February 5, 2025

Good morning,

Thank you for the opportunity to comment on the impact of the Proposed Zoning Amendment, PUD 25-1, which is up for approval at tonight's Planning Commission meeting. We are writing to express concerns about the potential impact of the proposed rezoning by Daniels Hinkley Housing, LLC on nearby residential properties. While we understand the potential economic and commercial benefits of this development, it is crucial that we thoroughly evaluate and address the following concerns to protect the interests and quality of life for nearby residents:

Impact of Proposed Racetrack on Rural Residential Community

The inclusion of a racetrack within this development poses significant challenges for the surrounding rural residential community, particularly for those living within close proximity to the proposed track. Our property line is within 200 feet of the proposed racetrack. We plan to build a home near that property line, within the next 5 years, making the potential impacts a direct concern for our property and quality of life.

Noise Pollution:

- Racetracks are known to produce sustained high-decibel noise levels. What noise mitigation strategies, such as sound barriers or dense vegetation buffers, will be implemented to reduce the impact on properties within 200 feet of the track?
- Will operational restrictions, such as limits on race days and hours, be enforced to minimize noise during evenings, weekends, and holidays?
- Has a noise impact study been conducted for surrounding properties, and if so, what were the findings?

Traffic and Safety Concerns:

- Will guardrails, reinforced fencing, or other protective barriers be installed to prevent vehicles from veering off the track and onto private property?
- How will spectator and service vehicle traffic be managed to prevent encroachment onto residential roads or properties?

Environmental Impact:

- How will air pollution, including dust and exhaust emissions from racetrack events, be monitored and controlled for homes and farms within surrounding area?
- What steps will be taken to manage stormwater runoff from the racetrack to prevent flooding or water contamination near nearby residential properties?
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Quality of Life and Community Character:

- The rural setting is a defining characteristic of this community. How will the racetrack development maintain compatibility with the peaceful, residential nature of the area?
- What measures will be taken to ensure that racetrack activities do not fundamentally disrupt the lifestyle of residents living near the track?

Property Value Concerns:

- Racetracks often negatively affect property values. Has an assessment been conducted to evaluate the specific impact on properties in close proximity to the track?

Given the proximity of our property line to the proposed track, we have serious concerns about potential safety risks and environmental concerns. Specifically:

Traffic Safety and Property Protection

Questions:

- Will guardrails, crash barriers, or other reinforced structures be installed along the racetrack boundary to protect homes and properties within 200 feet?
- What steps will be taken to ensure that spectators, event traffic, and construction vehicles do not create dangerous conditions near residential properties?

Noise, Light, and Pollution Concerns

Sound Concerns:

- What permanent noise reduction measures, such as engineered acoustic walls, are being considered?
- Will there be ongoing monitoring of noise levels to ensure compliance with local regulations?

Light Pollution:

- How will lighting be designed to prevent spillover onto properties within close proximity of the track?
- Will lighting from racetrack events, parking lots, and signage be limited to specific operational hours?

Environmental and Public Services Concerns

- How will emergency services be prepared to handle incidents related to the racetrack and ensure timely responses for homes within 200 feet?
- Has an environmental assessment been conducted to ensure air and water quality will not be degraded near nearby homes?

In closing, we urge the Commission and the applicant to carefully consider the unique impact this racetrack will have on properties including those within such close proximity. Thoughtful planning and effective mitigation measures are essential to protect the character of the area and the safety and well-being of residents.

Thank you for your time and consideration.

Ron & Camille DeLozier

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