



TOWN OF HUACHUCA CITY

The Sunset City

**MEETING MINUTES OF THE
HUACHUCA CITY TOWN COUNCIL
PUBLIC HEARING
April 30, 2026 AT 1:00 PM
COUNCIL CHAMBERS
500 N. GONZALES BLVD.
HUACHUCA CITY, AZ 85616**

AGENDA

A. Call to Order

- Pledge of Allegiance

B. Public Hearing for proposed text amendments for Zoning Code.

a. Hearing Officer presentation of proposed text amendments:

- New Definitions pertaining to proposed text amendments (Section 18.10.010)
- Increase maximum lot coverage in R-1 Residential District (Section 18.35.050E)
- Raise rear yard fence maximum height (Section 18.35.050G)
- Accessory Dwelling Unit (ADU) regulations (Section 18.35.070)
- Tiny Homes Parks allowable use in a R-4 Residential District (Section 18.50.010D)
- Mixed Use regulations in B/C business district (Section 18.75.025)
- Principal building/use required prior to accessory building/use (Section 18.100.135)
- Design guidelines for Tiny Home Parks (Section 18.100.290)

Doctor Jim Johnson: Good evening everyone.

Wanna make sure that everyone has one signed in and that everyone has a packet?

This is the lot of lengthy information. I will not be reading every word of it.

So that's the reason why we want to make sure you have a packet that you can take home with you and and go from there.

I'm doctor Johnson.

I'm the hearing officer for the town.

In there we are here today to present the following proposed amendments to the Huachuca City zoning code and to hear the public regarding the proposed amendments, we're going to be talking, going over definitions, increasing the max lot coverage in an R1 zoning district, raising the rear yard fence, maximum height, allowing accessory dwelling units adus in R1 zoning districts and providing guidelines. Allowing tiny home parks in an R4 residential district. Allowing residential uses in the BC General Business Commercial District mixed uses and providing guidelines, adding requirements that principle building/use must be established before any accessory building/use can be permitted. Adding design guidelines for tiny home parks. At the conclusion of this public hearing and based on any comments received, I will make my recommendations to the Council on how to proceed with the proposed zoning amendments. The information regarding the text amendments has readily been available for public review. The notice of the public hearing was posted at all appropriate posting locations and on the town's Facebook page. Notices also published in the newspaper.

There has also been an ongoing citizen review process since April the 15th, 2026, with the deadlines of the amendments available for reviewing given the public the opportunity to ask questions and submit comments to be read at the hearing. I'm going to touch on each of these categories.

I'm not going to read every word, just a summary in each category. Please follow along in your packets. Keep in mind that the wording with a line through it is the deleted portion of the existing code and replaced with the words highlighted in yellow. All other wording in the package is to be added to the current town zoning code. So there we're starting off with definitions to be added to the section 18 point 10.010 page one in your packet assisted dwelling units means a self-contained living unit that in on the same lot or parcel as a single family dwelling of greater square footage than the accessory dwelling unit and includes its own sleeping, sanitation and kitchen facilities. Principal dwelling unit means the allowable main residential structure on a lot. It serves as the base for any accessory dwelling unit. Adu that may be built or added to the property. Tiny home means a small dwelling unit under 400 square feet that is permanently installed. Tiny homes are only allowed within the town as an accessory dwelling unit within an R1 residential zone or as a primary home within a tiny Home Park. Tiny homes are not allowed as a primary home in any residential zone outside of a tiny Home Park.

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Tiny homes on wheels means a mobile unit under 400 square feet that functions like an RV recreational vehicle. These units are not allowed, allowable use in any residential zone within the town.

They are required to be parked in an RV park. Tiny Home Park means a planned community or development where permanent tiny homes are built or placed for living. Mixed uses means a development that includes both residential and non residential commercial use or principal uses on the same development site. Maximum lot coverage in an R1 zoning district.

This is on page one of the packet section 18.35 point 050 E deletes the number 30 and replaces it with the number 40. The new maximum coverage of a lot for all buildings in R1 zoning district is 40% of the total lot area. Max rear yard fence heights in an R1 zoning district that's in Page on page one of your packet section 18.35 point 050 G deletes the word 6 and replaces it with the word 8. The new maximum rear yard fence height and an R1 zoning zoning district is 8 feet.

Accessory Dwelling units. Use on page two and three of the packet new section 18.35 point 070 is added to the R1 zoning district to establish guidelines for accessory dwelling units. Adus. And then you see the guidelines that follow. Tiny home parks as an allowable use on page four of the packet, a new subsection D is added to section 18.50 point 010 to include tiny home parks as an allowable use, and an R4 residential district. mixed-use is B/C. Business commercial District on page four of your packet.

New section 18.75 point 025 is added to allow for mixed-use in the general business commercial district. You see the guidelines that follow there in your package. Principal building slash use required prior to accessory building slash. Use page five of your packet. New section 18 point 100.135 is added to the added to supplemental regulations to outline no accessory building accessory dwelling unit, accessory use, or conditional use shall be erected or permitted on any lock or parcel until the principal building or use has been established or erected unless both principal and accessory buildings or conditional uses are being established simultaneously. Tiny Home Park guidelines on page five through nine of your packet new section 18 point 100.290 is added to supplemental regulations to outline the guidelines for establishing a tiny Home Park. You see the guidelines that follow there.

This concludes the reading of the proposed amendments to the town zoning code. I am now going to proceed over to the open meeting for the public hearing. Be sure to this date we not received any written comments that have been submitted. Correct. Miss Brandye? OK, so we do not have anything submitted at this time. If anyone wishes to call in.

They can call at the 5208442096 number correct. OK.

In there, if you do wish to speak, please come to the podium to the microphone.

State your name and address.

Please remember that the your comments are only on the items in the packet tonight.

This is not a two way communication. It's just for you to give comments at this point.

So a quick review. We definitions increase Max lot coverage in an R1 zoning.

District raising the rear yard fence Max height.

Allow accessory dwelling units, adus and an R1 zoning district and providing guidelines allowing tiny home parks and R4 residential district allowing residential use in the BC general business. Commercial district mixed-use and providing guidelines.

Adding requirements that principal building use must be established before any accessory building slash use can be permitted.

And then adding design guidelines for tiny homes.

In there so that at this point I want to open up the meeting for the public. If anyone wants to come and speak, this is your time.

b. Reading of written comments

c. **Open Public Hearing and Invitation for Public Input**

Troy Langden and the address that this pertains to would be the 109 S Huachuca Blvd. here in Huachuca City. But I have noticed that there's a lot of residential kind of mixed-use stuff here. It's not being allowed to use be used, so this is pretty great that this is finally being addressed so. That's it. Thank you.

OK, my name is Joy Banks. I live at 2412 N Dust alley. In Huachuca City ZIP code. But I'm not in the town limits. However, I do own a business in Huachuca City. Lectra Serv Incorporated at 201 N. Huachuca Blvd. And so I'm really, really glad to see these changes. Frankly, I'm glad there's going to be accessory dwelling units. I take it that's the reason. For the increase in coverage of a lot of residential lots, that is to accommodate these new adus. Because who knows what the future brings? Recessions happen. People, people need a place to live thinking with family. If there is an accessory dwelling unit. I see that that does not include a separate meter or access from the alley. And of course that's up to the town to decide if that's something they want to do. Anyway, I think that's really good. The tiny home parks I see there are what in resident in R4. The tiny home parks. I hope I had that right. I do have that correct, OK, so I'm. I'm not sure exactly where the R4 zoning is. But I am I'm sure they will be well watched over. It's, I know it's a big thing for the town. You made the paper when a tiny home builder moved here. So I'm I am very happy with this and of course the mixed use standards that you have set here look very reasonable. They look like they are going to legitimize some of the things that have already been going on for decades in this town and provide a little more income for people that do have commercial properties and wish to rent out portions of their property. And I think it's real good.

I'm surprised to see it, but this is the old fashioned way of doing things. You know you have the business in the bottom of the building and then rent out or live in the upstairs apartments or next to the upstairs apartments or behind the building and I think it's really good. It's gonna take a little bit of understanding for people to understand all of these requirements, but I don't think it's a bad thing. I think it's a good thing. I think it's gonna bring more people to Huachuca City.

- d. Close Public Hearing
- e. Comments from Hearing Officer
- f. Announcement of Hearing Officer Decision or Statement when Decision will be made.

Doctor Jim Johnson: So no other further comments from there during this session. The hearing is now officially closed. I want to thank the public for participating in the review process. Thanks to the public for coming in tonight and giving their comments in there. And so at this point, I'm going to make it is my recommendation to the Council is to approve the amendments as written. That will be sent on to Mayor and Council for their May readings and once it goes through the 1st and 2nd reading, if everything goes through then the Council approves everything. Then it will go in for its 30 day review and then it will become Ordinance at that time. So at this particular time we are now concluded.

C. Adjournment

Approved by Mayor Johann R. Wallace on May 14, 2026.

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 held on April 30, 2026. I further certify that the meeting was duly called.

Ms. Brandye Thorpe,
Town Clerk