

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: IZZY CARLSON, LICENSE AND PERMIT TECHNICIAN
SUBJECT: ORDINANCE AMENDING CANNON FALLS CITY CODE RELATING
TO THE CANNON VALLEY FAIR
DATE: MARCH 17, 2026

BACKGROUND

On March 9th, 2026, the Planning Commission of the City of Cannon Falls voted to recommend approval of an ordinance amending Cannon Falls City Code relating to the Cannon Valley Fair with three amendments to the proposed ordinance. The following changes were requested by Planning Commission:

1. **Amend §152.828 C (1) and G (1)** by adding the condition to require professional noise modeling studies to illustrate that the proposed motor sport activity and/or special event will meet all local and State noise standards. This amendment also defines amplified noise, noise, noise level, and noise model.
 - a. 4 in favor, 1 against
 - b. Please note that we have asked our City Engineer about noise modeling studies, and they indicated that they do not conduct noise studies, so they would have to be contracted out to different vendors. They also mentioned that they cost from \$10k-15k.
2. **Amend §152.828 C (3)** by removing the following: “provided, however, that the City Council may allow additional Motor Sport Events upon request.”
 - a. All voted in favor
3. **Amend §152.354 GENERAL DISTRICT REQUIRMENTS** by adding a third provision that the west gate must only be used during the Cannon Valley Fair duration, for emergency access, or as determined by the City Administrator and/or City Engineer.
 - a. All voted in favor

In your packet, you have been provided with the ordinance that contains the amendments from Planning Commission highlighted in yellow. Please determine which amendments, if any, you are willing to accept.

The following exhibits are enclosed to further describe the proposal:

1. Ordinance amending Cannon Falls City Code Relating to the Cannon Valley Fair – **with amendments highlighted in yellow.**
2. Noise Enforcement Policy
3. Beacon Affidavit

REQUESTED CITY COUNCIL ACTION

Motion to approve Ordinance No.414 accepting or deleting specific highlighted portions.

CITY OF CANNON FALLS
DAKOTA AND GOODHUE COUNTIES, MINNESOTA

ORDINANCE NUMBER 414

AN ORDINANCE AMENDING CANNON FALLS CITY CODE
RELATING TO THE CANNON VALLEY FAIR

THE CITY COUNCIL OF THE CITY OF CANNON FALLS DOES ORDAIN:

SECTION 1. AMENDMENT. Section 152.021 of the Cannon Falls City Code is hereby amended to add the underlined language as follows:

§ 152.021 DEFINITIONS.

AMPLIFIED NOISE. Noise which has been amplified or increased by an amplifier, microphone, megaphone, or similar device for the production or reproduction of sound in a distinctly and loudly audible manner.

* * *

AUTOCROSS. A Motor Sport Activity in which competitors are timed to complete a short course using automobiles.

* * *

CAMPING. Five or more tents or recreational camping vehicles residing temporarily on the Cannon Valley Fair Association Property pursuant to a permit issued by the State of Minnesota.

* * *

CANNON VALLEY FAIR. A public event sponsored by the Cannon Valley Fair Association held annually for a duration not exceeding 7 consecutive days that includes activities that promote local agricultural traditions, education, and entertainment and are consistent with the Cannon Valley Fair Association's mission, excluding Motorsport Activity and Special Events.

CANNON VALLEY FAIR ASSOCIATION PROPERTY. The F, Fairground District shall consist of the real property now or hereinafter owned by the Cannon Valley Fair Association with PID Nos. 521200040, 525400030, 525000290, 521800030, and 521004230, and excludes PID Nos. 521200080 and 521200010 which shall retain present-use zoning classifications.

* * *

DEMOLITION DERBY. A Motor Sport Activity in which drivers deliberately collide their vehicles into one another.

* * *

MOTORCROSS. A Motor Sport Activity in which competitors race to complete an off-road course.

* * *

MOTOR SPORT ACTIVITY. An activity featuring motorized vehicles with internal combustion engines in which operators participate in a defined area within the Cannon Valley Fair Association Property. Motor Sport Activity includes but is not limited to Autocross, Demolition Derby, Snowmobile races, Tractor Pulls and Motorcross. Motor Sport Activity specifically excludes the use and operation of micro sprint cars and monster trucks.

MOTOR SPORT EVENT. The total days in which a Motor Sport Activity can take place.

* * *

NOISE. Sound of any sort and its environmental interaction

NOISE LEVEL. The level of noise expressed in decibels.

NOISE MODEL. A report, study, or model by an engineer certified by the Institute of Noise Control Engineering which predicts the estimated noise level of an event or activity, evaluates various noise sources, and determines the potential impact on surrounding areas.

OUTDOOR STORAGE. The keeping of personal property, including outdoor parking and storage of RV's, motorhomes, trailers, and boats on the Cannon Valley Fair Association Property, outside of a building for a period greater than 72 hours one night, but less than one year.

* * *

SPECIAL EVENT. An indoor or outdoor activity that attracts people for entertainment, training, education, competition, enjoyment, or leisure purposes. Examples of Special Events include, but are not limited to, weddings, celebrations, concerts, social gatherings, non-motorized bicycle races, parades, fireworks, rodeos, animal shows, horse racing and shows, beverage and/or food festivals, craft fairs, art festivals, and similar Events. Special Events do not include the Cannon Valley Fair, Autocross, Motorcross Demolition Derbies, Tractor Pulls, Snowmobile races, or any other form of Motor Sport Activity.

SECTION 2. AMENDMENT. Chapter 152 of the Cannon Falls City Code is hereby amended to add F, Fairground District in Sections 152.825 through 152.834 to read entirely as follows:

F, FAIRGROUND DISTRICT

§ 152.825 PURPOSE.

The purpose of the F, Fairground District is to clarify, regulate, and preserve the Cannon Valley Fair's activities on the Cannon Valley Fair Association Property to protect the public health, welfare and safety of the community.

§ 152.826 AMENDMENT.

The zoning classification of the Cannon Valley Fair Association Property is hereby amended from UR, Urban Reserve and R-2, Single Family Residential to F, Fairground District.

§ 152.827 PROPERTY DESCRIPTION.

The F, Fairground District shall consist of the Cannon Valley Fair Association Property.

§ 152.828 PERMITTED USES.

Subject to applicable provisions of this chapter, including Chapter 91, the following uses are permitted in the F, Fairground District:

(A) Cannon Valley Fair;

(B) Camping during up to 5 days Special Events not held during the Cannon Valley Fair; provided, however, that the City Council may allow Camping during additional Special Events and the Cannon Valley Fair Association shall provide copies of all current Camping permits to the City, if requested.

(C) Permitted Motor Sport Events not held during the Cannon Valley Fair subject to the following requirements:

1. The Cannon Valley Fair Association shall provide the City notice of the Motor Sport Event, including a description and schedule of the Motor Sport Event and a noise model showing the predicted noise level of the Motor Sport Event complies with all applicable City of Cannon Falls and State of Minnesota noise laws, rules, and regulations, at least 30 days prior to the start of the Motor Sport Event.
2. A Motor Sport Event may last no longer than three (3) consecutive days, subject to rescheduling due to delays caused by inclement weather or events outside of the organizer's control;

3. The Cannon Valley Fair Association may hold up to five (5) Motor Sport Events annually; ~~provided, however, that the City Council may allow additional Motor Sport Events upon request.~~
 4. A Motor Sport Activity may only be held during the hours of 11:00am to 9:00pm; and
 5. A Motor Sport Events must comply with all applicable City of Cannon Falls and State of Minnesota noise laws, rules and regulations.
- (D) Outdoor Storage subject to the following requirements:
1. Compliance with City Code §152.194, except section 152.194(B)(2)(a) – (g).
 2. All stored items are unoccupied, operable and licensed as required by applicable law.
- (E) Parking;
- (F) Signs as regulated by City Code §§ 152.350 through 152.359;
- (G) Special Events not held during the Cannon Valley Fair subject to the following requirements:
1. The Cannon Valley Fair Association shall provide the City notice of the Special Event that will produce amplified noise, including a description and schedule of the Special Event ~~and a noise model showing the predicted noise level of the Special Event complies with all applicable City of Cannon Falls and State of Minnesota noise laws, rules, and regulations,~~ at least 30 days prior to the start of the Special Event.
 2. All parking for the Special Event is on Cannon Valley Fair Association Property or public rights of way that allow parking. Parking for the Special Event on Cannon Valley Fair Association Property is exempt from City parking regulations, specifically City Code §§152.255 through 152.264.
 3. Sale or consumption of liquor, cannabis, or tobacco is subject to all applicable federal, state and local laws, rules and regulations.
 4. A Special Event must comply with all applicable City of Cannon Falls and State of Minnesota noise laws, rules and regulations.

§ 152.829 PERMITTED ACCESSORY USES.

Subject to applicable provisions of this chapter, the following are permitted accessory uses to the permitted uses allowed in the F, Fairground District:

(A) Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted in City Code § 152.828, subject to applicable regulation of this chapter.

(B) Fences as regulated by § 152.275 through 152.281 of this chapter.

§ 152.830 CONDITIONAL USES.

Subject to applicable provisions of this chapter, the following are conditional uses in the F District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter: none.

§ 152.831 INTERIM USES.

Subject to applicable provisions of this chapter, the following are interim uses in the F District and require an interim use permit based upon procedures set forth in and regulated by §§ 152.085 through 152.089 of this chapter: none.

§ 152.832 USES BY ADMINISTRATIVE PERMIT.

Subject to applicable provisions of this chapter, the following uses are allowed by administrative permit in the F District based upon procedures set forth in and regulated by §§ 152.115 through 152.118 of this chapter: none.

§ 152.833 LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements shall be observed in the F District subject to additional requirements, exceptions and modifications set forth in this chapter.

Minimum lot area	40,000 square feet
Minimum lot width	100 feet
Minimum setbacks	
Front	40 feet, provided that the existing ticket booth is exempt
Rear	30 feet or 40 feet if abutting a residential district
Side	20 feet or 40 feet on the side yard abutting a public right-of-way or 30 feet if abutting a residential district

§ 152.834 BUILDING REQUIREMENTS.

- (A) **Building height.** All buildings shall be limited to four stories or 45 feet in height.
- (B) **Floor area.** None.

SECTION 3. AMENDMENT. Section 152.354 of the Cannon Falls City Code is hereby amended to add the underlined language as follows:

§ 152.354 GENERAL DISTRICT REGULATIONS.

(F) F, Fairground District.

(1) Freestanding. Not more than two freestanding signs. Sign area may not exceed 100 square feet with a maximum height of 25 feet. May be dynamic display.

(2) Wall, canopy or marquee. Not more than two wall, canopy, or marquee signs per building. Individual sign may not exceed 100 square feet.

(3) West access. The west access of the Cannon Valley Fair Association Property to Union Street North shall only be used for the Cannon Valley Fair, emergency situations, and as determined necessary by the City Engineer or City Administrator.

SECTION 4. AMENDMENT. Section 152.260 of the Cannon Falls City Code is hereby amended to add the underlined language as follows:

§ 152.260 EXEMPTIONS.

The Historic Downtown District and the Fairground District are exempt from all parking requirements.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Cannon Falls this ____ day of _____, 2026.

Matt Montgomery, Mayor

ATTEST:

Jon Radermacher, City Administrator

Noise Enforcement Procedures

Enforcement authority

Upon reviewing the existing City Code for penalties related to ordinance violations, it is recommended that no additional code provisions for penalties are necessary in the creation of a Fairground Zoning District. This procedure is applicable for any activities in the City that have amplified noise, which may impact the noise standard of the State and local code. The City Code provides, in Section 10.99, an established enforcement and penalty procedure, and Section 10.98 provides the Council with the ability to implement supplemental administrative penalties, if it chooses, via resolution. Thus, any further penalties to be created for this ordinance should be established via Section 10.98, and Section 10.99 shall provide the initial process for administering the penalties.

Enforcement responsibility

The enforcement of the ordinance is left to the discretion of the City Administrator or their designees; therefore, how the code can be monitored and enforced can be determined by the City Administrator.

Application of enforcement procedures if the zoning district is established

The Fairground Zoning District would establish permitted uses, limitations on the time, place, and manner of these uses, and a specific intention that any permitted use must comply with applicable City Codes, state rules regarding noise laws, and regulations.

The evaluation of activities in the Fairground District would address several issues. First step is to determine if the activity is permitted. Second, if permitted, a review would be conducted if the activity occurs within the allowable time of day. Third, consideration of the number of events for the permitted activity is within the allowed number of events per calendar year (if applicable). Final step, verify if the activity can meet the applicable local and State regulations, such as noise standards. If the evaluation concludes that the activity is permitted, sound monitoring may take place for the activity.

Noise Standards – State of Minnesota, Minnesota Pollution Control Agency, Noise Area Classification

It is assumed that permitted activities meet applicable noise standards; however, during the first year of the ordinance sound monitoring will be conducted for noise amplified events outside of the annual Cannon Valley Fair. Activities within the Fairground District, having noise amplification, include but are not limited to motor sports and concerts, the City will monitor noise through devices supplied by the MCPA. The results of the monitoring

with be evaluated by the MPCA and they will supply the City with an analysis of the monitoring. The noise standard adjacent to the fairgrounds is NAC1 (Noise Area Classification, Level 1 is residential use), and sound levels shall be evaluated as to whether or not they exceed that standard. If post-event analysis confirms the noise standard is not exceeded, similar future activities will be deemed permitted without further monitoring.

Complaint Procedures

If the City receives a noise complaint, monitoring will occur at the next similar event. After monitoring, if the activity exceeds NAC1 standards, that activity will not be permitted unless the organizer provides reasonable evidence of mitigation measures to keep noise within NAC1 limits. This evidence must be submitted to the City Administrator or designee, upon review, they may authorize the event with monitoring. If the activity again exceeds NAC1 levels, the activity will no longer be permitted within the City.

If a permitted event without noise amplification receives a complaint, the City will monitor the next similar event and follow the same procedures from Step 1 of an event that has noise amplification and is subject to the same evaluation process.

Violations

Violations of the ordinance may also be subject to fines according to 10.99. Examples of violations that call for fines include holding events with noise amplification without proper notice, holding events explicitly prohibited by the ordinance, or holding events with multiple complaints without mitigation for noise amplification. The procedure for the issuance of fines will follow the process outlined in 10.99, and the proposed fine amounts would be \$300 for the first violation following non-compliance of a corrective notice, and \$1,000 fine per occurrence for subsequent violations following the first fine issuance. Payment of fines will not be construed as permitting the events, and all unpaid fines will be certified to property taxes as assessments quarterly throughout the calendar year. Assessed taxes are paid by the property owner regardless of their tax status. Failure to pay assessments may result in tax forfeiture of the property for a certain period, usually determined by the County.

Permitted - Noise Amplified

Notice Required, Monitoring Required (1st Year)

If standard is met, notice still required, monitoring not required

If there are any complaints, notice and monitoring will be required for future events

Standard exceeded: owner must provide evidence of sound mitigation to City Admin, if approved, notice and monitoring will be required.

Standard exceed again, then activity will be prohibited.

Permitted - No amplification

No notice or monitoring required.

In complaint is received, future activity will be treated like permitted with noise amplification, notice and monitoring will be required.

Prohibited

Events will not be allowed, violations will move to violation procedures, step 3.

Violations

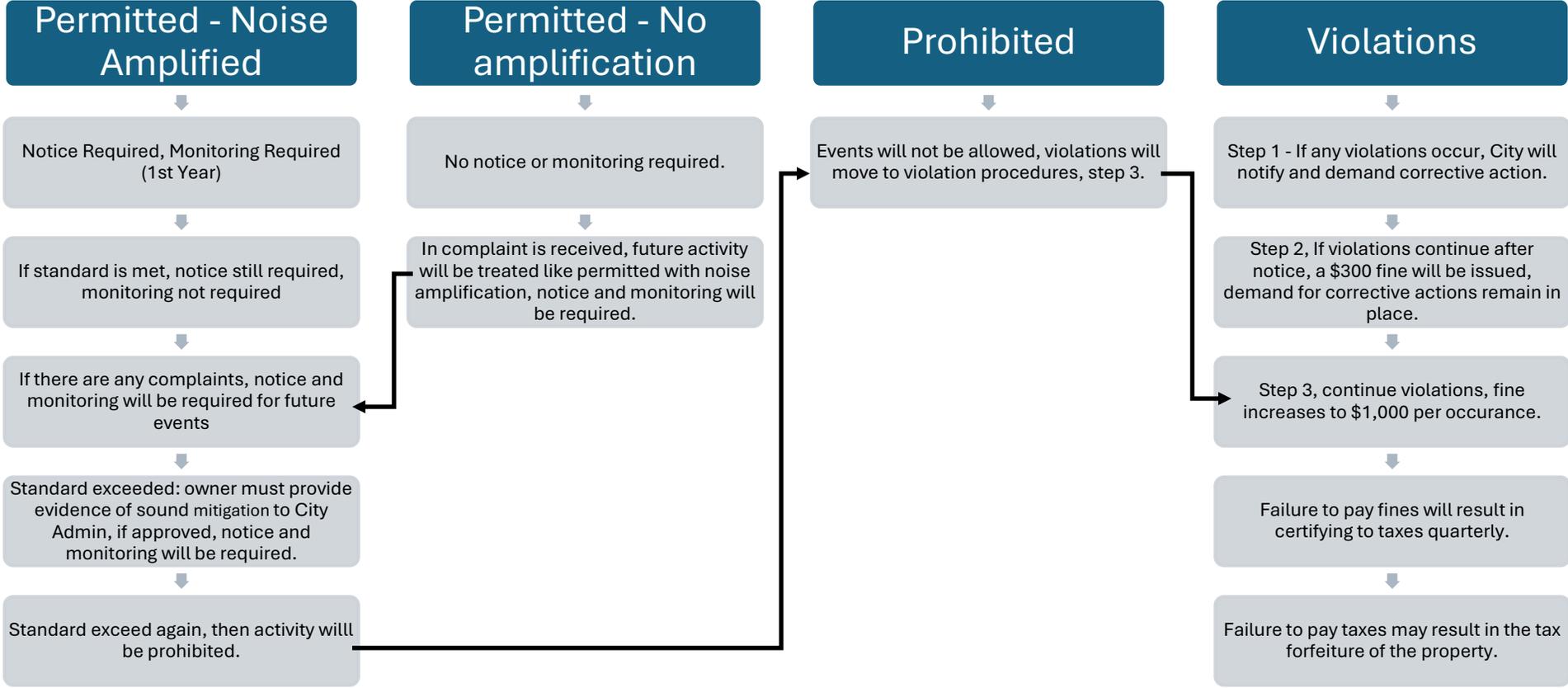
Step 1 - If any violations occur, City will notify and demand corrective action.

Step 2, If violations continue after notice, a \$300 fine will be issued, demand for corrective actions remain in place.

Step 3, continue violations, fine increases to \$1,000 per occurrence.

Failure to pay fines will result in certifying to taxes quarterly.

Failure to pay taxes may result in the tax forfeiture of the property.





CANNON FALLS Since 1876
BEACON

Printer's AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA

11/10 Public Hearing

City of Cannon Falls

Jean Hoeft, being duly sworn, on oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as the Cannon Falls Beacon, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, or 331A.07, and other applicable laws, as amended.

(B) The printed Notice, which is attached, was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive issue(s); it was published on:

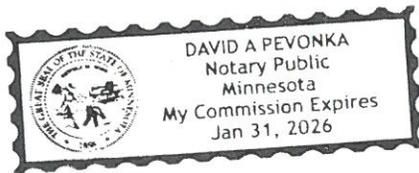
Thursday, October 30, 2025

Printed below is a copy of the lowercase alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

By: Jean Hoeft
Title: Customer Service Representative

Subscribed and sworn to before me on this 30th day of October, 2025.



Notary Public: DAVID A PEVONKA
Printed Name: David A Pevonka
My Commission Expires: Jan 31, 2026

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Cannon Falls, Minnesota, will meet at 6:30 p.m. in the City Council Chambers of City Hall, on November 10th, 2025, to hold a Public Hearing to consider amending Cannon Falls City Code Chapter §152 relating to the Cannon Valley Fair. The amendment includes but is not limited to defining the F, Fairground District, which is associated with the following real properties owned by the Cannon Valley Fair Association:

PIDs #521200040, # 525400030, #525000290, #521800030, and #521004230

More detailed information relating to the application is available for public inspection at City Hall, 918 River Road, Cannon Falls, MN 55009.

Anyone interested in offering comments regarding the proposal will be given an opportunity to do so at this hearing.

Izzy Carlson

License and Permit Technician

507-263-9308

(Oct. 30, 2025) 277407