

Prepared by and to be returned to: Stephanie Lientz, Linn County Planning & Development  
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RESOLUTION APPROVING A TEMPORARY USE

RESOLUTION # 2021-4-46

**WHEREAS**, Bass Family Farms, LLC, owner; Charlene Allaire, petitioner, Case JTU21-0002, has requested the Linn County Board of Supervisors' permission to hold the "Eastern Iowa Pet Expo," an outdoor event located at 835 & 840 Bass Lane, Mount Vernon, Iowa.

**AND WHEREAS**, the Board of Supervisors makes the following Findings of Facts:

1. The outdoor event will be held on Saturday, May 1, 2021, with a rain date of May 8, 2021.
2. The event will be open to the public between the hours of 10:00 a.m. and 4:00 p.m. on May 1 (or May 8, rain date), with set up beginning on April 30<sup>th</sup> and tear down continuing on May 1.
3. The event will host approximately 750 to 1,000 people, along with approximately 80 vendors.
4. The applicant will provide parking signs, 4 regular and 1 handicapped portable toilets, and 2 hand washing stations in addition to the indoor restrooms in the Bass Farms store. Hand sanitizer will be provided at each vendor booth.
5. Food trucks will be on site. Appropriate licensing, permits and insurance are required by various departments.
6. The number of vehicles estimated to travel to this location for the event is between 300 to 600, including vendors.
7. Parking for all vehicles will be provided on site. The applicant will provide volunteers to direct traffic on site and within the designated parking area(s).
8. The subject properties include GPNs 18-12-376-002-00000 and 18-12-376-003-00000), containing 28.31 acres, with approximately 2.5 acres of the two parcels to be used for the temporary use activity.
9. The subject properties are located in the AG (Agricultural) zoning district.
10. The subject parcel has a Rural Land Use Map designation of AA (Agricultural).

**AND WHEREAS**, the Linn County Technical Review Committee has examined the application and all conditions of approval are listed as part of this Resolution;

**AND WHEREAS**, the Temporary Use application has been examined by the Linn County Board of Supervisors at a public meeting on April 5, 2021, all interested persons having been heard;

**NOW THEREFORE, BE IT RESOLVED**, that the Linn County Board of Supervisors approve the application, Case JTU21-0002, subject to the following conditions:

**LINN COUNTY PLANNING & DEVELOPMENT – (Zoning Division)**

1. The Temporary Use may be reviewed at any time during the duration of the permit to ensure that all conditions have been or are being met.
2. All building, electrical, mechanical, plumbing and zoning permits will be obtained as necessary.
3. Adhere to the operating hours indicated in the temporary use application.
4. The temporary use permit period will begin April 30<sup>th</sup> and expire no later than May 1, 2021 (or May 8, 2021 if the rain date is needed).
5. Parking for 200+ vehicles as indicated on the application shall be provided.
6. Restrooms are required to be available during the hours of operation.
7. The applicant or owner shall obtain and submit proof of a liability insurance policy prior to Board of Supervisors approval.
8. The petitioner shall sign an "Acceptance of Conditions" form which provides assurance that all conditions will be met prior to the Board of Supervisors Resolution of Approval, and specifically agrees to hold Linn County harmless from any and all damages or claims for damages that might arise or accrue by reason of approval of the Temporary Use permit by the Linn County Board of Supervisors. Further, by signing the "Acceptance of Conditions" form, the petitioner shall agree to allow employees of the County reasonable access to the property for inspection and for submission of documents to verify any additional information.
9. Temporary off site signs may be allowed, provided that:
  - a. Temporary signs shall not exceed 32 square feet in surface area or exceed 12 feet in height or eight feet in width on a lot in any zoning district. There shall be no more than five such signs for each lot street frontage, and such signs shall be removed no later than 30 days following the accomplishment of activities indicated by such sign.
  - b. Temporary signs shall not be illuminated.
  - c. Temporary signs shall not be allowed on any road, street, or highway right-of-way.

**LINN COUNTY PLANNING & DEVELOPMENT – (Building Division)**

1. If required, an electrical permit may be obtained by a licensed electrical contractor at Linn County Planning and Development.
2. Platforms or structures planned for this event are required to meet building code requirements.

**LINN COUNTY ENGINEERING DEPARTMENT**

1. No conditions to be met.

**IOWA DEPARTMENT OF TRANSPORTATION**

1. No conditions to be met.

**LINN COUNTY HEALTH DEPARTMENT**

1. Linn County Public Health recommends not holding this event due to concerns over the COVID-19 pandemic.
2. Below is a list of the conditions should the board of supervisors approve the event this year.
  - Addition of rules sign at the main event entrance with rules and recommendations for the event (to include social distancing of at least 6', encouraging mask usage, encouraging good personal hygiene – covering coughs/sneezes, washing hands more frequently, etc.).

- Implement disinfection process for common touch surfaces throughout the grounds (portable toilets, sinks, tables, chairs, etc.).
  - Given the nature of the event, we recommend placing a handwashing station at the exit from the animal/vendor area OR the entrance to the food vendor area and strongly encouraging patrons to wash their hands prior to consuming food or beverages. This is in addition to the handwashing station being placed near the portable restrooms. Also, ensure that at least one hand sanitizer station is placed in the food vendor area and one at the exit of the animal display area.
3. As a reminder, Linn County Public Health tier 4 recommendations Limit indoor/outdoor gatherings with defined borders to the lesser of 100 or 50% of room capacity. Community events without defined borders should be paused at this time.

**LINN COUNTY SHERIFF'S OFFICE**

1. An after hours call list shall be supplied to the Linn County Sheriffs Office for emergency situations.
2. If a traffic problem would occur, contact shall be made to the Linn County Sheriffs Office to help alleviate the problem.
3. Traffic control is to be provided by the applicant during operation. Traffic shall be maintained on Highway 30 at all times.
4. There will be no parking allowed on Highway 30 at any time.

**LINN COUNTY EMERGENCY MANAGEMENT**

1. A tone alert weather radio is required to be on site.
2. Procedures to provide shelter for campers during severe weather shall be identified in a Severe Weather Plan and this information shall be provided to each camper.


**WHEREAS**, failure to submit and/or comply with any of the conditions in a timely manner will revoke this Temporary Use Permit.

**NOW, THEREFORE, BE IT RESOLVED**, by the Linn County Board of Supervisors that said temporary use is hereby approved.

**Passed and approved this 14<sup>th</sup> day of April, 2021.**

Linn County Board of Supervisors

  
Chair

  
Vice Chair

  
Supervisor

Aye: 3

Nay: 0

Abstain: 0

Absent: 0

Attest:

Joel Miller by Rebecca Shoap, Deputy  
Joel Miller, Linn County Auditor

State of Iowa )  
                          ) SS  
County of Linn )

I, Joel Miller, County Auditor of Linn County, Iowa hereby certify that at a regular meeting of the said Board of Supervisors the foregoing resolution was duly adopted by a vote of:

3 Aye 0 Nay 0 Abstain and 0 Absent from voting.

Joel Miller by Rebecca Shoap, Deputy  
Joel Miller

Subscribed and sworn to before me by the aforesaid Joel Miller, on this 14<sup>th</sup> day of April, 2021.

Amanda Hoy  
Notary Public State of Iowa

