



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."

**MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, AUGUST 27, 2026, at 6:00 P.M.**

1. Call to Order

Chairman Tippettt called the meeting to order at 6:00 p.m.

2. Roll Call. Commissioner Monte Pierce, Commissioner Jane Whitmire, Vice Chair Todd Scantlebury (absent), Commissioner Crisi Clark, Commissioner David Gressly, Commissioner Jack Confer, Chairman Bill Tippettt.

Also Present: Development Services Director Christian Green, Planner II Cory Mulcaire, Town Attorney John Paladini, and Administrative Assistant Conner Bustamante.

3. Pledge of Allegiance

Commissioner Whitmire 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 – July 9, 2026

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

- 1) Regular Session – September 10, 2026 at 6:00 p.m.
- 2) Regular Session – September 24, 2026 at 6:00 p.m.

Chairman Tippettt noted that he would not be attending the September 10, 2026, Regular Session, and that Vice Chair Scantlebury would chair that meeting.

On a **motion** made by Commissioner Whitmire, seconded by Commissioner Clark, the Commission **moved to approve** the consent agenda as presented.

Roll Call Vote:

Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: aye



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Commissioner Whitmire: aye
Commissioner Clark: aye
Vice Chair Scantlebury: absent
Chairperson Tippet: aye
Motion Carried 6-0.

5. **Call to the Public for items not on the agenda** – Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda except to set them for consideration at a future date.

There was no public comment.

6. **Public Hearing** – Use Permit #2025-0008 (Resolution 2026-1216): Discussion, consideration, and possible recommendation to the Town Council regarding Resolution 2026-1216, a request for Use Permit #2025-0008 to allow the operation of an RV park with conditions on property located at 2025 W. Reservation Loop Road (APN 403-17-006L).

Per Town Council direction, this item is remanded to the Planning and Zoning Commission to review its May 14, 2026, unanimous recommendation (6-0) for denial. The Commission is requested to provide updated recommendations, including specific findings of fact for both approval or denial, for Resolution 2026-1216. Staff Resource: Development Services Director Christian Green and Planner II Cory Mulcaire.

The Commission discussed the Conditional Use Permit application for Jackpot Ranch and considered concerns raised by neighboring property owners regarding the proposed RV sites, including proximity to residences, visual and noise impacts, lighting, traffic, fire safety, flooding, wastewater, groundwater, and emergency access. A proposed site-plan modification was discussed that would increase the separation between the RV sites and neighboring properties and provide a landscaped buffer consisting of trees and shrubs. Commissioners also discussed conditions addressing generators, nighttime noise, lighting, landscaping, water use, outdoor cooking and fire restrictions, special-event permits, traffic, and other site and operational requirements.

The Commission also discussed the applicability of the Town's 2025 code amendment restricting RV parks and whether the application was subject to the regulations in effect when it was submitted in April 2025. Town legal counsel explained the distinction between vested-rights issues and diminution-of-value considerations under Arizona law and advised the Commission to focus its recommendation on factual findings regarding land-use impacts and whether proposed conditions would adequately or substantially mitigate those impacts. Questions were raised regarding when the application became complete, payment of fees, and whether subsequent amendments affected the application's filing date.



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Commissioners discussed the 2016 General Plan and the requirement to maintain the low-density and rural character of the applicable area. One Commissioner stated that, in their view, the proposed use and conditions were inconsistent with the General Plan and indicated an intention to vote against the recommendation. Other Commissioners stated that the proposed conditions would provide the Town with greater oversight and would substantially mitigate the impacts of the identified. The importance of consistent enforcement of the conditions was also discussed, particularly given concerns about past enforcement practices. Staff explained that special-event permitting would provide an additional mechanism for notifying law enforcement, fire personnel, and code enforcement of events occurring on the property.

Chairperson Tippet opened the public hearing at 7:01 p.m.

Public Comment:

Alain Torres spoke in favor of this item.

Ryna Rock, Cheryl Eichhorn, Ty Strout, Kathy Magaña, Aleta Buck, Tim Kendall, and Suzanne L. Martin spoke in opposition of this item.

Chairperson Tippet closed the public hearing at 7:29 p.m.

Following discussion, the Commission recommended approval of the Conditional Use Permit with the previously recommended conditions and additional conditions discussed during the meeting, including enhanced landscaping and buffering, operational restrictions, fire and lighting requirements, special-event permitting, and other mitigation measures.

Town Attorney Paladini and Director Green responded to questions from the Commission.

On a **motion** made by Chairperson Tippet, seconded by Commissioner Clark, the Commission **moved to approve** Resolution 2026-1216, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona for Use Permit #2025-008. A Use Permit to operate an RV Park.

Roll Call Vote:

Commissioner Pierce: aye
Commissioner Gressly: aye
Commissioner Confer: nay
Commissioner Whitmire: aye
Commissioner Clark: aye
Vice Chair Scantlebury: absent
Chairperson Tippet: aye

Motion Carried 5-1.

7. **Current Events** – Individual members of the Commission may provide brief summaries of current events and activities. The Commission will take no discussion, consideration, or action



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on any such item, except that an individual Commission member may request an item be placed on a future agenda.

The Commission reported on current events and activities.

Commissioner Confer requested that a previous discussion regarding a non-compliance list be placed on a future agenda for review. Staff had previously reviewed individual permits to determine compliance and organized the findings. The Commission agreed that bringing the matter back as a future agenda item would provide an opportunity to review the status of compliance and update newer Commission members.

Staff Comments – Town staff may provide brief summaries of current events, activities and/or projects they are working on. These summaries are strictly for informational purposes. The Commission will take no discussion, consideration, or action on any such item presented by Town staff, except that an individual Commission member may request an item be placed on a future agenda.

Director Green provided updates on upcoming Town events and ongoing projects, including the Town's 40th Anniversary Celebration scheduled for September 12. Director Green and Planner II Mulcaire also reported that the comprehensive code update is approximately 80% complete, with the agricultural and agritourism sections currently being incorporated and reviewed. The Commission is expected to receive the complete ordinance by December 10 for review, with consideration by the Town Council anticipated in January and an effective date in early February. Planner II Mulcaire noted that the timeline has been delayed due to administrative changes in direction but remains close to the revised schedule.

Director Green and Planner II Mulcaire explained that the code update is being developed using examples and best practices from other jurisdictions, including Queen Creek, Prescott, and Virginia, particularly for agricultural and agritourism regulations. A consultant with relevant experience will review the draft after the Commission has provided its comments to help identify any areas that may need additional attention. Staff emphasized that the update is intended to address current land-use issues and provide clearer regulations for matters such as RV uses, agriculture, and agritourism.

Chairperson Tippettt concluded by thanking the Commission members and Mr. Paladini for their participation and work during the meeting.

8. Adjournment

Chairperson Tippettt adjourned the meeting at 9:29PM.


Chairperson Bill Tippettt


for: Attest: Planner II Cory Mulcaire
Administrative Assistant Connor Bustamante



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CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on August 27, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of October, 2026.

for: 

Cory Mulcaire, Planner II

Administrative Assistant Conner Bustamante