



# TOWN OF HUACHUCA CITY

The Sunset City

**MEETING MINUTES OF THE  
HUACHUCA CITY TOWN COUNCIL  
Work Session  
January 29, 2026 AT 6:00 PM  
COUNCIL CHAMBERS  
500 N. GONZALES BLVD.  
HUACHUCA CITY. AZ 85616**

**A. Call to Order – Mayor**

- a. Pledge of Allegiance
- b. Roll Call and Ascertain Quorum

**B. Roll Call.**

**Roll Call.**

**Present:** Johann Wallace, Christy Hirshberg, Cynthia Butterworth, Nallely Arreola (online), Geovona Thompson, Town Manager Suzanne Harvey (Not voting),

**Absent:** Danielle Cardella, Debra Trate, Town Clerk Brandye Thorpe (not voting), Town Attorney Thomas Benavidez (Not voting).

**B. New Business Before Council - Mayor**

**B.1** Discussion regarding the possibility of allowing tiny homes and accessory dwelling units in Town limits. This discussion will include planning, zoning and other Town Code provisions which may affect placement of tiny homes and accessory dwelling units within the Town. The Council may give direction to staff on these subjects for action at subsequent Council meetings.

**Motion:** Item B.1 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Christy Hirshberg.

**Dr. Jim Johnson presents the following:**

## Tiny Home Recap

### Types of Tiny Homes:

- Units on axels and wheels are considered to be RV's. Cannot be used as living quarters on individual Town lots and fall under same guidelines in Town Code for parking of RV's. Can be used in a RV park.
- Can only be used as primary unit if located within a "Tiny Home Community". Would have similar guidelines as a "Mobile Home Park" or "RV Park".
- Can be classified as an Accessory Dwelling Unit.

## RECAP OF ADU'S

### Some guidelines that need further discussion:

- Raising overall lot coverage percentage from current 30% to 35% or 40%
- Lowering side setbacks from 7' to 5' or 3'
- Maximum size of ADU. For example: 50% the size of primary house or max size of 800 square feet, whichever is smaller.
- Address parking. Current code state 2 off-street parking spaces per dwelling unit. With an ADU this would mean a minimum of 4 spaces.

## RECAP OF ADU'S

Here are some guidelines that were previously discussed:

- Height to be no more than 30' (same as primary house)
- Only one ADU per single family lot. Can be either attached or detached.
- ADU's must be accessed from main street (in front), not from the alley.
- ADU's cannot be subdivided or otherwise segregated in ownership from the principal dwelling unit.
- Number of adult occupants who may reside in an ADU shall not exceed two.
- ADU's cannot contain more than one bedroom.
- ADU must be serviced by the same water, sewer and electric utility providers and meters as the primary house (no separate meters).
- Each ADU shall have a separate and independent entrance from the primary house.
- ADU must meet same design standards as the primary house.
- Primary house must meet minimum Property/Building Maintenance standards before ADU can be approved.

### Council discusses.

#### B.2 Discussion regarding the possibility of mixed use zoning.

**Motion: Item B.2 Action: Open for discussion and/or Action, moved by Johann Wallace, Seconded by Christy Hirshberg.**

#### Dr. Jim Johnson presents the following:

## MIXED USE ZONING FOR BUSINESS PROPERTY

Mixed use zoning generally means any combination of commercial and residential uses mixed horizontally (i.e. a combination of uses arranged side by side) or vertically (i.e. a combination of uses within a multi-story building).

## MIXED USE ZONING FOR BUSINESS PROPERTY

- Main business corridor of the Town is along Highway 90. A majority of the property directly adjacent on both sides of the Highway through Town is zoned BC General Business Commercial.
- The BC general business zoning district provides areas for the sale of commodities and performance of services and other activities. It also provides for commercial uses concerned with wholesaling or distribution activities. But it **does not** allow for residential uses.
- This is where the Town receives most of its Sales Tax income from. So, it is important to protect this, while still addressing the possibility of adding some residential options.

## MIXED USE ZONING FOR BUSINESS PROPERTY

### Examples of mixed uses

- Multi story building: Business uses on the first level and residential apartments on upper levels.
- A plot of land with areas designated for retail shops, entertainment, hotels and residential. This would be all planned out.

## MIXED USE ZONING FOR BUSINESS PROPERTY

### Locations:

- Most municipalities allow for mixed use in specified “zoned areas”, not on all commercial zoned properties.
- Since the Town commercial corridor is fairly small, it would be difficult to justify an “area” to allow for mixed uses.
- I think a better approach for the Town would be to allow for it on all commercial properties as long as they can meet certain guidelines.

## MIXED USE ZONING FOR BUSINESS PROPERTY

### Guidelines to consider:

- To protect the commercial district of the Town, it is important to have a separation between the commercial and residential uses. The commercial use must be kept as primary and must be the use that is “visible”.
- Residential dwelling units must be located within the commercial building, on the rear of the commercial building or screened from view of the main corridor in some way.

MIXED USE ZONING FOR BUSINESS PROPERTY

How to accomplish this change:

- First of all, we would need to add Residential to the approved uses for the BC Zoning, with proper guidelines to follow.
- We could require a Conditional Use Permit or Special Use Permit. Drawbacks of this would be it would require additional fees to the applicant, additional scrutiny of a Public Hearing and Council approval, and possibility of loss of paperwork overtime.
- I suggest a more simplified approach which would include submitting an application and site plan showing how they would meet the necessary requirements. The application would be reviewed and approved by the Zoning Administrator and then advanced to building permit approval.

MIXED USE ZONING FOR BUSINESS PROPERTY

Are there any other issues that need to be discussed regarding mixed zoning?

Council discusses.

C. Adjournment

**Motion:** To Adjourn, **Action:** Adjourn, **Moved by** Johann Wallace, **Seconded by** Christy Hirshberg.

Motion passed unanimously.

Approved by Mayor Johann R. Wallace on February 12, 2026.

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Mr. Johann R. Wallace  
Mayor

Attest: \_\_\_\_\_

Ms. Brandye Thorpe,  
Town Clerk

Seal:

**Certification**

I hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting for the Huachuca City Town Council held on January 29, 2026. I further certify that the meeting was duly called and a quorum was present.

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Ms. Brandye Thorpe,  
Town Clerk