



Chisago County
Planning and Zoning
313 N. Main Street
Center City, MN 55012

July 30, 2026

Re: Conditional Use Permit Request
PID Nos: 09.00269.00 and 09.00271.00

Dear Planning and Zoning:

Since 2004, the Sno-Barons Snowmobile Club has been a proud, active member of this rural agricultural community. Founded in 1966, our volunteer-led organization is dedicated to making a positive impact across Minnesota and beyond. While our passion lies in snowmobiling and outdoor recreation, we consistently dedicate our time, talents, and resources to advance the sport and support our local community.

1. Purpose of Request

The Sno-Baron's Snowmobile Club is seeking a **Conditional Use Permit (CUP)** under the Commercial Recreation Area land use category to allow for up to **15 events per year** with 2 of those possibly being multi-day (Saturday/Sunday) events on our 140-acre property located at 38740 Oriole Ave, North Branch.

2. Detailed Description of Proposed Use

2A. Educational, Youth and Community Programs (Max Attendance 600)

Example 1: We would like to host MN DNR Field Days for Safety Training with the primary goal of youth certification and community safety for ATV/UTV and Snowmobile certification. These events are scheduled in conjunction with the DNR and we do not charge for these classes. These training classes are usually capped at around 50 youth participants, with parents remaining onsite during the 2–3 hour training, making total projected attendance around 100 people. The training involves an informational presentation by our certified instructors and a written exam, followed by a field course that would be set up within the interior of our property. Our goal is to certify these participants, ensuring they have the necessary knowledge and skills to safely operate these vehicles.

Example 2: The Mississippi 8 Cross Country Running Championship has inquired about the use of our property to host their event. This event would include 9 member schools Becker, Big Lake, Cambridge-Isanti, Chisago Lakes, Monticello, North Branch, Princeton, St. Francis and Zimmerman. There will be no charge to The Mississippi 8 Cross Country Running Conference. This event brings together 9th grade, JV, and Varsity athletes from across the conference to compete for individual and team titles, celebrating a season of athletic achievement, and sportsmanship. The event serves as an event championship and a key post-season competition.

Maximum number of events in this category annually – 6

2B. Social Gatherings (Max Attendance 1,500)

Example 1: We would potentially like to hold a Car Show at our property. This would be an organized event for displaying, judging and celebrating automobiles; focusing on classic, vintage, custom and specialty automobiles. This event would also feature some related exhibits and food and beverage/alcohol vendors. This is an exhibit show only; with no vehicle racing.

Example 2: We would like to hold a Winery and Brewery Expo which would feature wineries and breweries. Attendees would sample craft beer and wine, meet local makers and explore and enjoy at their own pace. This event would also include some local food vendors as well.

Maximum number of events in this category annually – 6

2C. Cultural and Festival Gatherings (Max Attendance 3,000)

Example 1: We would potentially like to host a Hot Air Balloon Expo. This would be a spectator event where balloons are sponsored by businesses or private entities. Enjoy beautiful, decorative balloons, at a family-friendly event. This event would also include food and beverage/alcohol vendors, exhibits and merchandise along with magnificent balloons. Any event that includes flight of hot air balloons would comply with federal aviation rules and regulations.

Example 2: We would also like to potentially host a Horse Skijoring event. The expertise of the rider, the skills of the horse, and the stability of the skier become one as they navigate a course. This is a fun family event that includes the skijoring expo, along with related merchandise, exhibits and food and beverage/alcohol vendors.

This category could potentially include 2-day events. There shall be no more than 3 events annually with greater attendance than 2,000.

Maximum number of events in this category annually – 3

Please see **Exhibit A: Categories** for additional information about possible types of events within each category.

3. Operational & Mitigation Plans

We are aware that parking, local traffic, noise, and sanitation are areas of concern. We will coordinate with Chisago County Environmental Services and Sheriff's Department 60-days prior, to provide the most adequate approach to any concerns. We will abide by applicable noise ordinances. For sanitation needs, we will require the necessary trash removal and portable restrooms. Event staffing is primarily provided by the event host with a property owner representative. Security and EMS services will be utilized for events, as needed, and will come from a number of different sources. If needed, these services will be provided and covered by the event host.

There shall be no fireworks without permission or similar historic wording.

Please see Exhibits B1 – B4 for Property and On-Site Parking Zone Maps and refer to Exhibit C for our Recorded Deeds.

3A: Hours of Operation: Between 7:00 AM and 10:00 PM. All ordinances will be followed. Set up and tear down may occur 24-hours in advance and post event if needed.

3B: Traffic & Parking: Each event will be planned according to activity and parking needs. All parking will be contained on-site within our internal parking areas, minimizing any congestion on Oriole Avenue or surrounding county roads.

Gate 3 allows for our 3-Lane System which can hold up to 180 vehicles on the property for entry. Please refer to Exhibits D1 – D5 for a sample of aerial maps and gate access.

3C: Sanitation & Waste: Event scope will determine the necessary quantity of portable restroom facilities and trash collection containers needed. We would comply with any regulations required.

3D: Security & EMS: Event scope will determine the number of security and EMS needed, drawing from a number of different sources.

3E: Noise Management: Some events may have music or require use of a PA system. We will comply with all Chisago County noise ordinances.

3F: Food and Beverages: Any selling or serving of food or beverages, including alcohol, would require compliance with Minnesota State licensing.

3G: Calendar:

January - March: 3

April - June: 6

July - September: 2 (*Excluding the weekend of the Almelund Threshing Show*)

October - December: 4

Total = 15

3H: Event Notifications: We will notify Chisago County Planning & Zoning 60-days prior to a scheduled event and provide attendance numbers if required, 60-days post event based on gate admissions.

4. Land Use Compatibility

The subject property is uniquely suited for this request due to its size and existing infrastructure. The 140-acre footprint provides a significant natural buffer to adjacent properties, maintaining the rural and agricultural character of the area. This proposal aligns with the **Chisago County Comprehensive Plan** by promoting rural tourism and providing essential community services without the need for new development.

Please see Exhibit E: Buildings Map for additional information.

Factors for Consideration

The Proposed Amendments Do Not Create an Excessive Demand on Existing Parks, Schools, Streets, and other Public Facilities and Utilities.

The 15 requested activities would not impose additional strain on the existing parks, schools, streets, or other public facilities and utilities. All parking will be on our property.

The Proposed Conditional Use Permit (CUP) Uses are Sufficiently Compatible with Adjacent Land Uses.

The Property consists of approximately 140 acres, which allows a significant buffer between the surrounding properties. In addition, all parking will be within the confines of our property. The 15 events will be compatible with adjacent land uses.

The Site's Appearance Shall Not Have an Adverse Effect Upon Adjacent Properties.

The 15 events will be within the property and will be for the purposes as previously indicated. This will allow us to provide further community participation allowing the use of the property. The proposed 15 events will not adversely affect the appearance of the adjacent properties.

The Proposed CUP is Reasonably Related to the Overall Land Use Goals of Chisago County and to the Existing Land Uses.

The proposed CUP is consistent with Chisago County's Comprehensive plan goals promoting the expansion of businesses, economic opportunities, and promoting tourism. This CUP furthers Chisago County's Comprehensive Plan and goals.

The Proposed CUP Will Not Cause Traffic Congestion.

It is not anticipated that this proposed CUP will change the traffic or cause considerable congestion.

The Proposed CUP Will Not Adversely Affect Existing Nearby Businesses.

The proposed 15 events will not adversely affect nearby businesses.

Thank you for your time and consideration.

Sincerely,

Deborah Olson

Meshell Gorseger

Laurie Vevle

Sno-Baron's Snowmobile Club, Inc.

Exhibit List

Exhibit A: Categories

Property and On-Site Parking Zone Maps

Exhibit B1: Property HDP

Exhibit B2: HDP Property ID#s

Exhibit B3: Property

Exhibit B4: HDP Parking Spaces 2026

Exhibit C: Recorded Deeds

Property IDs 09.00269.00, 09.00271

Aerial Maps & Gate Access Examples

Exhibit D1: MN DNR Field Days Youth Safety Training Event Map Example

Exhibit D2: Hot Air Balloon Expo Event Map Example

Exhibit D3: Car Show Event Map Example

Exhibit D4: High School Track Meet Event Map Example

Exhibit D5: Winery and Brewery Expo Event Map Example

Exhibit E: Buildings Map

Exhibit A: Categories

Educational, Youth & Community Programs (Max attendance 600)

MN DNR Field Days Safety Training – Limited to ATV/UTV and Snowmobiles

School Events

Boy Scouts, Girl Scouts, 4-H Activities

Family-friendly Events (Movie night, roller skating, etc.)

Community Athletic Events (5K -10K Race)

Social Gatherings (Max attendance 1,500)

Vehicle (Non-Racing) Expos (Car Show, Bike Show, Boat Show, Vintage Sled Show)

Animal Expo (Dog Show, Horse Show)

Arts and Crafts Show & Flea Markets

Local Winery and Brewery Expo

Cultural & Festival Gatherings (Max attendance 3,000)

Small Model Aircraft Expo (Drones)

Kite and Hot Air Balloon Expo

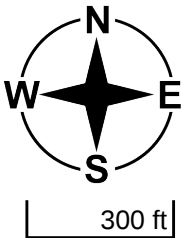
Horse Skijoring Event

Outdoor Trade Shows & Business Job Fair

Heavy Equipment Expo



Hay Days Park



Source: Mapbox, OpenStreetMap



Exhibit B3: Property





**** EVENT ACTIVITY WILL CONSUME SOME PARKING AREAS AS NEEDED**

Exhibit D1: MN DNR Field Days Youth Safety Training Event Map Example

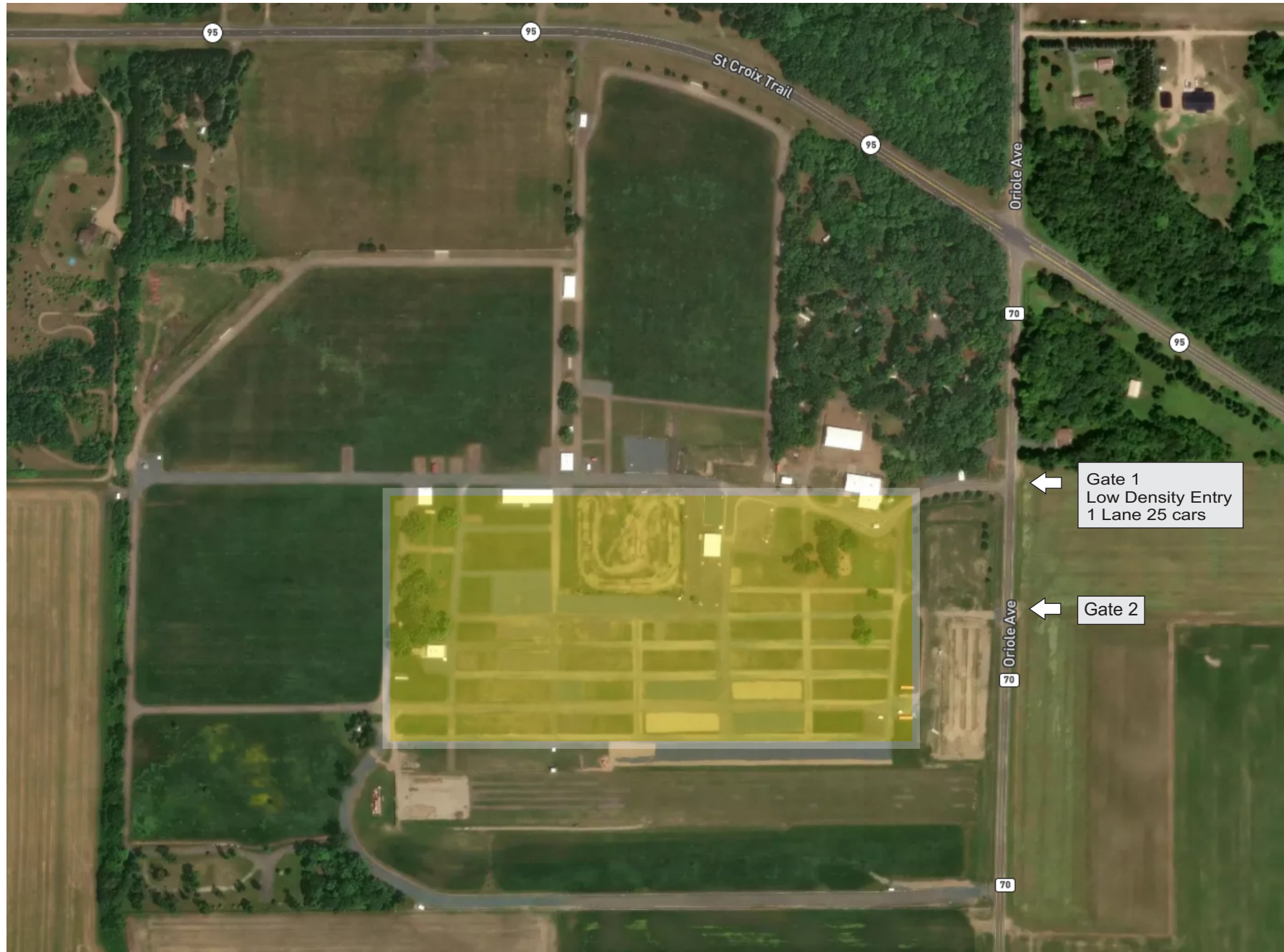


number and location
as determined by event

Exhibit D2: Hot Air Balloon Expo Map Example



Exhibit D3: Car Show Event Map Example



number and location
as determined by event

Exhibit D4: High School Track Meet Event Map Example



Exhibit D5: Winery and Brewery Expo Event Map Example



number and location
as determined by event

Exhibit E: Buildings Map

