



PUBLIC HEARING
MEETING MINUTES
WEDNESDAY, JULY 15, 2020 AT 6:00PM
HUACHUCA CITY TOWN HALL
500 N. GONZALES BLVD. HUACHUCA CITY, AZ 85616

AGENDA

A. **Call to Order** 6:00pm

- Pledge of Allegiance was led by Dr. Jim Johnson.

B. **New Business**

B.1. Public Hearing for Conditional Use Permit Application (CUP2020-1). Applicant Properties Plus proposes the use of repairing UTV's and automobiles at their property located at 332 N. Huachuca Blvd (Parcel 106-51-093)

- Introduction of the application and documents by Hearing Officer

Dr. Jim Johnson advised that all of the applications and other paperwork has already been submitted. His recommendation, which will be made by Friday, will go before Council on July 23,2020 and they will make the final decision. There was a building permit issued to the building owner prior to the owner of the building receiving the application of the tenant and any future work that needs to be done if the Conditional Use Permit is granted would need a new building permit. This Conditional Use Permit is required because while this type of business is allowed per the zoning, its distance from residential areas requires this permit. Dr. Johnson states that there have not been any questions asked online. Dr. Johnson had an aerial view pulled up for location purposes. Dr. Johnson asked the applicant to clarify what a UTV is, which is an off road vehicle.

- Applicant presents project outlined in CUP application

Christopher and Brianna Hopper are owners of HD Motorsports. They work on offroad vehicles including trucks, jeeps and side by sides. They will be providing service and repairs along with some retail sales of parts and accessories from the front of the building. All sorts of repairs and maintenance will be available.

Dr. Jim Johnson asks about the hours of operation which are said to be 7am to 7pm. Mr. Hopper states that those hours are correct. They will not be working any later. He confirms that these will be Monday thru Friday hours with a possible occasional Saturday. Dr. Johnson questions if they expect any excessive noise, fumes or bright lights which could affect the neighbors around them. Mr. Hopper compares the noise to that of Circle K, however there will not be traffic 24 hours per day. The noise will not exceed anything that is not already in the neighborhood.

Dr. Johnson asks if they intend to store tires, parts and fluids in the storage lot. Mr. Hopper advises that they will not be storing anything of the sort there. It will not be a salvage yard.

Dr. Johnson would like to know if there will be large truck or tractors. Mr. Hopper states there will not be. This will be solely for small engines up to regular passenger vehicles, no large vehicles or machinery.

Dr. Johnson asks if they will also have a sales lot for new UTV's. Mr. Hopper advises they do hope to also be able to have a sales lot in the future. It is not currently on the list.

Dr. Johnson asks if they anticipate any warning sirens, or bells or anything that has a decibel level. Mr. Hopper states there will be nothing of the sort, nor will there be any bright exterior lighting. He also states that all of the work will be performed indoors, there should only be occasional outside loud noise due to pressure washing or pulling in a trailer, and these will only be done during their normal business hours.

Dr. Johnson asks, since their application states they will be doing welding, will this be welding that would be open to the public for things such as wrought iron gates, or if it will be solely in the repair of the UTV's and automobiles. Mr. Hopper states it would be offered to the public for things beyond repairs if that is something the community requests. He is not a AWS certified welder but they do have them on staff. They do not have an ROC contracted license for wrought iron, however if they are going to be in that business they will get that.

Dr. Johnson asks if the sales part of the business will have displays of products offered for sale or if those sorts of items will only be available if asked for. Dr. Hopper states there will be a portion of the building, separate from the garage/shop portion, that will have displays of merchandise.

Dr. Johnson asks if the ventilation system is horizontal or vertical. Mr. Hopper is unsure but it will be up to code.

Dr. Johnson asks if there are any special events anticipated, such as in the parking lot, which would cause large crowds of people to gather. Mr. Hopper advises there are no such events expected.

Dr. Johnson asks about the duration they have been doing this, the application states 10 years. He asks where they have been doing this. Mr. Hopper advises they did it in California and have moved back to Arizona and have been operating in Sierra Vista while looking for a larger building.

Dr. Johnson makes sure the applicants understand that they will be subject to annual fire inspections by the Fire Marshall.

Dr. Johnson brings up a floor plan of the building for the public to see. Mr. Goethe, the Applicant and building owner, points out the locations of where things will be located.

- Open Public Hearing and Invitation for Public Input

Dr. Johnson recognizes Ms. Cynthia Butterworth of Huachuca City. Ms. Butterworth states that her only concerns were the possible noise from this business since she lives directly behind this and the Circle K. She wanted to know how much banging and clanging was going to go on. She welcomes the Applicants to Huachuca City.

Dr. Johnson recognizes Ms. Carole Vaughn. Ms. Vaughn states that she has lived here in Huachuca City for a long time and she came tonight because she heard that there were people opposed to this business coming to town. She is happy for the Applicants and would love to see UTV's for sale soon as well. She is thrilled for them to come here.

No additional comments from the public.

- Applicant response to public comments

Applicants express gratitude to both members of the public.

Building owner Mr. Goethe provides some of his background information including being the prior owner of Mr. Fix It and having done a lot of work in this and surrounding areas. He is the owner of Sierra Vista Contracting and Properties Plus. He is also a developer and builder. He is heavily into the motorsports world and is involved in a pro racing series of offroad racing. This is something that Cochise Motor Sports and Sierra Cycles doesn't do and he is excited to help bring that to the area. He believes it will generate a lot of interest with people. He states that there are no stores in Cochise County that do what they plan on bringing to Huachuca City. They also have other future expansion plans that should not be commented on now.

- Comments/questions from Hearing Officer to Applicant

Dr. Johnson has known Mr. Goethe for many years and is certain that any requirements for the remodeling will be met. The plans that were up were drawn by an Engineer named Mr. Lounsbury.

- Additional public input

Dr. Johnson recognizes Town Manager Cushman, who states that we have not heard anything from Mrs. Hopper. Mrs. Hopper greets everyone and states she is willing to answer any questions.

Ms. Butterworth asks if the renovations will involve anything going on at 1:00am again. Mr. Goethe advises it will not and apologizes for the lateness of work recently. Town Manager Cushman states that perhaps in the future if there will be excessive noise, to give

notice. Mr. Hopper advises that if at any time there is excessive noise that is bothering residents, to let them know and they will put a stop to it.

Dr. Johnson asks if they are an LLC or Corporation, to which Mr. Hopper states they are an LLC.

- Close Public Hearing- 6:26pm
- Announcement of Hearing Officer Decision

Dr. Johnson states that he will announce his decision now, and that there are a few requirements he will have in order to advise Council to approve this permit. He has no problems with the business plans, he thinks it is a good plan. He thanks them for coming to Huachuca City. His first condition is that work may not extend past 7:00pm on any given day. The proposed operation hours of 7:00am to 7:00pm will be locked in. If there is some case of work being done early, such as 6:00am, they must notify Dr. Johnson that it will be happening. The other condition to be imposed is that if at any time the work agreed upon in the Conditional Use Permit ceases on the property for more than one year, the Conditional Use Permit will be revoked. Mr. Goethe states he will want to review this with his attorney. Dr. Johnson advises they will receive documentation describing this which can be reviewed by the attorney and that it is common practice with Conditional Use Permits for this stipulation to be added. This is because of the proximity to residential area and the knowledge of what this business is and if a new business came in working on large trucks or something it would change the need.

Mr. Goethe would like to make it known that new sales are in the future of this company. That process is already being worked on. Dr. Johnson confirms with Mr. Goethe that this is involving a future extension of the current project. Dr. Johnson strongly encourages Mr. Goethe, the Applicant and property owner, and the Hoppers, business owners, to come to the Council Meeting on July 23, 2020 at 7:00pm, where this item will be on the agenda and discussed.

Dr. Johnson will recommend that the project is approved, however the Council will have the final say. Once the project is approved, the plans will go to the Building Official and Fire Marshall for review.

C. Adjournment 6:32pm

Posted on July 20, 2020 at 5:00pm at the following locations:

Town Website

<https://huachucacityaz.gov>

Mr. Phillip Cushman
Interim Town Clerk

Note: This meeting is open to the public. All interested people are welcome to attend. A copy of agenda background material are available for public inspection at the Town Clerk's Office, 500 N. Gonzales Blvd., Huachuca City, AZ 85616, Monday through Friday from 8:00 a.m. to 5:00 p.m. or online at www.huachucacityaz.gov

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