



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 ADJUSTMENT & APPEALS
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
TUESDAY, JUNE 9, 2026, at 3:00 P.M.

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/82578209155?pwd=tb1XGg3j7kuVyOMeAgW7y3pRPTc5s2.1>

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

Meeting ID: 825 7820 9155

Passcode: 026168

- 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 – February 3, 2026 Pg. 3
 - b. Set Next Meeting, Date(s) and Time(s):**
 - 1) Regular Session – July 14, 2026 at 3:00 p.m. - **Cancel**
- 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. 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.



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."

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 02, 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.



**MINUTES
TOWN OF CAMP VERDE
BOARD OF ADJUSTMENTS & APPEALS
473 MAIN STREET, SUITE 106, CAMP VERDE, AZ 86322
TUESDAY, FEBRUARY 3, 2026 AT 6:00 PM
REGULAR SESSION**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/86503797342?pwd=Af0gS2KMusKJR78lwV9swid4sND6hZ.1>

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

Meeting ID: 865 0379 7342

Passcode: 452578

1. **Call to Order** – Vice Chairman Tanner McDonald called the meeting to order at 6:03 PM.
2. **Roll Call** – Board Member Jeremy Brady, Board Member Robert Benson, Board Member Rod Corbin, Vice Chairman Tanner McDonald, and Chairman Stephen Magoon (absent due to technical issues).

Also Present: Town Manager Miranda Fisher, Town Clerk Leah Rhodes, and Christian Green.

3. **Pledge of Allegiance**

Vice Chairman McDonald 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 Session – January 13, 2026

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

Roll Call Vote:

Board Member Brady: aye

Board Member Benson: aye

Chairman Magoon: absent

Vice Chairman McDonald: aye

Board Member Corbin: aye

Motion Carried 4-0.

5. **Adjournment**

Vice Chairman McDonald adjourned the meeting at 6:06 p.m.

Vice Chairman Tanner McDonald

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 3rd day of February 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



Board of Adjustment and Appeals Agenda Information Memorandum

Meeting Date: June 9, 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 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.

Attachments:

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

Estimated Presentation Time: 15 minutes

Estimated Discussion Time: 20 minutes

Reviewed By:

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

Financial Review (if applicable):

- | | | | | |
|---------------------------------------|------------------------------|-----------------------------|---|---------------------------------|
| • Funding Source / GL Account Number: | | | | |
| • Approved in the FY26 Budget? | ☐ Yes | ☐ No | ☒ N/A | ☐ Other: |
| • Is this an approved CIP Project? | ☐ Yes | ☐ No | ☒ N/A | ☐ Other: |

Background Information:

The applicant, Joanna Uhler, has applied for a variance to the maximum weight capacity for washing machines in a Launderette (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 552 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 an 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 and 60-pound capacity washers.



Town Council Agenda Information Memorandum

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

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: Similar operations within the C2 Zoning District utilize machines exceeding the 25-pound limit. Strict application of this standard would place an unusual restriction on the subject property that does not reflect the operational reality of other local laundrettes.

- 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: Similar operations within the C2 Zoning District utilize machines exceeding the 25-pound limit.

- 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: The hardship results from the application of an outdated ordinance standard that does not reflect modern laundromat operations. Commercial laundromats today commonly utilize machines exceeding 25 pounds in capacity to serve customer needs. Strict enforcement of the 25-pound limit would unnecessarily restrict a permitted use from operating in a manner consistent with current industry standards and other laundromat facilities within the community.

- 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: The variance does not confer a unique or special privilege; rather, it allows the applicant to operate under the same standards currently afforded to existing laundrettes within the C2 Zoning District.

- e. That granting the variance requested will not interfere or injure the rights of other properties in the same District.



Town Council Agenda Information Memorandum

Staff response: Approval of this variance will not interfere with, nor negatively impact, the property rights or enjoyment of surrounding lots 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 Response: 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 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.

Staff Response: The special circumstances requiring this variance are not self-imposed by the owner; rather, they reflect existing operational standards within the laundrette industry. Granting the variance will not introduce a new or unpermitted use to the zone, as multiple existing laundrettes in this Zoning District already operate washing machines that exceed the 25-pound capacity limit.

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 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.

OR

Motion to **DENY** a variance request.



Record Report for Variance #VAR-26-0020

Record Overview

Record Number: VAR-26-0020
Record Type: Variance
Record Status: In Progress
Record Submitted At: Tuesday April 7, 2026
Record Address: 552 W Finnie Flat Rd, Ste C, Camp Verde, AZ 86322
Record Owner: Cory Mulcaire
Record Applicant User: Joanna Uhler
Record Applicant Company: Small Chore Laundry

Form Submission

Signature:

A handwritten signature in black ink, appearing to read "Joanna Uhler".

Signed in GovWell: Tuesday April 7, 2026, 4:02pm

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: 3/17/26

Technical Review Committee Meeting (TRCM) Record Number:
#TRCM-26-0010 | Joanna Uhler | Small Chore Laundry | Submitted 3/03/26

Development/Project Location: 552 W. Finnie Flat Rd, Ste C Camp Verde, AZ 86322

Address or Location: 552 W Finnie Flat Rd, Ste C, Camp Verde, AZ 86322

Current Zoning District: C2

Existing Use: Commercial

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

Gross Area (Acre/Sq Ft): 1224

Current General Plan Designation / Character Area: FF

Applicant:

Joanna Uhler

RIMROCK, AZ 86335

Property Owner:

Verde Valley Investors LLC na

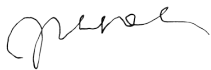
Mesa, AZ 85204

Applicant Signature:

Board of Adjustment and Appeals

June 9, 2026

Page 8 of 15



Signed in GovWell: Tuesday April 7, 2026, 4:02pm

**Letter of Intent
Variance Request – Laundromat Use**

March 25, 2026

To: Town of Camp Verde
Community Development Department
473 S Main St
Camp Verde, AZ 86322

Subject: Variance Request for Laundromat Use in C2 Zoning District

Dear Planning and Zoning Commission,

I am submitting this Letter of Intent in support of a Variance request for the property located at 552 W Finnie Flat Rd, Suite C, Parcel 404-28-087D in Camp Verde, Arizona.

This request is to allow the operation of a laundromat within the C2 Zoning District using machines exceeding the 25-pound capacity limit outlined in subsection (bb) of the Town's zoning ordinance. Specifically, we are requesting approval to utilize 40-pound and 60-pound capacity washers.

The proposed laundromat will utilize modern Hero soft-mount washers by Laundrylux. These machines are significantly more efficient than traditional hard-mount washers, using less water and energy while producing less noise and vibration. Unlike older hard-mount machines that must be bolted and drilled into reinforced concrete floors to manage vibration, soft-mount machines use advanced suspension systems that absorb vibration and allow installation on standard flooring. Their high-speed extraction also reduces drying time, resulting in lower overall utility usage.

Additionally, a currently operating laundromat in Camp Verde utilizes machines well above the 25-pound capacity limit. These older hard-mount machines are less efficient and require concrete anchoring, resulting in greater noise, vibration, and overall impact. In comparison, this request supports newer, more sustainable technology with reduced operational impact.

The current ordinance language is outdated and does not reflect the needs of a modern laundromat that a community would expect. Many households today have standard-size residential washers and rely on laundromats specifically for large, bulky items such as comforters and bedding that cannot be accommodated in home machines. Larger-capacity equipment is essential to meet this common and practical need.

Importantly, the Town of Camp Verde recently approved its 2026 General Plan, which emphasizes the preservation of water resources. The proposed use of high-efficiency soft-mount equipment directly supports this goal by significantly reducing water consumption per

load and overall utility demand compared to older equipment and multiple smaller-capacity cycles.

The proposed use is consistent with the intent of the C2 zoning district and will operate entirely within an enclosed commercial space with appropriate infrastructure. Granting this variance will provide a needed service to the community without adversely affecting surrounding properties.

This request represents the minimum variance necessary to allow for modern, efficient equipment that meets current community needs while remaining consistent with the intent of the Town's zoning regulations.

Thank you for your consideration. I respectfully request approval of this variance.

Sincerely,

Joanna Uhler



Rimrock, AZ, 86335

Affidavit

I, Uhler, Joanna, owner/agent of parcel 404-28-0871D have notified the neighbors within 300' of above property, by sending letters on April 24, 2026 to notify them of the neighborhood meeting that I conducted on the 12 day of May 2026.

I posted my property with meeting the date, time, and place, on the 25 day of April 2026, and taken a photograph of such posting.

I, Joanna Uhler, owner/agent of parcel 404-28-0871D will provide a summary of neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde with the associated application submittal, attesting to the issues and concerns discussed at the above neighborhood meeting.

Summary

Statement: Meeting held 5-12-26 at 0800 at above location. A Mrs. Lori Boyce and her business partner were the only attendees. They expressed no concerns or issues pertaining to the proposed variance request, only interest in the upcoming laundromat project.

If Summary statement is too long, attach a copy.

State of Arizona}

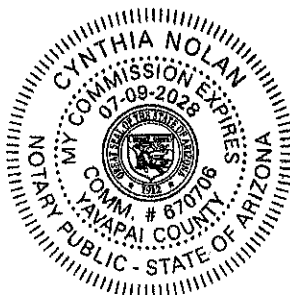
County of Yavapai}

[Signature]
Signature of Document Signer No. 1

[Signature]
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 13TH day of MAY 2026.

[Signature]
Signature of Notary



BOARD OF
ADJUSTMENTS AND
APPEALS
PUBLIC HEARING
VARIANCE TO ALLOW
60# WASH. MACHINES
473 S MAIN ST. STE
106
TUESDAY
JUNE 9TH, 2026
3:00 PM

541 W Finnie Flat Rd
Camp Verde AZ 86322
United States

May 26, 2026 at 8:48:40 AM

SECTION 602 – ZONING ADJUSTMENTS

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.