



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 – BOARD OF ADJUSTEMENT & APPEALS
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
TUESDAY AUGUST 11, 2026, at 3:00 P.M.

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/89122725455?pwd=Ov2ev5aAVVhPnLh92TfNFLsy3bcynE.1>

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

Meeting ID: 891 2272 5455

Passcode: 552943

- 1. Call to Order**
- 2. Roll Call.** Board Member Robert Benson, Board Member Jeremy Brady, Board Member Rod Corbin, Vice Chairman Tanner McDonald, Chairman 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 Special Session – July 7, 2026 Pg. 3
- 5. Public Hearing:** Discussion, consideration, and possible approval of a variance request for **452 W Finnie Flat Road (APN 404-28-087C), allowing washing machines in Launderettes, that exceed 25 pounds in capacity.** Staff Resource: Acting Senior Planner Cory Mulcaire. Pg. 5
- 6. 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 Planning & Zoning Commission 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 August 5, 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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DRAFT MINUTES
TOWN OF CAMP VERDE
BOARD OF ADJUSTMENTS & APPEALS
473 MAIN STREET, SUITE 106
TUESDAY, JULY 7, 2026 AT 3:00 PM
REGULAR SESSION

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/82578209155?pwd=tb1XGg3j7kuVvOMeAqW7y3pRPTc5s2.1>

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 4:00 PM.
2. **Roll Call** – Board Member Jeremy Brady, Board Member Robert Benson, Board Member Rod Corbin, and Chairman Stephen Magoon. Vice Chairman McDonald was absent.

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**

Chairman Magoon 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 – June 9, 2026

On a **motion** made by Board Member Corbin, seconded by Board Member Brady, the Board moved to approve the consent agenda as presented.

Roll Call Vote:

Board Member Brady: aye

Board Member Benson: aye

Chairman Magoon: aye

Vice Chairman McDonald: absent

Board Member Corbin: aye

Motion Carried 4-0.

5. **Adjournment**

Chairperson Magoon adjourned the meeting at 4:06 p.m.

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 7th day of July 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

DRAFT



Planning & Zoning Commission Agenda Information Memorandum

Meeting Date: August 11, 2026

Agenda Item Type:

- | | | |
|--|---|--|
| ☐ Consent Agenda | ☐ Informational Presentation | ☐ Discussion Item |
| ☒ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Development Services **Staff Resource:** Acting Senior Planner Cory Mulcaire

Agenda Title: Discussion, consideration, and possible approval of a variance request for 452 W Finnie Flat Road (APN 404-28-087c) allowing washing machines in Launderettes, that exceed 25 pounds in capacity.

- Letter of Intent
- Neighborhood Meeting Affidavit
- Public Hearing Notice
- Section 602 of the Planning and Zoning Ordinance for Variance Applications

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: 20 minutes

Reviewed By:

- | | | | |
|---------------------------------------|--------------------------------|----------------------------------|---------------------------------|
| ☐ Town Manager | ☐ Legal | ☐ Finance | ☐ Other: |
|---------------------------------------|--------------------------------|----------------------------------|---------------------------------|

Financial Review (if applicable):

- Funding Source / GL Account Number: Courts special funds:
- Approved in the FY27 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

Background Information:

The applicant, Tierra Verde, has applied for a variance to the maximum weight capacity for washing machines in Launderettes (Laundry Facility). The current Planning and Zoning Ordinance, Section 103 defines a Launderette (Laundry Facility) as the following:

An establishment that provides washing and/or drying machines on the premises for rental use to the general public for household laundering purposes.

The property located at 452 W Finnie Flat Road, is located in a C2 Zoning District (Commercial: General sales and services). According to Section 203.G of the Planning and Zoning Ordinance, launderettes are allowed use but have a limitation that only allows machines not exceeding 25 pounds capacity according to manufacturer's rating. The applicant is seeking an increase to utilize 40-pound, 60-pound and 80-pound capacity washers.

In 2011, Town Council adopted the following code as it relates to variances:



Planning & Zoning Commission Agenda Information Memorandum

Approval Criteria per Town Ordinance, Section 602.A and B:

A. Variances

1. A variance for the Planning and Zoning Ordinance shall not be granted by the Board unless and until a public hearing has been conducted pursuant to Section 602.C, and until the property owner in a written appeal and public hearing demonstrates and the Board finds all the criteria required by subsections a through e have been met:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same District.
Staff Response: Other laundrettes in the C2 Zoning District operate with machines that exceed the 25 pound maximum capacity.
 - b. The literal interpretation of the provisions of the Zoning Ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same District under the terms of the Zoning Ordinance.
Staff Response: Other laundrettes in the C2 Zoning District operate with machines that exceed the 25 pound maximum capacity.
 - c. That alleged hardships are caused by literal interpretation of the provisions of the Zoning Ordinance include more than personal inconveniences and financial hardships and do not result from actions that are self-imposed or for economic gain by the applicant.
Staff Response: Other laundrettes in the C2 Zoning District operate with machines that exceed the 25 pound maximum capacity.
 - d. The granting of the variance will not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures or buildings in the same District.
Staff Response: Although this variance with allow special privilege, it is a privilege that existing laundrettes in the C2 Zoning District are already afforded.
 - e. That granting the variance requested will not interfere or injure the rights of other properties in the same District.
Staff response: Granting this Variance will not interfere nor injure the rights of other properties in the zone and neighborhood.
2. The Board MAY NOT:
 - a. Make any changes in the uses permitted in any zoning classification or zoning District, or make any changes in the terms of the Zoning Ordinance, provided the restrictions in this paragraph shall not affect the authority to grant variances pursuant to this article.
Staff Comments: Granting this variance will not make any changes to the uses that are permitted in this zone or district, as current laundrettes in the Zoning District currently operate washing machines that exceed the maximum capacity of 25 pounds.
 - b. Grant a variance if the special circumstances applicable to the property are self-imposed by the owner.



Planning & Zoning Commission Agenda Information Memorandum

Staff Response: The special circumstances of this variance are already received by other similar businesses in the Zoning District.

Question(s) before the Board:

- Does the Board have any questions regarding this Variance application for Town Staff?
- Does this Variance meet the requirements of the Planning and Zoning Ordinance?

Proposed Motion(s):

Motion to **APPROVE** a variance request for 452 W Finnie Flat Road (APN 404-28-087c) allowing washing machines in Launderettes, that exceed 25 pounds in capacity.

OR

Motion to **DENY** a variance request for 452 W Finnie Flat Road (APN 404-28-087c) allowing washing machines in Launderettes, that exceed 25 pounds in capacity.



Record Report for Variance #VAR-26-0030

Record Overview

Record Number: VAR-26-0030

Record Type: Variance

Record Status: In Progress

Record Submitted At: Wednesday May 20, 2026

Record Address: 452 W Finnie Flat Road

Record Owner: Cory Mulcaire

Record Applicant User: Pam Miller

Record Applicant Company: Tierra Verde Builders

Form Submission

Signature:

Signed in GovWell: Wednesday May 20, 2026, 10:31am

AGREEMENT TO DO BUSINESS WITH THE TOWN OF CAMP VERDE ELECTRONICALLY: Yes

Have you had a Technical Review Committee Meeting? : Yes

Pre-Application or Technical Review Committee Meeting Date: 2/18/26

Technical Review Committee Meeting (TRCM) Record Number:

#TRCM-25-0069 | Pam Miller | Tierra Verde Builders | Submitted 10/22/25

Development/Project Location: Grundel's Laundry 452 W Finnie Flat Road, Camp Verde

Address or Location: 452 W Finnie Flat Road

Current Zoning District: C2

Existing Use: Commercial

Assessor's Parcel No.: 404-28-087C

Gross Area (Acre/Sq Ft): 1.11

Current General Plan Designation / Character Area: FF

Applicant:

Tierra Verde Builders Tierra Verde Builders

400 Finnie Flat Road

Camp Verde, AZ 86322

pmiller@tierraverdebuilders.com, (928) 567-2477

Property Owner:

Boyce, Martin & Carroll LLC Boyce, Martin & Carroll LLC

452 W Finnie Flat Road, Camp Verde

Camp Verde, AZ 86322
lboyce@azjrsrhs.org, (928) 274-4341

Applicant Signature:

A handwritten signature in black ink, appearing to read "P. Miller", is written above a horizontal line.

Signed in GovWell: Wednesday May 20, 2026, 10:31am

AFFIDAVIT OF PUBLICATION

STATE OF ARIZONA)
County of Yavapai) ss.

I, **James Whedon**, being first duly sworn on his oath says:

That he is authorized by the publisher as agent to make this affidavit of publication of VERDE VALLEY NEWSPAPERS, INC., an Arizona corporation, which owns and publishes the **Verde Independent/Bugle**, a two time per week newspaper published in the City of Cottonwood, County of Yavapai that the notice attached hereto, namely,

NOTICE OF PUBLIC HEARING

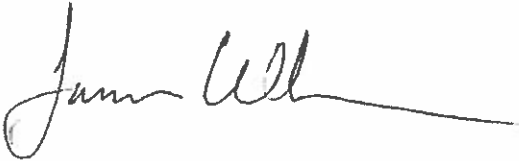
TOWN OF CAMP VERDE, ARIZONA | YAVAPAI COUNTY

RE: PARCEL 404-28-087C (425 W. FINNIE FLAT ROAD)

DATE OF HEARING: AUGUST 11, 2026 AT 3:00 P.M.

Has, to the personal knowledge of **25TH** day of **JULY, 2026** to the **28TH** day of **JULY, 2026**, inclusive without change, or omission, amounting in all **2** insertion(s) made on the following dates: **JULY 25, 28, 2026**

By: _____



JAMES WHEDON

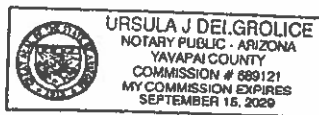
Dated this **29TH** day of **JULY, 2026**

By: _____



Notary Public

My commission expires:



Client 11163 - Town of Camp Verde
Address 473 S Main St
Camp Verde, AZ. 86322-7272

Phone (928) 567-6631
E-Mail Cory.Mulcaire@campverde.az.gov
Fax

Order#	678023	Requested By		Order Price	\$33.96
Classification	0055 - NOTICE OF HEARINGS	PO #	C.BIGGS 404-28-087C	Tax 1	\$0.00
Start Date	07/25/2026	Created By	UJ	Tax 2	\$0.00
End Date	07/28/2026	Creation Date	07/14/2026, 03:18:07 pm	Total Net	\$33.96
Run Dates	2			Payment	\$0.00
Publication(s)	VERDE INDEPENDENT	Dimensions	1.6 " X 1.6 "		

Sales Rep 4006 - Ursula Jimenez

Phone (928) 634-2241 Ext: 6028
E-Mail publicnotices@verdenews.com
Fax

The Town of Camp Verde Board of Adjustment and Appeals will hold a Public Hearing on August 11, 2026, at 3:00 p.m. in the Town Council Chambers, located at 473 South Main Street, Camp Verde, Arizona. The purpose of the hearing is to consider a Variance request for parcel 404-28-087C, located at 452 W. Finnie Flat Road. The request seeks removal of the 25-pound capacity limit on laundry machines within the C-2 zoning district. For additional information or questions, please contact Camp Verde Development Services at 928-554-0083 or by email at chris.biggs@campverde.az.gov. TAG: This notice is for the Development Services Department
2TVIPub: July 25, 2026

Jul 15, 2026 at 1:08:03 PM
488 W Finnie Flat Rd
Camp Verde AZ 86322
United States

**BOARD OF ADJUSTMENT
AND APPEALS
PUBLIC HEARING**

**VARIANCE TO ALLOW
WASHING MACHINES
WITH GREATER THAN
25# CAPACITY**

**473 S MAIN ST. STE
106**

TUESDAY

**AUGUST 11, 2026
3:00 PM**

SECTION 602 – ZONING ADJUSTEMENTS

Zoning matters decided by the Board of Adjustment and Appeals are intended to apply to specific properties or actions. Such decisions are not regarded as strict precedents; however, they may be considered in future matters under similar circumstances.

A. Variances

1. A variance from the Planning and Zoning Ordinance shall not be granted by the Board unless and until a public hearing has been conducted pursuant to Section 602.C, and until the property owner in a written appeal and at the public hearing demonstrates and the Board finds that all criteria required by subsections a. through e. have been met:

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same District;
- b. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same District under the terms of the Zoning Ordinance;
- c. That the alleged hardships caused by literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship and do not result from actions that are self-imposed or for economic gain by the applicant;
- d. The granting the variance will not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures or buildings in the same District; and
- e. That granting the variance requested will not interfere or injure the rights of other properties in the same District.

2. The Board MAY NOT:

- a. Make any changes in the uses permitted in any zoning classification or zoning District, or make any changes in the terms of the Zoning Ordinance, provided the restriction in this paragraph shall not affect the authority to grant variances pursuant to this article.
- b. grant a variance if the special circumstance applicable to the property are self-imposed by the owner.

B. Appeals from Administrative Decisions

The Board, on deciding appeals from decisions of the Community Development Director (Zoning Administrator), is responsible for interpreting the meaning and equitable application of the Zoning Ordinance.

1. Appeals to the Board may be filed by persons aggrieved or by any officer, department, board or bureau of the Town affected by a decision of the Community Development Director, within a period of 45 days by filing, in writing, with the Community Development Director and with the Board, a notice of appeal specifying the grounds thereof.
2. The Community Development Director shall immediately transmit all records, pertaining to the action appealed, to the Board.
3. An appeal stays all proceedings in the matter appealed, unless the Community Development Director

verifies to the Board after the notice of appeal is filed, that by any reason of facts stated in the certificate, a stay would cause imminent peril to life or property. Upon such certification, proceedings shall not be stayed other than by a restraining order granted by the Board or by a court of record on application and notice to the Community Development Director.

4. A person aggrieved by a decision of the Board, or a tax payer or municipal officer may, at any time within 30 days after the Board has rendered its decision, file a complaint in the Superior Court to review the decision. Filing of the complaint shall not stay proceedings upon the decision appealed, but the court may, on application, grant a stay, and on final hearing may reverse or affirm wholly or partly, or may modify the decision received.

C. Hearings

The Board shall fix a reasonable time for the public hearing of an appeal; and shall give public notice thereof, by both publication in a newspaper of general circulation in accordance with ARS 9-462.04 as it exists now or as it is amended from time to time, and by posting notices in conspicuous places close to the property affected, as well as due notice to the parties in interest, including first class mail notice to all owners of record of properties located within 300 feet of the subject property.

1. At the public hearing, any applicant may appear in person or by representative, and may present their appeal orally or by documentary materials, and submit rebuttal as may be necessary.
2. The chair shall have the power to administer oaths and take evidence in accordance with ARS 9-462.06, as may be amended.
3. The Board shall reach its decision within a reasonable time.

August 6, 2026

Dear Members of the Board of Adjustment,

Thank you for your continued service to the Town of Camp Verde and for taking the time to consider this variance request.

Earlier this year, I stood before you requesting a variance for my own laundromat project. I appreciated the thoughtful questions, the careful review of the facts, and the Board's commitment to applying the Town's Zoning Ordinance fairly. Because I have now gone through that process myself, I have gained a much greater appreciation for the engineering, infrastructure, and planning considerations involved in developing a commercial laundromat.

I respectfully ask that the Board apply that same careful review to the variance request for APN 404-28-087C.

The Town's ordinance is clear that a variance should only be granted when **all** of the required findings have been met. In particular, I encourage the Board to carefully consider whether this application demonstrates the special conditions and circumstances required by Section 605(A)(1)(a) that are truly unique to the land, structure, or building itself, rather than circumstances common to commercial properties or business operations.

Section 605(A)(1)(c) further requires that any hardship be more than personal inconvenience or financial hardship and that it not result from actions that are self-imposed or undertaken for economic gain. I respectfully ask the Board to carefully evaluate whether the applicant has demonstrated a hardship that is unique to this property and supported by the evidence presented.

During the development of my project, one of the most significant challenges was addressing utility capacity and infrastructure. Water, sewer, gas, and electrical service required extensive engineering review before my project could move forward. That experience gave me a firsthand understanding of the demands that a commercial laundromat places on public infrastructure.

The proposed laundromat would be located immediately adjacent to my approved project, within the same commercial center and in very close proximity (**See Exhibit A**). According to the project materials made available through my public records request, the proposal includes 32 washers and 20 dryers. A commercial laundry facility of this scale has the potential to place substantial demands on water, sewer, gas, electrical service, parking, and site circulation. Because these two laundromats would operate side-by-side and rely on the same commercial infrastructure, I respectfully request that the Board carefully consider whether the evidence demonstrates that granting the requested variance will not interfere with or injure the rights of neighboring properties, as required by Section 605(A)(1)(e). I also ask that the Board ensure the applicant has demonstrated adequate utility capacity and infrastructure to support another high-water-use commercial laundry facility at this location.

My family has firsthand experience with water scarcity. Our well went dry, and we were without reliable water service for more than six months. During that time, we hauled water for our family's basic daily needs while caring for our four boys. Laundry quickly became one of our biggest challenges, and we relied on laundromats because we had no other choice.

That experience gave me a deep appreciation for both the importance of reliable laundry facilities and the responsibility that comes with developing businesses that place significant demands on community infrastructure. I believe Camp Verde should continue evaluating high-water-use projects carefully and individually to ensure they are consistent with the Town's long-term goals of responsible resource management and stewardship.

My comments are not intended to discourage appropriate development or healthy competition. Rather, I respectfully ask that every applicant be held to the same standards established by the Town's Zoning Ordinance and that each required finding be supported by substantial evidence before a variance is granted.

Thank you for your time, your service to our community, and your thoughtful consideration of this application.

Respectfully,

Joanna Uhler