

**To: HONORABLE MAYOR AND CITY COUNCIL.**

**FROM: Dave Maroney, Director of Economic Development and Planning.**

**SUBJECT: CUP for Cannon Valley Fair Association (CVFA).**

**DATE: January 14, 2015.**

**BACKGROUND.**

The CVFA proposes to relocate the mobile home that is currently located adjacent to the now former Cannon Falls Medical Center to the site of the Cannon Valley Fair. The mobile home will be used by the CVFA for office purposes. *Section 152.214* of the Zoning Code requires that a Conditional Use Permit be approved before any house or structure is moved onto property in Cannon Falls.

The Cannon Valley Fair property is currently zoned as an *Urban Reserve District*. “Use” of the mobile home for office purposes (“permitted accessory use”) and the proposed location are consistent with applicable performance standards of the Zoning Code. The structure itself must comply with requirements of the State Building Code as will construction that may be required to place, secure and occupy the structure at its new location.

**REQUESTED COUNCIL ACTION.**

The Planning Commission supports approval of the CUP and the City Council is requested to approve the Resolution as recommended by the Planning Commission.

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**RESOLUTION NUMBER 2115**

**CONDITIONAL USE PERMIT FOR CANNON VALLEY FAIR ASSOCIATION**

WHEREAS, the Cannon Valley Fair Association has made application for a Conditional Use Permit (“CUP”) to allow a mobile home structure to be moved from the former location of the Cannon Falls Medical Center – Mayo Health System (1116 West Mill Street) to property owned by the Cannon Valley Fair Association (PID 52.180.0030); and

WHEREAS, the Planning Commission conducted a public hearing on January 12, 2015 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) to allow the mobile home structure to be relocated and used for office purposes as an accessory use at the site of the Cannon Valley Fair is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) the proposal is generally in harmony with the purpose and intent of the Urban Reserve District and compatible with existing development of the Cannon Valley Fair property; and (c) use of the mobile home structure for office purposes in this neighborhood will be consistent with the Comprehensive Plan and is not expected to alter the essential character of the locality; and

WHEREAS, that based upon the aforementioned findings the Planning Commission recommends to the Cannon Falls City Council that the application for the CUP be conditionally approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings that the Conditional Use Permit is approved subject to the Cannon Valley Fair Association complying with applicable provisions of Section 152.214 (D) Building Relocation Performance Standards of the Code.

Adopted this 20th day of January, 2015.

**BY:** \_\_\_\_\_  
Lyman M. Robinson, Mayor

**ATTEST:** \_\_\_\_\_  
Ronald S. Johnson, City Administrator