

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 11, 2008 MEETING MINUTES

The Goodhue County Planning Advisory Commission was called to order at 7:00 p.m. by Chair S. Michels in the Goodhue County Justice Center located at 454 West Sixth Street in Red Wing, Minnesota.

Present: Suzanne Blue Brandon Schafer Daniel Rechtzigel
Sam Michels Howard Stenerson Larry Olson

Absent: Mike Patterson , Bernie Overby, Tom Webster

¹*Motioned S. Blue by and seconded by L. Olson to approve the February 11, 2008 agenda. Motion carried 6-0.*

²*Motioned by B. Schafer and seconded by S. Blue to approve the January 14, 2008 minutes. Motion carried 6-0.*

STAFF UPDATES – L. Hanni stated 3 updates; GIS staff position has been filled. They will help with GIS partners and Comprehensive Plan to aid in county in outlying cities. Second, Environmental Constraints Model update; Staff waiting on grants. Lastly, staff asking for volunteers for sub-committees in future land use decisions; Comp. Plan Update and Environmental Constraints Model, starting in August 2008. B. Overby has already volunteered for both.

S. Blue asked about A-3 issue.

H. Stenerson added A-3 volume needs addressing. He asked how about A-3, A-2 listings of availability.

L. Hanni stated lists available or will be made available.

S. Blue asked if GIS would add to that information.

L. Hanni explained additional GIS inventories and mentioned new GIS employee and his roles tied in with wetland GIS project. Staff hopes to start meeting for maps and sub-committee in August 2008.

S. Blue asked about new shoreland map.

L. Hanni explained new soils maps. FEMA maps will follow. Certain things online already, but soils CER no longer in use. The new productivity index and steep slope soils will be introduced later.

S. Blue stated CER ratings did not take animals into consideration.

L. Hanni stated CER and long driveway concerns with home sites in not the best areas in the past. Bluffland and shoreland are enough restrictions possibly.

S. Blue stated CER was not only parameter before, but not spot zoning.

L. Hanni stated zoning ordinance will change to reflect new soils map.

S. Michels stated 8 or 10 criteria often used that have to add up together to judge. He still thinks CER should be attached.

L. Hanni stated we cannot use it any longer.

S. Blue stated it is more complex and staff needs to filter the information for the commission.

L. Hanni stated this will be ahead with new maps of soils.

NEW BUSINESS: none.

OID BUSINESS: L. Hanni stated M. Wozniak requests next meeting to start at 6PM in March for workshop.

CONFLICT/DISCLOSURE OF INTEREST – none.

Summary

Jeff Gray –Hurricane Hills Motocross Track is requesting an amendment to the existing Conditional Use Permit for the existing motocross track and facilities on parcel 47.024.0501 in Section 24 of Zumbrota Township to increase operations from 10 approved special events to 15 events scheduled per year. The purpose of this Conditional Use Permit is to allow the opportunity to continue operations and have ability to plan for rain-out events and additional use of site in full compliance with current Goodhue County Zoning Ordinances.

Background Jeff Gray (Hurricane Hills) currently owns the property involved in the request. He has been the primary owner and operator for approximately two years.

The CUP to allow Hurricane Hills motocross facility within an A-1 Zone District is subject to conformance with provision of Section 3 Subdivision 3, of Article 20 (A-1, Agricultural Protection District) of the Goodhue County Zoning Ordinance.

The applicant has included with the CUP application a description of the use of the property that includes maps and designated parking and motocross areas. The increase from 10 to 15 events does not change the daily ride volume during the open season.

Given that the Hurricane Hills is an existing operation there are fewer questions regarding the physical planning of the property or access (which is to 232nd Ave.) than normally would need to be addressed with a proposal involving a new facility. However, staff has asked the applicant to provide additional information to address the following three application submittal requirements;

- G. A proposed schedule of events and any proposed special events, which consist of any events that are not a part of the normal operating schedule;
- H. Proof of liability insurance for the structures, property, occupants, visitors, and events proposed;
- I. List the number of adult caretaker(s) on duty and on site and the times they are present.

During the 2007 Hurricane Hills Motocross Track operating season Land Use Management Staff received a complaint and questions regarding the level of noise generated by Hurricane Hills. It is our understanding that

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 11, 2008 MEETING MINUTES**

MPCA has found the noise generated by Hurricane Hills to fall within state standards. Nevertheless it may be prudent to limit the approval of the increase from 10 to 15 events to the 2008 season. Following the 2008 season Land Use Management Staff will evaluate any impact or concerns related to the expanded schedule and advise the Planning Advisory Commission regarding consideration of 15 event schedules during subsequent operating seasons.

Findings of Fact

- The proposed Jeff Gray Conditional Use Permit that proposes development is consistent with the Goodhue County Comprehensive Plan; and
- The proposed Jeff Gray CUP shall comply with provision of Article 20, Section 3 (A-1 Conditional Uses) of the Goodhue County Zoning Ordinance as interpreted by the Goodhue County Zoning Administrator; and
- Zumbrota Township has considered the CUP and has expressed support for approval of the Jeff Gray CUP.
- There has been one complaint in the last year from a landowner over 1 mile away in Wabasha County.

Staff Recommendations:

Land Use Management Staff recommends that the Planning Advisory Commission recommends approval to the Goodhue County Board of Commissioners of the Jeff Gray-Hurricane Hills Conditional Use Permit Amendment subject to the following condition:

1. Hurricane Hills Motocross Track may increase operations from 10 approved special events to 15 events for the 2008 operating season. Following the 2008 operating season the applicant may request consideration by the County to further extend permission to hold up to 15 special events for subsequent operating seasons.

Additional Staff Recommendation update added and modified 02-11-08:

- 2. They cannot serve food to the public more than what the Seasonal Permanent Food Stand rules permit (currently no more than 21 days per year).**
- 3. If they have camping more than the 10 events approved by their variance recorded November 20, 2003, they will need to either amend said variance, or work with Environmental Health to remain compliant.**
- 4. If ownership changes, they need to notify Land Use Management within 30 days of transfer.**

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 11, 2008 MEETING MINUTES

L. Hanni Read complaints into record that were recently received. 1) Gary Kish Email 2) Renee Arndt Email

S. Michels stated 3 call-in complaints; 1) Rosenquist 2) Renee Arndt 3) Rochelle ??? noise

Discussion;

S. Michels asked J. Gray about noise standards.

J. Gray explained compliances checked and tested at each event before AMA races allowed. 99 decibels standard limit now, next year 98 decibels with a goal of 96 by 2012.

B. Schafer asked if that is per bike basis.

J. Gray stated yes right at start. Explained Mr. Kish situation and chloride application on the road this year. He said they are from Olmsted County and took road care for granted there.

S. Michels asked how many times they blade the road.

J. Gray stated before and after each event.

S. Michels stated that's what he needed to know.

D. Rehtzigel asked if 15 events would be each weekend or be one day per for one event.

J. Gray explained schedule with no guarantees on when.

D. Rehtzigel asked when is primary day and what is the schedule normally.

J. Gray explained weekend schedule with races on Sunday and practices on Saturday.

Suzanne Gray stated she does not expect 15 events due to rain-outs.

D. Rehtzigel asked about events number.

S. Gray stated there would be finance issues with AMA afterwards if not all events happen. Explained finances and liabilities and planning.

D. Rehtzigel asked if insurance is high.

J. Gray stated property taxes doubled since ownership.

S. Gray stated factoring fuel, insurance, demographics of customers who have dollars to spend or enter races. Rain-outs add to situation leading to need to have extra revenue events.

J. Gray stated they would not come back again to add more than 15 events.

S. Michels looking at schedule stated events are not scheduled every weekend.

J. Gray stated they had 6 weeks off this last year. Run-off water used to spray for dust with plans to get well later.

S. Gray stated that finances come first then improvements later.

S. Michels asked about ambulance service.

S. Gray stated they pay for it.

-
- S. Gray stated attendance down 40 percent and explained AMA district area concerns.
- S. Michels asked about district.
- S. Gray stated competitor status diminished.
- B. Schafer asked about practicing schedules.
- J. Gray stated open 6 days a week for practice.
- L. Hanni asked about volume for practicing versus on events.
- J. Gray stated 20 practice on average and 200 actual racers average on events.
- S. Gray said in regards to comments about increased traffic she doesn't see it: with participation down. She said normal use traffic may not be attributed just to their business.
- H. Stenerson asked what is total draw per events.
- S. Gray stated another 100 spectators per event.
- H. Stenerson stated 300 people.
- S. Gray stated traffic comes in form of family's, motorhomes, and campers. Probably not more than 150 vehicles on big weekends and they come and go.
- S. Gray stated they may not show up for all the weekend and they revolve in weekend.
- D. Rehtzigel asked about direction of traffic off county road.
- J. Gray stated location 1 mile from county road.
- D. Rehtzigel stated that would be easier from south with only one neighbor to south.
- J. Gray stated that is normal route.
- S. Michels stated 4 miles to the other road north.
- S. Gray stated it has significant impact on local economy with references and regional sales draw.
- J. Gray stated 90 percent of people come from the twin cities for all races.
- S. Gray stated they understand that there will always be people against motorized activities, but this is a valuable family sport with a local professional racer so that site has significant impact. Intent is to make the business pay for itself.
- H. Stenerson asked if Gary Kish is closest neighbor.
- J. Gray stated over a mile.
- S. Michels stated M. Hadler would be closest.
- J. Gray stated yes Hadler is closest to the north, he sees no road traffic, some dust.
- S. Gray stated they try to avoid hottest and dustiest part of summer for costs and public relations. Cannot please everyone, but will mitigate when possible.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 11, 2008 MEETING MINUTES

C/m. Michels opened the public hearing.

Tony Arndt , neighboring farmer 2 miles downstream, said nice wildlife in the area including bald eagles, has nature concerns that are affected by noise. Not trying to put them out of business, but 10 events are enough. Would use up all summer weekends. He gave noise problem examples and stated he hears practicing a lot. He stated monitors may be at race day, possibly not at practices. He had 5 issues; 1) Noise 2) Traffic 3) Trash 4)sewage on roads 5) Erosion on trails in the nearby woods. His taxes have gone up in both counties, his taxes added to re-blading of road. He asked what is being brought in to reduce taxes, he does not think they are. He has no intent to run them out of business. He believes 10 events are enough.

L. Hanni asked when were trash and sewage issues.

T. Arndt stated that may have happened before the Gray's ownership. Stated volume may be larger and asked where is the sewage going.

L. Hanni stated that was addressed a number of years ago when the CUP was issued last time.

T. Arndt state it ends up downstream.

L. Hanni stated it has been addressed. If offering more camping the environmental concerns will be addressed through the Goodhue County Environmental Health. She asked what trails exit property.

J. Gray stated 80 acres in Betcher is connected.

S. Gray stated he leases it out to Golden Eagles riders club, yet no affiliation.

J. Gray stated not part of race events.

S. Gray stated race courses, with trails as part of course in September on schedule.

L. Hanni asked is that then part of your events.

S. Gray stated yes, if coordinated a specifically designed way.

D. Rehtzigel stated dates.

L. Hanni asked about October riding concern of Arndt family of October 4, 2008.

S. Gray stated they may come to agreement with neighbor. Stated they have not spoken with neighbor in past.

S. Michels asked if any other comments.

Motioned by S. Blue to close the public hearing, seconded by B. Schafer. Motion carried 6-0.

H. Stenerson asked about number of times chloride was put on the road.

J. Gray stated once per year.

L. Olson asked cost.

J. Gray stated 1,000 for quarter mile. He re-stated attendance issues.

S. Gray stated rebuttal to Arndt comments as prior issues to ownership and addressed sanitation standards. She said sewage issue not a current element. If people have bad behavior they are asked not to come back. Noise issue can be noisy with winds in certain direction and weather elements. Stated they don't always test on practice days, however silencers are used if noise problem noticed. They like wildlife too, but nobody is in

nature every day, nor are there events everyday. District schedules can have one northern race and one southern race, yet competitors also rotate weekends.

J. Gray stated schedule in April with rain-outs more likely, so others may not come on board in region early.

S. Gray stated they may get rained out by odds.

J. Gray stated they do everything they can for attendance.

S. Gray stated they have wrist-bands to count and is fairly accurate.

J. Gray stated people try to sneak in, but they check.

S. Gray stated Arndt complaints may be overstated a bit. Not out to be enemies with neighbors, have not talked with Arndts in person.

H. Stenerson asked if there were time parameters in original CUP.

L. Hanni stated no, just stated 10 events.

H. Stenerson asked again about times.

J. Gray stated current events schedule limits April to September.

H. Stenerson asked when opening and closing during year.

J. Gray stated typically March to November, however near deer season attendance is less.

S. Michels commented background to board. While township gains nothing monetarily the nearby cities do well on race weekends.

S. Gray stated they are trying to involve more businesses by advertising and working with local businesses.

H. Stenerson stated that events comply and then made motion.

³ Motion by H. Stenerson , not seconded to Approve the Conditional Use Permit Amendment for Jeff Gray-Hurricane Hills Motocross Facility to operate with 5 additional events per year increasing to a total of 15 events in Section 24 Zumbrota Township with conditions . Motion Failed for lack of a second.

B. Schafer asked L. Hanni prior to vote after a second about future land use scenarios.

L. Hanni stated the CUP goes with property.

B. Schafer stated concern.

H. Stenerson stated concern about CUP being altered later.

L. Hanni stated things have improved.

S. Gray stated good to hear.

L. Hanni stated on change of ownership the county needs to be contacted so new owner can be advised.

S. Gray stated criteria for race safeguards in racing districts.

S. Michels stated previous owner before Gray was not a good operator.

J. Gray stated in between owner was out of control for a year and a half.

-
- S. Gray stated they live on the property and previous owner was living in Wisconsin and that was problematic.
- T. Arndt mentioned problems again.
- S. Gray stated she does not have crystal ball to know if there will be problems in the future.
- J. Gray stated he understands Arndt concerns about past.
- L. Olson asked if other district race sites would close would Hurricane Hills volume change.
- J. Gray stated they will not close and gave histories.
- S. Gray stated that running track as business is also a quality of life issue and they plan their retirement off property use.
- L. Olson stated hope you have your hearing by then.
- S. Gray stated there could be a healthy balance.
- T. Arndt asked about why do they have to be that loud.
- J. Gray stated it may add power , but it will go down due to AMA rules.
- S. Gray stated exhaust issues with manufacturers and politics delay things another year.
- S. Michels stated proposal 4 and S. Blue would like to recommend 12 events instead of 15.
- S. Blue stated viewpoint.
- J. Gray stated how this season would work out.
- D. Rehtzigel stated that what to watch for as incentive with schedule of wetness in April and May, with limit of 12 focusing on hotter months of June and August. Likes the 4 proposal and 15 is thresh-hold with alternate land uses making noise also. Not agreeable with 12, could cause problems with neighbors.

H. Stenerson re-stated motion, with second by S. Michels, to approve the Amended Conditional Use Permit to allow for the increase from 10 to 15 special events at the Jeff Gray-Hurricane Hills property based upon staff's recommendation adding Condition number 4 concerning ownership change.

Finalized Conditions:

- 1. Hurricane Hills Motocross Track may increase operations from 10 approved special events to 15 events for the 2008 operating season. Following the 2008 operating season the applicant may request consideration by the County to further extend permission to hold up to 15 special events for subsequent operating seasons.**

DRAFT

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 11, 2008 MEETING MINUTES**

- 2. They cannot serve food to the public more than what the Seasonal Permanent Food Stand rules permit (currently no more than 21 days per year).**
- 3. If they have camping more than the 10 events approved by their variance recorded November 20, 2003, they will need to either amend said variance, or work with Environmental Health to remain compliant.**
- 4. If ownership changes, they need to notify Land Use Management within 30 days of transfer.**

S. Michels re-stated motion to include all four recommendations. Motion passed 5-1, with S. Blue dissenting.

⁴Moved by D. Rehtzigel and seconded by L. Olson to adjourn the February 11, 2008 Planning Advisory Commission meeting at 8:37 p.m. Motion carried 6-0.

Respectfully Submitted,

Kelly Moriarty

Recording Secretary

DRAFT

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
February 11, 2008 MEETING MINUTES**

Page - 10 -

MOTIONS

¹ APPROVE February 11, 2008 agenda. Motion carried 6-0.

² APPROVE January 14, 2008 minutes. Motion carried 6-0.

³ APPROVE Conditional Use Permit for Jeff Gray-Hurricane Hills Motocross Facility to operate track with 5 additional events per year for a total of 15 events in Section 24 Zumbrota Township with added staff recommendations. Motion carried 5-1.

⁴ ADJOURN February 11, 2008 minutes. Motion carried 6-0.