OPPOSITION *ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051*
(p.127 - Public Hearing - 10/11/06)

John and Jane Baumgartner
6030 Davey Rd
Lincoln , NE 68517

RECEIVED
SEP 1 8 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Planning Commission Member:

There will be a public hearing (Oct. 11th) concerning a proposed motorplex for GS Enterprises (Greg Sanford). As a neighbor directly across from this proposed drag strip I am opposed.
Mr. Sanford has a poor track record when it comes to working with his neighbors on the resolution of complaints. His performance in Scribner, Dodge County NE was poor and ultimately led to the failure of his racetrack there. Mr. Sanford believes the location was the problem or access but unfortunately the facts do not bear this up. He would not compromise with Dodge County to build a paved access road and this failure led to his decision to give up and move his ideas elsewhere. Well now he is here and the same lack of foresight came with him. He has not met with any of the neighbors. This proposal and this developer are both bad news.

The drag strip doesn't fit the comprehensive plan. This alone is enough reason to deny it. The drag strip will be loud. My family has a homeschool directly across from track. Any ordinance proposed should protect an existing homeschool, private schools and public schools from this type of noise. This noise is more akin to a rocket than just road noise from Hwy 77. One of my children has Down syndrome and he has very sensitive hearing and is affected by vibration .This proposal if approved would force me to move in order to protect my children's safety and education.
The other problems with this track-alcohol sales near my home, increased traffic, rubber burning and wafting over my property, sewage, and limited well water availability also concern me.
Proponents of the drag strip will say that it will be an economic boon for the county and area. Well just the opposite will occur. The area most affected will be farmland that would eventually turn into low density acreage development with build through design to allow greater density later. In the 2 mile area surrounding the drag strip there is the town of Davey (67 households) and 90 acreage home sites currently. If only one home per 20 acres was constructed on remaining land (15,000 acres) that would still leave room for 700 future home sites. Multiply by an average investment of $250,000 and that would equal $ 175 million in direct investment. That would turn into seven times that figure and those people will buy groceries, purchase insurance, buy cars, ride horses etc. If you develop property or realize the potential for the quiet acreage , Northern Lancaster County is a good place to live and a great place for builders in the future unless of course we throw the comprehensive plan out to reward someone who can't seem to make a go of it and wants money from the State to help him.
Please consider this proposal future downzoning for the north side of Lincoln and vote no to poor land use and development.

Sincerely,

John Baumgartner

"Tadd K. Wegner"
<tkwegner@windstream.net>
09/19/2006 09:36 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Drag Racing at Hwy 77 and Davey Road

As a resident of Lancaster county I wanted to voice my opposition to the proposed drag racing strip at Hwy 77 and Davey Road. I want to make it clear that I am not opposed to drag racing or other motor sports. However, as someone who one day hopes to have a home in the more rural areas of Lancaster County, I do think it is very important to protect not only the property values of those residents making their home in the area, but also their quality of life. I think it sends the wrong message to the residents of Lancaster County to let this happen. Thank you for your consideration.

Tadd K. Wegner
5110 Linden St.
Lincoln, NE 68516
Home:(402) 421-1979
Mobile:(402) 525-6054

Melissa Ebeling
<mebeling@NebrWesleyan.edu>
09/19/2006 01:14 PM

To plan@lincoln.ne.gov, commish@lancaster.ne.gov
cc
bcc
Subject National motorsports facility

Hello,

I am writing to you to show my concern about an application submitted by Greg Sanford for a national venue motor sports facility on 133 acres of farmland on Highway 77 between Branched Oak and Davey road. The first thing I would like to point out that there is not a demand for this type of facility in this area. Not only that but this facility would cause major traffic noise for surrounding houses and farms. I am concerned because one that intersection is a dangerous one as it is, a facility would increase the traffic. There is also a big and small animal vet clinic that is only a couple of blocks from this site. The noise caused by this facility would surly not help a sick animals get better as it would add stress and anxiety. Plus, this vet clinic specializes in horse breeding and the extra noise would cause stress to the pregnant mare. There is also a horse show grounds not far from this site were young children show their horses. The noise would add the danger of horses spooking. All animals wild and domestic would be affected. I am sure I speak for farmers who raise cows and surrounding horses breeders and trainers when I say the noise caused by this type of facility would be drastic to there animals. I hope you consider the wellbeing of all the surrounding business, farms, showground?s, and training facility before passing this ridiculous application.

Thank you for your time.

Sincerely, a very concerned horse owner

Melissa Ebeling

"Rod & Nancy Johnson"
<rodmj@microlnk.com>
09/20/2006 04:39 PM
Please respond to
"Rod & Nancy Johnson"
<rodmj@microlnk.com>

To <plan@lincoln.ne.gov>
cc
bcc
Subject North Lancaster County Dragstrip

To the members of the Planning Commission:

We are writing to express our strongly held opposition to the proposed dragstrip by Greg Sanford for the property on highway 77 just south of Davey Road. We attended the meeting where Sanford represented himself as simply wanting to do lots of grading, land mining on that piece of property. At that time we were very disappointed that his proposal was not recognized for what it really was, a request for approval to build a large and noisy car racing facility.

We moved to this area expressly to be close enough to Lincoln but far enough away to enjoy a quiet rural life. The coyotes are gone, so we have an abundance of wild turkeys, a few deer, and the pleasure of a peaceful scenic view. We do hear a bit of the I-80 road noise occasionally, or a siren on Waverly Rd., but we abhor the thought of a drag racing facility coming in to our area and we have joined with others in this area to do all we can to stop this from happening.

It is our understanding that northern Lancaster County was to remain an agrarian area, and with that in mind you now have many lovely homes built out here, all in hopes of continuing that agrarian lifestyle. We urge you as the Planning Commission to honor the expectations given to all of us as homeowners here in Northern Lancaster County. Please ask yourselves what your vote would be if you were living out in this area and knew that this facility would devalue your property by bringing in noise, traffic, and dust pollution. And if indeed you had loved ones buried in the cemetery just across the highway from this proposed site, how then would you vote?

Please vote no on Greg Sanford's proposed dragstrip site and uphold solid Lincoln values. We are counting on your integrity to prevail on this divisive issue.

Sincerely yours,
Rodney M. and Nancy E. Johnson
3821 Mill Rd.
Davey, NE 68336
rodmj@microlnk.com

"JJ Springer"
<jjspringer@familyfirst.org>
09/21/2006 09:41 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject drag strip

Members of the Planning Commission,

I live in Lincoln, but I have several friends north of town who are very concerned about the proposed drag strip and the noise and traffic that it will create in their area. I'm also concerned about some of the disingenuous and dirty tactics that Mr. Sanford apparently has engaged in (i.e. encouraging supporters to keep opposition out of meetings, dishonesty in his dealings in Scribner, not being forthright about his intentions).

I strongly urge you to turn down requests to build a drag strip in this area.

Thank you for your time. If you have any questions, please contact me at this e-mail, or feel free to give me a call (w435-3210, h423-4258).

JJ Springer
347 S. 26th Street
Lincoln, NE 68510

SANTAM5931@aol.com
09/23/2006 11:10 AM

To workbob@msn.com, rstevens@lancaster.ne.gov, plan@lincoln.ne.gov
cc
bcc
Subject Drag Strip

Dear Commissioners:
Once again I am writing with a heavy heart, to defend our peaceful living. Now again we find the need to speak out against this awful proposed drag strip. We live at 7786 Branched Oak Road 1 mile from all that noise. We can hear a motorcycle just like it was next door on hiway 77 a mile and a half away. What will be the noise factor from high fuel dragsters? My husband and I have invested thousands and thousands of dollars into our home and land preparing for retirement next year. We have added a pool in the back yard to entertain our family and friends in the summer months. Paid prime rates for the privilege of living in the country.
I don't know to much about all the environmental issues this will involve. Other then wild life we feed and watch and quality of life for us and our neighbors. And the lowering of our property values. I only know that given the chance to by property near his own drag strip, that Mr. Sanford would choose not to own a home next to it. I ask you all to please uphold the promise of denial on the issue of the drag strip, and ask yourselves what would you be feeling if this was in your backyard. We didn't choose to live in the country near a drag strip, we have been here for 18 years! In an agriculture setting.
Thank you,
Karen and Roger Grant

TAKeep@aol.com
09/23/2006 07:25 PM

To plan@lincoln.ne.gov
cc TAKeep@aol.com
bcc
Subject Hearing on Drag Strip SP06051

Dear Planning Commission:

This is to request that the hearing on Greg Sanford's application for a permit to operate a motorsports facility, which is tentatively set for October 11, remain on the schedule for a daytime hearing. I would be in favor of setting a special session to hear this matter or keeping it set for the regular meeting time, but request that you refrain from setting a nighttime meeting. I believe setting this for hearing in the evening gives an advantage to the proponents, who are coming primarily from Lincoln. I plan to speak in opposition, and I believe that many of our elderly residents in northern Lancaster County will find attending a night meeting in Lincoln an undue hardship. Furthermore, our opposition group has been receiving numerous intimidating and threatening e-mails on our website which adds to our apprehension about being in a contentious environment with the proponents after daylight hours. Your courtesies are appreciated.

Respectfully,

Becky Keep
8601 Davey Road
Lincoln, NE 68517

GreJoProp@aol.com
09/25/2006 09:12 AM

To plan@lincoln.ne.gov
cc
bcc
Subject protest of racetrack

Hi--Just to let someone know that the proposed race track 3 miles from our residence will be an absolute catastrophy for the residents of the area. While we understand the desire behind it--we cannot tolerate the reprocussions--the devaluing of the property, the constant noise, the traffic and all that goes with the nature of the sport. A friend informed us that a track 8 miles from their home rattled windows and they never slept while any activity--racing or practice runs etc. was going on. I can only ask you to deny this action for the sake of the community of Davey and all that bought their property for the peace and quite from the urban noise. It is estimated that property values with this in place will be reduced dramatically--for some and myself to think that one works a life time to increase one economic status, can in one action have it reduced to nothing. Would you want it in your back yard?????

OPPOSITION *COUNTY SPECIAL PERMIT NO. 06051*

Jack Lefler <jvlef@juno.com>

09/29/2006 11:07 AM

To plan@lincoln.ne.gov
cc
bcc
Subject Drag strip

To the members of the planning commission:

We live on the West side highway 77 between Davey Road and the Danish Cemetary, so we are directly across the highway from the proposed drag strip.

We have looking forward to our retirement years in a reasonably quiet neighborhood,so we are hoping that you will not approve the application for the drag strip.

With respest and appreciation.

Jack and Violet Lefler
5507
Davey road

OPPOSITION

COUNTY CHANGE OF ZONE NO. 06065
COUNTY SPECIAL PERMIT NO. 06051

Craig Strode
<cstrode@microlink.com>
10/02/2006 04:51 PM

To plan@lincoln.ne.gov
cc
bcc
Subject CZ06065 Article 4 race track

Dear City/County Planning Members,
I am very concerned with the proposed additional race track,drag strip language added to the county code. I believe there is a rush to adapt this to accommodate Sanford and his drag strip. I am a property owner in the rural ag community close to where Sanford wants to build his drag strip. If we are going to make changes to the code it should be written with care and be precise with its intention.The code needs to have protection for existing property owners.The Lancaster County rural ag citizens deserve to know when they spend hundreds of thousands of dollars on homes and land that something obnoxious will not be put next to them later. The belief that this only affects properties within 1 mile is very short sighted.I have researched other zoning in surrounding counties and suggest that the commission look at Cass County zoning as it applies to race tracks in agricultural/rural county areas.Please consider adding additional amendments to the proposed changes to protect the surrounding home and land owners.

Thank You,

Craig Strode
17330 N 84th
Lincoln, Ne 68517

Sharon Moeller
<sharonmoe@yahoo.com>
10/02/2006 06:03 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Drag Strip Concerns

My husband and I live 1/2 mile from the corner of Hwy 77 and Davey Road. The proposed drag strip would pose definite problems for us.

1. Traffic congestion. This is already a busy stretch of highway. Weekend traffic for drag races would create congestion, pollution, traffic delays which could result in road rage incidents, plus the very real danger of additional traffic accidents.

2. Increased potential for DWI. We have already lost neighbors to crashes caused by drunk drivers. We don't want to run the risk of more tragedy.

3. Noise. We dread the thought of noise every weekend for so many months of the year. One of the reasons we live in the country is for the peaceful quiet surroundings.

4. Impact on property valuations. Unless someone is really into racing they would not be likely to pay full market value for our property when we decide to sell.

5. Mud on the highway. During the dirt mining phase trucks will track dirt onto the highway which will turn into mud when it rains. This is a traffic hazard which we have already experienced on Hwy 77 south of I-80.

These are some of the things we worry about in relation to the proposed drag strip. Please consider the concerns of the residents when you decide whether or not to recommend Mr. Sanford's zoning request.

Thank you.

Sharon Moeller and Mervyn Moeller
4805 Davey Road

All-new Yahoo! Mail - Fire up a more powerful email and get things done faster.

Tmrb501@cs.com
10/02/2006 09:36 PM

To plan@lincoln.ne.gov
cc
bcc
Subject County Special Permit No. 06051 Hwy 77 & Branched Oak Road

Planning Commission:

I strongly encourage you to **not recommend** to the Board of Commissioners the approval of this request for the special use permit. (referenced above).

The location is not appropriate for a "drag strip." There are so many things that are not right for that type of usage it just spells disaster for the people who reside in the area and the impact on the area as a whole.

Thank you for your time and the opportunity to comment.

Regards,
Mary Elaine Willey

"Larry Finigan"
<larryfinigan@tconl.com>
10/02/2006 10:01 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Opposition for proposed race track location

October 2, 2006

John Carlson, Chair
Eugene Carroll, Vice Chair
Marry F Strand
Gary Krieger
Roger Larson
Dick Essex
Michael Cornelius
Lynn Sunder
Tommy Taylor

I am writing this letter on behalf of myself and my Aunt, Thelma Anderson to voice our strong opposition to the proposal coming before you, to allow a race track to be constructed and operated South and East of Highway 77 and the Davey road. My Aunt owns the farm adjacent to the North and I own a farm less than one mile East of this sight. My parents, grandparents, and other relatives are also buried in the Danish Cemetery immediately adjacent to this proposed sight. Are there not already laws in place to preserve the sanctity of a cemetery? With abundant lands available in Eastern Nebraska much better suited to such a project, and some already zoned for such purposes, we strongly oppose completely changing the character of a nice, well kept farming and rural acreage community like this one with such a disruptive enterprise. I hope you will all take a good, hard look at the irreparable impact this plan would cause, and vote down this proposal thereby helping us preserve our community.

Thank you in advance for your serious consideration of this matter.

Larry Finigan and Thelma Anderson

Michael V Dekalb/Notes
10/03/2006 11:16 AM

To Jean L Walker/Notes@Notes
cc
bcc
Subject Fw: No to dragstrip

in opposition
---- Forwarded by Michael V Dekalb/Notes on 10/03/2006 11:13 AM ----

Erin K Mcgovern/Notes
10/03/2006 10:28 AM

To Michael V Dekalb/Notes@Notes
cc
Subject No to dragstrip

Hi Mike,
This is Erin.....I talked to you before I bought LOBO Acres in May. That is now 1 mile from the proposed dragstrip.
I purchased what is a dream property for me and have been living there in the beauty and peace. Mine and many others' lives will be virtually ruined if this is approved. Please, please, I beg you, to please think of the people for the many miles surrounding it, that will no longer live in peace and not only that, but would never be able to sell their properties if this is built. That alone is not the only issue, but that is the most personal to me. The sound pollution, light pollution, habitat destruction, drunk drivers leaving the facility, and possible ground water contamination are also concerns. Sanford's claims that building this in a bowl will eliminate the sound pollution is just plain dishonest, just like this whole thing from the beginning. "Dirt mining"..... My friends' Aunt lives outside of Mansfield Ohio. They lived a peaceful rural life until a track was built a mile away. Like Sanford, they claimed because of the "arena" style of construction that no one would hear this. She says that it is horrible. On weekends they can't even stand to be outside enjoying their own backyard due to the extreme noise. She said they can hear it in the house with all the windows closed. This will be heard for miles and miles. With the new proposed housing site to go in at 56th and Arbor Rd., people are kidding themselves if they think that they too won't hear the track. I'm not opposed to, nor do I think growth won't move north. But growth is one thing. Extreme noise and environmental destruction from dragsters is another. I think if we are looking for economic growth, we should be focusing on bringing good companies with good salaries to keep Lincoln growing in a healthy way. The only economic growth this dragstrip will bring, will be to Greg Sanfords pocket. If anything will stop growth northeast, it would be this dragstrip.

Sanford can still sell his property for more than he bought it for if this doesn't go through. Many, many others may not even be able to get away from it, should it pass. Please consider these things before making your recommendations.

Thank you for your time,

Erin McGovern
Urban Development
Housing Rehab Specialist

GMatson311@aol.com
10/03/2006 08:28 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Drag Strip

Jean Walker, Administrative Officer,

In regard to the proposed drag strip proposed for the area of Highway 77 and Branched Oak Road, Mrs. Matson and I now register our disapproval of locating a drag strip at that location.

At age 90, we are understandably reluctant to appear at the session scheduled for October 11, 2006. In lieu of that, I attach a copy of the letter just written to Greg Sanford in which we have expressed our views and their reasons.

Sincerely,

Guy M. Matson, MD
8001 Adams Street
Lincoln, NE 68507

Dear Mr. Sanford,

Your letter which arrived in the mail today is both welcome and appreciated. We have been aware for some time of your desire to build a drag strip on your property adjacent to Hwy 77.

Mrs. Matson and I do not have an antipathy for drag strips per se. At the same time, we are distressed by the continuing replacement of our natural green for asphalt. I do know that there are justifiably many who have great enthusiasm for this event and who would enjoy having a place to participate.

One of our quarter sections is just one half mile south of the proposed strip. We are not in favor of a strip that close to our property The highway is a very busy one and destined to become more so. Through actual knowledge and watching drag races on TV, we have some knowledge of the ancillary effects of such a strip on the general area of the strip. There are negative factors beyond control that can accompany a drag strip. These are in addition to the usual complaint of noise, traffic, lights, late hours, etc.

I understand there are those who recommend that a drag strip, if generated, could be well placed in the vicinity of the airport where there may already be paving available. With these things in mind, I must tell you that I will oppose a strip just one half mile from our property. I trust you may be instrumental in forming such a thing in a more approved area.

Sincerely.

Guy M. Matson, MD
8001 Adams Street
Lincoln, NE 68507

leni skaar
<leni.skaar@yahoo.com>
10/03/2006 07:55 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Racetrack Application

October 3, 2006

Dear Commissioners,

While I was visiting with my relatives last week, a lady gathering signatures in opposition to the racetrack, proposed for the east side of Highway 77 between Branched Oak Road and Davey Road, stopped by. I was pleased she caught us at home and gladly added my name to her list.

One of my cousins, Louise Rung, passed away last week. She was laid to rest, next to her husband, at about 2:15 p.m.

If this proposed facility would have been in operation last week, would they have stopped a race, so the family could hear the minister? Would they be considerate of those who visit their loved ones on Mothers Day, or Memorial Day, or a birthday, or an anniversary, and agree not to have races while we are there?

Despite being close to Highway 77, the Danish Cemetery is a quiet, peaceful place. Saturday morning, my niece and I startled a duck, which was resting near her son's grave. It is not uncommon to spot quail there, or see fresh deer tracks. Will they still be there to comfort us, if the din of racing engines and announcers on loadspeakers is so close by?

Will all the additional traffic require a traffic signal to be installed? Or will the State refuse to allow one and just live with the ensuing carnage?

Please, show us that you care about the people who have invested their time and sweat to build homes nearby. Let them continue to enjoy the sound of the frogs in their ponds at night, rather than the roar of engines.

Please, let us continue to visit the graves of our family members in peace, without someone giving us an up-to-the-second account of who's in first place.

Please, recommend denial of this application.

Sincerely yours,

Leni Skaar

How low will we go? Check out Yahoo! Messenger's low PC-to-Phone call rates.

To: John Carlson, Chair
Eugene Carroll, Vice-Chair
Mary Strand
Gerry Krieser
Roger Larson
Dick Esseks
Michael Cornelius
Lynn Sunderman
Tommy Taylor

From: Jeri K. & Scott R. Johnson
6333 Rock Creek Road
Ceresco, NE 68017

October 4, 2006

Dear Planning Commission:

I am writing to respectfully ask that you take our concerns into consideration in regards to the application for County Special Permit No. 06051. We are property owners within 1 mile of the zoning request and are in opposition of the proposed drag strip to be placed between Branched Oak Road and Davey Road off of Highway 77. There are multitudes of concerns such as traffic, noise, property values, quality of life, environmental, and future growth of the city.

The house in which we reside was built in 1895 by Scott's great grandfather. We wanted to keep this part of history in the family that has been in the area for more than 100 years. We have made many improvements over the years to preserve the home and create a quiet, peaceful location with tall prairie grasses to attract and provide shelter for wildlife. Long time residents have commented on how proud Scott's great grandparents would be to see that we have chosen to salvage the house and create an environment that many would like to call home.

We have great concerns about the noise the proposed drag strip will create and the effect to property within a certain parameter. I understand that concrete barriers, earthen berms, trees and such can be used to try and break down the sound. I have doubts that this will maintain the noise to an acceptable level that people would expect when wanting to buy or live on an acreage in the county. On Friday, September 1st, there was car racing (sprint?) at the State Fair. We could hear the cars as they circled the track through our second story windows. The State Fair is approximately 13 miles from our house and you can imagine the amount of trees and building that should have helped to knock down the sound. The noise from the cars, PA system, and lighting that would be necessary for this type of operation would be extremely obtrusive to acreage living.

Respectfully,

Jeri K. & Scott R. Johnson

RECEIVED
OCT - 4 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

<jj14329@windstream.net>
10/04/2006 10:56 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject drag strip

We are in opposition to the drag strip that is being proposed on Hwy 77 & Davey Road.
We have our acreage for sale and the people who have looked at it are very hesitant to buy here because of the possibility of the drag strip. They are wanting to move to the country to get away from the city noise.
Also, we are in opposition because they are taking away valuable ag land, which land is not being made anymore, and
is producing a food supply for many people and the drag strip would only benefit Mr. Sanford.

Jim & Donna Johnson
6501 Rock Creek Rd
Ceresco, NE. 68017
402-785-5090

Karen Kurbis
<llama_mama@alltel.net>
10/05/2006 08:44 AM

To plan@lincoln.ne.gov, mdekalb@lincoln.ne.gov
cc
bcc
Subject SP06051 Dragstrip Opposition

Lancaster County Planning Commissioners,

I am adamantly opposed to application SP06051 submitted by Greg Sanford for the proposed drag strip facility at Hwy 77 between Davey and Branched Oak Roads for many reasons.

First, I am I local resident with 1.75 miles between my property and his. Research will tell you that I will be impacted by the noise from a drag strip that close to me. I left the conveniences of the city, things that you take for granted in your daily life, because the quiet of the country meant much more to me. My children did not grow up with cable and high speed internet to entertain themselves. Instead they learned to enjoy nature and play with the many animals we have. Sanford's camp says noise doesn't travel far and that is not true. All the berms in the world are not going to contain the noise from a 144 decibel dragster. Most importantly, what constitutes noise often boils down to perception. Burnouts every 60 seconds for 8-13 seconds of that minute from 8am to nightfall (such as we witnessed at the Topeka Kansas track he often references) will dramatically interfere with my right to peace and quiet. I always told my children that their privileges ended when it interfered with the basic rights of others. I work long hours during the week and look forward to the quiet of country living on the week-end when the drag strip would be very active.

The Hillcrest animal clinic sought a special permit this spring to build an equine facility nearby. The Stitch's sent us a letter (long before we saw zoning signs or heard about it by other means) detailing their intent, complete with sitemaps and encouraging us to contact them with questions or concerns. Sanford does not follow that courteous example. In fact, neighbors within the 1 mile received the following letter from him this week. No detail, no reassurances or explanations of noise containment, and obviously done only to meet the requirement of notification which the grapevine did 9 months ago. *My name is Greg Sanford and I own the land on the east side of Hyw 77 between Branched Oak Road and Davey Road. I would like to visit with you to address any questions you may have regarding the described property. Feel free to contact me at anytime day or night at the phone numbers or email address listed below.*

One has to wonder about the character about the developer. Refer to his response in the application he filed. He marked "No" to the question "Have the neighbors been informed of your request?" One has to wonder why he doesn't have the integrity to face situations upfront. There have been 3 public meetings on the prior 'soil mining' applications for this land. We all know the underlying intent for that was preparation for a drag strip. Sanford was quoted in the August 31, 2006 edition of the Waverly New as saying his goal was to work with the people. He was quoted as saying "I want to communicate with them, I want this to be positive. I want to be a good neighbor". When does he want to start? I have not seen any proof of this yet. He knows who I am

and has yet to attempt to contact me. He does only what he is required to do. His management style to date does not give me confidence that he would be able to manage a drag strip in any ethical capacity. Review the comments made on his www.nemotorplex.com website, not even the drag strip enthusiasts have confidence that he is the right person to manage the drag strip based on their prior business dealings with him in Scribner. Speaking of ethics and his website, ask yourself a question. Why would my name, address, telephone number and a picture of my house to be posted on his site? Why did they list the names and addresses of all of us who spoke in opposition to the soil mining permit? While my personal information was removed (admission that it shouldn't have been there to begin with), the rest of the information has remained there since September13th. Is that how he demonstrates good faith? Is good faith having his buddy post on the home page of www.lincolnneedsadragstrip.com to have their side show up an hour early to keep the opposition out of the room?

Look at the application itself, where is the detail? Does it define the expected types of events? Are we talking 50 cars or 500 cars a week-end? How many small versus large events during the season? What is the season, April to November? How many spectators, 50, 500, 5000? How many events per year with top fuelers, the loudest of the bunch? The plan calls for parking for 600 and seating for 5,000. That will impact our ability to access Highway 77 potentially for 3 days a week, 9 months a year and is not fair to the local residents. How can a decision be rendered without sufficient information to make an informed decision?

On his last two visits to the planning commission, his attorney handed in amendments at the beginning of the meeting. On both occasions the items should have been included in the original application. Even more so for the second permit, because the *amendments were identical* for the second meeting. This constitutes nothing less than evasiveness on his part. Why not be upfront? Why not provide the opposition with a copy of these last minute amendments? His attorney gave us a copy, upon request, *after* the second meeting. I would ask that you allow our attorney to be provided with a copy of any last minute amendments at the same time they are provided to you on October 11th. Furthermore, if there are unanswered concerns on October 11th, delay your recommendations until you have sufficient information to address all concerns.

Sincerely,

Karen Kurbis
17500 North 84th Street
Lincoln, NE 68517

OPPOSITION

Tom and Becky Keep
8601 Davey Road
Lincoln, NE 68517
(402) 785-2039
takeep@aol.com

RECEIVED
OCT - 5 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

October 5, 2006

Lincoln/Lancaster County Planning Commission
555 S. 10th Street
Lincoln, NE 68508

Re: County Special Permit No. 06051 (Highway 77 and Davey Road)
Applicant: Greg Sanford

Dear Planning Commissioners:

The purpose of my letter is to voice my opposition to the special use permit for the operation of a motorsports facility located between Branched Oak Road and Davey Road along the east side of Highway 77. I am primarily opposed because this proposed land use does not comport with current zoning regulations or adjacent land use in the area.

We live in a beautiful agriculturally productive area, consisting of farms and acreages, rich with abundant natural resources which is zoned AG. According to the Lancaster County Zoning Ordinances, land designated as AG is "for agricultural use and is intended to encourage a vigorous agricultural industry ...." The Comprehensive Plan for Lancaster County reveals that the subject area will remain AG well into the future at least 20-25 years. Approximately 90% of Mr. Sanford's 133-acre site is designated as "prime agricultural land" or "farmland of statewide importance," as defined by the U.S.D.A. Natural Resource Conservation Service. To allow something as obtrusive and environmentally desecrating as a drag strip to be located on prime ag land in the middle of a rural community is just as ludicrous as locating a hog confinement at 48th and O Streets. It just is not a good fit for this area. This is why we have zoning and a long-range comprehensive plan.

The proponents of Sanford's drag strip repeatedly compare his facility to a race track in Topeka, Kansas known as Heartland. Heartland is located in a commercially zoned area on 750 acres near an airfield. The surrounding areas consist primarily of an airport, industrial uses, airpark-type airbase housing and a few sporadic acreages to the rural side of the track. The commercial businesses consist primarily of a few liquor establishments with bars over the windows, strip joints, and low class restaurants. I do not want to see this happen to our neighborhood.

Back in 2004, at the request of Darl Naumann of the Mayor's Office on Economic Development, Lancaster County formed a "Motor Sports Task Force" for the purpose of locating a suitable commercial site to accommodate a motor sports facility. Mr. Naumann addressed the City Council on February 14, 2005 and stated: "...the density of houses in Lancaster County is amazing. This is no longer a rural community, but an urban one. Almost every section in the County has been used up...." What I believe he is saying by that comment is that there really is no place in Lancaster County that can comfortably accommodate a racetrack.

I respectfully request that you recommend denial of Mr. Sanford's application.

Respectfully,

Becky Keep

October 5, 2006

To: Planning Commissioners

From: Marlene Tracy
17500 N 84th Street
Lincoln, NE 68517

Dear commissioners,

I am writing to OPPOSE the application for a drag strip (06051) submitted by Greg Sanford. I live less than 2 miles from this site. I have lived in this area for over15 years. I have no desire to listen to noisy cars roaring every weekend while I'm trying to enjoy my peaceful acreage.

My concerns have not changed much from before. I still am concerned that one individual can buy a piece of property in the middle of prime agricultural farm land and proceed to erect a drag strip and devalue the entire area and ruin a unique parcel of farm land. This is a commercial venture and it belongs in a commercially zoned location.

My concerns for public safety remain. If you change the zoning language to allow this drag strip to be built, you are placing a large part of the rural community of northern Lancaster county at risk. Hundreds of us drive by this property on a daily basis. The increased activity on this property from the early construction process through to the final drag strip traffic will place everyone in this area at risk for personal injury.

I am also concerned that if alcohol consumption is allowed at such a facility, people will be out on the county gravel roads seeking an alternate route back home. These impaired drivers will put me and my family as well as my neighbors at risk. We don't want any more deaths at the hand of drunker drivers. We've had way too many already.

I hope you will remember how Mr. Hunseker said over and over that they had no intent to build a drag strip. He insisted that you only allow discussion on the soil mining topic. As we all can see, the intent has been to build a drag strip from the very beginning as we clearly pointed out to you. I sincerely hope you do not plan to take him seriously this time. His underhanded tactics with the soil mining application should clue you in that he won't offer up any meaningful support for his application this time. I hope you will require him to produce reports from agencies involved in the approval process.

Please listen to the majority of people living in this area. We deserve to continue living in the peace and quiet of the rural setting. We don't want someone coming in here who has so little respect for us that he only notified the surrounding land owners one week prior to the hearing because he had to. It's obvious he has no desire to get along with the neighbors, so why should we want to accept him into our neighborhood?

Sincerely,
Marlene Tracy

RECEIVED
OCT - 5 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

RECEIVED
OCT - 5 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

October 4, 2006

Mr. Jon Carlson, Chair
Lincoln/Lancaster County Planning Commission
555 South 10th Street
Lincoln, NE 68508

Dear Mr. Carlson:

Our names are Carlyle and Carolyn Fitzke, and we reside at 17400 N. 84, Lincoln. This letter is in opposition to the proposed drag strip wishing to locate between Branched Oak Road and Davey Road, parallel to Highway 77.

Our concerns are numerous, and given the amount of attention this proposal has received, I am sure you are aware of all them. Those being primarily the noise issue, location, property values, environmental concerns, alcohol problems, traffic, etc. Any one of these issues is evidence enough to deny this permit, however there are a couple of things we would like you to consider.

- Our research into the noise issue involved discussions and input from individuals involved in the "science of sound" (noise). As it turns out, "sound" is directly affected by wind, humidity, temperature inversions, etc. Therefore the same "sound" would result in different decibel ratings on different days. This also is the case in instances where "noise controls" have been put in place (i.e. berms, trees, hollows, etc.) In our discussions with other individuals living in proximity (up to 5 miles) of a drag strip, we found this to be the case. "Some days it isn't too bad but other days you would think the cars were in your back yard", was a comment we heard frequently.

- "Noise" is a difficult term to describe. It cannot simply be defined by "decibel levels". Some sounds have high decibel ratings but are not unpleasant (orchestra music). Some may have low decibel ratings but are extremely irritating (fingernails on a blackboard). We place revving unmuffled engines, screeching tires and constant PA announcements in the "irritating" category

- Cass County in their Ag/Comm zoning regulations did not mention any decibel ratings. They included such items as:

    - "That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish and impair property values within the areas of the County."

- "The use shall not include noise which are objectionable due to volume, frequency or beat unless muffled or otherwise controlled."
- "The use shall not include vibration which is discernible without instruments on adjoining lot or property."

- Even the proponents for the track recognize that the track **"could pose a problem for those that enjoy the peace and quiet of country living. This needs to be respected. No one wants this in their back yard."** This was from a local view editorial written by Roger Nunn and appearing in the September 25, Lincoln Journal-Star.

Finally, we have heard the proponents comment that there are only 20-25 people who are opposed to this facility. Nothing could be further from the truth! We will present at the hearing a list of signatures of people opposed. Just about all of them residents within a 3 mile radius of the proposed track and including many Davey residents as well.

Thank you

Carlyle and Carolyn Fitzke
17400 N 84
Lincoln, NE 68517

Cc:
E. Carroll
M. Strand
G. Krieser
R. Larson
D. Esseks
M. Cornelius
L. Sunderman
T. Taylor

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

OCTOBER 5, 2006

JON CARLSON, CHAIR
LINCOLN/LANCASTER COUNTY PLANNING COMMISSION
555 SO 10TH STREET, ROOM 213
LINCOLN NE 68508

DEAR MR CARLSON:

THIS LETTER IS BEING WRITTEN AS A CONCERNED RURAL LANCASTER COUNTY RESIDENT REGARDING THE PROPOSED APPLICATION SUBMITTED BY A CERTAIN GREG SANFORD FOR A NATIONAL VENUE MOTORSPORTS FACILITY ON HIGHWAY 77. THIS FACILITY WOULD LITERALLY BE AT OUR BACK DOOR AND THREATENS THE RURAL STATUS WHICH WE HAVE ENJOYED FOR ALMOST 30 YEARS AT OUR CURRENT RESIDENCE.

ALSO, THE COMPLEX/DRAG STRIP WOULD BE--OF ALL PLACES--ACROSS THE ROAD FROM THE DANISH CEMETERY WHERE MANY OF OUR RELATIVES ARE RESTING AND WHERE WE TOO WILL BE SOME DAY. THERE ARE MANY ISSUES TO BE ADDRESSED HERE INCLUDING SAFETY, INCREASED TRAFFIC, NOISE, ENVIRONMENTAL CONCERNS, POLLUTION, WILDLIFE DISRUPTION, GROUNDWATER CONTAMINATION AND PROPERTY VALUES. WE ASK THAT YOU WOULD PLEASE SHARE OUR CONCERNS WITH OTHER MEMBERS OF THE PLANNING COMMISSION. PLEASE, PLEASE HELP US PROTECT THE RURAL LIFE!

THANK YOU FOR YOUR CONSIDERATION.

GARY AND ROGENE ISAACSON
8701 DAVEY RD
LINCOLN, NE 68517
(402) 785-5325

Rogene Isaacson

RECEIVED
OCT - 6 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

SPEED & SATISFACTION GUARANTEED

PHONE (402) 785-2844

7555

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127-Public Hearing-10/11/06)

Honey Hill Farm

HOME OF C.J.WALSTROM & SON APIARIES
PRODUCERS OF FINE TABLE HONEY
5590 Davey Rd.
CERESCO, NEBRASKA 68017

Oct. 4, 2006

Lancaster County Planning Commission &
The Lancaster County Board of Commissioners

Ladies & Gentlemen:

As I understand, there will be a meeting of the Planning Commission Wed. Oct. 11th pertaining to the application of Greg Sanford for a "Drag Strip" on land next to Highway 77 between the Davey Road and Branched Oak Road. I live at 5590 Davey Road, which is on the northwest corner of Highway 77 and the Davey Road.

I am concerned for a number of reasons. Highway 77 is a "Death Strip". Both Sheriff and State Patrolmen have told me they have clocked cars going over 100 miles per hour by our place. There have been numerous accidents resulting deaths at our corner. I have many times counted 9 out of 10 cars not stopping for the stop sign at the Davey Rd. and Highway 77 corner. Allowing this Strip will surley result in more deaths. Drag racing is going to give local kids the idea they can do it too. Hence more reckless driving on our roads. A very poor example for them. If the permit is allowed I would like for your members to help recover the bodies.

Another concern is water drainage. Water from the proposed Strip drains onto our land from three different drainages. Polluted water can contaminate our cattle watering pond and creeks. Our fish will die. Underground water in this area is short. Sanford will need a lot of water for the crowds he predicts. Will their well pull the short water supply from our neighboring wells? Also where will all the sewage go? (Contaminate our water supply)?

The noise factor is of great concern. We like some peace and quiet. If you don't realize the noise just tune your T V to Drag Racing on E S P N. Don't us neighbors deserve some quiet? Why not allow a Drag Strip in your neighborhood?

Then there is the cemetery across the road from the site. How are people to have services with such a racket? How will cars to the cemetery intermingle with the Strip crowd?

Trusting you will give good consideration to deny the permit.

Sincerely yours
C. J. Walstrom
C. J. Walstrom

P.S. Please see that copies of this letter are provided to members of both the Planning Commission and the County Board of Commissioners.

RECEIVED
OCT 6 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Craig Strode
<cstrode@microlink.com>
10/05/2006 05:43 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Against Drag strip

Dear city/county planning commission members,

I oppose the application for a drag strip at the proposed location of highway 77 and Branched Oak Road. I am a property owner less than 2 miles from the site. I have lived here for the last 19 years. This is a quiet rural ag/residential area with numerous homes.The main reason I and most others choose to live here is the peaceful rural quality of life this area provides.Most of my neighbors are very family oriented and enjoy being outside enjoying the nature and other agricultural activities.The drag strip is at complete odds with the current rural setting we enjoy..The Lincoln/Lancaster county comprehensive plan supports the argument.to leave this area in its current state. This land is located just beyond the Tier III Classification in the comprehensive Plan.The Comprehensive Plan States Tier III should serve as a panoramic vision for the city expansion in the distant future. _No active development or infrastructure planning should occur within this Tier within the 25 year planning period of the plan. Tier III should also remain in its present use in order to provide for the future_.Another argument supported by the comprehensive plan is this is a commercial enterprise..The Comprehensive Plan States: General Principles for all Commercial & Industrial Uses: Commercial and industrial districts in Lancaster County shall be located: within the City of Lincoln or incorporated villages, where urban services and infrastructure are available or planned for in the near term. This is not zoned commercial nor should it be. I am not against having a drag strip but it should be placed in a commercial or industrial area, not in the middle of a rural ag setting.This is also located close to a cemetery. I can't imagine allowing this drag strip to be placed by a cemetery. When we bury our family and friends this would not be an environment I would choose to place them.When I go to a cemetery it is a time for remembering and honoring their memory. It is usually in a quiet serene location for this purpose.Please respect the families that have their mothers, fathers,children and veterans buried here.Please vote against this proposal.

Sincerely,
Craig Strode
Lincoln,Ne 68517

"Scott Pohlman"
<pohlmanss@alltel.net>
10/09/2006 08:57 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Fw: Opposed to drag strip

----- Original Message -----
From: Scott Pohlman
To: plan@lincoln.ne.gov
Sent: Monday, October 09, 2006 8:52 AM
Subject: Opposed to drag strip

To the members of the Planning Commission,

I am writing this letter to voice my opposition to the proposed racetrack facility at Highway 77 and Davey road. This is a very personal issue for myself and my family as this land was owned by my family for at least 75 years before Mr. Sandford purchased it from the Estate of Elaine Herrington. Elaine lived in our home for the last seven years of her life and is now buried in the Danish cemetery directly to the west of the proposed site. I also have a infant son and many members of my family buried in this cemetery. We recently built a new home on the intersection of 40th St. and Davey Rd. and now fear that a development of a large race track facility will jeopardize the quality of our rural life, ruin the quiet peaceful setting of where my family is buried, and pollute the area with both trash and excessive traffic. This is not why I chose to spend the rest of my life in this area. I am not only opposed to a track in this area but in any area where will it will cause the quality of country living to decrease.

Sincerely, Scott, Sherry, Ryan, and Kayla Pohlman

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

Huskercaps@aol.com
10/09/2006 12:47 AM

To plan@lincoln.ne.gov
cc
bcc
Subject Permit application 06051 Greg Sanford's drag strip/motorplex

Dear Planning Commissioners,

I oppose this permit application for the following reasons:
1. The land is zone AG and Mr. Sanford wishes to build a Commercial/Industrial complex and pay only AG property taxes. His project does not fit the zone land use. It belongs in an existing Commercial/Industrial area where loud noise, light glare, crime and litter are already the standard, unlike our agricultural neighborhood.

2. The air, sound, light and water pollution will have a very detrimental effect on the current and future residents of the area. It will also disrupt wildlife patterns and make future housing development within several miles less desirable.

3. The traffic issues as spectators and crews would depart at night possibly as late as midnight or 1:00 am, with at least some being very tired or having consumed alcohol cannot be ignored. There have been several alcohol-related traffic deaths within two miles of the sight in the last few years, and the neighborhood is sensitive to this issue.

4. This application again is not forthcoming in my opinion. If it were to be approved, I would predict that soon after soil mining and removal would begin and the site could become a strip mine for 3, 6 9 or more years. The traffic problems and accident incidence are certain to increase.

5. This application is not about economic growth for Lincoln as it is portrayed, it is about economic growth for the owner. By investing some seed money, I predict he will soon be competing with clean and more desirable enterprises for grants, and public money for promotions, road paving and such.

6. It is my belief that this applicant's funds are very limited and he must rely not only on public grants, but out-of-state racing promoters to prop up his operation. I believe alcohol vendors/brewers/distriobutors will expect promotion and sales on the site and that he will soon apply for a permit and plead that he, "has to offer alcohol to make the business profitable".

7. The applicant is unwilling to put up a 2 million dollar bond to pay for damages to adjacent property, and property values. What does this say about his intent to be a responsible neighbor?

8. The applicant himself bought a home at about the same time he did the proposed site for his "World of Noise". Please note that his house is approximately 9 miles from the site. We have to live here.

9. He says the project will be an economic boon for Lincoln. It will fill the motels, restaurants, etc. He has said he would like to buy the Davey, NE bar and build a campground on his property. I predict he will also attempt to sell food and other products on-site as he will claim he must to "make a go of it". He will likely "short-stop" as much of the limited spending that he can. Lincoln and the rest of the county will receive little benefit from this boondoogle.

10. He has made grandiose claims of economic developement, but has heretofore produced NO ECOMONIC STUDY OF THE IMPACT OF SUCH AN OPERATION ON LANCASTER COUNTY. It is my contention that his proposed project would have a negative impact after factoring in additional law enforcement costs, health and hospital costs, strain on fire and rescue services, litter clean up, road damage, responding to complaints of operating after hours and in a nuisance fashion, injuries and fatalities to humans and wildlife, noise, sound and light pollution of the air, water pollution of surface and

groundwater, soil contamination, loss of topsoil, displacement or creation of an undesirable establishment of "clean and compatible" businesses.

11. Nebrasaka already has racing related entertainment in Kearney, McCool Junction, Ashland--Greenwood, Hastings and elsewhere. Such an operation would take revenue away from smaller towns that need the revenue that would be relatively small to Lincoln.

12. Other "quiet and clean" enterprises are being planned and developed within a few miles of the proposed site that are in compliance with the zoning. A motor sports complex would make the area unattractive for most of these operations to develop and would likely drive away the owners of current operations. They include:

a. bed and breakfast operations
b. agri-tourism
   visiting farms, orchards, wineries
c. hunting leases
d. wineries, vineyards and orchards
e. a healing center
f. an equine center
g. a truck farm that serves the farmer's market.

13. Fire and Emergency services are spread thin with predominantly volunteer forces. His so-called on-site fire protection has little impact on alcohol fuel fires that can burn "invisibly" and go unnoticed until the jump Branched Oak road and flare up in the approx. 110 acres of native grasses and 100 acreas of orchards, windbreaks and woodland forest.

14. Many wildlife and conservation groups have donated time, expertise and funds to develop the 210 acre site directly to the south as a wildlife, prairie and woodland conservatory.
The groups are:

Pheasants Forever
Nebraska Game, Fish and Parks Commission
Bluebirds Across Nebraska
Lower Platte South Natural Resource district
Waverly farmer's Cooperative
United States Department of Agriculture
Nebraska Nut Growers Association
Lancaster County Farm Service Agency
Waschiska Audubon Society

I am certain that the leadership of these groups will raise their concerns regarding their investment if a permit is granted to build a combination drag strip, motocross, snowmobile, go-kart, tractor races, demolition derby and whatever other vehicles could be run, raced or revved on the site.

These are but a few of my concerns. I will address others at a later date. Please be wise, and use good judgement and planning in protecting this AG/AGR community. WE ARE A CLOSE-KNIT COMMUNITY OF FAMILY FARMS AND ACREAGES.

Sincerely,
PHIL PFEIFFER
15400 N 56 ST
LINCOLN NE 68514

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

<dc91047@windstream.net>
10/08/2006 09:08 PM

To Planning Commissioners <plan@lincoln.ne.gov>
cc
bcc
Subject Drag Strip Special Permit

Dear Planning Commissioners,

Re: County Special Permit #06051

I urge you to deny the permit for a drag strip to be located in Lancaster County. The noise and pollution from a drag strip would be devastating to residents within a large surrounding area. I speak from the unfortunate experience of living one-half mile from Dr. David Samani's "friends and family" fiasco where we are treated to the rude sounds of dirt bikes where we used to have peace and quiet. The noise is intrusive and obnoxious.

Drag racing is already an outmoded sport. We do not need such a facility in this county.

Sincerely,
Cindy Cochran

Cindy Cochran
9500 S.W. 84th Street
Denton NE 68339
402-797-3155
dc91047@alltel.net

"Collin & Maggie Aldrich"
<cmaldrich@neb.rr.com>
10/08/2006 10:57 AM

To <commish@lancaster.ne.gov>
cc <plan@lincoln.ne.gov>
bcc
Subject please do not approve drag strip

Hello,

I am writing to ask the County Board, and the Planning Commission to please deny the Special Use Permit sought by Greg Sanford to develop a drag racing track on a 133 acre tract along Hwy 77 from Davey to Branched Oak Road.

There are several reasons to deny this special use request.

1) This is in the middle of acreage and agricultural land. People LIVE within a mile of this area. What kind of environment are you leaving them with if this is developed? People move from the city to the country for a reason: peace and quiet. I live on an acreage SW of Lincoln, and if this was developed in my area, I would honestly quit my job and leave the state. What are you telling these people if you approve this? You are telling them that they do not matter. That a few landowners' quality of life does not matter in the big picture. These are your constituents. These are the people that you serve to protect. These people should NOT be disregarded. If the mayor of Lincoln thinks a Super Wal-Mart does not fit within the neighborhood setting of northeast Lincoln, how does a drag racing track fit within the acreage/agricultural setting? It DOES NOT.

2) Approval of this permit would lead to lawsuits from landowners and environmentalists in the area. This process has been flawed from the beginning. Greg Sanford was initially rejected for a special use permit. Then he applied for a "dirt mining" permit, and was granted that. Now, he has worked the system in a way that he can again apply for a special use permit, if the wording is changed in the recreational use zoning language. This process was dishonest from the beginning and opens the county to lawsuits from landowners. Not to mention the lawsuits that will be filed against the track owner for emotional distress, loss of land value, etc?

3) Why do we have zoning laws if we don't abide by them? If you re-work the language in the zoning and re-zone this area, you are telling landowners everywhere that they are not safe. That, even tho they may be zoned Ag, residential, or for acreages, anything can go in next door, as long as it's in the name of "economic development." This, again, is telling your constituents that they do not matter. The peace and quiet that EVERYONE deserves in a home can be ruined with something as loud and environmentally un-friendly as a drag racing track.

4) You will be killing development in this area of the county. Who will want to develop near this? Certainly not residential development. This will become a wasteland, with the only residential development being low-income housing because the land values will be so depreciated. So, the most unfortunate in our community will be subjected to this kind of noise and pollution because they have no other choice.

5) Noise and environmental factors are HUGE. This thing will be heard for miles. My sister used to live 1 mile from Sunset Speedway in Greenwood. She lived in Omaha. We could hear that track clear as day on Friday nites when they raced. And this was an area with houses and development between the track and her neighborhood. So, there were sound barriers, and it could STILL be heard. The track that is being proposed is out in the middle of the country. Sound travels for MILES out there with little or no barriers. I live on 3 acres and I can hear someone from 3 lots over cough on a clear nite. The people that live within a mile of this track will never be able to go outside when racing is going on. They will not be able to open their windows. They will hear it inside with their windows shut. They will smell it. They will breathe the exhaust from these vehicles. This will ruin their quality of life.

6) Is this the kind of "economic development" we want to bring to this county? More drunk drivers on the road? Environmentally un-friendly activities? Noise pollution? Who, exactly is going to benefit from this besides Greg Sanford? A few bars in the area? A few hotels? Will this bring jobs to Lincoln/Lancaster County? Will this add substantially to the tax base? Are we that

desperate in this county that we are encouraging a drag racing strip to come here and calling it economic development?

I beg of you. Please do not approve this special use permit. Please tell this citizens of Lancaster County that this kind of development, while possibly suited for another setting, is not suited for country living. Please protect these people that live in this area and work in the county and pay taxes. Please make a statement that "process" matters. That doing things in a shady manner will not be tolerated. Please tell the people of the county that zoning is there to protect them from things like this going in next door.

The people of Lancaster County are speaking to you. Please listen.

Maggie Aldrich
Lancaster County Resident

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

Craig Strode
<cstrode@microlink.com>
10/08/2006 01:59 PM

To jesseks@msn.com, plan@lincoln.ne.gov
cc
bcc
Subject I RE: COUNTY SPECIAL PERMIT NO. 06051 Drag strip

Dear Mr. Esseks,

I would like to respond to some of the issues and statements you sent Mike Dekalb in an email dated 09/15/06. I am a property owner close to the proposed site. The first issue concerns the Kansas Speedway development. The Kansas Speedway is a Nascar Race track which has nothing to do with drag racing. This track has seating for 82,000 fans with future expansion to 150,000. It has parking for 65,000 vehicles. Mr. Sanford wants to compare his proposal with this track? Cabela's and Nebraska Furniture Mart building here had nothing to do with the track. They built here to have easy access from the interstate to draw people from the entire Kansas City area. This Speedway only has 4 major race events per year.
The next issue deals with the comparison of Heartland race track in Topeka. This track sits on 750 acres of land next to the airport. It was completed in 1989 at a cost of 22 million dollars. In 2006 dollars it would cost 37 million. It also has road coarse racing in addition to drag racing. This track is 35 miles from the Kansas City area and draws on this major metropolitan area for its support. The current population of the area is approximately 2 million residents. Using economic impact data from these tracks is beyond ridiculous. Let's now look at Mr. Sanford's proposal of approximately 2500 seats with parking for 600 cars with port-a- potties for restrooms. There are already similar tracks within this area such as Pacific Junction, Iowa and Kearney, Nebraska. Over saturation of a market means failure for all.
Let's also take a look at Mr. Sanford's management of his track at Scribner. I looked at archives of the Fremont Tribune from when Mr. Sanford first bought the track until it closed. When he first purchased this track his track manager made grand predictions as Sanford is now about the future of this track. From an article in the Tribune dated 4-20-2000 his track manager Wayne Lewis says "We'll have 10,000 seats. But we hope to expand to 50,000."This never happened. This is from another Fremont Tribune article dated 11-04-05:

Your on-line community resource
FREMONT TRIBUNE

Supervisors consider Motorplex road

By Don Bowen/Tribune Staff

Greg Sanford said his business is in a bind, and without special help from Dodge County and the Dodge County Convention and Visitors Bureau

This doesn't look too successful to me. In my opinion this track is only a small regional track with limited outside fan appeal.
The next question I would like to address is the likely effects of racing and practicing on property values and the statement that some neighbors could benefit if the properties became attractive for commercial uses. I can't put a dollar value reduction on my property but can only give you my perspective as an acreage owner. I live out here for one major reason, for the tranquility of the area. I am family oriented and we spend lots of time outside enjoying the nature and agricultural activities. I would never consider buying property by a race track. There are properties in this area that haven't sold since the rumor of the drag strip began. As for properties becoming attractive for commercial use this land is not zoned commercial and according to the comprehensive plan is supposed to be left in its present state. Please don't let these grandiose projections of economic development cloud your judgment. All one has to do is take a trip to Scribner and Greenwood race track to prove it's not true. One other issue that I want to bring up is Lincoln had Midwest Speedway at 4600 N 27th Street. Until this track was finally removed in 1990 this part of Lincoln had no development. Now look at the growth of housing, stores, restaurants, auto malls, and retirement living. This is true economic development not hypothetical predictions. I have tried to be as factual as possible. Please vote against this proposal.

Thank You,

Craig Strode
17330 N 84th
Lincoln, Ne

68517

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

Lincoln, Ne.
Oct. 4, 2006

Lincoln/Lancaster County Planning Commissioners
Mike Dekalb
553 S 10th St. Room 213
Lincoln, Ne. 68508

Dear Planning Commissioners
and Mr. DeKalb.

Subject: Opposition to proposed drag strip on North Highway 77.

Drag strips should not be located on prime Agricultural Land.

This is an unconscionable waste and destruction of one of our most important resources.

Sincerely yours.
Wayne Nielsen
Wayne Nielsen
Owner, Farmer and operater
in this area.

14000 N 70th
Lincoln, Ne. 68517
467-2058

RECEIVED
OCT 9 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

RECEIVED
OCT 9 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

October 3, 2006

Lincoln/ Lancaster Planning Commission
555 South 10th Street, Room 213
Lincoln, NE 68508

Dear Commission Members,

Please vote **against** the Application for Special Use Permit 06051 submitted by Mr. Greg Sanford.

I am NOT opposed to drag racing for those who enjoy the sport. However, I have grave concerns about this proposed facility for the following reasons:

1) resulting ***lower property values*** - A young man from Lincoln stopped by our home recently. When he commented on the attractive area that we live in, I told him that a drag strip may be going in. His immediate, emphatic response was that he dreams of living outside Lincoln, but would never consider buying property for his family close to a raceway. Indeed, we would never have looked at our current home 5 years ago had we known a drag strip was coming. Such inappropriate zoning changes greatly hinder the confidence residents have in the county authorities responsible for the long term planning of our area.

2) ***lack of integrity*** - Rather than stating his intentions upfront, Mr. Sanford (via Mr. Hunzeker) tried to pull the wool over the eyes of nearby residents, the Planning Commission Members and the County Commissioners by addressing only the mining of soil at this site even though the final outcome was obvious to all. Please note these quotes taken from the NE Motorplex website promoting the drag strip:

"If they want to live in a country setting, there's plenty of it... head West."
-quoted from a post by "Bulldog" on the NE Motorplex web site dated September 15, 2006.

"When everyone here seems to wonder about how this thing can be put together to convince all the idiots in our city/county building , And the few clowns that live in the country. First lets give a big applause to Greg who has had the balls to even tackle such an agenda , that does not set well with some of our great citizens that live in there caves in the country."
-From "rmmpoar", dated September 21,2006

"We stopped racing at Scribner in 2000 so I have not been witness to the last few years of the track's operation but from the racers I have spoken to, all was not good. Car count was down considerably since its peak back around 1995. Common complaints from racers have been regarding management... if this track is going to be done to the highest level, maximum knowledge needs to be gained from their past experiences. I saw Scribner go from hundreds of cars on a weekend to dozens."
- From "drivestwin" dated September 29, 2006.

Such comments have alienated Mr. Sanford and his supporters from our community. Mr. Sanford did not establish a good working relationship with the nearby residents at the very start.

3) ***admitted lack of accountability*** by County officials regarding the soil mining sites - I am greatly concerned and am not confident that there would be any greater enforcement of regulations/restrictions placed upon the drag racing facility! Is there adequate law and emergency medical personnel to monitor both the racing facility and the needs of the current residents?

Determine in your own mind whether you believe that Mr. Sanford (and his racing friends) have the respect and the betterment of our community truly in mind!

4) weekly ***disruption of our chosen lifestyle*** by increased traffic, noise, litter/ waste, infringement on local water supply, more alcohol related disturbances, wildlife disturbance, etc. each weekend from March through November. We, as residents, do not want the load of monitoring his activities dealing with a less than upfront businessman!!

5) ***children being educated in state-exempt private schools*** would be subjected to the above distractions, issues of safety for those learning to drive, etc. Parents who are choosing to educate their children privately are no less committed to a quality education for their children than those in a public school setting. Would you approve a drag strip within 5 miles of a public school??

Mr. Sanford needs to look for a more conducive area for his racing facility. One that isn't in the middle of acreages and farms - homes to so many! Economic development can come about in a more positive way that benefits the whole community rather than a select few.

Vote "NO!" on the Application for Special Use Permit 06051 submitted by Mr. Greg Sanford. Help us preserve the life we have worked so hard to enjoy.

Sincerely,

Precious J Blowers

Precious J. Blowers
17850 N. 3rd St.
Davey, NE 68336

OPPOSITION

RECEIVED
OCT _ 9 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

John M. Baumgartner
6030 Davey Rd.
Lincoln, NE 68517

October 5, 2006

Lincoln/Lancaster County Planning Commission
555 S. 10th Street
City/County Building
Lincoln, NE 68508

Dear Mr. Carlson:

I oppose the granting of a special permit to Mr. Greg Sanford or GS Motorplex.

This proposed drag strip **does not fit the comprehensive plan** in several respects. The development is a commercial venture separated from the city by 5 miles. It is too far from city services. A commercial venture can not be sited on land zoned agricultural. A portion of land is prime Ag land. The preservation of prime Ag land is a consideration for our county. It is a special permit and is strongly opposed by the neighborhood.

This proposed drag strip would and **has already negatively impacted the property values** of the area. Several homes for sale remain unsold until this matter is decided. Potential home buyers have stated that they would not purchase a home in the vicinity of a drag strip. Also, potential future developments for acreages will be stopped. This negative impact is over 200 million dollars when you add up the bare land -- even at 20 acres lowest density home fill in. The drag strip would not generate anywhere near this economic benefit for the county. Drag strip fans will be local, not national, as Sanford claims. Since local fans will not need a motel room, claims of additional economic gain to the county are not substantiated. Note: Mr. Sanford's decision to shut down his track in Scribner is evidence that even local interest is dying out.

The owner has shown poor to abhorrent management skills at his track in Scribner, Nebraska. Once he assumed ownership, things went downhill. With his track record being poor, let's not give him a chance to ruin an entire area's potential development. No amount of Mr. Sanford telling us about this 130 acre site vs. his 700 acre site in Scribner will convince anyone who has been to a viable drag strip that this site is far enough away from neighbors. The **noise,** even despite attempts at abatement, would exceed tolerable levels. **Lights, PA system, and vibration** would also harm the neighbors. Local people in this area of the county moved here to enjoy peaceful rural life, and to pursue agricultural interests. Now the interests of one newcomer and a few racers are being imposed on the rural landowners of Northern Lancaster County. If Mr. Sanford truly desires to develop a national venue track, he should look in another county. Our county is far too populated.

The track in Topeka, Kansas is located on a huge 750 acre site, in conjunction with a circle track. It was an old airbase. That is obviously not comparable to Mr. Sanford's much smaller agricultural property here. Claims of a national venue just are not credible.

Finally, **safety and rescue services** would be stretched by this operation. It is possible several racetracks -- Eagle and I-80 in Greenwood -- would hold events on the same nights. This is in addition to high school events, and normal traffic hazards of a 6 lane I-80 and 4 lane Hwy 77. When an elderly person in the northern end of the county has a need, will emergency services arrive soon enough? The response time would be greatly increased. The local area volunteer rescue squads would be overburdened. The safety of all county residents could be jeopardized.

In short this proposed development is the wrong thing in the wrong place, with the wrong operator. And three wrongs don't make a right. Please vote **NO** on the **Special Permit Number 06051.**

Sincerely yours,

John Baumgartner

Lincoln, NE
October 4, 2006

Lincoln/Lancaster County planning Commissioners
Mike Dekalb
553 S. 10th St. Room 213
Lincoln, NE 68508

I am Dave Nielsen a 4th generation member, writing in regard to the Danish Cemetery located on Highway 77 directly across from the proposed drag strip.

The cemetery which has been a part of the community since 1884 is strongly opposed to the development of a motor sports complex or drag strip.

The people who are buried in the cemetery were some of the first settlers in Northern Lancaster County. They were the people that started Churches, schools, businesses and farmed the productive lands in the area. They served their country in Spanish American War, WWI, WWII, Korean and Vietnam wars. They chose to be buried there because of the peaceful surroundings overlooking the lands they once farmed or the places they lived, their ties to the community or the family members that departed this life before them. People have recently bought plots because of the beautiful, peaceful setting the cemetery provides and also the excellent care the cemetery receives.

We believe a drag strip would destroy the essence of the cemetery. On the Memorial Day weekend many friends and relatives visit the cemetery to reminisce with loved ones. This is also a big race weekend. The last thing people would want is roaring race cars deafening the serene environment that the cemetery now provides. Let's not destroy the memories or the past sacrifices that our ancestors and veterans made for this country and community for the prosperity of one person.

Families dealing with the death of a loved one and planning a funeral in the few short days available don't need the extra difficulty that the drag strip would cause. To conduct a graveside service would be virtually impossible this close to a drag strip.

Place yourself at your mother, father, wife, husband or even child's burial service with the conditions that this drag strip would cause and ask yourself is this the best location for this kind of venue. My family and I live less than 2 miles from the proposed drag strip and one of my personal fears is a driver taking the back roads home and running into one of my children coming home from a school activity.

Respectively submitted,

Dave Nielsen
Trustee, Danish Cemetery Association

7100 Raymrnx Road
Lincoln, NE 68517

RECEIVED
OCT - 6 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

"kucgl@netzero.com"
<kucgl@netzero.com>
10/09/2006 10:35 AM

To plan@lincoln.ne.gov
cc
bcc
Subject motorsports facility

We would like to add our voice of protest against the proposed drag strip racing. between Davy Rd and Rock Creek Rd.

There will be a substantial increase in noise and traffic. Families move from the city for the express purpose to get away from those elements. Our neighbor (on 27Th and Ashland Rd.) has a nice orchard business. It no doubt provides revenue to the area and certainly good memories to those who come out for an afternoon in the country. That tranquility will be marred by the noise of racing, tractor pulling and the like. When we lived in Lincoln we could hear the races off of Superior and we lived on 57Th and Cleveland. Quite a distance away.

Also who will control the traffic and the drinking. Increased accidents are likely to occur, including fatalities.

I wonder too if this is the type of entertainment that should be encouraged in today's economy. Do countries have racing where gas is $4.00, $5.00, and $6.00 a gallon. In a global economy that sad to say is probably our future, and with global warming should this type of entertainment be encouraged.

One other point of concern. In the past there has been concern for the endangered salt water flats beetle, whose only habitat is in our area. What will the increased noise and pollution do for him?

Lastly, who is Greg Sanford? Is he a responsible person? Will he keep up the area and carry through on whatever promises he makes regarding this venture. Is he financially sound?

Thank you for your attention concerning this matter.

Sincerely,

Linda and Gerard Kucera

OPPOSITION

ITEM NO. 6.1b: COUNTY SPECIAL PERMIT NO. 06051
(p.127 - Public Hearing - 10/11/06)

Huskercaps@aol.com
10/09/2006 12:47 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Opposition to permit application 06051

Dear Lancaster County Planning Commission members,

On my desk, I have the form letter sent by Greg Sanford of GS Motorsports dated Sept. 29 soliciting me to call or email him with any questions I may have. My only questions are how soon will he pull his permit application and when will he become a responsible steward of the land he purchased? Of course, only he can answer those questions.

Approximately nine months ago when he began planning his back door approach to building a drag strip, by readying his application for a soil mining permit, he was strongly encouraged by the Planning Department Staff to contact and communicate with the landowners and neighbors living in the area. Why is a feeble contact attempt being made in the 11th hour? So he can at least say he tried, I suppose... In my opinion, to send such a letter at this point is insulting and has been done for one reason only--his attorney told him to so he could mark the box with an X next to the phrase "Have neighbors been contacted?"

We neighbors don't have any questions about his project, we know he has been trying to cram his project down our throats for several months. Now at the last moment he is asking us if we have any questions only a few days before it comes before the Planning Commission. The approach is asinine, but clearly demonstrates his disrespect for our lifestyles, homes, properties and neighborhood in general. It shows that he just doesn't "get it." I suppose next he'll be offering us free tickets...

We love quiet, wildlife, nature, fresh air and like living in an area with a low crime rate and relatively little litter and pollution. He loves and invites the opposite--engine noise, dust, exhaust fumes, crowds and traffic that will bring an increase in accidents, litter and pollution. We want a safe and quiet place to live, raise our families, work, relax and retire. He could care less--he lives nine miles away.

Please deny his application. Send him a message that he should locate a more suitable area and then visit with the adjacent landowners and neighbors within several miles prior to purchasing the land to see if there is support for his project ahead of time. Recommend he seek a location where it is zone industrial/commercial

This scenario reminds me of this weeks news... Kim jong-il announces that North Korea will perform a nuclear test, just prior to doing it. The whole world protests, but he ignores voices of reason, pleas from his neighbors and overwhelming international outrage to his plan...but he goes forth anyway. I wonder if he's sending form letters out to world leaders asking them if they have any questions?

I would not go so far as to say Greg Sanford has become the Kim jong-il of Lancaster County, but I think there are some similarities in the way the two conduct business.

By the way, Mr. Sanford has been contacted by at least two individuals interested in purchasing his land; one is primarily a farmer and the other is a farmer who also has an interest in developing wildlife habitat on the site. Both would pay him his purchase price or more for the property. He could sell it without losing money and look for a more suitable site elsewhere.

Sincerely,
PHIL PFEIFFER
15400 N 56 ST
LINCOLN NE 68514