

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2025-SUP-006-23

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY LOCATED AT 50956 W VAL VISTA ROAD, MARICOPA, AZ (TAX PARCEL 510-62-3010) TO ALLOW FOR THE OPERATION OF A COMMERCIAL DOG KENNEL, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. 2025-SUP-006-23

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code § 2.151.010 to approve Special Use Permits in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on February 20, 2023, the Pinal County Community Development Department (the “**Department**”) received an application from Ranelle Abbott (the “**Applicant**”), owner of certain property located at 50956 W Val Vista Road (Tax Parcel No. 510-62-3010) and legally described in the attached **Exhibit “A”** (the “**Property**”), requesting a Special Use Permit to operate a commercial dog kennel on the Property (a 3.3± acre parcel in the SR Suburban Ranch Zone), under Case No. SUP-006-23 (the “**SUP Application**”); and,

WHEREAS, on March 20, 2025, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the SUP Application and considered the same (the “**Public Hearing**”) along with twelve (12) stipulations as set forth in the staff report presented to the Commission (the “**Commission Stipulations**”); and,

WHEREAS, after the Public Hearing the Commission voted 10-0 in favor of forwarding a recommendation of approval of the SUP Application to the Board subject to the Commission Stipulations; and,

WHEREAS, after the Public Hearing and Commission vote, specific concerns were raised to the Department staff regarding operation of the proposed commercial dog kennel under the SUP Application; and,

WHEREAS, the Department staff discussed these concerns with the Applicant and subsequently presented the Board with modified Commission Stipulations to address the concerns and eliminated certain Commission Stipulations, which the Department staff determined were not applicable to the SUP Application, resulting in a total of nine (9) revised stipulations of approval, as set forth in the attached **Exhibit “B”** (the “**Revised Stipulations**”); and,

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WHEREAS, approval of the SUP Application, subject to the Revised Stipulations, is consistent with and conforms to the county's comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the SUP Application requesting approval to operate a commercial dog kennel on the Property is hereby approved, subject to the Revised Stipulations as set forth in **Exhibit "B"**.

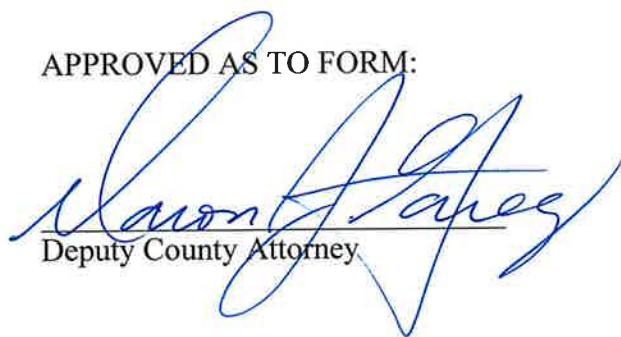
PASSED AND ADOPTED this 28th day of May, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT "A"

TO

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LEGAL DESCRIPTION

Lot 301, of Thunderbird Farms South according to the Plat of record in the office of the county recorder of Pinal County, Arizona, in Book 17 of Maps, Page 14.

EXHIBIT “B”

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[Stipulations of Approval]

- 1) The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors approval;
- 2) Approval of this Special Use Permit (SUP) will require, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals necessary for its operation;
- 3) Signage on the site shall not be permitted;
- 4) The number of adult dogs for breeding purposes allowed on the property shall be limited to seven (7) at any time;
- 5) All dogs on the property shall be housed and maintained inside kennels by 9:00 p.m. on a daily basis;
- 6) The applicant shall take appropriate and necessary measures to mitigate any excessive barking, such as the use of bark collars, use of insulation or other materials to reduce the level of sound from kennels, so as to avoid disturbing the peace and quiet of another person with excessive barking without cause, i.e. no outside animal intrusion onto the property. Excessive barking shall be defined as frequent intermittent barking of more than 15 minutes, or sustained barking of more than 15 minutes in the early morning (prior to 5:00 a.m.) or late at night (after 10:00 p.m.);
- 7) A current, valid license from Pinal County Animal Care & Control shall be maintained at all times while the dog kennel is operational;
- 8) An action to revoke the SUP shall be initiated by the zoning inspector's or code compliance officer's determination that the property does not meet or is not in compliance with any of these Stipulations of Approval. Pursuant to Pinal County Development Services Code § 2.151.010(V), a notice shall be sent to the property owner and/or lessee of the property covered by the SUP requiring compliance with the conditions of approval within 15 calendar days. Upon failure to comply within the specified time period, the supervisors, after notification by certified mail to the property owner and/or the lessee of the property covered by the SUP, shall schedule and hold a public hearing to determine if the special use complies with the conditions of approval and for possible action. The Supervisors may extend the time for compliance or approve or deny the revocation with or without conditions.

- 9) The property owner and/or the lessee of the property and/or the operator of the kennel, shall allow Pinal County employees to enter upon the property upon request for purposes of inspections to ensure compliance with these conditions of approval, which entry shall not be deemed a trespass.