

This is an application for a Commercial Conditional Use Permit for a racetrack and Landscape Modification.

MXGP proposes to build a new racetrack in Maltby. This will be a state of the art facility designed to reduce the impact of a racetrack in the community. The track will be placed 25 feet down in a hole. With the track at the top of a hill, fully surrounded by a 25-foot high sound berm, the sound will travel up. This will make the sound impact on the neighboring properties less than the noise created by the existing gravel mining operation that has been there for the last 20 years. This track will provide a much needed recreational opportunity for hundreds of families in the area. It will also bring an economic benefit to the area from the large number of people that come for the race events. This track will be a multi use facility for all ages and abilities. There will be a race track for kids, a multi use track for beginners, and the main racetrack. The majority of days will be for recreational riding open to all skill levels. There will also be rider training and safety courses offered. These activities will run during the week and most weekends. Some weekends will be for racing. We will hold local, regional, and national race events at the park. These events will bring money to the community for lodging, restaurants, gas stations, food marts, and many more businesses in the area. These races will also provide jobs for the youth of the community.

We also propose a Landscape Modification. The property is currently lined with sight obscuring trees. The 20' type class a buffer will not be necessary because the 55' tall grass hillside will act as a site buffer. This site buffer surrounds the track 360 degrees. The track will be on the other side of the hill and down in a hole 25' down. This will keep the track and it's activities out of site from all of the neighboring properties. The landscape buffer will be not only the 20' buffer around the property but the tall hillside will act as a buffer for sight and sound as well. (See visual representation cross section below).

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