



Town of Camp Verde Vision Statement

"Camp Verde is welcoming, a safe community, a vibrant economy, thoughtfully growing, and offering an exceptional quality of life."

**AGENDA
TOWN OF CAMP VERDE
REGULAR SESSION
BOARD OF ADJUSTMENT & APPEALS
TUESDAY, JULY 7, 2026, at 4:00 P.M.
VIRTUAL MEETING**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/83936748734?pwd=XaDvYy0mVcO9r6vbW7MJleyl5GrVtQ.1>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 839 3674 8734

Passcode: 001154

- 1. Call to Order**
- 2. Roll Call.** Member Jeremy Brady, Member Rob Corbin, Member Bob Benson, Vice Chairperson Tanner McDonald, Chairperson Stephen Magoon.
- 3. Pledge of Allegiance**
- 4. Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered a separate item if a member of the Commission requests it.
 - a. Approval of Minutes:**
 - 1) Regular Session – June 9, 2026 Pg. 3
- 5. Adjournment**

The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Board of Adjustments and Appeals may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

CERTIFICATION OF POSTING OF NOTICE

*The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde, Town Library, and Bashas on June 30, 2026 (date) at 5:00 P.M. (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk
(signed) Leah Rhodes, Town Clerk.*

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**MINUTES
TOWN OF CAMP VERDE
BOARD OF ADJUSTMENTS & APPEALS
473 MAIN STREET, SUITE 106
TUESDAY, JUNE 9, 2026 AT 3:00 PM
REGULAR SESSION**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/82578209155?pwd=tb1XGg3j7kuVyOMeAqW7y3pRPTc5s2.1>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 825 7820 9155

Passcode: 026168

1. **Call to Order** –Chairperson Stephen Magoon called the meeting to order at 3:00 PM.
2. **Roll Call** – Board Member Jeremy Brady (joined remotely at 3:03 p.m.), Board Member Robert Benson, Board Member Rod Corbin, Vice Chairman Tanner McDonald, and Chairman Stephen Magoon.

Also Present: Town Manager Miranda Fisher (participated remotely) Development Services Director Christian Green, Acting Senior Planner Cory Mulcaire and Town Clerk Leah Rhodes.

3. **Pledge of Allegiance**

Board Member Benson led the Pledge of Allegiance.

4. **Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered a separate item if a member of the Commission requests it.

- a. **Approval of Minutes:**

- 1) Regular Special Session – February 3, 2026

- b. **Set Next Meeting, Date(s) and Time(s):**

- 1) Regular Session – July 14, 2026 at 3:00 p.m. – **Cancel**

On a **motion** made by Board Member Benson, seconded by Vice Chairperson McDonald, the Board moved to approve the consent agenda as presented.

Roll Call Vote:

Board Member Brady: absent

Board Member Benson: aye

Chairman Magoon: aye

Vice Chairman McDonald: aye

Board Member Corbin: aye

Motion Carried 4-0.

5. **Public Hearing:** Discussion, consideration, and possible approval of a variance

request for 552 W. Finnie Flat Road (APN 404-28-087D) to permit washing machines with capacities of up to 60 pounds in a laundromat, exceeding the 25-pound maximum allowed by Town Code. Staff Resource: Acting Senior Planner Cory Mulcaire.

Staff Comments: Acting Senior Planner Mulcaire stated that the applicant applied for a variance due to the maximum weight capacity for washing machines in a laundry facility. The applicant is seeking an increase to utilize 40-pound and 60-pound capacity washer since the current Planning and Zoning Ordinance allows machines not to exceed a 25-pound capacity.

Acting Senior Planner Mulcaire and Applicant Joanna Uhler responded to questions from the Board.

Open Public Hearing: Chairperson Magoon opened the public hearing at 3:09 p.m. and there were no speaker cards.

Close Public Hearing: Chairperson Magoon closed the public hearing at 3:09 p.m.

Acting Senior Planner Mulcaire responded to questions from the Board.

On a **motion** made by Board Member Corbin, seconded by Vice Chairperson McDonald, the Board moved to approve the variance request for 552 W. Finnie Flat Road (APN 404-28-087D) to permit washing machines with capacities of up to 60 pounds in a laundromat, exceeding the 25-pound maximum allowed by Town Code.

Roll Call Vote:

Board Member Brady: aye

Board Member Benson: aye

Chairman Magoon: aye

Vice Chairman McDonald: aye

Board Member Corbin: aye

Motion Carried 5-0.

6. Adjournment

Chairperson Magoon adjourned the meeting at 3:11 p.m.

Chairman Stephen Magoon

Leah Rhodes, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and accurate accounting of the actions of the Board of Adjustment and Appeals of the Town of Camp Verde, Arizona during the Regular Session held on the 9th day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day _____, 2026.

Leah Rhodes, Town Clerk