



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

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/86888683814?pwd=yPk2oEeDgLlo2hHECsuSnmxbdLwUE.1>

one Tap Mobile: 1-253-215-8782 or 1-346-248-7799

Meeting ID: 868 8868 3814

Passcode: 110867

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

1. **Call to Order**
2. **Roll Call.** Council Members Brian Bolton, Wendy Escoffier, Robert Foreman, Robin Godwin, Jessie Murdock, Vice Mayor Marie Moore, and Mayor Dee Jenkins.
3. **Pledge of Allegiance**
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. Pg. 3

**Staff Presentation
Applicant Presentation
Open Public Hearing
Close Public Hearing
Council Discussion**

5. **Adjournment**

Note: Upon a public majority vote of a quorum of the Town Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the purpose of discussion or consultation for legal advice with the Town Attorney as permitted by A.R.S. § 38-431.03(A)(3). Any other executive sessions will be separately included on the agenda above if an executive session will be held at the meeting.

Pursuant to A.R.S. §38-431.01 Meetings shall be open to the public - All meetings of any public body shall be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies shall occur during a public meeting. Pursuant to Town Code, Section 2-3-7.1 the Mayor shall call for a vote of the Council to allow the meeting to continue past the deadline of 10:00 p.m. The Town of Camp Verde Council Chambers is accessible to persons with disabilities. Those with special accessibility or

accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk at 928-554-0021.

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 and Bashas on 4-2-2025 at 5:00 p.m. in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

Leah Rhodes

Leah Rhodes, Town Clerk



Town Council

Agenda Information Memorandum

Meeting Date: April 9, 2025

Agenda Item Type:

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

Requesting Department: Community Development

Staff Resource: Town Manager / Interim Community Development Director, Miranda Fisher

Agenda Title **Public Hearing:** Discussion, consideration, and possible approval of Resolution 2025- 1174, resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Use Permit 20240486M, to operate a Recreational Vehicle Park with conditions, located at 1738 Arena Del Loma Road (APN 404-18-178Q).

Attached Documents:

- Resolution 2025 - 1174
- Recommended Conditions of Approval
- Planning and Zoning Commission Minutes February 13, 2025
- Checklist & Application
- Letter of Intent
- Site Plan
- Letter to Council and Planning & Zoning Commission from Applicant
- Neighborhood Meeting Documentation
- Public Comments Received and Applicants Written Response to Public Comments Received
- Public Notices from Newspaper and Property
- Yavapai County Septic Documentation
- Reviewing Agency Comments Received
- 2016 Notice of Decision

Estimated Presentation Time: 20 minutes

Estimated Discussion Time: 60 minutes

Reviewed By:

- ☒ Town Manager ☐ Legal ☐ Risk Management ☐ Finance ☐ Other:

Financial Review (if applicable): N/A

- Funding Source / GL Account Number:
- Approved in the FY25 Budget? ☐ Yes ☐ No ☒ N/A ☐ Other:
- Is this an approved CIP Project? ☐ Yes ☐ No ☒ N/A ☐ Other:

BACKGROUND INFORMATION:

Non-Conforming Use

Arena Del Loma is an equestrian arena that is located at 1738 Arena Del Loma Road (parcel # 404-18-178Q).



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Prior to the Town's incorporation in 1986, the area where Arena Del Loma is located was zoned to R1 (Residential: Single Family Residents). When the Town was incorporated, it retained this Zoning District for parcel 404-18-178Q, making the arena a Legal Non-Conforming Use.

Since the incorporation of the Town, Arena Del Loma has had a long history with the Town of Camp Verde as being used for equestrian activities, dating as far back as the early 1960s. This facility hosts equestrian events, as well as other rural and livestock-oriented events.

Notice of Decision

In 2014, Verde Fair and Recreation Association, Inc. applied for a Notice of Decision regarding the use of Arena Del Loma as a legal nonconforming use. After review of the documentation provided, former Community Development Director Michael Jenkins found as follows:

- 1. The Director finds that equine uses and events have been occurring on the subject property on a continual basis since May 25, 1968 (Start of Use). The subject property was purchased by Verde Fair and Recreation, Inc. on August 13, 1970 as verified by evidence, both dates being prior to the adoption of detailed zoning by Yavapai County September 20, 1970. Eighteen (18) affidavits were provided by the applicant that affirm equine uses, events, and livestock numbers. Livestock numbers will be determined based on Verde Fair and Recreation's ability to control nuisance related issues. Violations may result in the reduction of allowed animals housed on property per Town Code Section 305(c)(3)(c,d).*
- 2. Structures which include the arena, announcer stand, bleachers, storage buildings and various portable corrals for the holding and boarding of livestock, have been a part of the equine uses and events for an undetermined amount of time. The Parcel file records, that are a permanent record of the Town of Camp Verde Community Development Department, were reviewed with a finding that there are no records of building permits or zoning clearance permits issued for any of the existing permanent or portable structures on the subject property. One storage building and two (2) cargo containers have been placed on the subject property sometime this year and do not meet the pre-existing condition.*
- 3. Recreational vehicles would have to have been on the Arena Property continuously in one location since before September of 1970 to enjoy any grandfathered rights. The Director has determined that this use is not lawfully established Nonconforming use and therefore is not allowed.*

The following options were given to the applicant by former Community Development Director Michael Jenkins on November 8, 2016, regarding #3:

Option 1: since RV parks are not allowed in the R1 zoning district, rezone the Arena Property to RR – Residential Rural, 2 acres minimum. If the zone change is approved Verde Fair and Rec. could then apply for a Use Permit for a small RV Park. The Use Permit is Site Plan specific and Verde Fair and Rec. would need to prepare a Site Plan to scale showing the RV park area meeting all the design criteria as required in the Planning and Zoning Ordinance and other agencies. An on-site waste eater system would need to be designed and approved by the Yavapai County Development Services Environmental Unit. 10 to 15 RV spaces could be accommodated reasonably on the Arena Property and would allow for a caretaker living in an RV, guests, and paying customers.

Option 2: Apply for a building or set permit for a site-built, modular, or manufactured home. Any one of these single family residences are allowed in the R1 zoning district. The caretaker would then occupy the single family residence while taking care of the facility. RVs would not be allowed under this option.



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Town Staff Comment: The statement in Option 1 that “RV parks are not allowed in R1 zoning district” is inaccurate. Town staff cannot comment on why this statement was made, as a Use Permit for an RV Park has always been an allowable use in the R1, PM, M1 and M2 Zoning District. Therefore, it is important to note that a Zoning Map Change to RR is not required to apply for an RV Park Use Permit.

It is important to note that while the Notice of Decision provides helpful historical context about the property and outlines options previously presented to the applicant for addressing on-site living, it holds no bearing on this Use Permit application and should not be considered when evaluating whether the applicant meets the criteria for approval.

Planned Area Development

In August 2022, the Community Development Department received an application for a Zoning Map Change from R1 to PAD, to allow for the use of RVs at 1738 Arena Del Loma Road. This recommendation came from former Community Development Director John Knight as a good solution for the use of RVs. However, after many meetings with the Planning and Zoning Commission, as well as the Town Council, the applicant opted to withdraw his application.

Temporary Use Permits

Following the withdrawal of the PAD application, the applicant sought a Temporary Use Permit (TUP) to allow two caretakers to live in RVs on the property. This TUP has been renewed and approved every six months since. However, when the applicants sought renewal in October 2024, Town Manager/Interim Community Development Director Miranda Fisher issued the renewal on the condition that the applicant would seek a permanent solution for the caregiver, which is why they are seeking this RV Park Use Permit. The current TUP is set to expire at the end of April 2025.

RV Park Use Permit

After reviewing the Notice of Decision and holding a pre-application meeting with the applicants, Town Manager/Interim Community Development Director Miranda Fisher and staff recognized that the appropriate route for the applicant would be to apply for a Use Permit to operate an eight-unit RV Park at Arena Del Loma given that there are already eight hook ups on site. It is important to note that the applicant could seek approval for more; however, is seeking the minimum number of units needed for Arena Del Loma’s operational plans at this time.

On October 15, 2024, the Community Development Department received an application from Tanner Bryson, manager of Arena Del Loma, on behalf of owner Donald Bryson. The application is requesting an RV Park Use Permit to allow for eight RV units on the Arena Del Loma property.

Town Staff Comment: The electrical and utilities for these eight spots were permitted and reviewed by the Town of Camp Verde Community Development Department.

PROJECT INFORMATION:

- **Project Name:** Arena Del Loma
- **Site Location:** 1738 Arena Del Loma Road
- **Current Zoning:** R1-70
- **General Plan Designation:** Pecan Lane Character Area
- **Surrounding Zoning Designations**
 - North: TOCV ROW and R1L-70
 - East: R1-70; Single Family Residences
 - South: R1-70 - Single Family Residences
 - West: R1-70 – Single Family Residences
- **Acreage:** 4.39



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- **Parking:**
 - Required: 8 spaces
 - Provided: 8 spaces with plenty of vacant area to accommodate overflow

TIMELINE:

- **October 15, 2024:** The applicant applied for a Use Permit.
- **November 27, 2024:** Town staff sent a request for comments to other Town staff and outside agencies affected by the proposed development, and comments were received.
- **December 17, 2024:** The applicant attended the Technical Committee Review Meeting for this proposed development, conducted by Town staff.
- **January 9, 2025:** The applicant held a Neighborhood Meeting as required by ARS and the Planning and Zoning Ordinance.
- **January 14, 2025:** The Town mailed a letter providing notice of this public hearing and proposed Use Permit to all parcels within 300' of this parcel.
- **January 28, 2025, and February 2, 2025:** A public hearing notice was placed in the Verde Independent Newspaper.
- **January 28, 2025:** A public hearing notice was posted at the property.
- **February 13, 2025:** A public hearing was held by the Planning and Zoning Commission.
- **March 17, 2025:** A public hearing notice was posted at the property.
- **March 17, 2025:** The Town mailed a letter providing notice of this public hearing and proposed Use Permit to all parcels within 300' of this parcel.
- **March 25, 2025, and March 29, 2025:** A public hearing notice was placed in the Verde News Publications.

PUBLIC PARTICIPATION:

The applicant held a Neighborhood Meeting on January 9, 2025. Seven members of the public were in attendance. The applicant addressed concerns regarding the following items:

1. The 8 RV spaces.
 - **Applicant Comments:** "Those are my current RV spaces. Only asking for eight total spaces."
 - **Town Staff Comments:** The applicant currently has eight RV spaces on site. Two of these are occupied by onsite caretakers under a six-month Temporary Use Permit. The remaining six spaces are permitted for stays of up to ten days at a time. The applicant is not requesting additional RV spaces at this time; only that the duration of stay for the existing six spaces be extended beyond ten days.

It is important to note that the applicant retains the option to request an amendment to his Use Permit in the future to increase the number of RV spaces. Any such request would be subject to the same public review process as this current Use Permit application.

2. We don't need another RV Park in the area. I haven't talked to any neighbors that are in support of this.
 - **Applicant Comments:** "I appreciate your opinion. The good thing about this is it won't be a 'normal RV park.' If someone calls me and says I have an RV, I want to come stay at your facility, it basically an amenity for the arena, and we will treat it as such, but I understand your concern and value your opinion."
 - **Town Staff Comments:** RV Parks are currently an allowable use in the R1 Zoning District with a Use Permit.



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3. Use of the easement on Montezuma Heights and encroachment.
 - **Applicant Comments:** "We did a survey and had the property lines marked; we have not encroached into the right-of-way." "An example of what he [Mr. Bryson] is talking about is that our property actually goes to the middle or all the way across Montezuma Heights Road...so the road you take to your house is our property."
 - **Town Staff Comments:** Montezuma Heights Road is a private road that is maintained by the owners of the property. Any disputes pertaining to this easement are a civil issue and not in the purview of the Town. The applicant is well within the setbacks pertaining to the Town right of way, Arena Del Loma Road.
4. What arrangements do you have for sewage.
 - **Applicant Comments:** "We have a septic. The septic...has been here and it works. That has been checked out by Yavapai County and inspected and said we are good to go. Already in place, not putting in new spaces, just making the facility attractive and the RV Spaces a more permanent status instead of coming and going every ten days."
 - **Town Staff Comments:** The septic has been verified by Yavapai County and that documentation has been provided in the agenda packet.

Included in this agenda packet are many other inquiries or comments from the public on this RV Park Use Permit request. The applicant has opted to respond to those comments as well, which are also included in the agenda packet.

USE PERMIT REVIEW:

According to Section 601.C; Use Permit Approvals, of the Zoning Ordinance, all Use Permits are provided to ensure the orderly use of land in conformance with the General Plan and applicable Town standards where uses are proposed that may require special limitations or conditions to provide compatibility with other uses.

Town Staff Comments: An application for Use Permit approval applies to those uses specifically listed as "Uses and Structures Subject to a Use Permit" in each Zoning Use District under subsection 203, such as the R1, R2, RR, RS, C1, C2, and C3 zoning districts. The R1L, PM, M1, and M2 zoning districts do not allow a Use Permit for a Manufactured/Mobile home or RV Park. With this Use Permit application submitted for an RV Park in a R1-70 zoning district, the applicant must go through the Use Permit process for approval prior to the development and operation of an eight unit RV park on parcel 404-18-178Q.

Use permits may contain specific limitations on the scope, nature, and duration of the use, as deemed proper by the following criteria:

1. Any significant increase in vehicular or pedestrian traffic;
2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
3. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, conflicts with goals, objectives, or policies of the General Plan;
4. Compatibility with existing surrounding structures and uses; and
5. Adequate control of disruptive behavior both inside or outside the premises, which may create a nuisance to the surrounding area or the general public.

The applicant shall bear the burden of proof to satisfy the above requirements. Refusing a Use Permit shall not be interpreted as denying a right, conditional or otherwise. The Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No use may be modified, changed, altered, or increased in intensity in any manner that conflicts with the Use Permit and/or required conditions of approval without approval of a new Use Permit.



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ANALYSIS:

Town Staff Comments are outlined in red below.

1. General Plan:

The proposed development's General Plan Land Use Designation is the Pecan Lane Character Area. The majority of this character area consists of low density or rural residential properties that are agricultural in nature with a two-acre minimum lot size. The proposed use of an RV Parks is noted in the Pecan Lane Character Area of the General Plan as a type of business that is existing. Therefore, the proposed use, site plan, and use permit request are consistent with the Pecan Lane Character Area Land Use Category, with multiple approved RV Parks already established within this area including Krazy K RV Park and Wagon Wheel Trailer Park.

2. Zoning:

The project site is zoned R1-70 (Residential: Single family with a minimum lot size of 70,000 square feet).

- Section 306 (Manufacture/Mobile Home/RV Park Standards), Pages 105-109
 - Section 306.B.1b does not apply to RV Parks. (Page 107)
 - Section 306.B.2 does not apply to RV Parks. (Page 107)
 - Section 306.B.4 requires all utilities to be placed underground. This was completed with the permits for the utilities that were approved by the Community Development Department in 2021. (Page 107)
 - Section 306.B.5 requires refuse collection areas to be centrally located and screened from public view. The proposed site plan does not show the refuse collection area but shall be a condition of approval verified during the Development Standards Review process. (Page 107)
 - Section 306.B.6 requires street lighting to be provided along the park streets for the safety of pedestrians and will be verified during the Development Standards Review process. (Page 107)
 - Section 306.B.7 requires a strip of land at least twenty feet in width to be maintained as a landscape area abutting all mobile/manufactured home and recreational vehicle park property lines. The areas are called out on the site plan which will be included and enforced as part of the Use Permit. (Page 107)
 - Section 306.B.8 does not apply to RV Parks. (Pages 107-108)
 - Section 306.B.8f does not apply to RV Parks as there is no proposed RV storage on the proposed site. (Page 108)
 - Section 306.B.8g does not apply to RV Parks. (Page 108)
 - Section 306.B.9 applies to all businesses, which means the RV Park will be required to maintain a business license. (Page 109)
 - Section 306.C applies additional recreational vehicle park standards. Although many of the standards listed under section 306 of the Planning and Zoning Ordinance apply to mobile/manufactured home parks, they are inclusive of RV



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Parks as well. The site plan submitted by the applicant meets or exceeds the Town standards for an RV park.

- Section 601 (Zoning Decisions), Pages 192-193
 - The applicant has satisfied the requirements for a Use Permit.
- All applicable mechanical, electrical, plumbing, and building codes, as well as engineering standards.
 - The Development Standards Review and permitting process will address additional requirements related to grading/drainage/detention and building construction.

3. Existing Use Permits:

The following is a list of approved Use Permits for RV Parks.

- Distant Drums RV Park, parcel 404-17-032A, zoned C2-1.
- Zane Grey RV Park, parcel 404-13-006B, zoned RR-2A.
- Verde River RV Resort, parcel 403-19-205, zoned RR-2A.
- Road Ranger RV Park, parcel 404-02-129A, zoned C3.
- CloverLeaf RV Park, parcel 403-23-001Z, zoned RR-2A.
- Wagon Wheel Trailer Park, parcel 404-19-017 and 404-19-164, zoned R1L-70
- Krazy K RV Park, parcel 403-19-009, zoned RR-2A
- Rancho Verde RV Park, parcel 403-19-013V, zoned RR-2A
- Green Valley Mobile Home Park, parcel 404-19-008R, zoned R1-35

4. Flood Zone:

- The project site is not within the 100-year or 500-year flood zone.

5. Parking:

- The site plan does not call out the required parking spaces. However, 16 spaces will be required and one of those spaces must be ADA. This will be confirmed by staff in the Development Standards Review process.

6. Building Elevations:

- Any buildings will be approved by the Community Development, Building Department through the Building Permit process.
At this time there are no new proposed buildings with this Use Permit.

7. Ingress/Egress Access:

- The site proposes the required two entry and exit points per subsection 306.B.3 of the Zoning Ordinance located on Montezuma Heights Road and Arena Del Loma.
- The site proposes the correct turn radius of 50 feet, allowing adequate turnaround space for fire vehicles in the North to Northeast section of the site per Copper Canyon Fire District. The proposed site plan meets the performance standards required for road width within the proposed site. The road construction will need to be constructed to the Town's engineering standards, as well as the Fire Code Standards, and will be reviewed during the Developmental Standards Review process.

8. Engineering, Utilities, and Transportation Review:

- The Engineering, Utilities, and Streets Divisions have reviewed the project. There were no written comments received from the Streets and Engineering Departments at this time, but they will have the opportunity to review again during the Development Standards Review process. The Water Department noted that this parcel is not served by Town water. Water is provided to the RVs from a private well.



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- Copper Canyon Fire District has also reviewed the project and provided comments, which are included in the agenda packet. **The applicant will comply with all stipulations outlined by the Fire Marshal.**

ALLOWABLE USES IN R1 DISTRICT

In the R1 District, the following are allowable uses with a Use Permit (Section 203.B):

- a. Accessory Dwelling Unit (ADU).
- b. Agriculture and cultivation.
- c. Dwelling unit for one family on any one lot. (See B.1).
- d. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- e. Flood control facilities.
- f. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- g. Historical Landmarks.
- h. Home occupations (See Section 303).
- i. Keeping of farm animals, limited (See Section 305).
- j. Open land carnival and recreation facilities (religious & educational institutions).
- k. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- l. Religious institutions (in permanent buildings).

This list is provided to demonstrate that the current use of Arena Del Loma as an equestrian venue aligns with permitted uses, as both the keeping of animals and recreational facilities are allowable on the property without a Use Permit.

STAFF RECOMMENDATION:

The Use Permit application for the proposed RV Park at parcel Arena Del Loma has been reviewed for compliance with the Camp Verde Zoning Ordinance and General Plan.

According to Section 601.C of the Zoning Ordinance, Use Permits are intended to ensure the orderly use of land in accordance with the General Plan and applicable Town standards, particularly for uses that may require special conditions for compatibility with surrounding areas. The criteria outlined in the ordinance provide an objective framework for evaluating Use Permit applications, ensuring that approvals are based on compliance with established standards rather than subjective opinion.

Upon review, Town staff has determined that the applicant **has met the required criteria** for a Use Permit, as follows:

- The proposed use is consistent with the General Plan, specifically the Pecan Lane Character Area, which recognizes RV parks as an existing land use.



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- The zoning district (R1-70) allows for an RV Park with a Use Permit, and the proposed site meets or exceeds all applicable zoning standards outlined in Section 306 of the Zoning Ordinance.
- The required infrastructure and utilities for the development have been addressed or will be confirmed through the Development Standards Review process.
- The site plan demonstrates compliance with ingress/egress, road standards, and fire safety requirements as reviewed by Copper Canyon Fire District.
- The proposed development is not located in a flood zone and meets the criteria for traffic and nuisance control as outlined in the Use Permit approval standards.

Because the applicant has demonstrated compliance with the applicable requirements, staff recommend approval of the Use Permit with the conditions outlined below. These conditions have been reviewed with the applicant, and he is in agreement.

1. The applicant shall comply with the requirements contained in the letter of intent and site plan.
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, 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, Sunday through Monday. 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 noise, lighting, and refuse collection regulations as provided in the Planning and Zoning Ordinance and the Town Code.
8. The applicant shall comply with Section 305.F of the Planning and Zoning Ordinance, pertaining to the keeping of livestock.
(It is important to note that this Use Permit is exempt from the animal point count due to a 2016 Notice of Decision).
9. The applicant shall comply with Section 10-2-1 of the Town Code, pertaining to the Declaration of Nuisance.
10. 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



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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.

11. Mechanical equipment, electrical meter and service components, and similar utility devices shall be screened and/or painted to blend in with adjacent landscaping.
12. A screening fence will be installed within thirty-six (36) months of Development Standards Review approval for the RV Park.
13. 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.
14. 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.
15. 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.
16. 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.

Transaction Privilege Tax

In previous Use Permit reviews, both the Planning and Zoning Commission and the Town Council have encouraged applicants to voluntarily limit RV stays to fewer than 30 days in their letters of intent, as the Town currently lacks a mechanism to enforce such a condition. This request is made because RV stays of less than 30 days qualify as transient lodging, which is subject to Transaction Privilege Tax (TPT), thereby supporting the Town's revenue base.

The applicant has expressed support for RV parks contributing through TPT but is not seeking to self-impose that requirement in this case. Since he does not charge for RV spaces at Arena Del Loma but rather is providing them as a complimentary amenity for those using the facility, he does not wish to commit to paying taxes on spaces that generate no income.



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That said, the applicant has noted that if he were to begin charging for the RV spaces in the future, he would pay the required TPT, as he is committed to ensuring that Arena Del Loma contributes to the Town's financial sustainability.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 13, 2025, the Planning and Zoning Commission held a public hearing.

Six members of the public spoke on this item - three spoke in favor of this Use Permit and three spoke in opposition. Additionally, three citizens filled out blue cards in support of this Use Permit but chose not to speak.

After an extensive discussion amongst the Planning and Zoning Commissioners, the commission moved to recommend approval of the Use Permit, in a vote of 4-3. The minutes from the meeting are included in the agenda packet and the video can be accessed here: [Planning and Zoning Commission, Regular Session | Public Meetings Calendar | Town of Camp Verde, AZ](#)

TOWN COUNCIL CONSIDERATIONS:

The role of the Town Council in reviewing this Use Permit application is to determine whether the applicant has met the established criteria as outlined in Section 601.C of the Zoning Ordinance. This process is not discretionary. The Council's evaluation must be based on whether the application meets the defined standards for a Use Permit.

If the Council finds that the applicant has met the criteria, the recommendation should be for approval. However, the Council may also recommend additional conditions of approval to accompany the ones Town staff have already provided. However, it is important to note that any conditions must be tied directly to the land use impacts associated with this specific application. Conditions cannot be imposed arbitrarily; they must be connected to measurable factors such as noise, traffic and pedestrian impacts, light or glare, other potential nuisances, etc.

The focus should remain on this particular use at this specific location and how any potential land use impacts can be mitigated to ensure compatibility with the surrounding area. The Council's recommendations must be grounded in the ordinance requirements and the objective evaluation of whether the application meets those standards. This ensures that Use Permit decisions are consistent, legally defensible, and based on clear land use principles, rather than subjective preferences.

QUESTION(S) BEFORE THE TOWN COUNCIL:

- Does the Town Council have any questions for staff?
- Does the Town Council have any questions for the applicant?

PROPOSED MOTION(S):

I move 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).

OR



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I move 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) **with the following amendments to the conditions as presented...**

OR

I move to **deny** 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).



RESOLUTION NO. 2025-1174

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, APPROVING USE PERMIT 20240486M, TO OPERATE A RECREATIONAL VEHICLE PARK WITH CONDITIONS, LOCATED AT 1738 ARENA DEL LOMA ROAD (APN 404-18-178Q).

WHEREAS, the Planning & Zoning Ordinance and Subdivision Regulations, provide criteria under Section 601.C, Zoning Decisions, Use Permit Approvals, for the orderly use of the land in conformity with the General Plan and Town standards; and

WHEREAS, a request for approval of Use Permit 20240486M was filed by Tanner Bryson, on behalf of Donald Bryson, owner of parcel 404-18-178Q; and

WHEREAS, the purpose of the Use Permit is to allow applicants and property owners in the R1 District to develop and operate Recreational Vehicle Parks; and

WHEREAS, a neighborhood meeting was held by the applicant on January 9, 2025, that was advertised and posted according to state law; and

WHEREAS, a public hearing before the Planning and Zoning Commission was advertised and noticed according to state law; including a 300-foot notice mailed to property owners on January 14, 2025; a public hearing notice posted in the Camp Verde Bugle on January 28 and February 2, 2025; and posting of the site on January 28, 2025; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission in a Regular Session on February 13, 2025. Planning and Zoning Commission approved a motion, to recommend approval to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona to operate a Recreational Vehicle Park with conditions, located at 1738 Arena Del Loma Road (APN 404-18-178Q).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

- A. The Council finds that the use covered by the Use Permit, the manner of its conduct, and any structure which is involved, will not be detrimental to persons residing or working in vicinity to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in conformity with any conditions, requirements, or standards prescribed by the Town Code or Council.
- B. The Council finds that the Use Permit is valid and operable for an indefinite period of time, and that no use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.
- C. The proposed Use Permit is in conformity with the Town of Camp Verde General Plan and Planning and Zoning Ordinance and is hereby approved for an indefinite period of time and in accordance with the letter of intent shown in Exhibit A, the site plan shown in

Exhibit B, and the conditions shown in Exhibit C.

**PASSED AND APPROVED BY A MAJORITY OF THE TOWN COUNCIL OF THE TOWN OF
CAMP VERDE, ARIZONA, ON THIS 9TH DAY OF APRIL 2025.**

.....
Dee Jenkins, Mayor

ATTEST:

.....
Leah Rhodes, Town Clerk

APPROVED AS TO FORM:

.....
Trish Stuhan, Town Attorney
Pierce Coleman, PLLC

Recommended 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.
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, 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, Sunday through Monday. 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 noise, lighting, and refuse collection regulations as provided in the Planning and Zoning Ordinance and the Town Code.
8. The applicant shall comply with Section 305.F of the Planning and Zoning Ordinance, pertaining to the keeping of livestock.
(It is important to note that this Use Permit is exempt from the animal point count due to a 2016 Notice of Decision).
9. The applicant shall comply with Section 10-2-1 of the Town Code, pertaining to the Declaration of Nuisance.
10. 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.

11. Mechanical equipment, electrical meter and service components, and similar utility devices shall be screened and/or painted to blend in with adjacent landscaping.
12. A screening fence will be installed within thirty-six (36) months of Development Standards Review approval for the RV Park.
13. 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.
14. 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.
15. 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.
16. 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.



**MINUTES
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, FEBRUARY 13, 2025, at 6:00 P.M.**

ZOOM MEETING LINK

<https://us06web.zoom.us/j/88162680357?pwd=jYbFzRcNNWZRdCyhVtgnOmy8wrblFH.1>

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

Meeting ID: 881 6268 0357

Passcode: 525754

1. Call to Order

Chairman Tippet called the meeting to order at 6:01 PM.

2. Roll Call. Commissioner Claudia Hauser, Commissioner Andrew Faiella, Commissioner Peter Gutierrez, Commissioner Patricia Seybold, Commissioner Todd Scantlebury, Chairperson Bill Tippet, and Vice Chairperson Cris McPhail were present.

Also Present: Town Manager Miranda Fisher, Town Attorney Trish Stuhan, Planner II Cory Mulcaire, Planner I Cliff Bryson, Town Clerk Leah Rhodes.

3. Pledge of Allegiance

Commissioner Scantlebury 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 23, 2025 at 6:00 p.m.

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

1) Special Session – February 20, 2025 @ 6:00 p.m. **if needed**

2) Regular Session – February 27, 2025 at 6:00 p.m.

3) Regular Session – March 13, 2025 at 6:00 p.m.

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

Roll Call Vote:

Commissioner Gutierrez: aye

Commissioner Hauser: aye

Vice Chairperson McPhail: aye

Commissioner Seybold: aye

Chairperson Tippet: aye

Commissioner Scantlebury: aye

Town Council Special Session

April 9, 2025

Page 19 of 139

Commissioner Faiella: aye

Motion Carried 7-0.

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:** Discussion, consideration, and recommendation for approval to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, 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 Miranda Fisher

Staff Presentation: Town Manager Fisher provided a comprehensive overview of the history of Arena Del Loma and the legal non-conforming use permit associated with the property, which is located within an R1 Zone. Manager Fisher reported that the Community Development Department received an application from Tanner Bryson, manager of Arena Del Loma, requesting an RV Park Use Permit to establish eight RV sites on the property.

Manager Fisher summarized the review process for the use permit, including the notice of decision and stated that the application for the proposed RV Park at Arena Del Loma has been evaluated for compliance with the Camp Verde Zoning Ordinance and General Plan. Additionally, Manager Fisher provided an overview of the Planning and Zoning Commission's considerations regarding the proposal and the suggested motions.

Applicant Presentation: Tanner Bryson, applicant, stated he was in attendance for questions and concerns.

Open Public Hearing: Chair Tippet opened the public hearing at 6:20 p.m.

Eileen Martin spoke in opposition to the RV Use Permit regarding Arena Del Loma.

Vicky and Kendal Procunier opted not to speak but submitted a speaker card indicating their support for Item 6.

Christa Brunori provided a summary of the historical RV hookup on the property, emphasizing that they are implementing the legal remedy outlined in the Notice of Decision rather than amending it. The primary objective is to provide housing for both individuals and their livestock, with the broader aim of accommodating equine travelers.

Charlotte Salsman stated she was not in favor of an RV Park in a residential zone.

Cheri Wischmeyer expressed her opposition to the proposed RV park in a residential area, citing concerns about the insufficient land available for the project. Additionally, she raised concerns about the impact of increased traffic on the road and its potential effects on the neighborhood.

Tye Reddell opted not to speak but submitted a speaker card indicating he supports Item 6.

Judy Weaver voiced her support for Arena Del Loma, highlighting its benefits, including

providing ample space for visitors to stay with their animals without the need for frequent travel, thereby reducing traffic. Additionally, Ms. Weaver emphasized the economic advantage of Arena Del Loma generating revenue for the town.

Clay Dannaley, a Texas resident, shared his experience traveling to stay at Arena De Loma, emphasizing the convenience of remaining on-site without the need for frequent travel to other accommodations. Mr. Dannaley highlighted the economic benefits of his visits, noting Arena Del Loma generates revenue for the town.

Close Public Hearing: Chair Tippet closed the public hearing at 6:37 p.m.

Applicant Rebuttal: Tanner Bryson emphasized that property is an existing operation with no plans for expansion and he is seeking a permanent solution. Mr. Bryson clarified that the facility is designated for commercial use and explained that the current temporary use permit allows guests to stay for up to 10 days, with the option to return after the 11th day. Mr. Bryson expressed his desire for a permanent use permit to provide a long-term solution for a business that has been operating for years, noting that it is not an RV park.

Commission Discussion

Commissioner Faiella acknowledged Mr. Bryson's good intentions but noted that the proposed use is not suitable for the property's location within a residential area.

Town Manager Fisher, Town Attorney Stuhan and Planner II Mulcaire responded to questions from Commissioner Failla regarding the use permit and notice of decision.

Vice Chair McPhail stated that Arena De Loma is located in a residential zone where an RV park is an allowable use. Vice Chair McPhail noted that the Town is currently reviewing this matter as part of the General Plan; however, at this time, the Town does not have the legal authority to unilaterally prohibit the establishment of an RV park. Additionally, Vice Chair McPhail expressed concerns regarding nuisance laws, including noise levels during specific times and suggested restrictions on generator use within certain time frames due to decibel levels.

Tanner Bryson stated he would comply with the Town's noise ordinance.

Commissioner Hauser expressed that she did not see a need to modify the decibel levels for generator use. Commissioner Hauser voiced her support for Arena De Loma and suggested that the concerns surrounding the use permit may stem from personal disputes among town residents. Additionally, she noted that property owners who purchased land adjacent to Arena De Loma were aware that it was a functioning arena at the time of purchase. Commissioner Hauser further stated that she does not believe the Commission has the authority to deny the use permit at this time.

Commissioner Seybold noted, on a personal level, that she appreciates the Town's dark skies and hopes to see them preserved without being impacted by Arena De Loma.

Commissioner Scantlebury noted that Arena De Loma has been a topic of concern for over eight years, particularly regarding the legal non-conforming use. He stated that the property has effectively become an isolated entity and discussed the history of the arena along with residents' concerns. Additionally, he referenced the 2016 Notice of Decision and expressed his support for allowing two caregivers (two RVs) on-site but did not support the establishment of an RV park.

within a residential zone.

Chair Tippet stated the Commission is to evaluate the application and recommend a decision to the Town Council.

Town Manager Fisher, Town Attorney Stuhan and Applicant Tanner Bryson responded to questions and concerns from the Commission.

On a **motion** made by Vice Chair McPhail, seconded by Commissioner Hauser, the Commission **moved to recommend approval** to the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, a Use Permit to operate a Recreational Vehicle Park located at 1738 Arenda Del Loma Road (APN 404-18-178Q) with the conditions as presented.

Roll Call Vote:

Chair Tippet: aye

Vice Chair McPhail: aye

Commissioner Hauser: aye

Commissioner Seybold: aye

Commissioner Gutierrez: nay

Commissioner Faiella: nay

Commissioner Scantlebury: nay

Motion Carried 4-3.

Chairperson Tippet recessed the meeting for a break at 7:33 p.m.

Chairperson Tippet reconvened the meeting at 7:39 p.m.

Town Manager Fisher requested Town Clerk Leah Rhodes to call out the vote for the record since people online cannot see the voting record screen that is shown in Council Chambers. Clerk Rhodes mentioned that the roll call vote shows that the Town Clerk voted. Clerk Rhodes explained that the affirmative vote button was accidentally hit when the microphone was moved from the podium back to the Clerk's desk.

Town Clerk Rhodes Read the Roll Call Vote:

Chair Tippet: aye

Vice Chair McPhail: aye

Commissioner Hauser: aye

Commissioner Seybold: aye

Commissioner Gutierrez: nay

Commissioner Faiella: nay

Commissioner Scantlebury: nay

Motion Carried 4-3.

- 7. Current Events** - Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

Commissioner Scantlebury provided an update on the grant the Tree Advisory Committee was recently awarded and expressed gratitude to Commissioner Failla for the letter of recommendation, which supported the grant process.

Chair Tippet requested that Ms. Weir's email be included for future discussion regarding RV Parks.

Commissioner Hauser requested that any items related to RV Parks be fast-tracked.

Town Manager Fisher and Planner II Mulcaire stated at the February 19th Town Council meeting staff will be recommending a strike through of RV Parks in residential areas.

8. **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.

Planner II Mulcaire provided an update on current developments with TAG, elements of the General Plan, PAD clarifications, the comprehensive update, and upcoming events that staff will be attending.

Town Manager Fisher briefed the Commission on current events happening within the town and current items that will be discussed at the next Town Council meeting.

9. **Adjournment**

Chair Tippet adjourned the meeting at 7:50 PM.

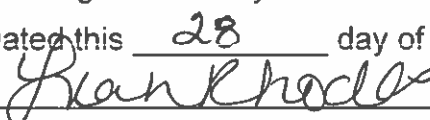

Chairperson Bill Tippet


Attest: Town Clerk Leah Rhodes

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 February 13, 2025. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 28 day of February, 2025.


Leah Rhodes, Town Clerk

[Page intentionally left blank]



Use Permit

Application Checklist

Staff Use Only

Application Number: 20240486M
 Received By: CM
 Date: 10-25-2024
 Fees Paid: 1840.00
 Complete: Y N

Required Items

Complete sets of these documents are required at the time of application.

Please provide (1) paper copy with original signatures and a PDF version of the complete application, except the Site Plan, which requires (5) paper copies and (1) PDF version.

- | | | Staff Use only |
|-----|--|-------------------------------------|
| 1. | Pre-Application meeting with Staff | Date: <u>multiple TRCM 12-17-24</u> |
| 2. | Application fee as per the current fee code | <u>Y</u> N |
| 3. | Completed Land Use Application | <u>Y</u> N |
| 4. | Written Legal Description of property <u>Not Applicable</u> | <u>Y</u> N |
| 5. | Neighborhood Meeting Documents (See below) | <u>Y</u> N |
| 6. | Letter of Intent (See attached sample) | <u>Y</u> N |
| 7. | Town Engineer or ADOT approval of site access (if applicable) <u>Not Applicable</u> | <u>Y</u> N |
| 8. | Site Plan (24"x36", or as approved) (5 paper copies and 1 PDF version) | <u>Y</u> N |
| | -See Section 400.D.1 for preparation of a Site Plan- | |
| | Vicinity map | |
| | -North arrow, scale (1" = 100' or 1" = 200'), and date of preparation. | |
| | -Subdivision or block and lot name of the area to be utilized for a Use Permit (if applicable) | |
| | -Locations and boundaries, including dimensions, of property(s) proposed for Use. | |
| | -Acreage or square footage contained within property proposed for Use. | |
| | -Zoning and existing land uses on all lands adjacent to the proposed Use. | |
| | -Location and dimensions for all existing right-of-way within, and adjacent to, the Use. | |
| 9. | Completed Permission to Enter Property statement, signed by the property owner. | |
| 10. | Completed Waiver of Diminution of Value , signed and notarized by the property owner. | |
| 11. | Neighborhood Meeting Requirements: | |
| | Property owner or designated agent must provide the Community Development Department the following information on the neighborhood meeting with application submittal. | |
| a. | At least 15 days prior to the meeting, mail letters notifying all neighbors within 300' of the subject property that includes a description of the proposed use; the meeting place, date, and time; and an option to provide written comments. (See attached sample. Please have the letter approved by Community Development before sending out to insure proper representation of the issue). Include copies of the notices with your application submittal. | |
| b. | Post the subject property with the meeting place, date, and time. Provide Community Development with a photo of the sign(s) posted on the property. | |
| d. | The applicant shall prepare a written summary of the meeting by way of affidavit, including: | |
| | -A sign in sheet of attendees. | |
| | -A summary of questions and answers which were discussed with the neighbors. | |
| e. | Affidavit must be completed and notarized. | |
| f. | Include copies of all written comments that were received from the public or agencies. | |
| | *The application must be submitted within 6 months of the neighborhood meeting; otherwise, the neighborhood meeting must be held again. | |

Please Note: A request will not be scheduled on an agenda until the application is complete. Submittal of an application does not constitute a complete application until it has been verified as complete and confirmation has been given by the planning division to the applicant verbally. Once an application is deemed complete, the application will be scheduled for a public hearing before the Planning & Zoning Commission; if a recommendation is made, then the application will be scheduled for action by the Town Council. The applicant or their designated representative must attend the public hearings when their application is being considered. Failure to attend may result in postponement of action by the Planning and Zoning Commission.



Land Use Application Form

RECEIVED
OCT 15 2024

1. Application is made for:

Zoning Map Change
Conceptual Plan Review
PAD Final Site Plan Review
Street Abandonment
Administrative Review
Development Standards Review (Commercial)

Use Permit
Preliminary Plat
Variance
Minor Land Division
Lot Line Adjustment
Other: _____

Temporary Use Permit
Final Plat
Appeal
Wireless Tower
Zoning Verification

2. Project Name: ARENA DEL LOMA

3. Contact information: (a list of additional contacts may be attached)

Owner Name: DON BRAYSONApplicant Name: TANWEL BRAYSON

Address: _____

Address: _____

City: Camp Verde State: AZ Zip: 86322City: Camp Verde State: AZ Zip: 86322

Phone: _____

Phone: _____

E-mail: N/A

E-Mail: _____

4. Property Description: Parcel Number 404-18-1789Acres: 4.8Address or Location: 1738 ARENA DEL LOMA DEL CAMP VERDE AZ 86322Existing Zoning: Residential Existing Use: Commercial Arena / eventsProposed Zoning: _____ Proposed Use: Permanent USE for RV Hook ups

5. Purpose: (describe intent of this application in 1-2 sentences)

This Application is for the permanent use of existing and future RV Hook ups and Guests to use for more than the allotted 10 days currently afforded.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: Don BraysonDate: 10.15.24

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: TABDate: 10/16/24



Town of Camp Verde
December 03, 2024

RECEIVED

DEC 03 2024
upward 06

To Planning and Zoning Commissioners and Town Council:

The arena, a long-time historic community arena, was established in 1963. It continues in operation today as a horse training, event facility and community gathering place. This arena is a great integral part of our horse community and has served the greater community for over 50 years. It is a commonplace and pretty much a standard that commercial arenas have ancillary RV amenities. Most, if not all horse people, generally prefer to stay on property with their horse, using provided RV hook-ups. Currently, Camp Verde code and law does not regulate this type of activity if the RV's are coming and going in a 10-day cycle which is precisely how we are operating currently. I would propose that we bring this arena under a use permit that will allow for longer stays of guests, which may include winter visitors who come to our town, seeking horse and roping instruction as well as activities for the seasonal roping schedule. In addition, the fact that we have animals on property lends itself to the safety measure of allowing for full-time caretakers to reside on property in an RV Space. Currently, the town has been generous in allowing for Temporary Permits for these caretakers. The Town recognizes the need and relevancy for full-time caretakers to protect the neighborhood from loose animals and to seek veterinary help should an animal fall ill during the night. All our other commercialized arenas in Camp Verde have this RV component. Arena del Loma already has 8 permitted RV spaces constructed. The caveat is that it is a short, limited use schedule for only 10 days. We are seeking to move to a more permanent status to use these RV spaces via a use permit. The language in our 2016 NOD describes this RV Permitted Use as a solution for compliance moving forward. It is clear in the NOD that the Staff makes concession for 15 permanent RV Spaces, currently, Management is only seeking the use and permit for 8 RV Spaces. This should help with cutting down traffic of moving RV's in and out of the property, as they will be parked for longer periods of time. This will also bolster revenue for Arena del Loma and their clinic programs as well as helping generate extra sales tax for the Town.

The current 10-Day Schedule is problematic for a few reasons. The first reason being that our 2 caretaker RV's have had to be required to obtain a temporary 6-month permit to be on property and care for the animals that reside there. The caretakers are necessary and serve for the well-being of the animals and the neighborhood safety. Having to apply for and obtain 6 month temporary permits is tedious and also leaves our facility in a precarious situation, should the Town deny our TUP, because of the necessary nature of having caretakers on property.

The second problem with the 10-day transitory schedule is that many horse training clients, instructors and equine lesson clients are traveling down from the cold north country and have plans to stay in AZ for 30 days or longer while using the facility for their horsemanship endeavors. It has proven inconvenient and undesirable for these customers to pack up and leave every 10 days. This has proven to be an obstacle and diminishes our ability to attract and retain customers in this fashion. The Winter visitors that do come down, spend a fair amount of money within our Town for their time here. The revenue generated for the arena is also very important for its continued existence and improvements.

The third main issue with the 10-Day transitory RV Schedule would be the impact and the traffic for our neighbors, increasing when people are having to move in and out in 10-Day increments. Because of arrivals and departures, you virtually have RV's moving in and out daily, only to return, after leaving for a single day. This becomes cumbersome and unnecessary. Lastly, the



logistics of just scheduling and keeping track of who's 10-Day pass is expired and who's is just starting. This is troublesome for our management as well as the Town's ability to police the comings and goings.

In closing, without confusing the matter... this is a simple ask to be able to use the ancillary RV Spaces already existing on Arena del Loma for longer than 10-Day increments. The number of spaces at Arena Del Loma is currently 8, and this is the number we are looking to obtain permits for at this juncture. The language in the 2016 NOD clearly suggested the use of and permitting of 15 Spaces as a solution. We are willing to make the concession of asking for 8 currently instead of the full 15 that are recommended in the NOD.

Please review this letter and if you have any comments or questions, I am available.

Regards,

Tanner Bryson
Bryson Ranch, llc



EXHIBIT DRAWING

APN: 404-18-178Q. THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA

LEGEND:

- INDICATES FOUND GOVERNMENT MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STANDARD "RLS 48860"
- INDICATES CALCULATED POSITION
- INDICATES MEASURED FIELD DIMENSION
- INDICATES BUILDING SETBACK LINE
- INDICATES EASEMENT AS NOTED
- INDICATES WIRE FENCE LINE AS NOTED
- INDICATES OVERHEAD ELECTRIC
- INDICATES PROPOSED UNDERGROUND ELECTRIC
- INDICATES PROPOSED SEWER LINES
- INDICATES PROPOSED 2" GREEN VINE 8" PRIVACY FENCE
- INDICATES NATURAL SITE DRAINAGE AND TRAFFIC FLOW
- INDICATES POWER POLE
- INDICATES LIGHT POLE
- INDICATES SKY COMPLAINT AREA LIGHTING
- INDICATES SITE LIGHT
- INDICATES SEPTIC CLEAN-OUT
- INDICATES WATER WELL
- INDICATES RV HOOKUP
- INDICATES PAVEMENT
- INDICATES CONCRETE
- INDICATES PROPOSED MOVED GRASS LANDSCAPING

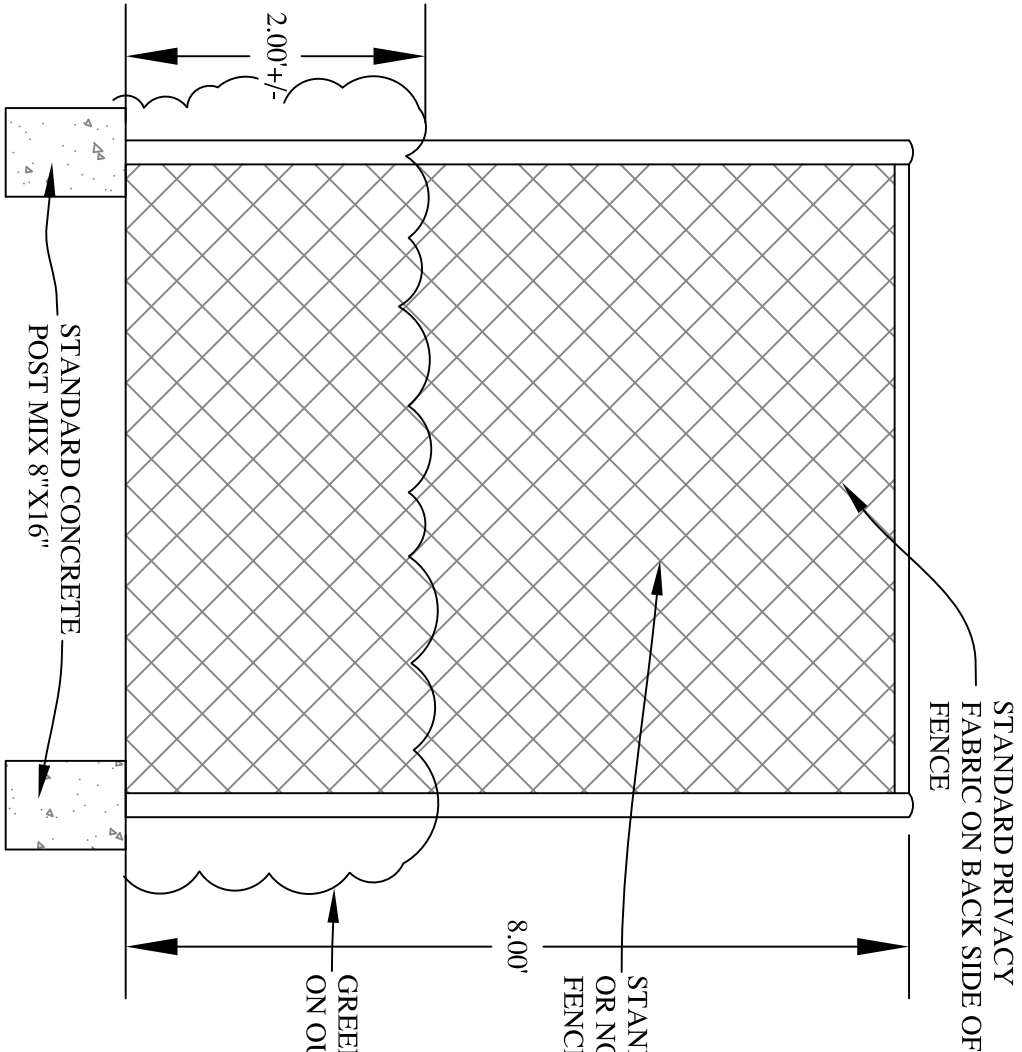
SURVEYOR'S NOTES:

1. THIS EXHIBIT DRAWING WAS PERFORMED IN JUNE OF THE YEAR 2022. THE CREW WAS COMPRISED OF SHANE M. NAUBERT, R.L.S. ALL LIGHTING SHOWN HEREON WILL BE I.D.A. (INTERNATIONAL DARK SKY ASSOCIATION) "DARK LIGHT COMPLIANT". ARENA OR SITE LIGHTING AS ADOPTED BY THE TOWN OF CAMP VERDE JUNE 8TH, 2018.

LIGHTING NOTE:

ZONING CAMP VERDE R1-20B
FRONT: 25'
REAR: 20'
SIDE: 7'
AS SHOWN HEREON

FENCE DETAIL



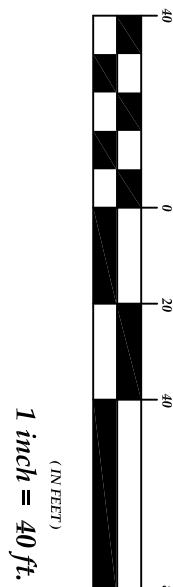
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS EXHIBIT DRAWING AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS AND OTHER ITEMS OF THE PUBLIC RECORD. ANY THIS 4th DAY OF OCTOBER, 2024.

SHANE M. NAUBERT R.L.S.

GRAPHIC SCALE



1 inch = 40 ft.

OWNER: DONALD BRYSON

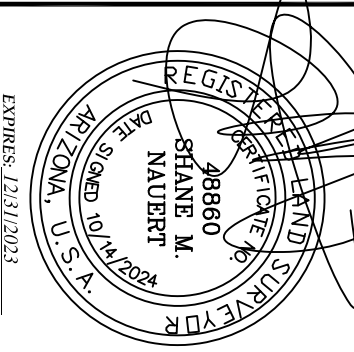
JOB NO. 21-0311LS

DATE: 10/14/2024

SHEET 1 OF 1

DRAWN BY: SMN

HERITAGE LAND SURVEYING & MAPPING INC.
SHANE M. NAUBERT R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
(929) 967-9170



APN: 404-18-178Q

FOUND 60D NAIL IN PAVEMENT, ACCEPTED AS THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 19, PER (R)

S00° 01' 01" W 1323.74 (C)
S00° 01' 33" E 1324.51 (R)

EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER

SET NAIL WITH TAG "RLS 48860" IN PAVEMENT

ARENA DEL LOMA ROAD

S89° 57' 47" E 328.25 (M)

N00° 07' 26" W 1322.63 (M)

FOUND 1/2" REBAR WITH OBLITERATED PLASTIC CAP IN PAVEMENT, ACCEPTED AS THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 19.

-SUBJECT PARCEL-
APN: 404-18-178Q
+/- 4.991 ACRES

404-18-178K

MONTEZUMA HEIGHTS ROAD

N00° 02' 27" E 661.66 (M)

404-18-179

ARENA

404-18-169A

404-18-169C

S00° 05' 16" E 2645.47 (M)
S00° 06' 30" E 2645.43 (R)

N00° 05' 21" W 661.38 (C)

S89° 59' 14" E 329.00 (M)

404-18-170

CALCULATED SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 19.

S89° 59' 14" E 329.00 (M)

404-18-168A

SET 1/2" REBAR WITH PLASTIC CAP "RLS 48860" SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 19. A FOUND 5/8" SMOOTH BAR (BENT) WITH NO ID LBS. N40° 27' 53" W 1.12 (M)

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January 27, 2025

RE: Arena del Loma RV Use Permit

To the Planning & Zoning Commissioners and Town Councilmen,

My name is Christa Brunori and I have an invested interest at Arena del Loma. I am submitting this to you all, in hopes that it helps clear-up and rectify some confusion on the commonly asked questions and concerns that I have either heard or directly been asked about, regarding the RV Use Permit application. I hope this helps illustrate what we are applying for and why.

The term 'RV Park' can be perceived and inherently is a little misleading for the activity we are proposing . A facility such as Arena del Loma has a unique need for the 'RV use' to help accommodate guests visiting our location. Why is it 'unique' you ask?? Because we offer an amenity to house both humans and horses/livestock. This is an ancillary use that most professional facilities offer and a very successful endeavor on their part. You will hear many opinions on whether or not this permit should be issued, however, it is my stance that this use is already in place and has been happening today and in the past. And will be used in the foreseeable future. The RV Spaces are existing and permitted. The problem has arose with a small faction of neighbors complaining about the Town issuing temporary permits for our caretakers. We already ask our short-term guests to vacate the property every 10 days, only to return to comply with the Town's current code. This creates a burden for our guests as well as RV's coming and going at a more frequent manner than needed. In nearly all cases, our customers are not comfortable leaving their highly valued animals and staying somewhere else. There is also another problem they face with RV Parks not allowing living quarters horse trailers and housing of livestock. It is very simple... We are following our 2016 Notice of Decision direction and requesting the permit to allow 'longer stay-times' than the 10-day allowance the Town Code permits. If it's appropriate, the public and Town Staff can go back through the individual NOD and read that the ancillary RV use has always been a part of this commercial operation as well as others. That's it. No additional spots being created at this time, regardless of the NOD stating up to 15 permitted. We are not at this time, seeking to maximize what has been outlined as a legal remedy in our NOD. We have passed all the inspections of the Town, County, ADEQ and then some. We pose no health threats and have all the proper amenities to accommodate the RV Use. In our master refurbishing plan, there will be an exterior fence/wall that will help remedy the complaint of 'seeing the rvs'. As you can see, we are actively working on addressing neighbors concerns and this would not only benefit them, but us as well, and hopefully the code enforcement department.

As you read further, you will see my explanation of and addressment of the most common concerns/questions from the community.

I genuinely hope this helps shed a little light on our application and look forward to addressing each and every one of you at our Town meetings.

Respectfully,

Christa Brunori



What is an RV?

A **recreational vehicle**, often abbreviated as **RV**, is a [motor vehicle](#) or [trailer](#) that includes living quarters designed for accommodation.^[1] Types of RVs include [motorhomes](#), [campervans](#), [coaches](#), [caravans](#) (also known as travel trailers and campers), [fifth-wheel trailers](#), [popup campers](#), and [truck campers](#).

Typical amenities of an RV include a [kitchen](#), a [bathroom](#), and one or more [beds](#).^[2] RVs can range from utilitarian – containing only sleeping quarters and basic cooking facilities – to luxurious, with features like air conditioning (AC), water heaters, televisions and satellite receivers, and quartz countertops.

https://en.wikipedia.org/wiki/Recreational_vehicle



What is a Living Quarters Horse Trailer?

There is no definition / separation for the term 'Living Quarters Horse Trailer' as it is identified as a 'Recreational Vehicle (aka: RV)' and included in the description above for 'RV'. However, this type of trailer is designed to have accommodations for humans while simultaneously hauling/transporting horses/livestock in the back compartment. See photos below:



WIKIPEDIA The Free Encyclopedia

Search results

living quarters horse trailer

Advanced search:

Search in:

The page "Living quarters horse trailer" does not exist. You can [create a draft](#) and submit it for review or request that a redirect be created, but consider checking the search results below to see whether the topic is already covered.

View (previous 20 | next 20) (20 | 50 | 100 | 250 | 500)

Horse trailer

A horse trailer or horse van (also called a horse float in Australia and New Zealand or horsebox in the British Isles) is used to transport horses. There ...

Texts from Wikisource

The Passing of Peg-Leg

buying two fresh horses, which proved a valuable addition to their mounts. Now it became

Tools

Results 1 – 20 of 182

Appearance

Text

Small

Standard

Large

This page always uses small font size

Width

Standard

Wide

Color (beta)

Automatic

Why is this amenity needed?

The most important reason guests want to stay on property near their personally owned horse is largely due to the safe keeping of the animal(s) as well as multiple feeding and care during the day. Not allowing this privilege for longer stays would only create a greater impact with coming and going from the facility. Another issue is that all of their feed, supplies, tack and equipment would be stored in their 'living quarters' for riding and training. This would mean they would have to pull their trailer in and out daily to stay off-property and tend to their horses on property. It is simply cumbersome and not as feasible.

What is the impact of the "RV's" for the land of the facility and neighbors?

Minimal. In fact, our guests are more likely to stay for longer periods of time than traditional visitors coming to RV Parks. They want to stay for months at a time and focus on their training and practice prior to competitions down South, not just passing through for a few days. The RV hook-ups are already in place at Arena Del Loma and fully functioning, passing all code inspections. Longer 'stay-times' will also reduce traffic/dust/noise/etc coming and going from the property. We will also provide an economic impact taken from a survey from our existing customers.

Why is it called an "RV Park"? Especially if it is mostly just 'Living Quarters Horse Trailers' utilizing the spaces like you say?

There is no separation of definition between a traditional 'RV' and 'Living Quarters Horse Trailer'. The term 'RV' is a "RECREATIONAL VEHICLE (aka: RV)". However, most people are only familiar with the classic visual concept of an RV or motorhome that you take across country for road trips. In the equestrian world, a Living Quarters is very well known for the same use but also hauls the horses/livestock in the back compartment as well as their hay, tack and equipment used for their sport.

Due to Towns and Cities not having a different 'term' for an RV Park in their code/definitions, this is the only definition we can go by when applying for this ancillary use for an equestrian facility, like Arena del Loma. It is easily mistaken with the traditional 'RV Parks' across the nation, but again... it is one in the same. With the exception that traditional RV Parks do not have accommodations for equine/livestock travelling with their humans. Hence, the need for unique facilities like Arena del Loma. Currently, we would be the only commercial facility in Camp Verde that would not allow this ancillary use for longer periods of time. That puts us at a distinct disadvantage when attracting guests from out of town looking to stay and train in our great AZ weather.

What is the difference between Arena del Loma's use of an 'RV Park' and the well-known Verde Ranch RV Resort in Camp Verde, AZ?

The difference is in what type of facility both are.

Verde Ranch RV Resort – This facility is designed to host motorhomes and traditional looking RV's for guests visiting the area or passing through. They do NOT have accommodation for horses and livestock travelling with the people.

Arena del Loma – This facility is designed to host primarily Living Quarters Horse Trailers, but not exclusively. A motorhome, truck camper or traditional RV is also accommodated, but far less likely to be the primary transportation for equine enthusiasts coming from across the country to visit Arizona. These types of people are travelling with their horses/livestock for a specific reason, perhaps to rodeo or rope in Arizona during the Winter months, and they will utilize a trailer that can accommodate BOTH the animal and human. Hence... the inception of the Living Quarters Horse Trailer.

Is this a common amenity for “professional equestrian facilities”?

Yes, it absolutely is! You’ll see some prime examples below, of well-known facilities in the state of Arizona, showcasing their “RV Parks” for the equestrian enthusiasts visiting their location. And for the exact same reason we are requesting the use. You’ll even see a facility local to Camp Verde already exercising this right (and there are more than 1 in our town, fyi).

Location #1: Rancho Rio (Wickenburg, AZ)

Site: ranchorioaz.com



Room For You & Your Horses

Rancho Rio is located on 53 acres just minutes from downtown Wickenburg, Arizona. Before construction began in 2012, the location was an unused arena field. Today, complete with several additional phases of construction, the facility boasts 80 RV spaces, 174 covered stalls, outdoor stables, two outdoor arenas, concessions, on-site laundry, hot propane stations, and restrooms. Rancho Rio is open from mid-October through May, welcoming visitors year-round.



RANCHO RIO
1325 N. TEGNER ST., WICKENBURG, AZ 85390

RV PARK & COVERED STALLS

ARENA I

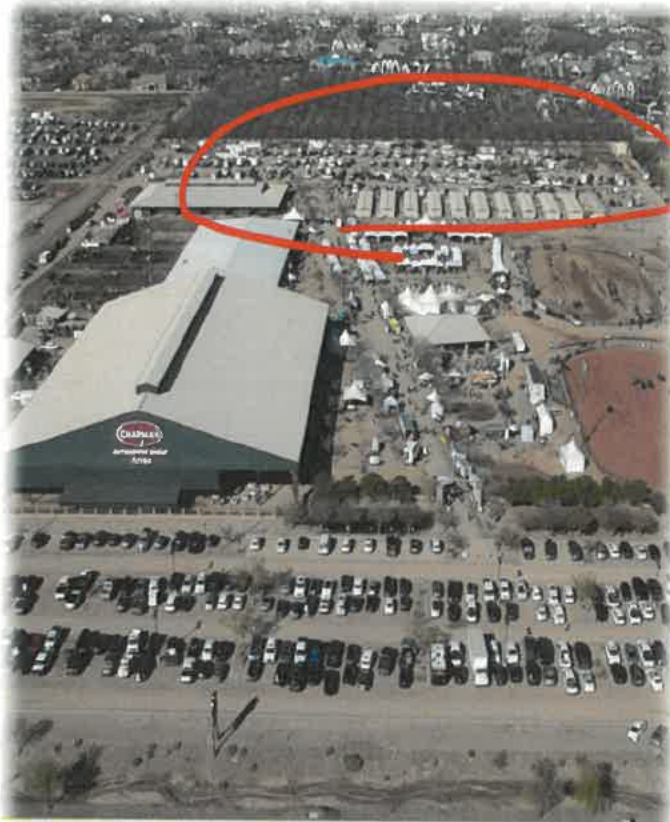


Amenities

- Large Outdoor Riding Arenas
- Professional Dressage
- 100+ Tack Boxes
- RV Repair
- Dry Cleaning
- Horse Trials (Covered & Uncovered)
- Round Pens
- Warm-up Stalls
- Horse Wash Area
- Concierge
- Top & Propane
- Restrooms (Hot Showers)
- Laundry Facility

Location #2: Horseshoe Park & Equestrian Center (Queen Creek, AZ)

Site: queencreekaz.gov



queencreekaz.gov

RV Reservations are now online! To make a reservation, go to <https://secure.rec1.com/AZ/queen-creek-az/catalog/>

Events

Southern Arizona Quarter Horse Association
01/29/2025 - 02/02/2025

Arizona Cutting Horse Association
02/05/2025 8:00 am - 02/09/2025

Cowboy Mounted Shooting Association
02/14/2025 7:00 am - 02/22/2025

[More Events](#)

[HOME](#)

[CALENDAR](#)

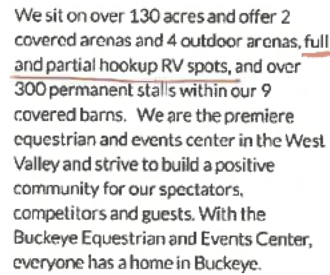
[MEETINGS & AGENDAS](#)

[ABOUT US](#)



[EMPLOYEE LOGIN](#)

Site: buckeyearena.com



An aerial photograph showing a multi-lane highway. A large truck is visible in the left lane, moving away from the viewer. The road surface is dark, and the surrounding area appears to be flat and open.

[Read More](#)[illegible]

Location #4: Nashwa Farms (Camp Verde, AZ)

Site: nashwafarms.com



MENU / PRICE LIST

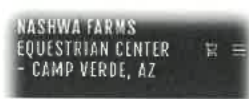
RV HOOK UPS

Full Hook Ups: Water, Septic, Power Utilities Included

Monthly
\$800

Weekly
\$300

Daily
\$60



DRY CAMPING

Large Parking Lot Pasture, Large Gate to Access Horse Camping Camping with horses Horse boarding

Monthly
\$300

Weekly
\$150

Daily
\$30



Bryson Ranch Economic Value and Community Impact

Surveyed with existing customers in 2023

Bryson Ranch hosts many out-of-state and local competitors that attend our events and weekly clinics, as well as spending their out-of-state dollars within our community. We did an unofficial survey with our clients and noted that over \$2000.00 per week cumulative was spent by our guests at local restaurants for meals and entertainment. In addition, according to tax records for 2020, Bryson Ranch, spent \$36,000.00 in meals and entertainment for clients within the local community. In addition, out of town clients collectively spent \$4100.00 a month between entry fees, local vets, farriers, hay, and feed supplies. In miscellaneous groceries, supplies and fuel, they spent another \$1300.00 per week locally. One client spent \$67,000.00 on a new truck from Jones Ford. Vehicle repair at local mechanic shops estimated at \$250.00 per week. Bryson Ranch spends \$120,000.00 a year locally on hay purchases. Bryson Ranch farrier costs estimated at \$46,000.00 per year with local farriers. Bryson Ranch diesel repairs are estimated at around \$40,000.00 per year with local mechanics. Bryson Ranch fuel costs estimated around \$100,000.00 per year with local fuel stations. These are all recurring annual expenditures and money injected into the local economy. Total cash injected into the local economy by Bryson Ranch and its clientele for simple amenities is \$575,800.00.

We hosted 4 roping's this Winter Season that hosted over 500 contestants all traveling to Camp Verde to compete at our events. We employ 12 full-time employees locally. Our charities include the Boys and Girls Club, Susan G Comen Cancer Foundation, FFA, not to mention donations to the newly built Camp Verde Arena as well as extending our services for local benefit fundraising events and roping's. Arena del Loma also hosts at no cost a Youth Mentorship program teaching young horse related competitors. Our arena is open and has been free of cost to each of these youth that show the initiative to come train with the pros. Arena del Loma is the oldest and longest existing event and equestrian facility in the Verde Valley.

**** Frequently supported local businesses and establishments (but not limited to). ****

Restaurants				
Low Places	La Casita	Verde Café	Denny's	Moscato's
Babe's	Beto's Corner	La Fonda	Sonic	Taco Bell
Little Caesars	Domino's	Crusty's	JT Bistro	Udderly Divine
Johnny Rockets	Storyteller's	Casino Buffet	Burger King	Flew the Coop

Fuel Stations				
Chevron	Shell	Maverick	Circle K	Chevron #2

Grocery Stores				
Bashas	Dollar Store	General Dollar	Walgreens	

Auto and Tire Establishments				
Tire Pro	Verde Diesel	R. R. Repair	O'Reilly's	Napa Auto
Reitman Repair	Vince's Autobody			

Other Businesses				
Ace Hardware	Paul's RV Repair	Nice Jons	Carl's Meats	Hauser Farms
Tin Cup Farms	Yav-Apache Farms	Dr.Bleak	Dr.McDonald	M Peterson Realty
Peterson Farrier	T. Baker Farrier	T. Binger Farrier	G. Walker Farrier	Town of C. Verde

Construction and Other Businesses				
Mulcaire & Sons	Jobsite Concrete	Reddell Constr.	Merriman Constr.	Fox Welding Co.
Parker Constr.	Rayburn Electric	Heritage Land Srv.	CV Arena Assoc.	WM Station

Healthcare Facilities				
N. AZ Healthcare	Girarro Massage	Weaver Medical		

Hotels and Lodges				
Days Inn	Fort Verde Inn	Cliff Castle Lodge	Cliff Castle Hotel	Comfort Inn

**** Snapshot of Bryson Ranch Clientele (but not limited to). ****

Bryson Ranch Local Clientele				
Trampus Mansker	Jess Mulcaire	John Lacey	Ty Reddell	Heath Helgersen
Josh Irving	Dusty Trammell	Chris Navarro	Rob Lindstrom	George Pugh
Ken Procunier	Byron Gibbs	Mason Swenson	Tyler Binger	Wayne Merriman
Matt Daniels	Jordy Weaver	Shanna Mulcaire	Becky Lacey	Rusty Helgersen

Bryson Ranch Out-of-State Clientele			
Client Name	State of Origination	Client Name	State of Origination
Charlie Green	MT	All Schultz	WY
Mike Umbdenstock	NV	Mel Turner	WY
Jason Handy	WY	Tyler Morris	TX
Penny Ready	WY	All Schultz	WY
Jackie Evans	MT	Cherrain Richmond	WY
Jim Hardin	NM	Carey Umbdenstock	NV
Jay Grant	WY	Justin Jarrett	WY
Tommy Ding	CO	Chalon Molsey	NM
Brett Richmond	WY	Tyler Wojo	TX
Randy Wood	AK	Rhett Kennedy	CA

Affidavit

I, Tanner Bryson, owner/agent of parcel 404.18.178Q have notified the neighbors within 300' of above property, by sending letters on 12/19/2024 to notify them of the neighborhood meeting that I conducted on the 9th day of January 2025.

I posted my property with meeting the date, time, and place, on the 19th day of December 2025, and taken a photograph of such posting.

I, Tanner Bryson, owner/agent of parcel 404.18.178Q 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:

See attached meeting notes & Summary.
5 pages.

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 10 day of January 2025.

[Signature]
Signature of Notary



Jadie Edwards
Notary Public
Yavapai County, Arizona
My Comm. Expires 11-28-27
Commission No. 661311



Arena Del Loma
Parcel #404-18-178Q
1738 Arena del Loma
Camp Verde, AZ 86322

Neighborhood Meeting Notes 01/09/2025

-2:00PM Meeting Opens, led by Tanner Bryson-

Tanner Bryson

- Tanner: Introduction to the Arena and it's functions, as well as recap of what the Use Permit application is for and why the need exists. We are hosting this meeting for public input from Neighbors. If you have a horse and would like to come ride, you're welcome to.
- Christa: A major reason for this application is for the Caretakers on the property, instead of the Temporary Use Permit it is to help make that a permanent situation, so we have safety infrastructure in place for the caretaking of the property and the animals.
- Tanner: We have approximately 70 head now, if they were to get out at night it is stressful, and the Caretakers responsibility is to notify us and help mitigate the issue. Our goal is to let the neighbors know what is happening and answer any questions.

Miranda Fisher (Town Manager)

- Miranda: Gives clarification that this is the Neighborhood Meeting that comes with the Use Permit Application for the RV Use and NOD for the property. It is zoned R1, RV Parks are allowable with the Use Permit and there is reference to the Use Permit in the Notice of Decision, so this is something that will go through Planning and Zoning and Town Council. States that the anticipated Planning and Zoning meeting for this application is on February 13, 2025. And then Council Meeting after that.
- Tanner: Cliff Bryson also has some notes and documents in case anyone has any questions, he has the NOD and application that we submitted. We get a lot of winter visitors that want to stay with their horse on that property and don't like leaving their horses at that facility and then stay at an RV Park, we want to offer some RV plug-ins, if you go to just about any commercial equine property, they offer this. They will come stay with us for training, etc and then travel to Wickenburg for events. Currently they have to leave every 10 days and can come back. We currently have 2 caretakers in RV's here, the other RV's belong to me but are vacant. We'd like to free those spaces up in case someone wants to come down and learn to rope and enjoy the warm AZ weather.

Tanner Bryson

- Tanner: Opens the meeting for questions from the community.

Candi Murdock

- Candi: I am trying to clarify in my own mind, the letter stated 8 RV spaces, now is that excluding what you have here now?
- Tanner: (Points to the RV's spaces) Those are my current RV Spaces. Only asking for 8 total spaces.



- Candi: So basically, what you are asking for are 8 RV's or Trailers that have apartments in them? Unlimited Stays?
- Tanner: We could do it either way right now with the 10 day legal stay to be able to stay here, the problem with that is we get guests that come in and stay for 10 days and have to leave for a day and come back. So it creates an inconvenience and higher traffic volume. They want to come down and stay 30 days or 60 days and have their horses trained, etc and then go on to Wickenburg and stay at a facility down there.
- Miranda: To clarify, yes... under the Use Permit there would be an unlimited amount of time to stay. Up to Arena Del Loma to decide what make sense for their needs or needed for the animals to add limitations but not currently in the request as it states.
- Candi: So is your thought to put in more hookups, more spaces or to get rid of what you've got and put in 8?
- Tanner: Our 8 RV Spaces are already in.
- Candi: That's what I'm asking. So you would remove these and the things you have here and have those open? You don't plan on putting more in?
- Tanner: At this time, no. No, I'm asking for 8 that are already in. But we are asking to use them for a longer period of time. The 10 day deal doesn't make sense and inconvenient. It adds traffic and inconvenience.
- Christa: It also remedies the situation for the entire communities concern about the Caretakers and the temporary use permit that is currently in place and making that a permanent thing. The Caretaker is an option we have but we need it to be remedied and everyone agrees the temporary status should be temporary. So this is the process to have that full-time caretaker to caretake the animals and the property from vandalism and things like that. So that is the main reason for this permit, and in addition the winter visitors as well.
- Tanner: One of the other things we want to avoid is having people stay in the parking lot and having a generator run because that is inconvenient to the neighbors and noise in the evening and such. Say we have an event and half a dozen people stay overnight in a living quarters, they are allowed to plug-in at the property and then there is no noise. That's just a consideration for the neighbors. Reduces the noise from generators running all-night. Currently they can come in and park and run their generator for an indefinite amount of time. We are trying to avoid that, this is not a big huge use facility. We have the Town arean for hosting big events, we want to host clinics and small events. RV Spaces offer an amenity to host clinicians coming to the Arena and winter season visitors.

Kathy Noble

- Kathy: I just want to voice my opinion that we don't need another RV Park in the area, especially right here. I haven't talked to any neighbors that are in support of this.
- Tanner: I appreciate your opinion. The good thing about this is it won't be a "normal RV park". If someone calls me and says I have an RV I want to come stay at your facility, it is basically an amenity for the arena, and we will treat it as such. But I understand your concern and value your opinion.

Randy Wood

- Randy: The other RV parks, there are so many RV Parks in the area; are they limited to 10 days too?
- Tanner: No, actually they can stay I think 6 months.



- Miranda: Yeah, it would just depend on the stipulation of the Use Permit or where it is zoned, but No.
- Randy: 10 Days doesn't seem that long.
- Miranda: Yeah, there may be considerations that there are planned area development that could stipulate that. The 10 days is to not have a code violation. You're allowed to bring it in, you're allowed to have someone stay in an RV in your driveway, but no longer than 10 days. But staying longer is a violation of code.
- Tanner: We are not reinventing the wheel here, this is something that all/most professional equine facilities will have a number of RV Spots people will stay in. If you have someone that has a \$50,000 Rope Horse, they don't really feel comfortable dumping them at a facility and then staying somewhere else. Which I understand, you have to get up and feed and check on them in evening etc. It makes sense to have this amenity for people to use. We are not looking to have huge events we just want to have an nice comfortable, stick to what we know, clinics, small ropins, jackpots, etc. People can come stay for the weekend, week or month and they are 'home'.

Candi Murdock

- Candi: Can you clarify for me Tanner, the term 'RV'... are you picturing little trailer house RV's or the motor home sort of thing? Or are you using the term for "RV" or "Living Quarters Horse Trailers" or both?
- Tanner: Both. Last year we had someone bring a RV down and LQ to travel around and go to the ropings and such. So they stayed in the RV and the LQ was parked on property. Mostly what you will see is Living Quarters for facilities like this one.
- Candi: Concern I have... I understand people coming with their horse in their big trailers and the rest of the family comes in with an RV. That's gonna be two things here instead of one. And that is a little bit of a concern. I mean, you're getting a little bit crowded. You're already using the easement already.
- Tanner: What easement am I using?
- Candi: Well, that one and that one.
- Tanner: You mean the entrances? The entrances into the facility?
- Candi: No, no no... what is another term for easement?
- Miranda: You're talking about the access road?
- Candi: The right-of-way. The road is here, the right of way is here, the property line is here. Maybe I am using the wrong term?
- Miranda: It sounds like you're talking about an 'Encroachment issue'? That the property encroaches on the Town's right of way?
- Candi: Well, my statement was more that it seems like Tanner is already getting a little crowded and he is having to push out and use the right-of-way.
- Miranda: The proper term you are looking for is 'encroachment' of the right-of-way.
- Tanner: Well, we did a survey and had property lines marked and it is all in accordance with what is designed as far as we have not expanded. Only thing I have done is taken down the old falling down fence.
- Candi: Well now I am getting confused. I thought what you were using was part of the right-of-way and you're saying that is actually your property?
- Tanner: Yes ma'am.
- Candi: Because it doesn't fall in line with the rest of the apparent property lines.



- Tanner: I had it surveyed by Heritage Land Survey Company in Camp Verde was hired to survey my property lines and ensure that is not the case and we are within our property boundaries, proper setbacks, etc.
- Candi: That tells me maybe I should get a surveyor down too then.
- Tanner: I might add that when they did their survey of the property lines, setbacks, etc. If you go by the County's mapping, a lot of properties are 4-5ft 'off' with the property boundaries. I think from East to West. So there are a lot of property lines not meeting easement and right-of-ways. But we had this place surveyed first. So my plan is for future from this corner down to the border of this property, I'm going to place my stalls and there and they will be covered and have a solid back. So it will serve as a structure for my horses to have cover and meet the legal setbacks.
- Christa: An example of what he is talking about is that our property actually goes to the middle or all the way across Montezuma Heights Rd... so the road you take to your house is our property. So there are things like that, but it's not an issue for us.
- Candi: I agree with you on a couple of things, but I'm very unsure about the easement. I'll just have to research that and study it a little bit. If it is part of your dedicated property then that is something I need to look into. Because I think you probably already affected the drainage for one thing in the rainy season so that is something I will have to check out.
- Tanner: We haven't done anything here drainage wise, other than the bar ditch that goes around the property, it had been filled in for years, I hired a blade and I cleared out the pre-existing drainage ditch that surrounds the property to let water drain correctly as it probably did 30-40 years ago, but nobody maintained it. So I hired a professional blade to clean it and blade the road that goes to your property. We did all that at my cost.
- Tanner: We built the entire arena from the back to right about here where we are sitting.

Tanner Bryson

- Tanner: This Spring, there will be a fenceline/wall constructed lining the property lines. Our pens along the road and a lot of improvements up there. We get a lot of complaints it is unsightly and we are going to put a fence up which will be the back of my barn so when you drive down you'll see a nice beautiful wall. Instead of looking and seeing activity. My plan is to have a few coded gates to keep the horses come in and people that don't want to come in they won't know the code. We are trying to make this place nice. If I had a hat it would say Make Arena Del Loma Great Again!

Tanner Bryson

- Tanner: Any other questions Candi?
- Candi: That's all I have now.

Candi Murdock

- Candi: If you have 8 RV's and they can stay more than 10 days, what arrangements do you have for sewage?
- Tanner: We have a septic. The septic sits over here, it has been here and works. That has been checked out by Yavapai County and inspected and said we are good to go. Already in place, not putting in new spaces, just making the facility attractive and the RV Spaces a more permanent status instead of coming and going every 10 days.



Miranda Fisher

- Miranda: We encourage public testimony written/verbal at the hearing with Planning and Zoning. Opportunity for P'n Z to hear any concerns as well. Ultimately... the Use Permit really comes down to if the applicant meets the required criteria or not? We have evaluated all the criteria and at this stance, do feel that Arena Del Loma does meet everything and Staff are recommending approval to P'n Z and Town Council.

Candi Murdock

- Candi: So, with Tanner's arrangement with the Town, he has 8 spaces and that is okay, can he in the future add more spaces later without approval through zoning and planning?
- Miranda: No. He would have to go back through a Use Permit again to modify. That is something we discussed with Tanner. He felt like what is currently here is enough for now. Or he'd have to install the additional things needed for hook-ups, but can consider more in the future. The whole process starts over again. However, he can if he wants to.
- Tanner: At this time with the clinics I'm having and events etc, it doesn't lend itself for me to put in more hookups at this time. I feel the 8 is adequate for what we are doing currently. It will help generate some good revenue for the Town for the people that stay here, they go to restaurants, feed stores, grocery stores, etc that are beneficial. There are a number of neighbors in support of this. And a number of neighbors that are not. I'll take it as it comes.

Marshall Rowley

- Marshall Rowley: Our concerns were about 'access' if we need to get in here and it has been addressed. No other concerns or questions. We like the idea of the gates, etc.
- Tanner: The perimeter fence was in disrepair, and he had received a lot of complaints about the 'look'. Perhaps I took it out prematurely and that part of the property will be done as quickly as possible. Then reinstall the bleachers, etc. The estimated timeline is in the next 24 months.

Candi Murdock

- Candi: Since you brought it up, at one point in time you were going to build a barn? Have you erased that idea? No just doing stalls?
- Tanner: I'm going to do stalls, but I'm going to possibly put a smaller barn style structure where we can have a gathering outside of the weather. If someone wants to have a gathering, fundraiser, etc we want to make the facility really nice. This is where the Cowboys used to gather.

Tanner Bryson

- Tanner: Our goal is to make the facility nice for hosting community events again.

Tanner Bryson

- Tanner: Anymore questions?
- Community: Silence.

Tanner Bryson

- Thank you all for coming!

-2:26PM Meeting adjourned-

Arena Del Loma
1/9/2025

**Neighborhood Meeting
Sign in Sheet**

PLEASE PRINT

Name	Address	E-Mail
JAKE DAVIS	[REDACTED]	[REDACTED]
Randy Wood	[REDACTED]	[REDACTED]
Cory Rouley	Camp Verde	Cory.Rouley@campverde.az.gov
Don Jacobs	Camp Verde	daniel.jacobs@campverde.az.gov
CLIFF BRYSON	CAMP VERDE	CLIFF.BRYSON@CAMPVERDE.AZ.GOV
KEN ROCUNIER	CAMP VERDE	[REDACTED]
Christa Brunori	[REDACTED]	[REDACTED]
Tanner Bryson	[REDACTED]	[REDACTED]
T.C. Noble	[REDACTED]	[REDACTED]
Cathy Noble	"	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Arena del Loma
1/9/2025

**Neighborhood Meeting
Sign in Sheet**

PLEASE PRINT

Name	Address	E-Mail
Vicky Procupio		

[Page intentionally left blank]

Comment from Eileen Martin Re: Neighborhood Meeting Location

Response from Arena Del Loma

RE: Arena RV permit

From Miranda Fisher <Miranda.Fisher@campverde.az.gov>

Date Tue 12/31/2024 12:34 PM

To Ish Martin [REDACTED]

Cc i [REDACTED] Glen n Jan Allen [REDACTED]; [REDACTED]
[REDACTED] Corey Rowley <Corey.Rowley@campverde.az.gov>; Clifton Bryson
<Cliff.Bryson@campverde.az.gov>; Cory Mulcaire <cory.Mulcaire@campverde.az.gov>

Good afternoon,

I followed up with Tanner and Christa and they have respectfully declined the request to move the meeting. This is the message that was shared with me on this matter.

Thank you for the correspondence. I would respectfully decline moving the meeting, I feel the arena is the best location for the meeting. It will be a chance for neighbors to view the facility first hand, get a feel for our daily operations and activities and allow for real time questions and concerns. We are committed to providing a safe environment for our neighbors to visit and actively participate in this legal process outlined by the city. I would be available for future calls or meet and greets at the will of the public should they have further questions. Feel free to distribute or provide my personal cell phone and or e mail for any requests of such. Thank you for sharing this info as received.

Best regards

Tanner Bryson

Tannerbrysonstudio@gmail.com

9283009817 cell

Thanks,

Miranda Fisher, DPA

Town Manager / Interim Community Development Director

Town of Camp Verde

473 S. Main Street

Camp Verde, AZ 86322

Cell Phone: 928-451-3670

Office: 928-554-0001

-----Original Message-----

From: Miranda Fisher

Sent: Monday, December 30, 2024 11:28 AM

To: Ish Martin [REDACTED]

Cc: i [REDACTED] Glen n Jan Allen [REDACTED]; [REDACTED] Corey
Rowley <corey.rowley@campverde.az.gov>; Clifton Bryson <Cliff.Bryson@campverde.az.gov>; Cory

Mulcaire <Cory.Mulcaire@campverde.az.gov>

Subject: RE: Arena RV permit

Thank you for expressing your concerns. It is the applicant's choice where they want to hold the meeting. That said, I will share your request that the meeting be held elsewhere and see if they'd like to change locations.

I have confirmed with Tanner and Christa that everyone is allowed on the property for this meeting as I understand there may be a restraining order in place. They have confirmed that they would waive that for this meeting, which is one of the reasons we will have Marshal Rowley present.

Thanks,

Miranda Fisher, DPA

Town Manager / Interim Community Development Director Town of Camp Verde

473 S. Main Street

Camp Verde, AZ 86322

Cell Phone: 928-451-3670

Office: 928-554-0001

-----Original Message-----

From: Ish Martin [REDACTED]

Sent: Monday, December 30, 2024 11:24 AM

To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>

Cc: i [REDACTED] Glen n Jan Allen [REDACTED]

Subject: Re: Arena RV permit

Some of the neighbors involved have concerns on holding the meeting there.

1. After the Brysons were notified their dog ate the Allen's Chickens, Christa knocked on their door and threw money on their floor and walked away.
2. In 2022, the Martins had to get a restraining order on one Tanner's caretakers.
3. The Martins were told if they set foot on 1738 Arena Del Loma, they would be arrested after Jerry was falsely accused of trespassing. (Police report says unfounded) .Also, at that time, Tanner told everyone the ranch was open to the public and everyone was welcome to come see it.
4. After TC Noble filed a complaint against Tanner with the town, Tanner went to his home and confront and threaten him on TCs property.
5. Recently Tanner has called everyone who disagrees with him "communists" as well as other outbursts on social media.

Several of us feel uncomfortable and unsafe going to his property. I have documentation for all of this plus signatures from:

TC and Cathy Noble, Jan and Glen Allen, Candace Murdock, and Jerry and Eileen Martin.

We respectfully request that the meeting take place elsewhere with a Marshall present.

Sent from my iPad

> On Dec 30, 2024, at 10:50 AM, Miranda Fisher <miranda.fisher@campverde.az.gov> wrote:
>
> Marshal Rowley and I will be in attendance. Cliff Bryson will likely also be there but that hasn't been confirmed yet since we have P&Z that day too.
>
> Thanks,
>
> Miranda Fisher, DPA
> Town Manager / Interim Community Development Director Town of Camp Verde
> 473 S. Main Street
> Camp Verde, AZ 86322
> Cell Phone: 928-451-3670
> Office: 928-554-0001
>
>
>
> -----Original Message-----
> From: Ish Martin [REDACTED]
> Sent: Monday, December 30, 2024 10:47 AM
> To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
> Subject: Arena RV permit
>
> Hi Miranda. I hope you had a good Christmas. Can you please tell me which Town representative will be at The Bryson Ranch on Jan 9th? Thank you.
> Sent from my iPad

Neighborhood Meeting

Date: January 09th, 2025

Location: Arena del Loma

1738 Arena del Loma Road

Camp Verde, Arizona 86322

Time: 2:00pm – 4:00pm

Zoning

- R1st Residential
- Parcel # 404-18-1780

Proposed

- “Use Permit” for recreational vehicle use.

Comment from Janet Walther and David Hallum

Response from Arena Del Loma

Town Clerk - please copy for all town council, Mayor,
Town manager and all planning and zoning commission,
January 6, 2025
Thank you

Dear Camp Verde Town Council and Planning Commission,

JAN 7'25 17:00

We are submitting the enclosed document with the sincere hope that the use permit request for recreational vehicles for Arena Del Loma lot 404-18-178Q be denied under the guidelines that the Township has in place for residential areas.

The concerns we have regarding the 1738 use permit proposal and current usage are not a reflection of the owner, but for the property usage itself. Properties can be sold at any time and the precedent set by the Township goes with the deed. This precedent also sets the expectations of the community for what any one of us can expect in our neighborhoods if commercial businesses are allowed.

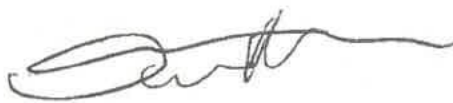
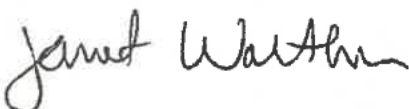
RV sites impact water usage, sewage/dumping, light pollution, dust, property values and neighborhood desirability.

Yes, the Arena owner is correct, the Arena has been part of our community for over 50 years. However, the commercial business use for the last several years in no way resembles the non-profit occasional use for the first 45 years. The arena we used to treasure has become an eyesore and nuisance. We have lived near and can see the arena from our house for the last 22 years. This commercial enterprise has already greatly damaged our immediate community with the unsightliness of all the stored vehicles. The dust from daily arena traffic is significant as it keeps the lot dirt soft. The dust is caused primarily from personal vehicles and horse trailers. The large piles of manure and the smell of the very large count of animals in close proximity to the road and houses is repellant. The animal waste run off is an impact to the health of the neighbors. Please do not grant an RV usage permit and add to the already unsightly mess by adding light pollution and even more dust from personal vehicles that are always associated with RVs. The granting of continuous temporary permitting for RVs has been out of line with stated Township guidelines for temporary permitting. It is clear that the Arena owner is getting preferential treatment. This also has to stop.

The only one benefitting from all of this is the Arena owner. There is absolutely no added value to the community. This has been very damaging to the neighbors. There are plenty of very close RV parks for caretakers and visitors. There is no need to add more on the Arena grounds other than to benefit the Arena owner's pocket. The local businesses would still "benefit" if Arena winter visitors were in an existing local RV park.

It is not the Township's job to try to help someone's business plan. The owner was aware of the limitations of the property before buying. If more live in caretakers are required for that number of animals, then perhaps the animal count on property should be reduced.

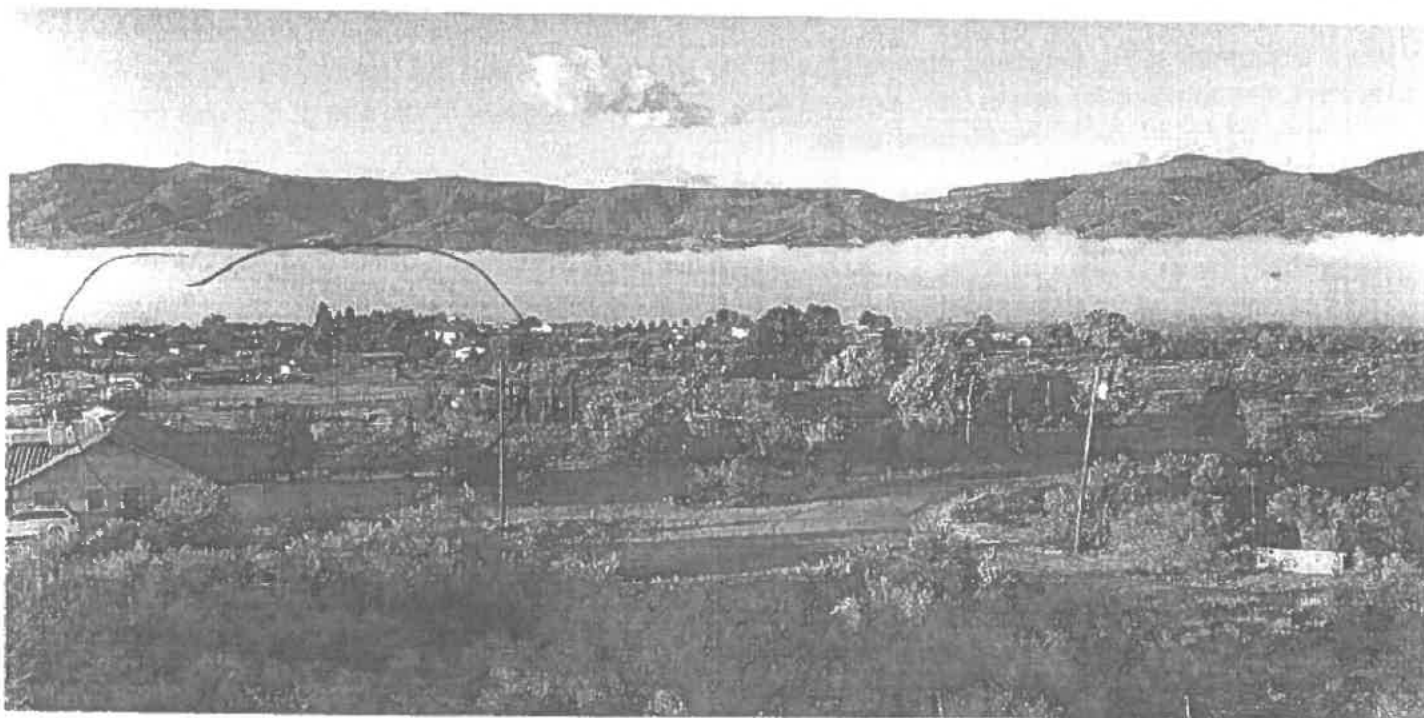
Sincerely,



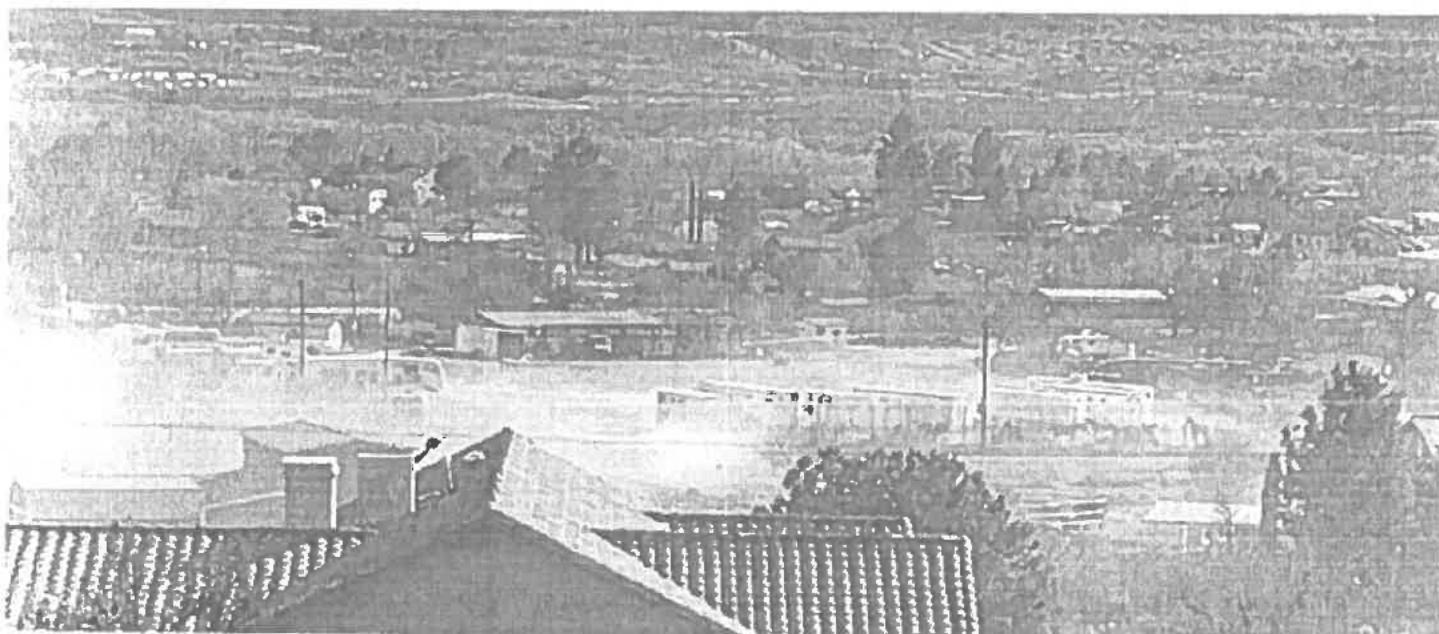
Janet Walther and David Hallum

page 1 of 3

Definite impact on views from houses in all directions. Note that this is a low density neighborhood. Many houses that overlook the arena are above street level, so any fencing or privacy wall around the property would not make a difference on the ugliness of the density of trailers and RVs. Below is of the view of the arena before there were so many vehicles and trailers.



Below is a picture of vehicles on property now.



Page 2 of 3

This is a picture of how bad the dust is now and how far reaching. It is not RVs coming and going that would be the major problem. It is the personal vehicles that they each use with multiple comings and goings daily. Expectation is of increased dust caught by the wind from the frequent traffic breaking up the dirt. This is already a problem with the temporary permits as shown in the picture below.



Page 3 of 3



January 12, 2025

Response to Janet Walther & David Hallum; RV Use Permit

Hi Janet and David,

We hope this email finds you well and will be addressing your concerns voiced to the Town through your written correspondence. Please note that we will be separating the issues expressed between the issues concerning our Use Permit, specifically. And any additional concerns will be addressed in a lower section of this letter. As not to confuse the purpose of the Permit and other issues you may have concerns with.

Category 1: "RV sites impact water usage, sewage/dumping, light pollution, dust, property values and neighborhood desirability."

We would like to point out that these RV Spaces already exist and have been used for years. Water usage and the sewer has been approved and inspected. As you may know, we are operating on a private well and well usage and maintenance is at our discretion. The sewer receptacles were inspected and signed off from the County and have been working perfectly for years. This should address your concerns. All lighting is/has been and will be compliant with current code. The dust that may be visible at times is not necessarily generated from our property and generation as all our neighbors in the area have vast areas of unused and vacant land. Due to the 6-month drought with no precipitation we are also aware that on gusty/windy days of 30-40mph gusts, as was apparent on January 9th, 2025, dust could be seen billowing and carried by winds from multiple properties in Camp Verde proper. We currently have more dust mitigation than most if not all our neighbors. We have an automated sprinkler reel that we water our arena with every other day in the Winter and every day as it becomes hot and dry. The chance of dust from the arena itself is very unlikely. We also have a 4000-gallon water truck that is a recent purchase that we will use in our parking lot area as it becomes dry and dusty. We also have a back up sprinkler system and high-pressure pump that can address any dust mitigation. We have done studies that reflect that horse/equestrian operations and facilities add value and raise property values in areas. We don't believe as based on our research, there is any evidence that horse operations will lower the value of local properties. We would be glad to provide those upon request. I would like to also state that we are legally allowed to have RV's on property currently. Our RV hookups have been inspected and permitted. This Use Permit is simply to allow the RV occupants to remain in place for a longer period than 10 days at a time, which is our current code. Without asking our guests to have to pack up and move for 1 day, and then move back in, it should help to reduce traffic, congestion and larger trailers being shuffled in and out. Many of our guests that use our current RV sites are wanting to stay for a longer period of time to attend our clinics and horse training instruction. This should prove to be more convenient for the guest, the neighborhood and our staff. As you know, we have at most times 50-100 animals on property at any given time, without additional animals showing up during events. Without permanent caretakers on property, this leads to a safety issue for kids, neighbors or anyone else that may wander onto the property during offline hours. Having permanent caretakers on property will also make sure the animals are where they are supposed



to be and address any animals that may be in distress. Currently we are required to have temporary permits that allow for these caretakers to live on property but as neighbors have complained of the 'temporary nature' of the permit, that this is not the right mechanism for permitting our caretakers. It is our hope to seek a more permanent solution that will ease the neighbors concern with 'temporary' as well as allow for long-term safety and resolve this issue for our management, the Town and the neighbors.

Category 2: Addressing the 4th paragraph that states the history and use for Arena del Loma.

As we both agree, there is a long history at Arena del Loma, the communities use and the value it has brought to the Town. We would like to note that we have done significant cleanup and restoration of this facility and will continue a robust program going forward. Unfortunately, the former owners and their management allowed the Arena to fall into disrepair and unsafe conditions that we encountered as we started managing the facility in 2011. Over the course of the last decade, Bryson Ranch, has taken the following steps to bring Arena del Loma back to its former "treasure status". We removed and refurbished the entire arena. Hauled off 4 semi dumpster loads of accumulated garbage and debris. We demod out a number of unsafe structures and hauled out the remnants. We also hired Mulcaire and Sons and rented equipment where we hauled off 117 10-Wheeler loads of pre-existing manure. We constructed a water barrier between our neighbors to the South that retains water runoff in a catch basin on our Southeast corner. We hired a blade to clean out and restore our bar ditch around the easements on Arena del Loma and Montezuma Heights Rd. We have had inspections from the Town and ADEQ to approve and direct these improvements. While these improvements were being made, we used our rented equipment and staff to grade Montezuma Heights Road at our expense, in a neighborly effort to improve ingress and egress to our neighbors to the South. I can't go into specific detail in this document, but because of the monetary structure and management of the 'non-profit' you mentioned, it was actually a governed under a C4. The property fell into hard times and became insolvent at which time we had the opportunity to purchase and begin our restoration in 2021. There are no large piles of manure anymore as they are removed bimonthly by our dump trailer and skid steer. Our corrals are cleaned daily with manure, hay and other organics being mulched for a period of 2 weeks before being delivered to local agrarian areas for which we have a waiting list for this product. We also upgraded and brought the existing RV receptacle into compliance through a permitted process. We are not aware of any preferential treatment from the Town and always follow code and law as we navigate this business.

Category 3: Benefits

As you probably understand, nothing in the world is actually 'free' other than air and sunlight. All things must be paid for by someone. The former entity that was managing the arena had membership fees, fundraising, commercial events, all in an effort to afford the management and maintenance of the arena. Their program was flawed and could continue to operate as they had no equipment as it had fallen into disrepair. No watering system, as it had fallen into disrepair. The fencing and structures were unreparable and needed removed. Their membership had fallen to almost 0. Currently, Bryson Ranch management has a robust program to maximize revenue to attend to the former issues that were faced by Verde Fair and Recreation Association, Inc. We feel we are an amazing benefit to the community as it provides a community location for events, clinics, horse training and boarding and we are currently offering a free opportunity for our youth to be mentored and learn valuable life skills. These are programs that may be



otherwise unaffordable without generation of revenue provided by other charged activities at the facility. We would welcome you to come check out what we are doing in person and watch the smiles and comradery shared with this amazing group of kids. We generally train and practice most afternoons as our arena chores are taken care of most mornings.

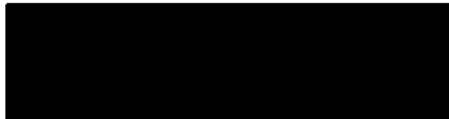
As you have stated that there are other local RV Parks, we are unaware of any that provide the opportunity to bring your horses to the facility for caretaking. We are also aware that most if not all, do not allow 'Living Quarter Horse Trailers' in their RV Parks. We feel that we are operating within the outlined plan as set forth in our 2016 Notice of Decision.

We are available by phone or email if you have any further concerns or questions. It is our goal to bring this property back to its glory days offering a great opportunity for community gatherings, equestrian activities and the promotion of opportunities for outside visitors to come, stay with their animals and spend valuable resources in our community while visiting the area. If I could borrow a phrase that would coin our efforts, it would say "Let's make Arena del Loma GREAT again!"

Thank you for your time, questions and voicing your concern.

Best Wishes,

Tanner Bryson



Comment from Glen and Jan Allen

#1 & #2

Response from Arena Del Loma

January 6, 2025

Glen and Jan Allen

[REDACTED]
Camp Verde, AZ . 86322

Dear Miranda:

Thank you for the consideration of forwarding the message from Mr. Bryson.

We will, in no way, attend a meeting at Mr. Bryson's property. If this meeting occurs at all, it should be held in a town building because it is about the town governing town regulations.

And why should the adjoining property owners be asked even to *consider* such a request of Mr. Bryson to add an "RV Park Permit" to his already illegitimate commercial operation in a residential neighborhood? Ever since the 2016 NOD, rendered by the town council, he has been operating in violation of town codes. He has a faulty understanding of "grandfather rights" when it comes to property usage! **WE WILL NOT GRANT SUCH A REQUEST!**

Further, why trust this man to do anything constructive with any possible feedback from his neighbors when, in the past, he's eschewed and ignored any input? He has alienated his neighbors with abusive language, threats, and inhumane treatment of animals on his property.

He has poisoned the well of all neighborly trust.

He should **NOT** be granted this permit! We are vehemently against this!

Sincerely,

Glen and Jan Allen

[REDACTED]



January 14, 2025

Response to Glen and Jan; RV Use Permit

Hi Glen and Jan,

We hope this email finds you well and will be addressing your concerns voiced to the Town through your written correspondence. Please note that we will be separating the issues expressed between the issues concerning our Use Permit, specifically. And any additional concerns will be addressed in a lower section of this letter. As not to confuse the purpose of the Permit and other issues you may have concerns with.

Category 1: Meeting attendance

We are sorry that you were unable to or unwilling to attend our Neighborhood Meeting. Our feedback was that it was informative, friendly and constructive. Our reason for hosting it at the property was an opportunity to showcase the facility and its current condition in consideration for this Use Permit. A great opportunity for neighbors to visually see from the inside, our program, and offer constructive feedback to us. Communication is paramount. We also felt what better place to have a neighborhood meeting... than in the neighborhood.

Category 2: RV Use Permit

We are asking neighbors to consider our Use Permit as it is a legal provision within our NOD as well as an approved use for the zoning that governs Arena del Loma. Should you request legal documentation legitimizing this statement, the Town Staff agreed they'd be happy to provide you with that language. It is our position that we are legally operating a non-conforming business on a historic property that has been used for this exact purpose. You might reference all the language in the NOD. It is our position that this operation and future operations will and have been within the guidelines provided by Town governance. We have consulted several law firms as well as we have been privy to the Town Attorneys interpretation of this fact. Should you have legal concerns, you may want to consult either your attorney, the Town attorney or simply read all the legal language set forth. It is our standpoint that we are not currently and will not be operating in an illegal manner at any capacity at our Arena del Loma property.

Category 3: Neighbor Feedback, Communication and Remedies

I categorically disagree with this statement. I have factual proof that I have not only jumped through many hoops and gone through great expenses to accommodate neighbors' requests and any code recommendations, going back as far as 2011. Based on several inspections and impromptu visits from the Town, the Marshalls office, ADEQ, the County Land Use Agent, and County Tax Assessors Office, we have never been cited or found in any violation of any law and/or animal neglect accusations. Our horses are attended to, ridden, trained and used daily. They receive a veritable buffet of free choice hay, grain, water and stall bedding. Watered with a continual float-valve watering system. The stalls are cleaned daily. Our client list and letters of reference in support for our 40-year business speak for itself. We have clients from all over the United States, Canada and Mexico that can attest to the contrary of this statement. I would characterize this particular paragraph as an attempt at character assassination and begrudgingly



dismiss any accusations. I have never used abusive language or threats to any of my neighbors. There is zero evidence to the contrary.

In closing, I feel that it is a shame that we can't seem to have a healthy neighborly relationship. I would like to extend the olive branch, once again, to invite you to the property for a constructive, respectful conversation and tour. I hope that you would dutifully consider this as an option when trying to capture the essence of our operation. I hope you know that we are an important and integrated program used by many patrons in Camp Verde and abroad. Our facility is used almost daily for horse activities, training and Youth mentorship. Most of which is free of charge to the public with a reservation. This might be reaching for the sky, but it is my sincere hope that we may get past any past negative experiences and please know we are working diligently to improve, refurbish and make Arena del Loma Great Again! I believe that our relationship ran a 'fowl' when my Queensland Heeler killed your wife's favorite chicken as he wandered onto our property. Such a shame, because it was a beautiful chicken. We had tried to make amends by paying your asking price for the chicken of \$75.00. It was our hope that this would resolve the issue. Since that time, we have had no direct correspondence or communication. I will include my phone number and email should you want to restart our neighborly relationship in a better manner. I was always nervous that your plan to run free-range chickens in the Town of Camp Verde would be met with difficulties and casualties as chickens tend to have a lot of predators that enjoy eating them. Your frustration resonates with me as I understand the difficulty of training animals when it comes to our horses and cattle dogs. I cannot imagine the difficulty of trying to train a flock of chickens to remain within your property boundaries. This might sound a bit fantasy-like, but I could envision you hosting a free-range chicken conference at our facility once it is complete, as it will be a great gathering place. You could share your stories and expertise on the "free range chicken model". In any event, I would like to transform Arena del Loma Road from 'hate-filled hill' to 'copacetic corridor', where all neighbors can communicate directly and enjoy their perspective lifestyles without involving the Town as a mediation.

To bring this back around, I would like to note that the RV improvements are in place now and permitted and currently being used. It is our simple request that this Use Permit allow our guests to remain on property during their stay for an extended time past the current legal 10-day stay. This is a plan that should cut down coming and going in congestion that may result in RV's and Living Quarters Trailers being transported in and out of the facility, when unnecessary. Simply because of the 10-day allotment. Please consider this communication and I appreciate your time.

Best Regards,

Tanner Bryson



Glen and Jan Allen



Miranda Fisher:

February 25, 2025

Dear Miranda,

You mentioned in the recent P & Z meeting, Thursday, February 13, that the septic system size and installation/operation would be a determinative issue in whether the town council can safely grant Tanner Bryson of 1738 Arena Del Loma a RV Use permit.

Would you please supply us immediately with photocopies of any and all documentation of the septic system in place there now?

We have lived next door to said property since June 1997 and do not ever recall noting any new septic construction on site. If there hasn't been any upgrade since the original septic was installed one can assume that it only allows for a single caretaker RV at the most. Not one that will allow for the dramatic expansion of 7 more hook ups, and the intensity of people usage that the requested permit would call for.

Just another reason why the town cannot and should not grant any further expansion/use of this business on only 4.2 acres IN A RESIDENTIAL ZONE!

This is something the Yavapai County Health Dept would be very interested in.

We recommend not granting a Use Permit for 7 more RV's!

And NO RV Permits in ANY Residential areas of Camp Verde!!! Period!!

Very Sincerely,
Glen and Jan Allen

PS Please pass this on to the P & Z Committee.



April 1, 2025

Dear Glen and Jan,

As part of the permitting process, we are required to have everything up to code and legal through the Town as well as any County or septic concerns. Any septic concerns as I understand they would be addressed in the Development Stage after the permit approval, and everything will have to be properly installed. This will be checked by the proper government agencies involved. The Town and our neighbors have our verbal and written commitment to complying with all codes, laws and procedures regarding these RV Spaces.

Thank you for your concerns, but to lay them to rest, please be assured this is all handled through the upcoming process.

Sincerely,

Tanner Bryson
Bryson Ranch, llc

Comment from Jerry and Eileen Martin

Response from Arena Del Loma

January 6, 2025

Jerry and Eileen Martin

Camp Verde, AZ 86322

RE: Use Permit for Recreational Vehicles 1738 Arena Del Loma Parcel #404-18-178Q.

Dear Miranda,

From page 9 of the planning and zoning ordinance revised November 2024:

1. ***A nonconforming use may not expand.*** Expansion is defined to include a geographic increase of the actual use, as well as an increase in volume or intensity, with the exception that a property owner may apply for a determination, pursuant to Section 102-B.5, that a minor increase may be approved based on findings that the proposed expansion will constitute an improvement to the subject property with no detriment to neighboring properties, in the following instances:
 1. 1) Replacement of a nonconforming mobile home with a certified manufactured home that neither decreases the existing nonconforming setback distance nor creates any further nonconforming conditions and maintains an interior side yard setback of not less than three feet (3') to the property line; or
 2. 2) Building extension or extensions of a nonconforming single-family, site-built residence that neither decreases the existing nonconforming setback distance nor creates any further nonconforming condition and maintains an interior side yard setback of not less than three feet (3') to the property line.

We will not be attending the meeting on Mr. Bryson's property. We do not feel that it is safe for us to be there. We also feel that it is an inappropriate location for a town meeting.

In response to the Bryson Ranch Letter, they state that the Arena has been part of the Community since 1963. Yes, it was a 501 3C Non-profit Fairground open to the public and community for many years. That has nothing to do with what it is now. Now, it is a "commercial for-profit" operation in a residential neighborhood, open to only a select few. The entire nature of the property has changed and the Brysons are the only ones making a profit.

The Town of Camp Verde has enabled the Brysons to operate this facility illegally by re-issuing temporary use permits repeatedly - beyond two years - which is beyond "temporary" by any standards. In addition, there are no provisions made preventing them from having the proposed 8 RV spaces and still have additional "temporary" trailers with additional "temporary permits."



January 12, 2025

Response to Jerry & Eileen Martin; RV Use Permit

Hi Jerry & Eileen,

We hope this email finds you well and will be addressing your concerns voiced to the Town through your written correspondence. Please note that we will be separating the issues expressed between the issues concerning our Use Permit, specifically. And any additional concerns will be addressed in a lower section of this letter. As not to confuse the purpose of the Permit and other issues you may have concerns with.

Category 1: Zoning Ordinance

Thank you for including this page from Page 9 of Planning and Zoning Code. But I am not aware that this applies to anything to do with the Use Permit application submission? Our application is simply to extend the time frame compliance for our guests using our existing permitted RV's to exceed the current 10 Day at a time allowance. This permit will cut down on and reduce congestion on Arena del Loma Rd. Currently our guests have to pack up and leave for 1 day and then return with their RV or Living Quarters. This adds to unnecessary congestion and traffic on Arena del Loma.

Category 2: Neighborhood Meeting

It is unfortunate that you have a reason to feel unsafe. We always try to accommodate and make our neighbors feel safe and welcomed on our property when invited. Law enforcement was requested and in attendance at our meeting so that everyone in attendance would feel super safe. The reason for having this meeting on our property was to give neighbors a chance to see firsthand our operation and property from the inside-out. To clarify, this was a 'neighborhood meeting' put on by us to inform, engage and accommodate any concerns and questions from our valued neighbors. Not a 'Town meeting'.

Category 3: Commercial Operation

This is a response to the idea that Arena del Loma was 'not for profit'. The organization that owned the Arena was organized as a non-profit. Their management and operations were not successful, and the organization became insolvent. The idea that there were no financial transactions or revenue generated from any/all activity from the Arena is just inaccurate. For decades, the local Posse, riding clubs and many organizations that patronized the arenas were paying membership, lease fees and other commercial compensation. The Town at one point had their own stalls for rent to generate revenue that was then given to the 4H Club. This property has never had a permanent residence



and has never been used as a residential property. It has never been anything but a commercial operation. It has been rented, leased and used for decades as such. You might reference the NOD that clearly outlines activities on the property. I think you may be confused that thinking 'non-profit' means that there are not any commercial transactions, but this is actually not accurate. In an effort to clarify this, you may want to seek out experts that can explain to you how commerce works. Just to let you know, we are open to the community and the general public. We do regulate and make sure that our guests are not unruly and abusive to the facility or its inhabitants. We are structuring and running this business so that it stays well-funded and in good repair and hopefully for generations to come. We are mentoring our Youth and offering a great, clean facility for equestrians and local events.

Category 4: Temporary Permits

We do agree that the 'temporary status' of our caretaker permits is not ideal. But, according to the Town's recommendation, it was a viable temporary solution for having safety measures in place regarding people that may wander onto the property without permission and animals that are residing on property may be cared for and properly contained. As you may know, animals are a 24hr/7 Day a week concern. It is not feasible or likely for us to just shut down and not have a caretaker to look after the 75+ animals on property currently. This is one of the main reasons for our request to offer a more permanent solution regarding the caretaker RV necessity.

Category 5: Legality and Issue of Temporary Permits

We refute the idea that there is any illegal activity and/or use that is not in conformance with the current code and Town Standards. We have been operating under our NOD of which provides language that allows us in this zoning to ask for a conditional Use Permit regarding RV's. We are not expanding or changing the operation. We are simply asking for a permit that would allow us to use our permitted and legal RV amenities designed to accommodate our equestrian guests for a longer period of 10 days at a time and would resolve the issue that neighbors have with the Town granting 'temporary permits' for our caretakers. We are hoping that this creates a resolution for everyone going forward. I appreciate your copy and paste of the 'Temporary Use Permit' guidelines from our code, but I do not see any time designation clarification for what is 'temporary' and what is not. Please feel free to forward me any documentation that outlines what constitutes a 'temporary permit' and what that allowable length of time is. Hopefully this will become a moot point as our conditional use permit should remedy all of these issues.

Category 6: PAD

You are correct that we attempt a PAD at the advisement of Community Development Director, John Knight, and his staff at the time. This was an effort on our part to remedy neighbors' concerns and be under the jurisdiction of a PAD that was a bit more restrictive and gave more defined guidelines of our operation, bringing our property out



from the set guidelines as the NOD and into a more modern governmental oversight. This attempt at good faith by us in reference to a small handful of neighbors that were complaining about the broad scope of the NOD, was rejected by those same neighbors. So, we resigned to just go back to our regular operating agreement under the direction of the NOD. I hope this clarifies.

Category 7: Living Quarters Horse Trailers

As you may know, because you are a 'horse person', it's impossible to (or) differentiate between the definition of a horse trailer and a living quarters horse trailer. The reason is that a living quarters is both 'horse trailer' and 'recreational vehicle (RV)'. So, by this apparent use, many of the living quarters parked on property are for horse transportation primarily. We currently only have 2 caretaker spots that are simply Recreational Vehicles (aka: RV's). We currently don't have anyone residing on our property in a Living Quarters Horse Trailer. All the rest of the vehicles and equipment parked on our commercial operation is either our own, or a client that has a horse on property for boarding or training. I would suggest taking a drive to some other commercial arenas nearby to take a look at their operations and you will notice that they are all very similar in nature. Check out Jackpot Ranch, Nashwa Farms and the Camp Verde Equestrian Center. All of which have stalls, corrals, hay, equipment, tractors, trucks, trailers, corral fencing and ancillary RV amenities. And 2 of the 3 are in residential neighborhoods. These are just the ones local to our Town. There are multiple centers and facilities in just about every town across the West. We are not reinventing the wheel. Just refurbishing, cleaning up and "Making Arena del Loma GREAT Again!"

Category 8: Traffic, Noise, Lights, Pollution, Dust and Smell.

We are very confident that this will reduce traffic as our guests will no longer need to pack up and pull out every 10 days, simply returning the next day, to use the ancillary RV amenity that goes along with their patronage for our training operation. There will be no increase in noise as there is not an attempt to expand the use of our facility. We always adhere to noise ordinances and are respectful to our neighbors. There will be an increase in lighting for safety, but it will be in compliance with the Town Code. We remove all rubbish and garbage weekly on Mondays, so that there is not a chance for garbage and trash to blow around the neighborhood. Our dust is mitigated through an automatic watering system that runs on a high-pressured pump sprinkler system. Our arena is watered every other day in the winter and daily as temperatures rise in the Summer. We are glad to announce we purchased a 4000-gallon water truck that is currently getting a new pump installed and in use soon to help with the parking lot. We are aware that we have been in a 6-month drought and things are dusty when the wind blows. I've noticed billowing clouds of dust from your property, but am unaware of such a mitigation system? Should you want to have a resource to mitigate this problem, I've got a little bit of expertise. It is my offer to share that information with you if requested. In terms of the smell, we are in compliance with manure mitigation as outlined by our



Town Code. We have passed every inspection levied over the past decade. Our mitigation plan includes a crew that cleans our stalls daily and compiles the manure and hay into a mulch pile that is then removed and delivered to eager customers across the valley. We have committed a skid steer, dump trailer and diesel pick-up to this mitigation process as well as 5 employees. I would like to have some correspondence from you regarding your mitigation process with smell and manure coming from your property. What is your system and how is it currently working with the 4 horses you have on the front of your property? It would be nice for us as neighbor to compare notes as I may be able to learn something from the system you use.

Category 9: Local Economy

The real winner in offering the amenities to our out-of-town customers to stay on property with their equine family members is the local economy and businesses. If appropriate and requested, I can share with you a survey I did with my clients on the local impact to our economy regarding their local purchases and bringing in outside dollars to our Town. I can assure you it will surprise you how much commerce our small neighborhood business provides in support of local town businesses.

Category 10: Impact on Neighboring Property Values

There is no evidence that this will have any impact on local property values. If anything, our research shows that Equestrian Facilities would increase local adjacent property values. The good part about this use permit is that the RV Spaces have been legally permitted, are currently in use and have been in use for years. So, any impact has already transpired in the past. The positive is that as the facility is refurbished and becomes more aesthetically pleasing through our efforts, the community could in fact see an uptick in property values as this is a very important and necessary, historic facility patronized by our Youth, our locals and out-of-town visitors. Having researched the value of your personal residence parcel, evidence suggests that the property value has only continued to rise over the years, regardless of our preexisting commercial facility.

If you have any questions or comments, feel free to reach out.

Best Regards,

Tanner Bryson



Comment #1 from TC Noble

Response from Arena Del Loma

Miranda Fisher DPA
Town Manager
473 S Main Street
Camp Verde AZ 86322

I purchased my 1 1/2-acre property in May 2016 on Montezuma Heights Rd for \$42K that property is adjacent to the Bryson property on Arena Del Lomas. I was told that it was an R170 property, meaning it was residential in nature, When I looked at the Arena Del Lomas property that was adjacent to mine I asked the question What is the status of this property? I was told that it was a 501C property that served as an occasional rodeo event center for those who wanted to use it. It was occasionally used. But there were no horses or cattle that were permanently there.

I was told that the property had to abide by a Notice of Decision (NOD) and that I had nothing to worry about it was not going to change very much,

In September of 2020 the property was purchased by Don Bryson for \$50K. Wow, what a deal he got 4.39 Acres for \$8K more than my purchase of 1.5 Acres. I could find no record of when that property came up sale.

The property went from a quiet occasional use property to a very busy horse stable, a cow pasture, and occasional rope exercises. The bleachers and stands that were there were torn down and stacked adjacent to the road across from my property. Piles of dirt & horse manure are along Montezuma Heights Road adjacent to my property. In the summer the flies and the stench are very evident,

There are various horse trailers & RVs that are parked in the area. This is in direct opposition to the NOD which says that there can be 1 RV temporarily for use by the caretaker. Now we have a request to have an RV Park on the Arena Del Loma property. We have at least 6 RV parks in Camp Verde. I think the last thing we need is another one in the heart of a residential area. In talking to others I have found no one who thinks this is a good idea,

The Town has allowed this property to become a commercial property in a residential area, they have granted permits, not responded to complaints about violations of the NOD and in general allowed this to happen.

Sincerely

T.C Noble



January 12, 2025

Response to TC Noble; Re: RV Use Permit

Hi TC,

We hope this email finds you well and will be addressing your concerns voiced to the Town through your written correspondence. Please note that we will be separating the issues expressed between the issues concerning our Use Permit, specifically. And any additional concerns will be addressed in a lower section of this letter. As not to confuse the purpose of the Permit and other issues you may have concerns with.

Category 1: Concerns about 'Occasional Use'

As far as the narrative of the Arena being 'occasionally used', this is factually inaccurate as I have managed the property starting in 2011. Since my stewardship, the Arena has been in constant and continuing use daily housing horses and cattle and equipment. My operation has not changed in nature, nor expanded the use of the facility. If you refer to the 2016 Notice of Decision, you may find many letters and signed affidavits supporting this notion going back to the early 60's as this was the cornerstone of the formation of the NOD by the Town to protect a historic part of Camp Verde.

Category 2: Statement of the purchasing arrangements of this facility.

In response to this section, this has no bearing on the current use permit we are seeking. Your statements are not accurate and somewhat misleading as the information you have must be 3rd party. The conditions of our purchase and the circumstances of us acquiring this property are not public information. We thank you for your comment on what a great deal we got on the property, this however, is highly inaccurate as it does not come close to representing our investment in this project.

Category 3: Use of Property

We refute the idea that the property was an 'occasional use'. It has been current and constant use as outlined in our NOD going back in our 60+ year history. In reference to our bleachers being stored, waiting for refurbishment, we were instructed by the Town Code Enforcement that we were required to move this equipment to the side of our property along Montezuma Heights Rd. We complied with this requirement as well as voluntarily putting in no-see-through temporary construction fence during our time of refurbishment. Our plan going forward is to refurbish and reinstall the bleachers so that they are safe and an amenity for guests watching our events. We also have plans to rebuild and cover the existing stalls along the perimeters of Arena del Loma and Montezuma Heights. The stalls will have a solid back that will result in a "big, beautiful



wall.” This should help alleviate stress and concern felt by neighbors that view horse activities and arena equipment as unsightly. This will be a modernly constructed facility with Western overtones that complement our character area of Pecan Lane and the vision of our 2026-2050 plan being formulated by Town Staff. Our manure is removed from stalls daily and compiled in a mulch pile that is removed bi-monthly via dump trailer, skid steer and pick-up. Should you be interested in updating and improving your landscaping on your property, I would be glad to put some of the local agricultural projects on hold to deliver this life-giving, plant friendly mulch that is in high demand, at no charge to you. This would allow you to grow some greenery which would result in less dust and weed eating on your adjacent property. This might help you create value on your property that might aid in your ability to sell your property for the current \$400,000+ asking price. As we refurbish and bring Arena Del Loma back to a more available community facility and its former status, this may help you increase your property value to match your asking price. Win/win.

Category 4: Reference to various horse trailer/RV's parked in the area.

Response: Currently, there are several horse trailers, RV's and equipment that are associated with our operation. All of these units are either our clients' horse trailers and/or our personally owned equipment. The Town has issued us 2 temporary permits for Caretaker RV's that are fulltime on property for the safety of citizens as well as animals residing on the property. The temporary status of the permits does not seem to be sufficient as we agree with the neighbors that it should be a more permanent solution. This is exactly the reason for our application of the Use Permit as outlined in our NOD. Our current RV Spaces are always and will always be used in compliance with Town Code. Our simple request through this permit is to be able to use them in longer increments exceeding 10 days at a time. This will cut down on congestion, confusion and logistics of moving our guests in and out every 10 days.

Category 5: Commercial property

Response: Arena del Loma has been and continues to be a commercial operation in a residential area. It has never been anything but commercial, as there has never been a residence other than caretakers in RV's for the 60+ year history. It has been used as a rodeo facility, jackpot roping facility, community gathering facility, horse boarding, horse training, concerts, events and other uses. It has been and has never been a residential property. Unfortunately, in the mid 70's, when the County blanket zoned these areas, prior to the incorporation of Camp Verde, the use of the facility that began in '63 was either overlooked or no one cared. Fast forward to the incorporation of Camp Verde in the 80's, the same thing occurred. Either no one noticed or no one cared as the facility was being used for the Town's Equestrian and Event Facility. It wasn't until around 2014 when the Non-Conforming Use was brought to the attention of the Town. This is when the Town decided to adopt a NOD with specific rules of governance of this



historic property that is outside the same guidelines as a normal conforming use property.

TC, I hope this explains to you a little more about our current situation and expectations going forward. Please let me know if you have any questions or concerns, feel free to stop in and say hi.

Sincerely,

Your Neighbor, Tanner Bryson.



Comment from Stacey Barker

Response from Arena Del Loma

1-15-2025

Re: Use permit for Tanner Bryson

Mrs. Miranda Fisher

I would like to show my support and understanding for the use permit that has been submitted by Tanner Bryson. As you see in Wickenburg, we get numerous visitors during certain seasons of the year and during that time the visitors will stay for the whole season before heading home. It is a substantial hardship for visitors that have pets such as horses to pack up and leave every 10 days, only to repeat the process in another 10 days to hopefully get back to where they were. These visitors that spend the season here spend money in our town and act as an active part of our community every year because they feel comfortable and as part of the whole.

I would like to keep these visitors in our community, and I would love to see this use permit be granted. I am willing to discuss this further with you or whoever you see fit for me too.

Respectfully submitted,

Robert Stacey Barker



April 1, 2025

Dear Stacey,

We appreciate your support and time writing this letter. It is good to know we have many in our community that are looking forward to our guests being able to stay for longer periods. We feel this should help with local sales tax generation and the economic impact on businesses.

We are looking forward to carrying forward the historic use of the arena and this continued amenity for our guests for longer periods would prove valuable for our business model. If you are able, we would also invite you to come to the Town Council meeting on April 9th, 2025 to voice your support to the Council.

Best Regards,

Tanner Bryson
Bryson Ranch, llc

Comment from Candace Murdock

Response from Arena Del Loma

January 19, 2025

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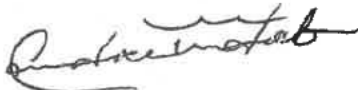
Town of Camp Verde
Community Development Department
473 South Main Street
Camp Verde, Arizona 86322

Regarding application for RV Park use permit at 1738 North Arena Del Loma Road
requested by Don/Tanner Bryson, application no. 202404886M

I am very much opposed to any such change. My understanding is they are asking for eight RV spaces with no restriction on length of stay. The term "RV" is not specific. No guarantee this could mean horse trailers with live-in compartments or fully motorized homes with the ability to house a number of people. This could mean not only the RV but also a pickup and trailer for transport of horse/horses. I feel this could produce a lot of in and out traffic, water usage issues, sewage, etc. I find the need for extended stay RV hookups unnecessary as there is a RV park a short distance down the road, and no good reason to add more blight to our area.

This is a residential neighborhood and I am very concerned that approval of this would set a precedent for other property owners in the area to have a clear path to set up RV parks on their property. Please, please, keep in mind, we are a residential neighborhood, not a business area, we are struggling to keep it that way.

Respectfully submitted,



Candace Murdock



Dear Candace,

We appreciate your input as a neighbor, and we would like to address your concerns. We are seeking an unrestricted length of stay for our permitted RV spots. If you would like, we can offer you a link or description of what is considered an RV. Of course, this information can be googled as well. There is no concise differentiation between a 'living quarters' style horse trailer or 'recreational vehicles' including motorhomes and trailers. They are all one and the same according to our research. I hope this helps.

There are no restrictions on pickups and horse trailers for transportation, etc. The fact that we are seeking to have our allowable stays to extend past 10 days would actually allow for LESS traffic in and out, daily – weekly – monthly, as people will be on staying on the property as a home base rather than having to transport their hay, tack, supplies in and off property daily if not twice daily, for their use at the arena. This is one of the main reasons we are hoping to allow the guests to stay without coming and going so much.

As far as water usage, we are on a private well that is productive and easily can provide water for these 8 already existing and permitted RV hookups. The sewer will be addressed and compliant with current codes during the Development Stage process and will be under the stewardship of the County as they oversee septic systems in the area.

As far as the additional RV Parks down the road... they do not accept or have accommodations for equestrian travelers. As you may know, being from an equestrian background, it is commonplace and pretty much a given that people want to stay on property with their own horses. Currently, there are no RV Parks in town hosting equestrian travelers. Arena del Loma is hoping to become a destination horse training facility for those wanting to come to AZ, stay on property with their horses where they can receive professional instruction and enjoy our great town and the climate.

As you may know, Arena del Loma is a commercial arena preexisting in what became a residential zoning. Therefore, we are a legal nonconforming business operating in a residential area. This ancillary use of RV spaces is important to our business model and the arena is functioning as a guest destination for horse enthusiasts. I hope that these responses will prove useful for easing your concerns regarding our permit process.

Regards,

Tanner Bryson
Bryson Ranch, llc

Comment from Cathy Noble

Response from Arena Del Loma

From: Cathryn Noble [REDACTED]
Sent: Monday, January 20, 2025 12:05 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: Re: Engineering Design Standards Manual Community Engagement Session - Thursday, January 30th @ 4pm in Council Chambers

Hi Miranda,

I know you were there when I voiced my concerns about another RV park in the middle of a residential neighborhood, but wanted to put it on paper that I am not in favor of yet another RV park in Camp Verde. There is one 2 miles away, I think that is sufficient.

Tanner Bryson does not feel rules apply to him, as evidenced by the piles of horse manure along the road and the number of RVs there already. A barn for those poor animals would be more appropriate. We have to watch them in 110 degree heat and freezing temperatures with no shelter; I feel this is animal cruelty. Some of them rarely if ever get out of their stalls.

Thank you for your consideration.

Cathy Noble



January 21, 2025

Response to Cathy Noble; RV Use Permit

Dear Cathy,

Thank you for putting your concerns on paper, as well as attending our meeting. We want you to know that your concerns do not go unnoticed. Your husband has also been provided with my personal cell phone number and my wife Christa, has also given you our personal cell phone numbers to use in the event you have any concerns with our property, as well as given you a personal one-on-one tour of the property just last year. To us, communication is paramount for relationship building in the neighborhood.

We have put in a Use Permit application to be able to use our permitted and existing RV Amenities as an ancillary use to our commercial arena. These RV spaces have been in place and in use for a number of years. The impact of allowing our equestrian guests to use our spaces for longer than 10 days should actually reduce the amount of moving in and out of the spaces, impacting the neighborhood. You suggest that there are RV spaces available within 2 miles away. Unfortunately, to our knowledge, there are no RV Parks that will allow 'Living Quarters Horse Trailers' to reside at the property as well as accommodations for their horses. We have seen firsthand that this is a large need for visiting out-of-town guests that are traveling with their horses. As you may expect, with the price of these animals and the fact they are treated as family, most are not willing to separate from their animals when staying on another property. This fact leads to most if not all, commercial horse facilities, including county and state fairgrounds offering RV spaces for the expressed use of their horse clientele. I hope that you can see the need for and use of these RV spots.

In reference to your claim that I do not feel the rules apply to me, this is simply false as I do follow the rules and codes each and every time. This is the very reason for me asking for a longer period of stay for my out-of-town guests as it has become cumbersome to require them to move every 10 days only to return the following day. The fact that a few neighbors have complained that the Town offers temporary use permits in 6 month increments for my onsite caretakers has proven to be problematic. A more permanent solution is to allow the caretakers to live on property without needing the temporary permit. The Town, the neighborhood and I would most likely agree that having over 70 live animals on the property at most times, and the need for care and maintenance of these animals, as well as the safety of the neighbors is a definite requirement. These animals are dependent on humans for feed, water and safety and this is a 24 hour 7 day a week job. We have implemented splitting this requirement between 2 separate caretakers that are currently residing on the property with the temporary use permit. It is our position and the Town's position that this become a more permanent solution which should ease the concern from the neighbors that these caretakers are existing under the temporary quick fix.

Regarding your concern about the animals, heat and shelter, etc: There is actually no requirement for you to 'watch them' as they are being cared for and properly managed. The horses have automatic water and free choice hay. Our stalls are cleaned daily. Horses are blanketed during cold weather occurrences. The pile of manure and mulch that accumulates daily is removed from the property either weekly or bi-weekly and is donated to several mulch

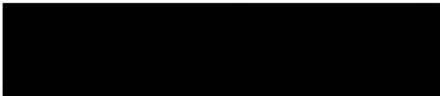


programs in the area. Because my staff cleans approximately 30 stalls daily, there will be a small pile of accumulation over a week's period of time, but as you are aware, this is never permanent, and the pile is always removed. I have asked my horses to quite pooping so much, but they just won't listen. So, we are dealing with the maintenance issue as recommended from Town Staff and is in compliance with our current animal code.

Regarding the temperature with no shelter; as you may imagine, there is vast amounts of research and factual information that could help educate you on the care and maintenance of equines. Just to briefly give you some history... equines have evolved and developed for eons, many times in harsh conditions without shelter. With this said, Arizona is actually a very mild climate compared to many places such as Alaska, North Dakota and the Northwest. The equine before being domesticated, roamed on open plains and in many cases, no shelter or trees. Horses actually have over 20 layers of hair that protect them from the cold weather, as well as shedding many layers of this hair in the summertime as they bask in the 100+ degree temperatures. I have had many ranches in other locations where shelter was provided but went unused. I'm not opposed to shelter, but I definitely know it is not a necessity when talking about such an adaptable wonderful animal. It's almost as if God knew what he was doing. It's unfortunate that many times older ladies and other individuals tend to want to place human characteristics on their pets and animals. Many times, they even bring them into the house to live like humans. I feel this is a mistake as I do not believe horses to be indoor animals. Most if not all the horses are ridden, trained and exercised daily as I have a 5-man crew that generally starts around 2pm in the winter and goes till dark. Hours change seasonally as well. It's understandable that you might not know this, as you don't witness the daily operations since you do not actually live at the neighboring property and drive by/visit occasionally. Should you want to witness and document this exercise more regularly, feel free to come to the arena during those times and observe for yourself. We respectfully request you call for an appointment first.

Best Regards,

Tanner Bryson



Comment #2 from TC Nobel

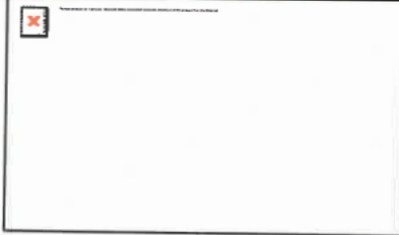
Response from Arena Del Loma

Cory Mulcaire

From: Christa Brunori [REDACTED]
Sent: Tuesday, January 21, 2025 7:36 AM
To: Miranda Fisher
Cc: Tanner Bryson; Cory Mulcaire; Clifton Bryson
Subject: Re: FW: Rv Park at the old Arena

Received, thanks!

Christa Brunori
Operations / Marketing
Bryson Ranch, llc
[REDACTED]



On Mon, Jan 20, 2025 at 3:21 PM Miranda Fisher <Miranda.Fisher@campverde.az.gov> wrote:

Please see the public comment below –

Thanks,

Miranda Fisher, DPA

Town Manager / Interim Community Development Director

Town of Camp Verde

473 S. Main Street

Camp Verde, AZ 86322

Cell Phone: 928-451-3670

Office: 928-554-0001



From: [REDACTED]
Sent: Monday, January 20, 2025 12:30 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: Rv Park at the old Arena

While I know that sending you this is probably a waste of my time, I figure that if I don't express my opinion I cant complain. Therefore, here is my opinion of the installation of a new RV Park at 1738 N Arena Del Loma Rd.

This property is an R1-70 property without a residence. The current occupants do not believe the rules apply to them. Frequently there are piles of horse manure, piles of dirt and wood chips along Montezuma heights Dr, The multiple horses are kept in open stables exposed to the cold in the winter and the heat in the summer without any protection. There are multiple RVs which are currently on the property and the answer is that they are there for storage. The NOD says 1 RV temporarily. says nothing about storage of RVs.

There is a commercial RV park which is 2 miles from this property which can accommodate all their needs, I see no reason to install a new RV park.

TC Noble



January 21, 2025

Response #2 to TC Noble; RV Use Permit

Hi TC,

It is never a waste of your time communicating with us and we appreciated your 2nd letter of written concern to the Town. We value your opinions and value communication between neighbors as has been apparent with our exchange of phone numbers when you first broke ground and my invitation to our coffee meeting at Thanks a Latte. And thank you for making a brief appearance at our Neighborhood Meeting.

You are correct that this is an R1-70 property that has no residence and has never had a residence other than caretakers residing in RV's. This property has been used exclusively as a commercial arena and event location going back to 1963 at its inception. The NOD outlines this use and sets the property apart from other R1-70 properties as it operates a non-conforming use in the neighborhood. This has proven to be a point of contention with a small handful of neighbors as they don't understand a non-conforming use perhaps, nor the historical use of this property.

We admit that there are frequently piles of woodchips, mulch and dirt along Montezuma Heights Rd. The Town advised us through code enforcement that the side of our property was the best area to house these natural resources that are used in our horse bedding, stall maintenance and manure removal. This area was in fact furthest away from any neighboring properties as it was not the front of the property and had a buffer provided by Montezuma Heights Rd. The current dirt pile is a result of property cleanup and should be gone by this Spring. Currently, as of the date of your letter, there are no woodchips on the property, but we should be in receipt of some soon as we use them for bedding for our most valued horses. The mulch pile that accumulates weekly is the result of my stall cleaners removing manure and woodchips from stalls daily. This is a result of the horses eating hay and then processing it through their natural system, which results in manure. Fortunately, there is great use and demand for this product. I have a consistent list of people waiting in line to receive this earth nurturing resource. The mulch piles are removed at least twice a month when they accumulate to the size of a dump trailer load. In consideration for time, please reference the response sent to your wife, that may explain our reason for our open stalls and horse care.

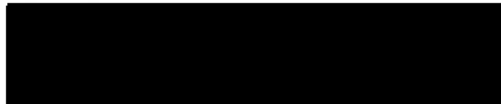
With respect to the RV's in question on the property, there are 2 RV's that are set up for living arrangements under the Temporary Use Permit for my caretakers. I think everyone can agree that it is imminent to have caretakers on property for the wellbeing of the animals and the safety of our neighbors. In fact, the county has provisions that allow caretakers to tend to horses and livestock on residential property for the issue of



safety and maintenance. It is under an Agricultural Permit. So, this is nothing new. The remaining RV's that you see on property are my personal property. They may, however, be dispersed at some point. To bring this back around, we are simply asking to be able to use our permitted, legal RV Spaces for a period longer than 10 days, which is the current code allowance. This makes sense as it will cut down on traffic in and out with people moving their RV's in and out to be compliant with the current code. There are no current RV parks that will accommodate the needs of 'Living Quarter Horse Trailers' and horses on the same property. This is the exact reason that every commercial arena that I have ever visited has an RV Space component to accommodate their guests on property.

Best Regards,

Tanner Bryson



Comment from Daria Weir

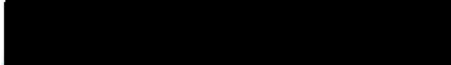
Response from Arena Del Loma

Cory Mulcaire

From: Christa Brunori [REDACTED]
Sent: Tuesday, January 21, 2025 7:38 AM
To: Miranda Fisher
Cc: Tanner Bryson; Cory Mulcaire; Clifton Bryson
Subject: Re: FW: Allowance for Tanner Brysons

Received!

Christa Brunori
Operations / Marketing
Bryson Ranch, llc



On Tue, Jan 14, 2025 at 8:00 PM Miranda Fisher <Miranda.Fisher@campverde.az.gov> wrote:

Hi Tanner and Christa,

Please see the comment below –

Thanks,

Miranda Fisher, DPA

Town Manager / Interim Community Development Director

Town of Camp Verde

473 S. Main Street

Camp Verde, AZ 86322

Cell Phone: 928-451-3670



From: Daria Weir <[REDACTED]>
Sent: Tuesday, January 14, 2025 2:22 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: Allowance for Tanner Brysons

I am writing to advocate for the removal of the 10-day occupancy restriction, not only for Tanner Bryson but for all Camp Verde residents. Recently, the State of Arizona approved legislation permitting guest house construction in municipalities with populations exceeding 75,000. I propose that smaller communities like Camp Verde should be granted similar opportunities, including the ability to accommodate RVs on private property.

Given the current economic climate and housing challenges, our community must adapt to support its residents. Camp Verde's housing costs have risen substantially, and local RV resorts have significantly increased their monthly rates. By allowing property owners to host long-term RV residents, we could address both our housing shortage and reduce the risk of homelessness among our citizens. This policy change would create affordable housing solutions while enabling property owners to help fellow community members in need.

Please approve the request by Tanner Bryson and consider changing this policy for the town of Camp Verde.

Thank You,

Daria Weir
[REDACTED]



January 21, 2025

Response to Daria Weir; RV Use Permit

Dear Daria,

We want to express our appreciation for your letter of support regarding the permit to use our existing RV Spaces for a longer term than 10 days. We know that our business has an impact on neighboring properties, and we appreciate your support for our business and its inner workings. Please know that the lines of communication are always open, and you have a direct line to me or Christa with any concerns or issues that may arise, as this has always been the case. Unfortunately, a handful of our neighbors have decided to ignore this line of communication and make complaints directly to the Town. It is our hopes that as a member of the community, a small business owner and neighbor to many, that we could make the adjustments that would persuade our neighbors to behave in a more neighborly manner and communicate with us. Unfortunately, it is their prerogative to operate with decisions that they feel are best. But again, I appreciate the communication and insight that you provided the Town.

Best Regards,

Tanner Bryson



Comment from Isaac Reay

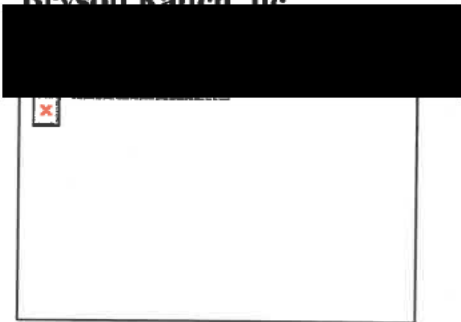
Response from Arena Del Loma

Cory Mulcaire

From: Christa Brunori [REDACTED]
Sent: Tuesday, January 21, 2025 7:39 AM
To: Miranda Fisher
Cc: Tanner Bryson; Cory Mulcaire; Clifton Bryson
Subject: Re: FW: Regarding the Arena and trailers on property

Received.

Christa Brunori
Operations / Marketing
Bryson Ranch, LLC



On Tue, Jan 14, 2025 at 7:58 PM Miranda Fisher <Miranda.Fisher@campverde.az.gov> wrote:

Hi Tanner and Christa,

Please see the comment below –

Thanks,

Miranda Fisher, DPA

Town Manager / Interim Community Development Director

Town of Camp Verde

473 S. Main Street

Camp Verde, AZ 86322

Cell Phone: 928-451-3670



From: Isaac Reay [REDACTED]
Sent: Tuesday, January 14, 2025 4:55 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Subject: Regarding the Arena and trailers on property

Hello, my name is Isaac Reay. I live right next to the Arena on Arena Del Loma.

I writing this to say that I am in favor of what Tanner Brice is trying to do with the permit to allow trailer staying longer on his property.

I think its ridiculous that we have to ask permission to live in trailers on our own property's and pay the town money for a permit.

I dont think the city should be able to restrict us from living in trailers or letting others live in trailers on our property's if we desire to.

I'd like to see the trailer restrictions removed and allow people do as they wish in this regard and not have to jump through all kinds of hoops and hope the city will allow them to live in trailers on their own property.

Isaac Reay



January 21, 2025

Response to Isaac Reay; RV Use Permit

Dear Isaac,

We want to express our appreciation for your letter of support regarding the permit to use our existing RV Spaces for a longer term than 10 days. We know that our business has an impact on your property and we appreciate your support for our business and its inner workings. Please know that as your neighbor, the lines of communication are always open, and you have a direct line to me or Christa with any concerns or issues that may arise, as this has always been the case. Unfortunately, a handful of our neighbors have decided to ignore this line of communication and make complaints directly to the Town. It is our hopes that as a member of the community, a small business owner and neighbor to many, that we could make the adjustments that would persuade our neighbors to behave in a more neighborly manner and communicate with us. Unfortunately, it is their prerogative to operate with decisions that they feel are best. But again, I appreciate the communication and insight that you provided the Town.

Best Regards,

Your Neighbor, Tanner Bryson



Comment from Marianne Irving

Response from Arena Del Loma

Cory Mulcaire

From: Christa Brunori [REDACTED]
Sent: Tuesday, January 21, 2025 7:37 AM
To: Miranda Fisher
Cc: Tanner Bryson; Cory Mulcaire; Clifton Bryson
Subject: Re: FW: Tanner Bryson Arena Special permit

Received!

Christa Brunori
Operations / Marketing
Bryson Ranch, Ilc



On Wed, Jan 15, 2025 at 8:50 PM Miranda Fisher <Miranda.Fisher@campverde.az.gov> wrote:

Please see the comment below -

Miranda Fisher, DPA

Town Manager / Interim Community Development Director

Town of Camp Verde

473 S. Main Street

Camp Verde, AZ 86322

Cell Phone: 928-451-3670

Office: 928-554-0001



From: Marianne Irving [REDACTED]
Sent: Wednesday, January 15, 2025 2:31 PM
To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>
Cc: Scott Irving [REDACTED]
Subject: Tanner Bryson Arena Special permit

Hello Miranda,

I am a neighbor to Tanner Bryson. As you are most likely already aware, Tanner owns and operates the arena located at the corner of Montezuma Heights Road and Arena del Loma.

Tanner has brought to my attention that he has applied for a special use permit to be able to let guests stay on the arena property past the current 10 day allowance.

I wanted to let you know that I support Tanner in that request and hope that you will consider it carefully.

As a local Realtor - I see the out of state folks that come to our beautiful area to ride, rope and generally enjoy the weather in Sunny Arizona as a blessing.

I am sure the merchants of Camp Verde agree as well ! . :)

The arena has been there for many, many years. And allowing folks to park their rigs there and stay while they rope is fine. Making them move after 10 days and try to find somewhere else to park is a hardship for everyone and it wouldn't negate the fact that more folks would fill their spots and therefore we would still have the same number of rigs parked there. Right?

So by allowing the special use permit it would allow this place to be a great roping destination for folks from all over. I have personally met a few of the folks and they are respectful and

tidy.

I believe Tanner is offering a wonderful service for the out of towners. Tanner Bryson has a big heart and he serves his community and neighbors as best he can.

That's my two cents worth. Thank you for your time.

Respectfully,

Marianne

Marianne Irving



REALTOR®

Diamond Award Winner

HomeSmart

Thank you for your kind endorsements and referrals.



January 21, 2025

Response to Marianne Irving; RV Use Permit

Dear Marianne,

We want to express our appreciation for your letter of support regarding the permit to use our existing RV Spaces for a longer term than 10 days. We know that our business has an impact on your property, and we appreciate your support for our business and its inner workings. Please know that as your neighbor, the lines of communication are always open, and you have a direct line with me or Christa with any concerns or issues that may arise, as this has always been the case. Unfortunately, a handful of our neighbors have decided to ignore this line of communication and make complaints directly to the Town. It is our hopes that as a member of the community, a small business owner and neighbor to many, that we could make the adjustments that would persuade our neighbors to behave in a more neighborly manner and communicate with us. Unfortunately, it is their prerogative to operate with decisions that they feel are best. But again, I appreciate the communication and insight that you provided the Town.

Best Regards,

Your Neighbor, Tanner Bryson



Comment from Stacey Taylor

Response from Arena Del Loma

Thanks,

Miranda Fisher, DPA

Town Manager / Interim Community Development Director

Town of Camp Verde

473 S. Main Street

Camp Verde, AZ 86322

Cell Phone: 928-451-3670

Office: 928-554-0001



From: Stacey Taylor

Sent: Wednesday, January 22, 2025 10:50 AM

To: Miranda Fisher <Miranda.Fisher@campverde.az.gov>

Subject: Tanner Bryson

Hi! My name is Stacey Taylor and I live next door to the arena.

I support the Use Permit that the arena is seeking. Tanner has clients from all over the country that attend his training sessions. It seems to me that if they drive their RV and horse trailer to train with Tanner, they should be able to stay on the property for the entire session.

This would reduce the amount of traffic coming and going, as well.

Another thing I support is allowing a more permanent solution for caretakers on the property. Not long ago, there was a fire on the shoulder of our road in front of the arena. If the fire would have spread, a caretaker would be able to evacuate the horses to ensure their safety. Luckily, that wasn't needed.

In conclusion, I ask that you allow the arena to obtain the needed use permits they are requesting.

Thank you,

Stacey Taylor



January 23, 2025

Response to Stacey Taylor; RV Use Permit

Dear Stacey,

We want to express our appreciation for your letter of support regarding the permit to use our existing RV Spaces for a longer term than 10 days. We know that our business has an impact on your property as you are located directly behind the main arena area, and we appreciate your support for our business and its inner workings. Please know that as your neighbor, the lines of communication are always open, and you have a direct line to me or Christa with any concerns or issues that may arise, as this has always been the case. Unfortunately, a handful of our neighbors have decided to ignore this line of communication and make complaints directly to the Town. It is our hopes that as a member of the community, a small business owner and neighbor to many, that we could make the adjustments that would persuade our neighbors to behave in a more neighborly manner and communicate with us. Unfortunately, it is their prerogative to operate with decisions that they feel are best. But again, I appreciate the communication and insight that you provided the Town.

Best Regards,

Your Neighbor, Tanner Bryson



Comment from Tye Reddell

Response from Arena Del Loma

Tye Reddell

[REDACTED]
Camp Verde, Az 86322
[REDACTED]

To whom it may concern,

I am writing to express my support for Arena Del Loma and the addition of RV spots. Having grown up with B-Cross horses I know how their roping facilities promote skill development, discipline, and camaraderie within the community. They bring great people that anyone would welcome. Having spent a lot of time at these types of facilities while roping and rodeoing for a living I see the many benefits they can bring to towns. Their visitors will shop and eat at local businesses, often more than local residents do.

Also allowing visitors to stay where their horses are kept will help to decrease traffic as they will not have to leave and come back to the facility multiple times a day to feed and care for their animals. These RV spots should really help to decrease traffic into and out of the facility.

We are hopeful to see this addition to Arena Del Loma. I know our local business would benefit!



Tye Reddell



January 26, 2025

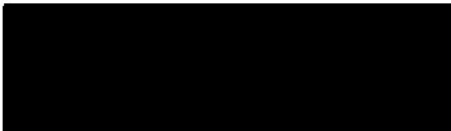
Response to Tye Reddell; RV Use Permit

Dear Tye,

We want to express our appreciation for your letter of support regarding the permit to use our existing RV Spaces for a longer term than 10 days. We know that our business has an impact on our neighbors and we appreciate your support for our business and its inner workings. Please know that as your neighbor, the lines of communication are always open, and you have a direct line to me or Christa with any concerns or issues that may arise, as this has always been the case. Unfortunately, a handful of our neighbors have decided to ignore this line of communication and make complaints directly to the Town. It is our hopes that as a member of the community, a small business owner and neighbor to many, that we could make the adjustments that would persuade our neighbors to behave in a more neighborly manner and communicate with us. Unfortunately, it is their prerogative to operate with decisions that they feel are best. But again, I appreciate the communication and insight that you provided the Town.

Best Regards,

Tanner Bryson



Comment from Jordy Weaver

Response from Arena Del Loma

Jordy Weaver

Camp Verde, Az 86322

To whom it may concern,

I am writing to express my support for the proposed RV spots at Arena Del Loma. As a member of the community and someone who values the preservation of our western heritage, I believe this addition to Arena Del Loma will bring numerous benefits to the area.

These RV spots will offer a unique way to promote tourism and bringing visitors to Camp Verde without putting pressure on our local infrastructure with the smaller number of RV spots offered. These visitors help to support our local businesses and bring much needed revenue to our small town. These RV spots would allow horse enthusiasts to enjoy our town and all that we have to offer, further promoting our agricultural and western way of life.

I spend a lot of time at Arena Del Loma and personally see the great people that come to visit that would be welcomed in our town. World class horse trainers and ropers helping all of our youth and adult rodeo/roping participants increase their skills by getting to learn from the best. While some are calling this an RV park, we know facilities like this as roping camps. These types of facilities are great additions to small towns and bring great people in.

Sincerely,

Jordy Weaver

A handwritten signature in black ink, appearing to read 'Jordy Weaver', written over a horizontal line.



January 26, 2025

Response to Jordy Weaver; RV Use Permit

Dear Jordy,

We want to express our appreciation for your letter of support regarding the permit to use our existing RV Spaces for a longer term than 10 days. We know that our business has an impact on the surrounding neighbors and we appreciate your support for our business and its inner workings. Please know that as your neighbor, the lines of communication are always open, and you have a direct line to me or Christa with any concerns or issues that may arise, as this has always been the case. Unfortunately, a handful of our neighbors have decided to ignore this line of communication and make complaints directly to the Town. It is our hopes that as a member of the community, a small business owner and neighbor to many, that we could make the adjustments that would persuade our neighbors to behave in a more neighborly manner and communicate with us. Unfortunately, it is their prerogative to operate with decisions that they feel are best. But again, I appreciate the communication and insight that you provided the Town.

Best Regards,

Tanner Bryson



The Town of Camp Verde Town Council is holding a Public Hearing. The public hearing will be held April 9, 2025, at 5:00 pm in the Town Council Chambers at 473 South Main Street in Camp Verde, AZ. The purpose of the hearing is to consider a Use Permit for a RV Park. The property is located at 1738 N. Arena Del Loma Road (APN 404-18-1780). For questions or more information, please contact Camp Verde Community Department at 928-554-0066 or cory.mulcaire@campverdeaz.gov.

2TVIPublish: March 25 & 29, 2025

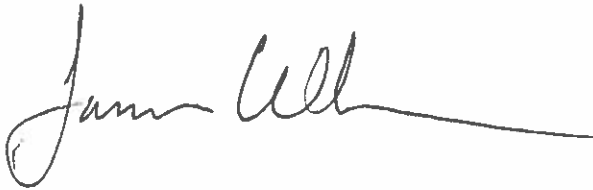
AFFIDAVIT OF PUBLICATION

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 a week newspaper published in the
City of Cottonwood, County of Yavapai that the notice attached
hereto, namely,

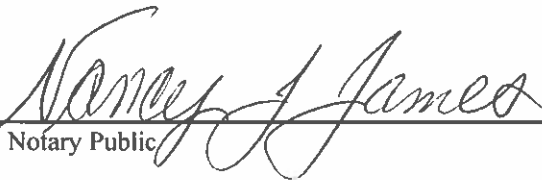
TOWN OF CAMP VERDE NOTICE OF PUBLIC HEARING USE PERMIT

Has, to the personal knowledge of **25** day of **MARCH, 2025** to the **29** day of
MARCH, 2025, inclusive without change, or omission, amounting in all 2
insertions, made on the following dates:
MARCH 25 & 29, 2025

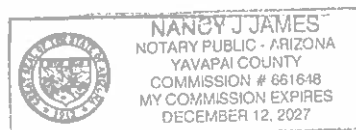


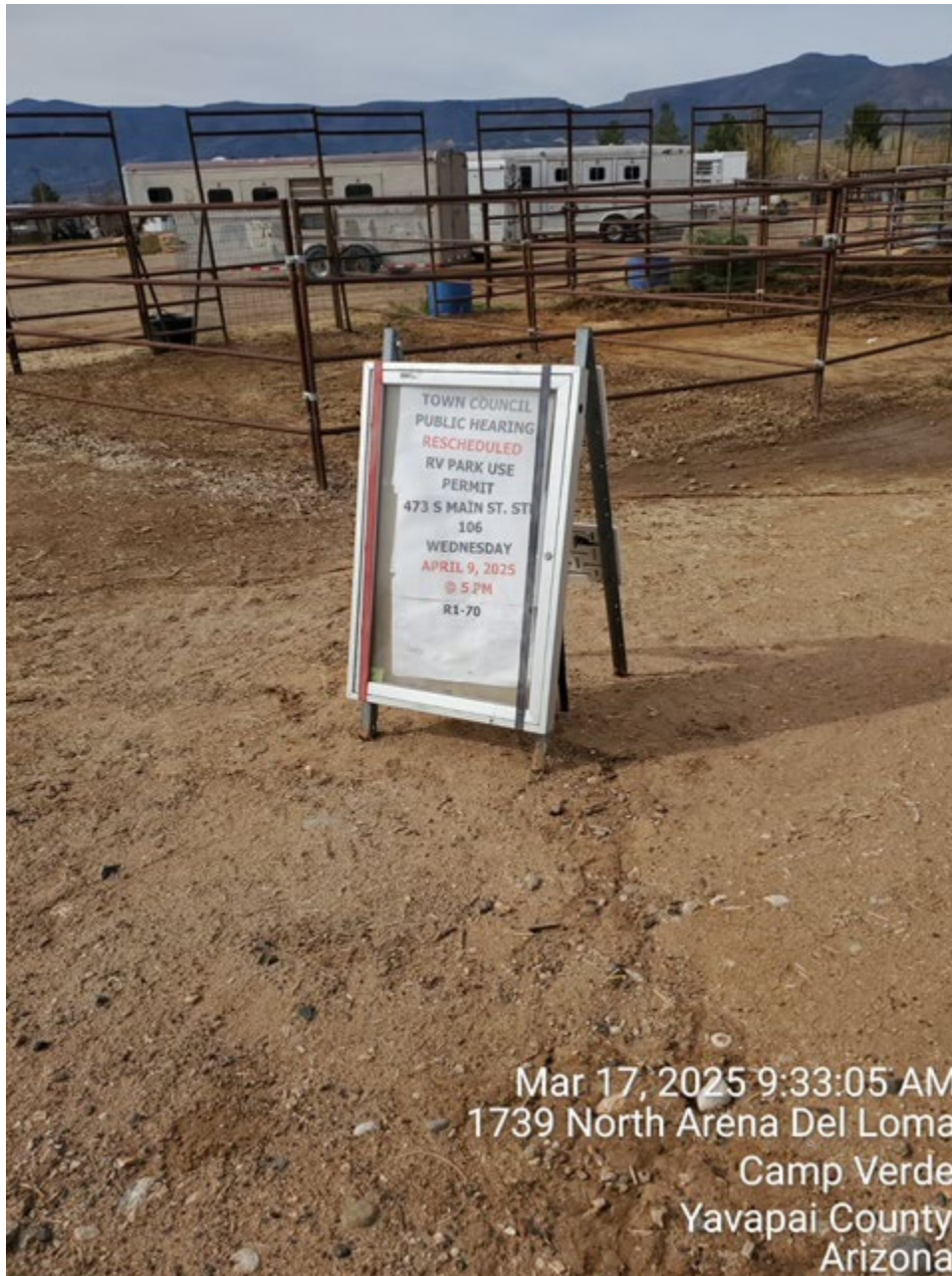
By: _____

Dated this 31 day of MARCH, 2025

By:  _____
Notary Public

My commission expires:





Mar 17, 2025 9:33:05 AM
1739 North Arena Del Loma
Camp Verde
Yavapai County
Arizona

Yavapai County Development Services

Prescott Office

1120 Commerce Dr., Prescott, AZ 86305
(928) 771-3214 Fax: (928) 771-3432



Cottonwood Office

10 S. 6th Street, Cottonwood, AZ 86326
(928) 639-8151

Addressing - Building Safety - Customer Service & Permitting - Environmental - Land Use - Planning

January 11, 2024

BRYSON DONALD (BD)



Property Violation

Re: APN 404-18-178Q

Situs Address: 1738 N ARENA DEL LOMA RD, CAMP VERDE, AZ 86322

Dear BRYSON DONALD (BD),

An inspection was conducted of your property on 01/10/2024, at which time your property was found to be in compliance. This case has been dismissed. Thank you for your cooperation and compliance in this matter.

If you have any questions concerning this matter, please contact me at (928) 771-3214.

Sincerely,

A handwritten signature in blue ink, appearing to read "Damian Campbell".

Damian Campbell
damian.campbell@yavapaiaz.gov
Land Use Specialist II
Yavapai County Development Services

Yavapai County Development Services

Prescott Office

1120 Commerce Dr., Prescott, AZ 86305
(928) 771-3214 Fax: (928) 771-3432



Cottonwood Office

10 S. 6th Street, Cottonwood, AZ 86326
(928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Land Use – Planning

DATES OF INTEREST TO THE ENVIRONMENTAL UNIT

1968	Septic permits first required. Septic systems designed based on 200 gallons per day per bedroom for SFR. Fixtures were not used until February 2006.
1973	Assessors office has property record cards starting in 1973 although information prior to 1973 is frequently included on the cards.
1974	Reserve area is not required for subdivisions approved prior to 1974.
1984	Some APNs starting with 204 were changed by Cartography to 205. The change included Wilhoit and part of the Bradshaws. When searching for old stuff in those APNs check both 204 and 205 for records.
1984	Setback from well to septic system and vice versa increased to 100' from the previous 50'.
1989	The way perc tests are performed changes. Perc tests conducted prior to June 1989 are no longer acceptable.
1991	Coordinated Permit Process implemented (Flood, Environmental Services, Building Safety, Zoning, Roads all coordinate their reviews and communications with the customer)
1994	Low flow (1.6 gallons per flush) toilets mandated by law.
1996	Yavapai County Environmental Services passed an ordinance about percolation testing.
2000	Govern computer system went into use in October
2001	Rule change reducing system design of SFR from 200 GPD to 150 GPD.
2001	Effluent filters required with the installation of new septic tanks
2001	ADEQ rules adopted in 2005 accepts all onsite wastewater systems in use prior to 1/1/01 regardless of the system's permit status.
2002	Grey water discharge to the surface of the property allowed up to 400 GPD from a SFR
2002	Transfers of Ownership of systems installed after 1/1/2001 are required to file a Notice of Transfer with the county.
2003	Yavapai County Water Well Code goes into effect requiring 50' setback from property lines.
2005	November 12- ADEQ adopted new rules.
2006	February 1- YCDS-EU put the new rules into effect. Systems for SFRs are designed by fixture unit and bedroom count.
2006	Transfers of Ownership of systems installed before 1/1/2001 are required to file a Notice of Transfer with ADEQ.
2006	April 21, 2006, blanket or book perc rates no longer accepted. All NOIs must have a site investigation completed with plot plan showing the holes and report that indicates soils and limiting features.
2018	August Water Well Code Repealed. 50-foot setback to property line no longer in force.
2019	September 3-CitizenServe live for public use.

2018

Transfers of Ownership (septic): now comes directly to Dev. Services



Tanner Bryson <tannerbrysonstudio@gmail.com>

Fwd: Yavapai County Investigation Findings for ADEQ Complaint Number 20693 on parcel 404-18-178Q

1 message

Tanner Bryson

Thu, Jan 11, 2024 at 12:08 PM

To: Christa Brunori

----- Forwarded message -----

From: **Damian Campbell** <Damian.Campbell@yavapaiaz.gov>

Date: Thu, Jan 11, 2024 at 11:43 AM

Subject: Yavapai County Investigation Findings for ADEQ Complaint Number 20693 on parcel 404-18-178Q

To: modami.shirin@azdeq.gov <modami.shirin@azdeq.gov>

Cc: Enviro Services <Enviro.Services@yavapaiaz.gov>, Allison Spraggins <Allison.Spraggins@yavapaiaz.gov>, Clifton Bryson <cliff.bryson@campverde.az.gov>

Good morning Modami,

On 01/10/2024 at 11:45AM, I visited the address of 1738 N Arena Del Loma Rd, Camp Verde, AZ, 86322 reference complaint number 20693 received from the Arizona Department of Environmental Quality. (Complaint attached) The parcel number for this property is 404-18-178Q and within the jurisdictional limits of the Town of Camp Verde, AZ.

I observed multiple horses in stalls, horse trailers, travel trailers, and farming type equipment on this property. I traveled south on Montezuma Heights Rd from Arena Del Loma Rd to gain a better view as this is a long, narrow parcel that is approximately 4.39 acres in size. At the south end of the parcel, there appears to be a roping arena. When I turned my vehicle around and started traveling north back towards Arena Del Loma, and man who identified himself as Tanner Bryson flagged me down. Mr. Bryson asked if he could help me with anything and I informed him that I was at the property regarding the complaint that we received from ADEQ. I showed Mr. Bryson the ADEQ complaint form so that he had a better understanding of my presence as his property falls within the jurisdiction of the Town of Camp Verde as previously mentioned. Mr. Bryson invited me onto his property and showed me around. As we walked around, I did not smell any excessive, overbearing, or "rampant" odors as described in the ADEQ complaint. Any odors that I smelled were typical of that for a property that has horses. I asked Mr. Bryson if he had a septic on the property and he pointed to an area just east of a long, shade type structure. Mr. Bryson stated that he didn't know the exact location of the septic as he has never had it pumped or the need to perform any septic maintenance. I noticed that one of the travel trailers on site had 3-inch flexible tubing running from the black tank and I asked him to show me that connection. Mr. Bryson allowed me to view the connection which appeared to be a normal, threaded 3-inch clean-out head that is typically found on properties with a septic tank or sewage system. I took a picture of this connection that appeared normal and functioning properly. (Attached) I did not notice any overflow, seepage, foul odors, or spills regarding the discharge of the black tank into this cleanout pipe. Mr. Bryson stated that when his father Donald Bryson purchased this property, there was a 12'X40' single-wide manufactured home on site that he had previously removed as the home was old and in poor condition. I thanked Mr. Bryson for showing me around the property and issued him my business card with my contact information.

At approximately 12:20PM I arrived that the Town of Camp Verde Community Development Offices located at 473 S Main St, Camp Verde, AZ 86322 #108 and contacted Code Compliance Officer Cliff Bryson. (No relation to Mr. Bryson at 1738 N Arena Del Loma Rd) Cliff pulled several files and forms regarding parcel 404-18-178Q as this parcel is within the jurisdiction of the Town of Camp Verde and any uses of the land would be documented. Cliff provided me a printed email communication between Stacey Clark who was an Environmental Health Specialist II with Yavapai County Development Services. Stacey drafted this email to Mike Jenkins who was the director for the Community Development Department at the Town of Camp Verde. This email was generated on September 20, 2016 and it states "Mike, I am not finding any kind of records for a septic system on this property. Thanks and have a great day!!" (Attached) Additionally, Cliff showed me page 9 of a Verification of Non-Conforming Use Permit 20140178 where it states in the second to last paragraph, "...the county [Yavapai] has no record of any septic permits being issued for the property." (Attached) At this time I filled out a Non-Commercial Public Data Request to obtain electronic copies of the documents that Cliff had shown to me.

At approximately 3:00PM I arrived back at the Yavapai County Development Services Office located at 10 S. 6th Street, Cottonwood, AZ, 86326. I consulted with Administrative Assistant II Pamela Candelaria where we attempted to locate a septic permit for parcel 404-18-178Q on Microfilm as I was unable to find a septic permit on CitizenServe. Any older permits that were retained by Yavapai County PRIOR to 1996 have been transferred to Microfilm and then uploaded into CitizenServe. Pamela and I were unable locate any permit regarding a septic on parcel 404-18-178Q via microfilm, ruling out the possibility that this parcel had been overlooked. However, Pamela did indicate that Yavapai County did not require septic permits until 1968 and in 2005 Yavapai County adopted ADEQ rules where all onsite wastewater systems in use PRIOR to 01/01/2001 are accepted regardless of the system's permit status.

(EU Dates of Interest form Attached) Out of curiosity, I researched the adjoining parcels listed below next to Mr. Bryson's property in search of septic permits. Here are my findings:

Parcel 404-18-178K (Developed) - **No Septic Permit on file**

Parcel 404-18-169C (Developed) - S 28830 Septic System Permit: AS-BUILT. EXISTING SYSTEM. DATE OF INSTALLATION UNKNOWN. LOCATION OF TANK AS SHOWN; SIZE & LOCATION OF LEACH UNKNOWN. 5-5-87 L.W. 404-18-169C SCANNED

Parcel 404-18-169A (Developed) - **No Septic Permit on file**

Parcel 404-18-170 (Developed) - VS 33827 Permit: SEE NOTES ON PLOT PLAN 404-18-170 PERMIT SCANNED

Parcel 404-18-168A (Developed) - VS 14966 Permit: 404-18-168A CONVENTIONAL SEPTIC SYSTEM

Parcel 404-18-159D (Developed) - P52007003150 Permit: 404-18-159D PERMIT SCANNED

Parcel 404-18-179 (Undeveloped) - P52015002063 Permit: 404-18-179 SEPTIC ONLY FOR FUTURE 4 BEDROOM HOME

Based upon the testimony of Mr. Tanner Bryson AND the information that I have provided, I cannot conclude that there is no septic system on parcel 404-18-178Q as claimed on the ADEQ complaint number 20693. The historical use of this parcel for equestrian activities makes it plausible that there IS a septic system on the property. Furthermore, 2 of the 7 adjoining parcels, which are developed, currently have no septic permits on file with Yavapai County. This includes the complainant, Mr. Glen Allen at parcel 404-18-178K.

I have spoken to Mr. Bryson on the phone and recommended that he consult with a local septic business to locate and possibly service the holding tank. Any findings and or invoices provided by a septic service company should be retained to prevent any further complaints of this nature.

It should be noted that Yavapai County Environmental Specialist Barry Snyder investigated Environmental Code Enforcement Complaint 22-011939 "Put in 2 septs without permits" on 08/30/2022 and his disposition reads: 404-18-178Q 8-30-2022: Nothing found on APN 404-18-178Q that suggest 2-new septic tanks on the property or installed into the ground on said APN: 404-18-178Q BJS. Mr. Bryson remembered his interaction with Barry Snyder and he explained that he had plastic tanks for water storage at time that got confused for the newer, green plastic septic tanks.

I have opened Land Use Code Enforcement case 24-000390 on Mr. Bryson's parcel, 404-18-178Q so that I can upload my documentation and findings. Today, 01/11/2024, I will be closing this case as no violations exist regarding a septic violation and this property is within the jurisdiction of the Town of Camp Verde regarding the other aspects of the ADEQ complaint. I have attached a copy of the compliance letter that I have drafted for Donald Bryson and I will also be mailing a paper copy to him via USPS.

In this email I have carbon copied Yavapai County Environmental Specialist II Marcus Zepeda, Mr. Tanner Bryson, Complainant Mr. Glen Allen, Town of Camp Verde Code Compliance Officer Cliff Bryson, and my direct supervisor Allison Spraggins. Should anyone have any questions or concerns, please feel free to contact me.



Damian Campbell

Land Use Specialist II

Yavapai County Development Services

10 S. 6th St.

Cottonwood, AZ 86326

(928) 639-8151 – Damian.Campbell@YavapaiAz.Gov

My Working Hours are Monday through Thursday, 06:30AM to 5:00PM

Please visit our Facebook page for information about training opportunities, current events and hot topics at Development Services.

<https://www.facebook.com/Yavapai-County-Development-Services-Department-191783054764161/>

Take a moment to fill out our Customer Service Survey. Thank you!

<https://surveymonkey.com/r/devservcustsat>

Please note that Development Services staff cannot give legal advice. You should seek legal advice from a licensed attorney in order to determine compliance with statutes, codes, ordinances or other laws. Any statements in this email about compliance with statutes, codes, ordinances, or other laws are limited to the specific circumstances discussed in the email. Any statement that something would comply with a particular statute, code, ordinance, or other law should not be construed to mean that thing complies with all statutes, codes, ordinances or other laws.

5 attachments



IMG_5327.jpg
6625K

 404-18-178Q Compliance Letter.pdf
197K

 ADEQ Complaint #20693.pdf
87K

 Town of Camp Verde Documents.pdf
943K

 YCDS EU Dates of Interest.pdf
365K



Copper Canyon Fire & Medical District

26B Salt Mine Road, Camp Verde, AZ 86322
www.ccfmd.az.gov Phone (928) 567-9401

December 3rd, 2024

Ms. Roxanne Jasman
Chief Building Official
Town of Camp Verde
Community Development
473 South Main Street
Camp Verde, AZ 86322

BPR@campverde.az.gov

Dear Ms. Jasman:

A plan review has been completed for the project listed below.

Description: Tanner Bryson-Use Permit
Address: 17338 N Arena Del Loma Rd, Camp Verde, AZ 86322
Building Permit #: 20240486M
APN: 404-18-178Q
Scope of Work: RV Park Use Permit

Based on the submitted information the following fire code requirements shall be applicable.

The occupancy classification of this proposed project is Group U.

1. Section 106.2: A fire and life safety inspection by the Copper Canyon Fire and Medical District is required, prior to occupancy of the building(s). Inspections are available 8 am – 4 pm, Monday – Thursday, with at least 24-hour notice. Call (928) 567-9401, extension 2 to schedule an appointment for an inspection.
2. Section 304.3: Waste containers. Storage of combustible rubbish and waste material stored in containers exceeding 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.
3. Section 503: Access. Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
 - a. Roadways shall be at least 20 feet wide, except as modified in Appendix D.
 - b. Fire apparatus access road grades and surface treatments shall be as follows:
 - i. Road grades from 0% up to and including 6% shall have a minimum surface of 4" of compacted 95% AB, or equivalent.

- ii. Road grades over 6% up to and including 12% shall have asphalt or equivalent surface or equivalent.
- iii. Road grades over 12% up to and including 15% shall have a concrete or equivalent surface.
- iv. Road grades exceeding 15% shall not be permitted unless approved by the Fire Marshal.
- c. Intersections and turnarounds shall be level (maximum 5%) except for crowning for water run-off.
- d. Overhead obstructions shall not be lower than 13 feet 6 inches.
- e. The angle of approach and angle of departure shall not be greater than 8 degrees. The angle is formed between the ground and the front or rear point of ground contact of the apparatus. This prevents the front bumper or the tailboard from scrapping the ground at sharp angles.
- f. Turning radii shall be no less than 28 feet inside, 50 outside.
- g. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
- h. Bridges or culverts shall be designed to carry the imposed loads, 75,000 lbs. gross vehicle weight, of fire apparatus.
- i. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions if required by the fire official.

4. If the proposed project is located within an area that DOES NOT have an established municipal-type water supply available, the following applies:

Option 1: Provide a water system in accordance with IFC Appendix B Fire-Flow Requirements for Buildings. Fire hydrants shall be installed in accordance with the local water purveyor and as required by IFC Appendix C Fire Hydrant Locations and Distribution. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

Provide a water system in accordance with IFC Appendix B Fire-Flow Requirements for Buildings.

Section B105.1: One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow durations requirements for one- and two-family dwellings, Group R-3 and R-4 buildings, and townhouses shall be specified in Tables B105.1(1) and B105.1(2).

NOTE: Any established water supply and water system shall be evaluated to determine if it meets requirements.

Option 2: Provide a water system in accordance with the National Fire Protection Association's pamphlet #1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting", 2017 Edition. This is based on the following factors, (1) occupancy hazard, (2) type of construction, (3) structure dimensions (length, width, and height), and (4) exposures if any. The location of water supply sites shall be approved by the fire official. Additional requirements may apply based on building size, property, and/or water supply location.

NOTE: A calculation was determined by four factors:

- 1). Occupancy hazard classification number: _____
- 2). Proposed type of construction: _____
- 3). Structure dimensions: _____
- 4). Possible exposures within fifty feet: _____

Based on the information provided, the water supply is approximately ? gallons. TBD

The water tank shall meet the requirements of the National Fire Protection Association's pamphlet # 22, "**Standard for Water Tanks for Private Fire Protection**", 2018 edition. This standard provides requirements for the design, construction, installation, and maintenance of tanks and accessory equipment that supply water for private fire protection.

Plans and specifications shall be submitted for review and approval prior to any installation.

NOTE: Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the National Fire Protection Association's pamphlet #1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting", 2017 edition.

5. Section 604: Main electrical shut-off locations indicating what each panel serves shall be labeled.
6. Section 604.7: Equipment and Fixtures-Electrical fixtures shall be tested and *Listed* by an *Approved* agency and installed and maintained in accordance with all instructions included as part of such listing.
7. Section 1004.7: Outdoor areas. Yards, patios, occupied roof courts, and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.
8. Section 3703.4: Agricultural products. Hay, straw, *seed cotton* or similar agricultural products shall not be stored adjacent to structures or combustible materials unless a clear horizontal distance equal to the height of a pile is maintained between such storage and structures or combustible materials. Storage shall be limited to stacks of 100 tons (91 metric tons) each. Stacks shall be separated by not less than 20 feet (6096 mm) of clear space. Quantities of hay, straw, *seed cotton* and other agricultural products shall not be limited where stored in or near farm structures located outside closely built areas.

Plans and specifications shall be submitted for review and approval prior to any installation.

NOTE: If utilizing liquid propane provide the location(s) of the tank(s) and details.

Plans are approved subject to corrections and comments and a favorable final inspection.

This project shall comply with ALL fire code requirements. These comments shall not be meant to exclude any applicable fire code requirements adopted by the Copper Canyon Fire and Medical District or other regulatory agencies. The adopted fire code is based on the 2018 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal. The omission of a particular code requirement from the comments above shall not to be construed as permission to violate the code.

If you have any questions concerning these comments, please feel free to contact me at (928) 567-9401 extension 8005 or nbailey@ccfmd.az.gov.

Sincerely,

Nate Bailey

Nate Bailey
Fire Marshal



Town of Camp Verde

Community Development Department

♦ 473 S. Main Street, Suites 108 & 109 ♦ Camp Verde, Arizona 86322 ♦
♦ Telephone: 928.554.0050 ♦ Fax: 928.567.7401 ♦
♦ www.campverde.az.gov ♦

Dec. 11th
Publish

Notice of Decision

Decision Date: November 8, 2016 Application Number: 20140178

This notice concerns a Planning Director Decision on the Verification of an Existing Nonconforming Use application by Verde Fair and Recreation Association, Inc. (Owner & Applicant) on their Arena property located at 1738 N. Arena Del Loma, APN 404-18-178Q, Zoning District R1-70 (Residential; Single Family).

Applicant's Existing Nonconforming Use Request:

1. Livestock boarding and equine events since 1964.
2. All existing structures to include arena, announcer stand, bleachers, storage buildings and various corrals for the holding and boarding of livestock.
3. Allowance for an on-site care taker temporarily residing in a recreational vehicle.

Planning Director's Decision:

1. The Director finds that equine uses and events have been occurring on the subject property on a continual basis since May 25, 1968 (Start of Use). The subject property was purchased by Verde Fair and Recreation, Inc. on August 13, 1970 as verified by the evidence, both dates being prior to the adoption of detailed zoning by Yavapai County of September 20, 1970. Eighteen (18) affidavits were provided by the applicant that affirm equine uses, events and livestock animal numbers. Livestock numbers will be determined based on Verde Fair and Recreation's ability to control nuisance related issues. Violations may result in the reduction of allowed animals housed on the property per Town Code Section 305(C)(3)(c,d).
2. Structures which include the arena, announcer stand, bleachers, storage buildings and various portable corrals for the holding and boarding of livestock, have been a part of the equine uses and events for an undetermined amount of time. The Parcel file records, that are a permanent record of the Town of Camp Verde Community Development Department, were reviewed with a finding that there are no records of building permits or zoning clearance permits issued for any of the existing permanent or portable structures on the subject property. One storage building and two (2) cargo containers have been placed on the subject property sometime this year and do not meet the pre-existing condition.
3. Recreational Vehicles would have to have been on the Arena Property continuously and in one location since before September of 1970 to enjoy any grandfathered rights. The Director has determined that this use is not a lawfully established Nonconforming use and therefore is not allowed. **10 DAYS**

OPPORTUNITY TO REVIEW THE RECORD:

A copy of the Planning Director Decision and all evidence submitted associated with this application, is available for inspection, at no cost, in the Town of Camp Verde Community Development Department during normal business hours. Copies may be purchased for \$.25 per page. The Planning Director Decision contains the findings, conclusions and conditions upon which the decision is based, along with the evidence used to



Handicap Relay: 711 or Voice: 1-800-842-4681 TTD: 1-800-367-8939



- determine this decision. For further information, contact Carmen Howard, Community Development Director, at 928-554-0054 or Carmen.howard@campverde.az.gov

APPEAL:

Per Section 102, Item B.5, first paragraph "Any person aggrieved by the decision of the Community Development Director may request an appeal to the Board of Adjustment and Appeals. Appeals shall be made as prescribed in Part Six, Section 600-B. An appeal requires a \$500.00 fee and must specify the grounds with which it is based. The appeal time requirements will start 45 days from the date of publication of the decision. The deadline to file an appeal is January 26, 2017.

Unless appealed, this decision is effective January 26, 2017 at 5:00 PM.

Michael Jenkins
By: Michael Jenkins, Community Development Director Date 11-10-16



Handicap Relay: 711 or Voice: 1-800-842-4681 TTD: 1-800-367-8939





Town of Camp Verde
Community Development
473 S. Main St., Suite 108
Camp Verde, AZ 86322
Tel: (928) 567-8513
Fax: (928) 567-7401
Email:
Mike.jenkins@campverde.az.gov

Verification of a Non-Conforming Use

Formal Written Notice of Action

Approval Date: _____ Permit Number: 20140178

Identification of the effective date for the detailed zoning adoption used in the determination of a prior lawful use:

Per Section 102, Item 5 (Verification of an Existing Nonconforming Use) of the Town of Camp Verde Planning and Zoning Ordinances the following is stated "A Lawful use of any building, structure, or Land existing at the time of the effective date of the adoption of this ordinance may be Continued" or Per Section 102, Item 1.a (Continuation) "The date upon which the Yavapai County Zoning Ordinance became effective, September 20, 1970".

Note: Per the legal opinion of the Town Attorney (Moyes, Sellers and Sims), as established in a previous litigation concerning a non-conforming use (Yavapai County Superior Court Case v1300cv82008-0289, Zellner et al. v. Town of Camp Verde) the following was determined:

The effective date for determining prior lawful uses of buildings, structures and land is the date that Yavapai County approved its detailed zoning. That effective date is September, 1970. Judge Bluff concluded that the effective date was September, 1970.

Current Parcel Number and Owner (Applicant) of subject property requesting this Verification of an Existing Nonconforming Use:

CURRENT PARCEL NUMBER	CURRENT OWNER OF RECORD (Applicant)
404-18-178Q	Verde Fair and Recreation Association, Inc. (At the time of the application for this verification (May 30, 2014), Catherine Webster (Applicant for Verde Fair and Recreation Association, Inc.), was listed on the Corporation Annual Report (Evidence Document #2) as the Chief Executive Officer for the Verde Fair and Recreation Association, Inc.)

Legal Description and START OF USE of subject parcel 404-18-178Q: *Note: Legal Description provided is taken directly from a Warranty Deed showing Verde Fair and Recreation Association, Inc. as the Grantee and recorded under Book 613, Page 102 of the Yavapai County Recorder Official Records and dated August 13, 1970 (Evidence Document #2. (Start of Use) is May 25, 1968 as determined by Evidence Document #1, (Forest Service Aerial Photograph) showing equestrian arena in existence.

The West One Half of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 19, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian.

CURRENT ZONING OF PARCEL 404-18-178Q: R1-70 (Residential, Single Family)

Applicant's listed request of nonconforming uses and structures being verified and their specific nature:

- Livestock boarding and equine events since 1964.
- All existing structures to include arena, announcer stand, bleachers, storage buildings and various corrals for the holding and boarding of livestock.
- Allowance for an on-site care taker temporarily residing in a recreational vehicle.
Note: This item was requested verbally by Tye Redell, President and Posse Captain, Bruce Morrow (Member, Verde Fair and Recreation, Inc.)

Evidence Provided by Applicant, in the Community Development Records or other government agencies as stipulated in Section 102 (Applicability and Exemptions), Item B.5 (Verification of an Existing Nonconforming Use) of the Town of Camp Verde Planning and Zoning Ordinance:

Section 102.B, Item 5.a.2 Evidence Requirements	EVIDENCE PROVIDED	Evidence Document Number
Records of use of land or structures in the Town Community Development Department or other government agency with sufficient information to show that the use predates applicable zoning;	A. Forest Service Aerial Photograph dated 5-25-1968. Community Development Archive. Aerial Photograph shows the arena. The currently existing structures / buildings nor livestock could be determined on the aerial photo. B. Warranty Deed showing Verde Fair and Recreation, Inc. as Grantee dated August 13, 1970 and Recorded as an Official Record with the Yavapai County Recorder under Book 613, Page 102. (Provided by Verde Fair & Recreation, Inc.) C. E-mail response to a request by the Community Development Director to verify any existing sewage septic systems permitted for the subject property by the Yavapai County Development Services – Environmental Unit dated September 20, 2016.	#1 #2 #21
Similar, credible evidence from Utility Companies, business or Private Records;	A.	
Affidavit(s) from Individual(s) testifying that the property was and has been used for a purpose that predates adoption of the zoning in question.	A. There were (18) Affidavits submitted as evidence. The signature on each Affidavit was notarized. (See Summary of Affidavits below)	#3 - #20

Community Development Director's Findings: (Written Notice of Action)

Note: Per Section 102, Item B.5.a.2 of the Town of Camp Verde Planning & Zoning Ordinance there are two (2) or more of the following types of evidence required to verify a non-conforming use and that these types of evidence were determined to be in place at the time of this verification.

- Evidence type, reference 1: Records of use of land or structures in the Town Community Development Department or other government agency with sufficient information to show that the use predates applicable zoning;
- Evidence type, reference 2: Similar, credible evidence from utility companies, business or private records;
- Evidence type, reference 3: Affidavit(s) from individual(s) testifying that the property was and has been continuously used for a purpose that predates adoption of the zoning in question.

Per the requirements of the Town of Camp Verde's Planning and Zoning Ordinance, Section 102, Item B (Non-Conforming Uses and Structures) it is hereby found by the Community Development Director that the subject property, hereby described as the Yavapai County Assessor's Parcel Number 404-18-178Q (Legal Description above), has continuously utilized (Per the best available evidence) the following land uses and these land uses are **VERIFIED** as **Legal Non-Conforming Uses** as follows:

- A. That equine uses and events have been occurring on the subject property on a continual basis since May 25, 1968 (Start of Use) as verified by evidence document #1 and the subject property was purchased by Verde Fair and Recreation, Inc. on August 13, 1970 as verified by evidence document #2, both dates being prior to the adoption of detailed zoning by Yavapai County of September 20, 1970. Also, 18 affidavits were provided by the applicant that affirm equine uses and events and livestock animal numbers.
(Three forms of evidence used) Two from reference 1 and One from reference 3)
(See attached summary of affidavits from individuals testifying that the property was and has been continuously used for a purpose that predates adoption of the zoning in question.)
- B. All existing structures, which include arena, announcer stand, bleachers, storage buildings and various portable corrals for the holding and boarding of livestock, have been a part of the equine uses and events for an undetermined amount of time. The Parcel file records, that are a permanent record of the Town of Camp Verde Community Development Department, were reviewed with a finding that there are no records of building permits or zoning clearance permits issued for any of the existing permanent or portable structures on the subject property. These existing buildings and structures on the subject parcel were reviewed for compliance with the existing R1 zoning district dimensional standards using the Yavapai County GIS mapping system and by some field measurements as follows: (See attached Building Location map.)

BUILDING NAME	FRONT SETBACK 20' REQUIRED	INT. SIDE SETBACK 7' REQUIRED	EXT. SIDE SETBACK 10' REQUIRED	REAR SETBACK 25' REQUIRED	CURRENT STATUS
BLEACHERS	381'	134'	115'	229'	Meets or exceeds District Setback requirements.
ANNOUNCER STAND	450'	236'	49'	160'	Meets or exceeds District Setback requirements.
STORAGE #1	395'	68'	216'	211'	Meets or exceeds District Setback requirements.
STORAGE #2	38'	12.5'	289'	233'	Meets or exceeds District Setback requirements.
STORAGE #3	511'	10'	295'	106'	Meets or exceeds District Setback requirements.
STORAGE #4	610'	242'	37'	13.5'	Meets or exceeds District Setback requirements. Structure set after 2009. This accessory structure must be removed. See OPTIONS listed below.
CORRALS #1					See MAINTENANCE OF LIVESTOCK FACILITIES below.
CORRALS #2					See MAINTENANCE OF LIVESTOCK FACILITIES below These corrals have been removed per site inspection on 10-12-16

Note: Per Section 102, Item B.5, first paragraph, of the Town of Camp Verde's Planning and Zoning Ordinance the following is stated "Nothing in this paragraph shall be construed to mean that any use is exempt from regulations enacted to protect the public health, safety or welfare." This would include for nuisances as defined in the Town Code, Building Codes and Planning & Zoning Ordinance.

Note: MAINTENANCE OF LIVESTOCK FACILITIES, Section 305, Item C.3.b of the Planning and Zoning Ordinance states as follows:

"b. Stables, barns or structures used for housing or feeding animals must observe the same setbacks or yards as the dwelling unit."

FINDING: As set by precedence and prior interpretations of the requirements of Section 305, Item C.3.b, corrals, if used for the housing or feeding of animals must observe the same setbacks or yards as the dwelling unit. If the existing corral #1 is ever moved to another location on the property and used for the housing or feeding of livestock animals, they will need to meet the same setbacks or yards as the dwelling unit.

Additionally, Storage Building #4 and the two (2) shipping cargo containers have been placed on the subject property sometime this year and do not meet the pre-existing condition and must be removed. These shipping containers are not allowed for use per Section 203 (first paragraph) of the Planning & Zoning Ordinance unless engineering is provided showing that the cargo containers meet safety and/or building standards for use as an accessory structure. Also, per Section 301, Item C.1 of the Planning and Zoning Ordinance the following is stated:

“Accessory Uses and Structures are allowed prior to installation of the principal structure only when a construction permit is issued for the principal structure and construction of same is commenced within six months. On lots of two acres or more in size, an accessory structure may be constructed for the purpose of storing machinery or other miscellaneous Equipment without a primary structure being required. A building permit must be Obtained and all structures must be built to conform to the International Building Codes and Zoning District setback requirements.”

For Storage Building #4 and the two Cargo Containers or any structure constructed or set on the Arena Property, a Zoning Clearance Permit and possibly a building permit, based on the size or use of the structure, may be required.

**SUMMARY OF AFFIDAVITS TESTIFYING TO LAND USES AND
LIVESTOCK (Horses and/or Cattle) Numbers**

<u>AFFIANT'S NAME & Evidence Document Number</u>	<u>Number of Livestock On-Site Animals- Typical Cattle & Horses</u>	<u>Date that the Affiant moved to or started living in the area.</u>	<u>Did Affiant move or start living in the area prior to the adoption of the zoning in question? September 20, 1970</u> <u>YES or NO</u>
Glen E. Allen #3	5-20	1997	<u>NO</u>
Don Murdock #4	10-50	1955	<u>YES</u>
Billy Port Parker #5	10-275	1939	<u>YES</u>
John T. Gray #6	200-500	1946	<u>YES</u>
Danny Dee Parker #7	5-250	1943	<u>YES</u>
Justin Macdonald #8	5-20	1985	<u>NO</u>
Bill Teague #9	12-110	<u>Undetermined</u>	<u>Undetermined</u>
Hoyt Lee Moore #10	10-50	1974	<u>NO</u>
Bruce Morrow #11	10-75	1970	<u>YES</u>
James Williams #12	5-150	1979	<u>NO</u>
Gary Roth #13	10-160	1996	<u>NO</u>
Catherine Webster #14	Undetermined	Undetermined	Undetermined
Joe Butner #15	10-60	1994	<u>NO</u>
George Pugh #16	10-200	1994	<u>NO</u>
Dana L. Butner #17	10-60	1994	<u>NO</u>
Tim Roth #18	25-200	1996	<u>NO</u>
Debra Anderson #19	10-300	1981	<u>NO</u>
Rick Anderson #20	5-300	1981	<u>NO</u>

Note: All Affidavits submitted by the applicant were presented on a single form type on evidence document numbers 3-20. This form identified the numerous, routine, uninterrupted and regular presence of the following land uses:

- Special Events
- Roping
- Barrel Races
- Horse Shows
- Equine Training
- 4H and FFA Events
- Horse Events and Training
- Boarding of Horses and Cattle
- Affiant's testimony that they have observed firsthand the numerous, routine, uninterrupted and regular presence of livestock and animals in the Arena as well as up to 13 recreational vehicles, equipment, trailers and temporary structures added to the property. Also, the uninterrupted and regular presence of a caretaker and others residing at the Arena property. Also, the routine and regular temporary storage of trailers and other items on the Arena property, resembling an equipment and vehicle storage lot, the corrals at the east of the property in their current location and the off-loading of over 20 large hay bales and activities resembling commercial hay sales on the property.

FINDING: (Uses and Livestock numbers) Based on the 18 affidavits provided and additional evidence as determined by evidence document 1, as described above, the land uses that have been attested to as being numerous, routine, uninterrupted and regular are determined by this verification as being Pre-Existing Non-Conforming uses as follows:

- Special Events
- Roping
- Barrel Races
- Horse Shows
- Equine Training
- 4H and FFA Events
- Horse Events and Training
- Boarding of Horses and Cattle

Further: The maximum and minimum number of Livestock Animals that were reported on the 18 affidavits submitted ranged from 5 to 500 respectively. Livestock Animals that are brought to any of the events or activities and then taken away by their owners after the event or activity, are not considered as being "cared for by the property owner or the occupant" and are not counted in the Animal Point system as outlined in Section 305, Items A & B. Aerial photos showing a continual occupancy and number or livestock being cared for on the subject property are not available to the Community Development Department nor were they provided by the applicant. Therefore, the best available evidence at this time are the 18 affidavits as provided by the applicant. If the standard requirements for the Arena Property were applied, a total number of livestock animals allowed for the 4.39 acre parcel would be 8, either cattle or horses or combination thereof. Since the Arena Property is a pre-existing non-conforming use and based on the Affidavits provided for this verification, it will be left up to Verde Fair and Rec. on how many livestock animals will be housed on the Arena Property with the

following conditions:

Under Section 305, Items C.3.c & d of the Planning & Zoning Ordinance the following will apply:

- c. "Where the keeping of such animals becomes a nuisance, as defined in the current Town Code, the Code Enforcement Official shall have the authority to determine a reduction in the number of and/or removal of the animals as necessary to comply with the current Town Code."
- d. "The Code Enforcement Official has the authority to determine that removal of the animals in circumstances where they constitute a health or safety hazard to human beings is necessary to comply with the current Town Code."

Also, a nuisance complaint was filed with the Community Development Department within the last several months concerning a pile of horse and cattle droppings being deposited at the southwest corner of the property. It has been determined that this complaint is founded and the pile will need to be removed by Verde Fair and Rec. prior to any additional livestock animals being housed at the Arena Property. Further complaints or findings by the Code Enforcement Official may cause a determination by the said official to require a reduction or limit of livestock animals being housed on the Arena Property as referenced above under Section 305, Items C.3.c & d.

It will be up to Verde Fair & Rec. to police all possible nuisance issues to protect their ability to have combined livestock numbers above the normally allowed 8 (Horses and/or Cattle).

FINDING: (Caretaker) Based on the Affidavits submitted, it states in the affidavits that there has been an "uninterrupted and regular presence of a caretaker and others residing at the Arena property".

As referenced above, per Section 102, Item B.5, *first paragraph, of the Town of Camp Verde's Planning and Zoning Ordinance the following is stated "Nothing in this paragraph shall be construed to mean that any use is exempt from regulations enacted to protect the public health, safety or welfare."*

This would include for nuisances as defined in the Town Code, Building Codes and Planning & Zoning Ordinance. As has been witnessed by the Community Development staff, a caretaker and others residing at the Arena property are living in one or several Recreational Vehicles. These Recreational Vehicles come and go at different intervals. Per Evidence Document #21, the Yavapai County Development Services Department, Environmental Unit has researched the Arena property for any sewage septic permits. As can be seen in Evidence Document #21, the county has no record of any septic permits being issued for the property. Also, the Town of Camp Verde Community Development Department has no record of any electrical permits being issued for the property to install an electrical pedestal to accommodate any Recreational Vehicles.

In order to protect the public health, safety and welfare, adequate and approved sewage disposal systems must be in place to reside on a property. Also, electrical service connections must be permitted and inspected to protect the public health, safety and welfare.

It must be understood that an individual or individuals bringing a Recreational Vehicle onto the Arena Property for seasonal or short stay periods are not creating any vested rights that would be allowed for a pre-existing non-conforming use. Aside from the public health, safety and welfare, those Recreational Vehicles would have to have been on the Arena Property continuously and in one location since before September of 1970 to enjoy any **grandfathered rights**.

OPTIONS:

(CARETAKER): Per Section 306, Item A.1.a the following is required:

“It shall be unlawful for any person to construct, maintain or operate any mobile/manufactured home park or RV park within the limits of Camp Verde unless they hold a valid use permit.....”

Option 1: Since RV parks are not allowed in the R1 zoning district, rezone the Arena Property to RR – Residential Rural, 2 acre minimum. If the zone change is approved Verde Fair and Rec. could then apply for a Use Permit for a small RV Park. The Use Permit is Site Plan specific and Verde Fair and Rec. would need to prepare a Site Plan to scale showing the RV park area meeting all the design criteria as required in the Planning & Zoning Ordinance and other agencies. An on-site waste water system would need to be designed and approved by the Yavapai County Development Services Environmental Unit. 10 to 15 RV spaces could be accommodated reasonably on the Arena Property and would allow for a caretaker living in an RV, guests and paying customers.

Option 2: Apply for a building or set permit for a site-built, modular or manufactured home. Any one of these single family residences are allowed in the R1 zoning district. The Caretaker could then occupy the single family residence while taking care of the facility. RVs would not be allowed under this option.

APPEAL:

Per Section 102, Item B.5, first paragraph “Any person aggrieved by the decision of the Community Development Director may request an appeal to the Board of Adjustment and Appeals. Appeals shall be made as prescribed in Part Six, Section 600-B. The appeal time requirements will start from the date of publication of the decision.

Signature: Michael Jenkins
Community Development Director

Date