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SNOHOMISH COUNTY

EXECUTIVE OFFICE

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COUNTY COUNCIL



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M.T. _____ K.B. _____ SNOHOMISH COUNTY, WASHINGTON
D.E. _____ S.W. _____
D.B. _____ D.J. _____

ORDINANCE NO. 83-006
RELATING TO AGRICULTURAL FAIR PROPERTY

BE IT ORDAINED:

Section 1. A new section is added to the Snohomish County Code as follows:

4.46.600 Special Use Leases of Agricultural Fair Property.
Leases of agricultural fair property which conform with the provisions of this section shall not be subject to other provisions of this chapter with the exception of 4.46.360 and 4.46.380 SCC. The county council may authorize the lease of agricultural fair property to a non-profit organization if the terms of the lease are consistent with the following:

(1) The value received from the lease of the property equals the property's fair market rental value as defined in Article I of this chapter. Value received shall include funds paid to the county, funds used to construct, improve or maintain the county real property under the lease and funds used for county purposes whether by the county or the lessee.

(2) The term of the lease shall not exceed 35 years.

(3) The leased property shall be used for purposes that are compatible with other uses of the fair property and the annual agriculture fair and if used for revenue producing purposes, the net revenue after payment of reasonable expenses for the operation and administration of the revenue producing activities, maintenance and the cost of improvements to the property shall be expended solely for county purposes whether by the county or the non-profit lessee. The books and records of the lessee shall be available and accessible at all times for inspection by the County Executive or his designee.

(4) The lease may provide for the exclusive use of some portions of the leased property during the non fair period or the joint use with provision for adequate notice between lessee and the lessor.

(5) All proposed capital improvements which exceed \$50,000 shall be approved by the county council prior to the calling for bids.

(6) If the lease provides that the lessee may use the property during fair operation, the leased property shall be used for fair purposes and such use shall be a portion of the fair, further the general operation of the fair, attract attendance to the fair, and comply with the general rules and regulations of fair activities.

(7) The leased property may be sub-leased by the lessee for uses consistent with this section: Provided, that the net proceeds of such sub-leases shall be used in a manner consistent with the provisions set forth in subsection 3 of this section: Provided further, that all sub-lease agreements for a term exceeding 30 days shall be approved by the county council.

(8) At the termination of the lease, all improvements on the property shall revert to and become county property.

PASSED this 9th day of February, 1983.

D-11

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Cliff Bailey
Chairperson

Approved as to Form:

Deputy Prosecuting Attorney

ATTEST:

Ellis Snyder
Clerk of Council

- () APPROVED
- () VETOED
- () EMERGENCY

DATE: 2-18-83

Willis D. Tracker
County Executive

PUBLISHED 1-31-83 and 3-4-83