinance 172.

ATTEST:

James R. Schug  
COUNTY ADMINISTRATOR

Myra Peterson  
CHAIRMAN, COUNTY BOARD

	YES	NO
HEGBERG	X	
KRIESEL	X	
PETERSON	X	
PULKRABEK	X	
STAFFORD	X	