



**MINUTES
TOWN OF CAMP VERDE
SPECIAL SESSION
MAYOR AND COUNCIL
473 S. MAIN STREET, SUITE 106
WEDNESDAY, APRIL 9, 2025 at 5:00 P.M.**

Note: Council member(s) may attend Council Sessions either in person, by telephone, or internet/video conferencing.

1. Call to Order

Mayor Jenkins Called the meeting to order at 5:00 p.m.

2. Roll Call.

Councilor Brian Bolton, Councilor Wendy Escoffier, Councilor Robert Foreman, Councilor Robin Godwin, Councilor Jessie Murdock, Vice Mayor Marie Moore, and Mayor Dee Jenkins.

Also Present

Town Manager Miranda Fisher, Town Attorney Trish Stuhan, Town Clerk Leah Rhodes and Acting Senior Planner Cory Mulcaire.

3. Pledge of Allegiance

Councilor Escoffier led the Pledge.

- 4. Public Hearing:** Discussion, consideration, and possible approval for a Use Permit to operate a Recreational Vehicle Park with conditions, located at 1738 Arena Del Loma Road (APN 404-18-178Q). Staff Resource: Town Manager/Interim Community Development Director Miranda Fisher.

Mayor Jenkins provided an overview of the questions she raised regarding the scope of the Council's authority on the matter, for the benefit of public understanding and the official record.

Town Attorney Stuhan provided answers to the questions from the Mayor and emphasized to the Council that their decision regarding the Use Permit for Arena Del Loma should be based on the current provisions of the Town Code.

Staff Presentation: Town Manager / Interim Community Development Director Fisher provided a detailed summary of her Agenda Information Memorandum (AIM) of the history of Arena Del Loma Arena, a summary of the legal non-conforming use permit, the Notice of Decision, the use permit review process of the application, existing

temporary use permits, zoning specifications, allowable uses in an R1 District, Town staff and Planning and Zoning Commission recommendations.

During her review of the Agenda Information Memorandum, Manager Fisher stated that Town staff were previously unsure of why the Notice of Decision required the applicant to rezone to RR since RV Parks have always been allowed in R1. Fisher stated that Town staff identified that in 2016 when the NOD was approved, RV Parks were not permissible in R1. However, in 2017, the Council approved Ordinance 2017-8423, which amended the Town Code to allow RV Parks in R1 and because of that code amendment, the applicant did not need to seek a rezone prior to submitting a use permit application for an RV Park.

Town Manager Fisher, Town Attorney Stuhan and Acting Senior Planner Mulcaire responded to questions from Council.

Applicant Presentation: Applicant Tanner Bryson stated he was in attendance to answer any questions from the Council or public. Tanner Bryson responded to questions from the Council.

Open Public Hearing: Mayor Jenkins opened the public hearing at 5:48 p.m.

Public comments:

Christa Brunori, Rick Cozens, Clay Dannally, Saige Trammel, Cora Brunori, Clay Bryson, Kylynn Bryson, Jake Davis, John Lacy, Charles Fisher, Susan Fisher, Marianne Irving, Kendal Procnier, Jordy Weaver, Marvin Wessel, Anna Componova (via Zoom), and Mary Phelps (via Zoom) spoke in favor of the approval of the use permit.

Janet Walther, Charlotte Salsman, Sharon Rubalcava, Cheryl Wishmeyer and Jackie Baker spoke in opposition to the approval of the use permit.

Tye Reddell, Josh Blair, Ava Blair and Cain Blair filled out speaker cards in support of the approval of the use permit but chose not to speak.

Close Public Hearing: Mayor Jenkins closed the public hearing at 6:45 p.m.

Mayor Jenkins recessed the meeting for a break at 6:45 p.m. Mayor Jenkins resumed the meeting at 6:58 p.m.

Town Manager Fisher, Town Attorney Stuhan and Acting Senior Planner Mulcaire and Applicant Bryson responded to additional questions from Council.

Mayor Jenkins requested to review the conditions that would be attached to Resolution one by one.

Town Manager Fisher read each condition with the changes requested by Council.

Conditions of Approval for Arena Del Loma RV Park Use Permit

1. The applicant shall comply with the requirements contained in the letter of intent and site plan specific to the eight (8) RV spaces.
2. Any changes, modifications, or additions to this project at any time shall be submitted to the Town for review and approval through the Planning & Zoning Commission and Town Council.
3. This permit shall run with the land in perpetuity, unless the use is discontinued for a period of six (6) months, or the permit is voided according to procedures in the Town of Camp Verde Planning and Zoning Ordinance.
4. Unless modified by these conditions, or the narrative and application materials, the applicant shall comply with all Town Code, Zoning Ordinance, approved development standards review, Copper Canyon Fire and Medical standards, and all county, state, and federal agencies and laws and other laws and requirements. This includes obtaining building permits for all new improvements, as required by the Chief Building Official and Building Code.
5. No dry camping will be permitted in the eight (8) approved RV spots. All vehicles must be connected to utilities.
6. The RV Park shall observe quiet hours between 10pm and 7am, Monday through Sunday. The applicant and/or on-site caretaker shall post a sign advising guests about the quiet hours.
7. The RV Park shall comply with all nuisance, noise, lighting, and refuse collection regulations as provided in the Planning and Zoning Ordinance and the Town Code and all county, state and federal agencies and Laws. All Lighting must be Dark Sky compliant.
8. If the Septic System exceeds 3000 gallons per day, an Engineer will be required to design an On-Site Wastewater Treatment System. This system shall meet the requirements of Arizona Administrative Code R18-9-E323 and the requirements of the Town of Camp Verde Engineering Department. The Town of Camp Verde shall review this system prior to submitting any building permits and prior to submitting the design to Yavapai County.
9. Mechanical equipment, electrical meter and service components, and similar utility devices shall be screened and/or painted to blend in with adjacent landscaping.

10. A fence will be installed within thirty-six (36) months of Development Standards Review approval for the RV Park to screen the eight (8) RV spaces.
11. Stormwater runoff generated by the RV park shall be managed on-site to prevent discharge onto adjacent properties or public rights-of-way. Responsibility is limited to runoff originating within the boundaries of the subject property. The applicant's stormwater management plan will be reviewed and approved during the Development Standards Review.
12. The RV Park shall maintain at least one (1) on-site caretaker at all times to ensure compliance with the Zoning Ordinance, Town Code, and these Use Permit conditions.
13. Town staff shall be allowed to enter the property to investigate complaints received that are related to use of the property. These may include, but are not limited to, noise, odor, dust, insects, and other potential nuisances. Town inspections will only be performed to investigate potential violations of the use permit, Zoning ordinance, or other Town ordinances. Town staff shall provide advance notice to and coordinate with the property owner or manager to schedule inspections.
14. Staff shall review this use permit (6) six months after approval and every year thereafter to ensure the project conforms to the use permit conditions, Zoning ordinance, and Town Code. Staff will provide an update to the Town Council on the applicant's compliance with the Use Permit annually.

On a **motion** made by Councilor Murdock, seconded by Vice Mayor Moore, the Council **moved to approve** Resolution 2025-1174, a resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for a Use Permit 20240486M, to operate a Recreational Vehicle Park with conditions, located at 1738 Arena Del Loma Road (APN 404-18-178Q)

Roll Call Vote:

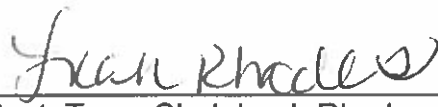
Councilor Bolton: aye
Councilor Foreman: aye
Councilor Murdock: aye
Councilor Godwin: aye
Councilor Escoffier: aye
Vice Mayor Moore: aye
Mayor Jenkins: aye
Motion Carried 7-0.

5. Adjournment

Mayor Jenkins adjourned the meeting at 8:11 p.m.



Mayor Marie Moore



Attest: Town Clerk Leah Rhodes

CERTIFICATION

I, Town Clerk Leah Rhodes, hereby certify that the foregoing Minutes are a true and accurate accounting of the discussions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session of the Town Council of Camp Verde, Arizona, held on April 9, 2025. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 8 day of May 2025



Town Clerk Leah Rhodes