

FROM THE PLANNING COMMISSION MINUTES OF JANUARY 22, 2015

AGENDA ITEMS

4. 13-0821 One-year review of the Rescue Community Center Remote Control Car Race Track project [Special Use Permit S11-0007] as specified in Condition 19 of the approved Conditions of Approval on property identified by Assessor's Parcel Number 069-160-16, consisting of 4.012 acres, in the Rescue; and staff recommending the Planning Commission take the following action:

1) Find that the Rescue Community Center race track is substantially consistent with Conditions of Approval for S11-0007.
(Supervisorial District 4)

Aaron Mount presented the item to the Commission with a recommendation for approval. He stated that no complaints had been received and that he contacted the main opponent of the project, who indicated that not a lot of activity had occurred at the site during the review period.

Seth Griffin, applicant, made the following comments:

- Has had several successful events this past year;
- Spoke on fencing and discussed options in order to decrease costs on this requirement; and
- Spoke on attendance at the three events held and the noise level testing with two speaker systems.

Commissioner Heflin was sympathetic of the cost for the fence but stated that this was a security issue that had been discussed at length at multiple meetings when this project was being considered. He indicated that the proposed new option for the fence did not address the height issue and the Commission had wanted a 6 foot fence in order to deter people from accessing the track after hours.

Chair Stewart spoke on the Noise Ordinance and encouraged the applicant stay in compliance.

Dave Palm made the following comments:

- Lives directly behind the Community Center;
- The review was to occur after one full year of racing, which did not happen and requested that another one year review period be added;
- There had been a couple of incidents where nitro racers were at the track and he followed the procedures as instructed by the Community Center staff;
- Voiced concern that as the track is used more, the number of people accessing it will increase;
- The events that occurred were never at full capacity; and
- Applicants have been very open and cooperative.

Chair Stewart closed public comment.

County Counsel David Livingston stated that compliance with the Conditions of Approval is required at all times. However, it is within the Commission's authority to direct the applicants to return for another review. It was their choice on how much monitoring they chose to do.

Commissioner Miller suggested another review period.

Commissioner Heflin was not opposed to another review period as there was a lot more potential for events but stated that the Commission could have a hearing if there was a violation of the Special Use Permit.

Chair Stewart stated he was leaning towards finding the project consistent with the Conditions of Approval unless a specific condition needed to be changed.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Stewart, and carried (3-0), to find that the Rescue Community Center race track is substantially consistent with Conditions of Approval for S11-0007.

AYES: Heflin, Miller, Stewart

NOES: None