



MEETING DATE: MAY 28, 2025

TO: BOARD OF SUPERVISORS

CASE NO.: **SUP-006-23(ABBOTT'S SHEPHERDS VAL VISTA)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

SUPERVISOR DISTRICT: DISTRICT #1, RICH VITIELLO

Executive Summary: Jason Sanks – Sanks and Associates LLC, applicant, on behalf of Ranelle Abbott, (Landowner) is requesting approval of a Special Use Permit for a 3.3± acre parcel in the SR – Suburban Ranch Zoning District located at 50956 W Val Vista Rd, Maricopa, AZ, to allow for a commercial kennel.

If This Request is Approved:

The Special Use Permit would allow continued operation of a commercial kennel business as an accessory use to the existing residence on parcel 510-62-3010 at 50956 W. Val Vista Rd in unincorporated Pinal County.

Location:

Parcel number: 510-62-3010 (Legal on File)

Items for Board consideration:

- Proposal is for a special use permit to allow a commercial kennel to operate on 3.3± acres in the SR Suburban Ranch Zoning District.
- Proposed use is to operate a German Shepherd Breeding business.
- The Pinal County Development Services Code establishes that the Planning and Zoning Commission may recommend additional uses for a Special Use Permit (SUP) as the Commission deems appropriate in the public interest. The Commission provided staff direction to pursue an SUP application for this case on January 18th, 2024 as an information item.
- The Pinal County Development Services Code allows for approval of Special Use Permits and allows uses to be developed under special circumstances on a site specific basis.
- The commercial kennel has operated on the property since 1994.

Analysis

The applicant is requesting a Special Use Permit for the operation of a family-owned commercial kennel dog breeding business located on a Suburban Ranch (SR) zoned parcel that currently hosts a Single-Family Residence. The property site plan features a 1,800 square foot kennel building housing seven kennels on the north side of the property. The property also features large turn-out areas where the dogs may run and play. Per the application narrative, the applicant has the capability to kennel dogs as needed to mitigate barking and any other nuisance behaviors, with the kennels and bark collars on the dogs after 9:00pm each night.

Commercial kennels and dog breeders are specifically listed as a permitted use, by right, in the Suburban Ranch (SR) zoning district on a minimum of 5 acres with minimum setbacks and notification requirements. Since the existing kennel fails to meet the 5-acre minimum parcel size, the Pinal County Development Services Code may consider it as a discretionary use, subject to SUP approval by the County, as is afforded to the Planning and Zoning Commission under PCDSC 2.151.010 – A.1.o, which states “Such other uses as the Planning Commission may deem appropriate in the public interest.” This category was reintroduced as an information item on the January 18th, 2024 Planning and Zoning Commission Agenda and presented to the Commission by Paula Mullenix, Code Compliance Manager. After discussion and brief introduction of the affected cases and rationale for utilization of the “O” category for Special Use Permit applications, the Commission offered a directive to staff to pursue applications for five specific SUP cases described during discussion of the information item.

The property in question is located in a rural area dominated by large lot properties with an assortment of residential and agricultural uses. In accordance with the intent of Section 2.151.010 - O, the code identifies factors for consideration for Special Use Permits. Staff has analyzed the proposal and offers the following criteria applicable to the proposed special use permit:

1. That the proposed special use will not materially affect or endanger public health, safety or welfare. All materials for this project indicate that any hazards presented by the kennel use is mitigated to the property itself and does not present an impact to neighboring properties. The project narrative describes the existing facility can accommodate the level of use intensity projected in the proposal. The applicant manages the number of dogs bred on the property and manages potential clients through use of a waitlist system. The documentation indicates dogs are kept in healthy conditions, with precise attention for both their physical, social and developmental needs. The applicant does not operate a walk-in service or allow other individuals except the client contact with the dogs to eliminate potential health risks.
2. The proposed special use complies with all regulations and standards applicable within the zoning district where the special use is proposed. The primary use of this property is residential in nature, and aligns with all development standards of the SR zoning district. Additionally, the current zoning equivalent for SR properties, RU-3.3, possesses equivalent development standards for such uses, and also provides a direct avenue for attainment of a special use permit for commercial kennels.
3. The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area. The property has operated in the capacity proposed for 31 years. No changes to the operation have been proposed to the project except to establish the legality of the use already in place and to establish limits on its future expansion. No observable impact appears to have been placed upon neighboring properties that would materially affect the character of the surrounding neighborhood. This community operates in a rural capacity that can support the proposed operations. The applicant immediately cooperated with the SUP process and worked to bring their property into compliance upon discovery of the breach of code requirements.
4. The need for the proposed use in the neighborhood. The applicant has provided evidence that their business serves a specific niche and an identified need in their community. The applicant describes dogs raised both as companions and working dogs to aid in herding activities. The conduct of the business lends to a business nature where greater demand for the service than puppies can be produced for sale exists. With that said, the applicant is responsible in the

operation of the business and does not overproduce dogs in excessive margins or inhumane conditions to be construed as typically defines a “puppy mill.”

Commission recommendation:

- At the March 20th Planning and Zoning meeting, the Commission recommended for approval for the SUP on a vote of (10-0) with 9 stipulations.
- Following the recommendation of the Planning and Zoning Commission, the applicant and staff further discussed applicability of the recommended stipulations and met to further discuss development aspects with a concerned neighbor.
- Staff has since proposed removal of stipulation #3, #4, #5, #6, #8, #9, #10, #11, and #12. Staff also recommends an amendment to stipulation #2, and the addition of 6 (six) new stipulations addressing the neighbor's concerns (indicated as new Stipulations #4-#9). **The new stipulations have been reviewed with the applicant's representative, and they are in general agreement with the revised stipulations.**

Staff presents this case for action by the Board of Supervisors. At the Board's directive, the case may be approved, denied, or remanded to the Planning and Zoning Commission for review and recommendation of proposed changes.

If the Board wishes to approve the Special Use Permit, staff has provided the following nine stipulations of approval for case PZ-006-23 for Board consideration:

- 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.

If the Board wishes to deny the Special Use Permit, staff offers the following motion: I move the Pinal County Board of Supervisors Deny case SUP-007-23.

If the Board wishes to remand the Special Use Permit back to the Planning and Zoning Commission, staff offers the following motion: I move the Pinal County Board of Supervisors remand back case SUP-007-23 to the Planning and Zoning Commission for review.

Date Prepared 5/14/25 PZR

1 favor?

2 COLLECTIVE: Aye.

3 MENNENGA: Any opposed?

4 MOONEY: Opposed.

5 MENNENGA: Thank you. Do we need to take a roll
6 call vote?

7 ??: (Inaudible).

8 MENNENGA: Just one, okay. All right, okay. So
9 with that -

10 ABBOTT: Thank you very much.

11 MENNENGA: You're welcome, thank you. We are gonna
12 take a little break because they need to do a little screen
13 work and stuff up here, okay?

14 ZAIA-ROBERTS: Thank you.

15 MENNENGA: Let's just do ten minutes, come back and
16 wrap it up.

17 [Break]

18 MENNENGA: ...rejoin the Planning and Zoning meeting.
19 And the next case, SUP-016-24. We're certainly getting an
20 education in kennels today, put it that way. So anyway.
21 Staff.

22 ZAIA-ROBERTS: Good morning Chair, Vice Chair,
23 Members of the Commission again, Patrick Zaia-Roberts, Senior
24 Planner, here to discuss case SUP-016-24. This is a property
25 requesting a special use permit to allow a commercial kennel

1 on a property in the SR - Suburban Ranch zoning district.
2 This property is 3.4 acres and is located at 39440 North
3 Kennedy Drive in San Tan Valley on parcel 104-26-0400. The
4 applicant and owner of the property is Jon Mott, and this
5 property is in Supervisor District 2. This is a map showing
6 the approximate location near the Pecan Creek development in
7 San Tan Valley. This is a zoning map showing the property
8 with SR surrounding it on three sides and abutting the Town of
9 Queen Creek at the west. This is a vicinity map showing the
10 surrounding zoning. As you can see, it abuts Queen Creek and
11 is in direct proximity to the Queen Creek to the north as
12 well, within the Country Mini Farms subdivision. This is an
13 aerial map showing the property in question and the
14 surrounding properties. And this is the notification area of
15 affected neighbors within direct immediate proximity to the
16 site. This is an image looking north from the property, along
17 Kennedy Drive. South, down the property on Kennedy Drive.
18 East, away from the property. And west towards the property
19 and the notification signage. And you can see the Mott
20 household in the background and one of their horses. And then
21 because that image was a little bit cropped, this is another
22 image looking west onto the property, and the property
23 question. And one additional. This is a site plan showing
24 the as-built conditions of the property. The image, or the
25 portion to the right of the property is the primary residence

1 for the Motts, and the kind of hash marked area to the south
2 of the property is the area designated for the kennel run.
3 There's the outdoor area also depicted by the dots that you
4 can see there. So some items for Commission consideration.
5 Again, this is one of the five properties that are being
6 brought forward to the Commission that were previously
7 discussed during the January 18, 2024 Planning and Zoning
8 Commission meeting, discussing utilizing the SUP 0 category
9 for other uses as the Commission deems acceptable. The
10 property's located amongst other properties with rural and
11 agricultural uses and animal husbandry operations. The
12 commercial kennel use is existing and does not present an
13 immediate impact to the public health, safety or welfare. The
14 proposed SUP's compliant with standards of the SR zoning
15 district and is comparable to the RU-3.3 district, which
16 offers commercial kennels as allowable through approval of an
17 SUP. SUP approval shall make compatible the existing use with
18 the surrounding land uses. The property features improvements
19 to accommodate the kennel use. And no change is proposed from
20 the 19 year old operation, which has been imposed on the
21 property. The applicant was proactive in seeking to resolve
22 the code compliance violations of the property that were
23 impactful to the site. The applicant has identified a
24 business niche and articulable need in their community, and
25 staff at time of completion of this presentation, has received

1 18 letters of opposition and 36 letters of support. And at
2 this point I do have some that did not make it into the main
3 packet, I would like to hand those out to the Commission, if
4 that's acceptable. And just to clarify for the Commission's
5 benefit, this packet is just items that were received after
6 the original packet was submitted. The total count of 18
7 letters of opposition, 36 letters of support is current at
8 this time. So some of the items the letters of opposition
9 discuss are violations of CC&Rs and HOA directives in the
10 area, civil lawsuits in process, noise and nuisance from
11 barking, presence of biohazards, presence of foul odors,
12 presence of horses, Pinal County code compliance actions,
13 complaints filed with Pinal County Animal Control, concerns
14 with the number of dogs on the property, and discussion that
15 the property should be at least five acres for consideration.
16 The letters of support address the topics of integrity of the
17 applicants, quality property conditions, low visibility to the
18 business, rural lifestyle compatibility, surrounding other
19 more intense nuisances, neighboring similar home businesses
20 and promotion of those businesses, low noise issues or odors
21 or nuisances. Unfair harassment of applicants was discussed
22 on multiple occasions, and concern of lost property value by
23 infringement. And care for dogs and animals, including health
24 and DNA testing. Staff is proposing this case forward with 12
25 stipulations and an amendment to stipulation 4 to remove a

1 typographical error included, which was an internal review
2 question that should have been omitted prior to publication.
3 I'll go ahead and read those stipulations into the record. 1.
4 The special use permit is issued to the land and shall be
5 binding on the property owner from date of the Board of
6 Supervisors approval. 2. Approval of this special use permit
7 will require, at time of application for development, that the
8 applicant/owner/developer submit and secure from the
9 applicable and appropriate federal, state, county and local
10 regulatory agencies, all required applications, plans,
11 permits, supporting documentation and approvals. 3. The
12 applicant shall secure and maintain a commercial kennel
13 license issued from Pinal County Animal Control for the
14 duration of business operations. Applicant shall adhere to
15 all standards as required by Pinal County Animal Control. 4.
16 The applicant/property owner shall submit a site plan
17 application within one year from the effective date of this
18 resolution or the special use permit will become null and
19 void. 5. Commercial Kennel uses shall be limited to breeding
20 operations as described in the application narrative.
21 Expansion of commercial kennel uses shall be contingent upon
22 amendment to the approved SUP by the Board of Supervisors. 6.
23 SUP-016-24 shall meet Lighting Zone 1 requirements. 7.
24 Signage on the site shall not be permitted. 8. The
25 applicant/property owner shall meet the requirements of the

1 International Fire Code, as adopted by Pinal County and
2 administered by the Pinal County Building Safety Division. 9.
3 A dust registration permit from the Pinal County Air Quality
4 Control District shall be obtained prior to the disturbance of
5 0.1 acres or more. 10. All construction activity must conform
6 to the Earthmoving Activity requirements of the Pinal County
7 Air Quality Control District. 11. A Traffic Impact Statement
8 may be required to be submitted to the County Engineer at the
9 time of site plan submittal for review and approval. The TIS
10 shall comply with the current Pinal County Traffic Impact
11 Assessment Guidelines and Procedures and shall be approved
12 prior to the site plan approval. And 12. A drainage report
13 may be required to be submitted to the County Engineer at the
14 time of site plan submittal for review and approval. The
15 drainage report shall comply with the current Pinal County
16 Drainage Manual and shall be approved prior to the site plan
17 approval. The drainage plan shall be in accordance with the
18 current Pinal County Drainage Manual. The approved Drainage
19 Plan shall provide retention for storm waters in an on-lot
20 retention area. At this point, does the Commission have any
21 questions of staff?

22 MENNENGA: Anybody, questions? Commissioner Klob.

23 KLOB: Patrick, in one of the comments from, I think
24 one of the opposition letters, you had mentioned that there's
25 some civil lawsuits. Is it in direct relation to this use,

1 and then how does that apply? Or could it or would it apply
2 to this SUP?

3 ZAIA-ROBERTS: So they are in direct issue with the
4 proposed use in question. The way the County has been
5 administering this is as a land use decision. The SUP case
6 going forward would permit the land use decision to enact the
7 commercial kennel as as-built on the property as a legal
8 nonconforming use to not be able to expand further. The issue
9 with the lawsuit is in violation of the CC&Rs and HOA
10 directives in the neighborhood, and does not directly apply to
11 the SUP in question.

12 KLOB: Okay. Can I ask the attorney? Should that
13 prevail from a CC&R aspect, what impacts would that have on
14 this SUP, should it be approved.

15 ATTORNEY: Chairman, Vice Chair, Members of the
16 Commission, to the extent that the Commission is inquiring as
17 to legal advice, I would suggest that that be done in an
18 executive session.

19 KLOB: That's where I thought you were gonna go, but
20 I just wanted to ask.

21 MENNENGA: Anyone else? And the applicant. Signed
22 in?

23 MOTT: Yeah.

24 MENNENGA: Thank you. Name and address.

25 MOTT: Could I sign that in or do you want it now?

1 MENNENGA: I want that.

2 MOTT: Okay. My name's John Mott, live at 39440
3 North Kennedy Drive in San Tan Valley. Owner, we live on the
4 property, my wife and I. And I want to give a little bit of
5 background on this whole situation, because it is a little bit
6 weird. It's - I want to start, actually over the course of
7 the last three years, there's people in my neighborhood that
8 have been attacking my wife because they don't like me. And
9 so I want her - she's been under a lot of stress, but she
10 asked if I could just read her statement as part of this.
11 I'll go ahead and do that to start. She wrote, good morning.
12 My name is Jenny (inaudible) Mott. I'm a fifth generation
13 farm girl from Arizona. My family has deep roots in
14 agriculture. My father is a fourth generation farmer from
15 Gilbert and he has farmed in both Gilbert and Pinal County for
16 many years. My ancestors came to Arizona in early 1900s as
17 ranchers and farmers, and this way of life has been a part of
18 my history ever since. I have always been involved in
19 breeding and raising livestock on our family farms, and
20 growing up we relied on herding dogs to help manage our
21 animals. We are here today because we've applied for a
22 special use permit to continue breeding, raising, and selling
23 Australian Shepherds from our property. I have been breeding
24 and raising Australian Shepherds since 1999. We purchased our
25 property in 2006 and have continued our breeding program there

1 ever since. Nothing about our operations has changed. We
2 have not expanded or altered what we do. Unfortunately, our
3 need for this permit stems from a long-standing personal
4 dispute with a few neighbors. Years ago, individuals who
5 disagreed with my husband's role on the water board threatened
6 that if he did not step down, they would take legal action
7 against us over our animals. When he refused to back down,
8 they followed through on their threats, filing a lawsuit aimed
9 at stopping us from breeding dogs and horses on our property.
10 But they didn't stop there. They also turned us into the
11 County weaponizing the zoning code against us in an attempt to
12 force us to stop doing what we have always done. In their
13 lawsuit, they're not only trying to prevent us from breeding
14 animals, but they are also asking the judge and jury if they
15 win to force us to sell our home and move away. This ongoing
16 harassment has caused my family significant stress and
17 anxiety. These individuals continue to spread false and
18 harmful claims about us on social media and their actions have
19 made me fear for the safety of my family and animals. We are
20 fighting to protect our home, our farm and the rural lifestyle
21 we have worked so hard to build. We respectfully ask the
22 Planning and Zoning Commission to approve our request for this
23 special use permit so we can continue our responsible breeding
24 practices as we have for many years. Thank you for your time
25 and consideration. That's my wife's statement on the matter.

1 Unless you guys really want to go into that, I don't think we
2 need to go into the whole lawsuit case, but the lot that is
3 suing us and is responsible for three lawsuits in our
4 neighborhood, along with our attorney, are all here. So if we
5 need go into it, we can, but I'd prefer not to. I don't have
6 a lot more to say other than what Patrick explained and what
7 my wife explained, but I'm happy to answer any questions and
8 go through this process.

9 MENNENGA: Questions for the applicant.
10 Commissioner Mooney.

11 MOONEY: You heard some of my questions earlier.

12 MOTT: Yeah.

13 MOONEY: How many dogs – how many adult dogs and
14 then how many litters of puppies per year, and about the
15 average. I'm not familiar with the average size for
16 Australian Shepherds.

17 MOTT: Australian Shepherds have five to seven on
18 average, probably. We've had litters of one, we've have
19 litters at 13.

20 MOONEY: Yes, no, I understand that, just the
21 average.

22 MOTT: Currently she has 10, what I would consider
23 dogs, not including puppies. She may have a few puppies still
24 left from a recent litter. Most puppies are gone to their
25 homeowners by the time they're eight weeks old. So at any

1 time -

2 MOONEY: I'm just concerned with the adult dogs and
3 then the number of litters per year.

4 MOTT: At any time, anywhere between, you know,
5 eight to 13-14 dogs, just depending on the age, you know. And
6 they're not all actively breeding, so we typically have five
7 to six litters a year, maybe.

8 MOONEY: Thank you.

9 MENNENGA: Anyone else? Commissioner Scott.

10 SCOTT: I was just curious on the neighbors that are
11 complaining about this, where are they in proximity to your
12 property?

13 MOTT: Just outside the - do you have the 1,200 foot
14 radius?

15 ZAIA-ROBERTS: Yes.

16 MOTT: Just outside the 1,200 foot radius. If you
17 look straight east from our house, they're straight east of
18 us. Next street over. We're on Kennedy, the next street over
19 is Taylor.

20 ZAIA-ROBERTS: Commissioner Scott, I could possibly
21 add to that. Staff has received comment letters from numerous
22 locations throughout Country Mini Farms as a whole. The
23 majority of - at least to summarize, the majority of the
24 proximal neighbors within direct proximity of Mott's property
25 on the Pinal County side have been in support. We've received

1 a number of oppositions from the Ovation community in Queen
2 Creek, and then a number of opposition from scattered
3 throughout the Country Mini Farms in various locations. But
4 generally within that same neighborhood.

5 SCOTT: So are any of the complaining neighbors on
6 either side, or back to this property?

7 ZAIA-ROBERTS: I believe we have one that is in the
8 Ovation neighborhood on the Queen Creek side.

9 SCOTT: Okay.

10 MENNENGA: Go ahead, Commissioner.

11 HARTMAN: Just to clarify, to follow up on
12 Commissioner Scott's question. 1,200 feet on the circle, how
13 many complaints within that? Just one?

14 ZAIA-ROBERTS: Ultimately, we haven't sub-sectored
15 each of those out. We've received about three or four from
16 the Ovation community, I couldn't speak to if they're within
17 the 1,200-foot radius. But in total, from the Country Mini
18 Farms community, we've received that 36 letters of support and
19 the 18 in opposition.

20 HARTMAN: 36 in support, 18 against.

21 ZAIA-ROBERTS: Opposition.

22 MOTT: So I'll answer a little bit more. I went
23 through, like a lot of people as I went through the
24 documentation, I was curious just to see where people were in
25 relation to our property, because the lot 1,200 feet away, the

1 primary antagonist here, has been posting on social media all
2 over the - so we're getting comments and things happening from
3 all over the country - not just here, but as far - I went
4 through and I looked at the ones that at the time I had, and
5 there were four within the 1,200 foot mailer that we did. Of
6 those four that were in opposition, there's one who lives - if
7 you take from the top left hand corner of our property, maybe
8 three lots up, and they back the 150 foot or whatever that is,
9 green belt. So it's probably - it's actually - go down a bit,
10 it's down, down, down, probably like - probably like right in
11 this area right there is the one within that radius that was
12 in opposition. There were three others that are outside of
13 that radius from Ovation in the initial things. And I don't
14 know, and maybe you could clarify, I know when I was looking
15 at the letters of opposition, seven of them were from one
16 resident and two were from the other person at that same
17 thing. Does that -

18 ZAIA-ROBERTS: So the 36 letters -

19 MOTT: 18 unique?

20 ZAIA-ROBERTS: They're thirty - they've been
21 differentiated by sender. So I know who you're talking about,
22 about that seven letters, is one of those 18.

23 MOTT: Okay, one of those 18, okay.

24 ZAIA-ROBERTS: Right.

25 MOTT: Anyone else?

1 ??: So you received one letter within the 1,200
2 foot circumference of your home? Is that what we're hearing?

3 MOTT: One letter - this, now I - there's been a lot
4 more that have come in since, because when I did, there was
5 maybe five or six in opposition when the first initial thing
6 came out, of those five or six, there is one that was across
7 that, that green belt from us. The rest were - four of them
8 were - or three or four of them were further into Ovation.
9 And then the lot directly east of us, 1,200 feet away to the
10 east.

11 ??: So the majority of your neighbors that are
12 complaining are outside the 1,200-foot radius?

13 MOTT: Yes.

14 ??: So 1,200 feet is just a little bit under a
15 quarter of a mile.

16 ??: (Inaudible).

17 ??: Is that right?

18 ??: Yeah.

19 ??: Okay.

20 ZAIA-ROBERTS: Just to add to that as well, these
21 are large lot properties - 3.3-3.4 acre properties. So the
22 1,200 foot buffer - we don't want to discount the letters of
23 opposition on the basis of being outside the 1,200 feet
24 buffer. We've received these all from neighbors within in the
25 Country Mini Farms community.

1 ?: But the greater portion of the letters are from
2 outside?

3 ZAIA-ROBERTS: Outside 1,200 feet, yes.

4 ?: Okay, thank you.

5 MENNENGA: Anyone else? Okay.

6 MOTT: You guys are tired of kennels, huh?

7 MENNENGA: Yeah, we're getting quite a lesson today
8 on kennels. Okay, with that, we're going to open up the
9 public hearing portion case SUP-016-24. And anyone speak,
10 please come forward. Let's see, I've got a list here. Marla
11 Lindry?

12 LINDER: Mark Linder.

13 MENNENGA: Linder? Okay.

14 LINDER: I signed in. I guess I'm the antagonist in
15 the story here. So, and it's good that I get to go first. I
16 do want to make a correction of 36 letters that came in in
17 support, you'll find that about half of those are actually
18 from outside of the community. They're all customers of his
19 and things like that. So there's about 18 inside the
20 community, so it's about even on that. We are a community
21 that's in turmoil, and it all really started with the
22 existence of Mr. Mott's breeding business. I know Jon likes
23 to personalize it, think it's about him, it's not. It's about
24 preserving our neighborhood as a residential neighborhood.
25 We're governed by CC&Rs. The very first paragraph says, the

1 properties are for residential use only. Another paragraph
2 that says you can't run a business on your property. That's
3 what the lawsuit's about. Mr. Mott has also managed to get
4 himself onto the board, has refused to enforce, even though
5 employers have consulted and told him that they need to, which
6 has allowed other people to start running businesses in the
7 community, which has greatly expanded the lawsuit. And now a
8 second lawsuit has been filed actually against our board for
9 failing to do their fiduciary duty to protect our residential
10 community. That's what the lawsuits are about. Has nothing
11 to do with Jon as a person, has nothing to do with Jon and his
12 religion, which he likes to say a lot, it's all about what
13 you're doing on your property and how it's illegal by our
14 CC&Rs. That's it, that's basically what it is. So, you know,
15 with the lawsuit there, if we're successful, the business is
16 going to get shut down. I don't think you guys should be
17 issuing a special use permit for something that's currently in
18 litigation when there's a very, very good chance it could get
19 shut down. It looks like the lawsuit's probably going to be
20 successful. If you want to put a stipulation on it to where
21 it's going to go on hold until the settlement of the lawsuit,
22 and then do that, that might be an unacceptable thing to do as
23 well. But for right now, we're speaking against it. I live
24 just outside the 1,200 buffer. Like I said, I live on Taylor
25 Street. When I look directly west I can see Mr. Mott's house.

1 When I sit on my patio I can hear his dogs. One of the things
2 that I submitted is actually a sound recording of his dogs
3 barking at night while I'm trying to sit on my patio. So we
4 can hear it. There's direct line of sight between the two
5 houses. Even though I'm just outside of the 1,200 foot zone,
6 I can still hear his dogs barking when they go off. And then
7 it sets off all the rest of the dogs in the neighborhood. So,
8 thank you.

9 MENNENGA: Thank you. Any questions? Okay, next
10 please.

11 D'AMATO: That would be me.

12 MENNENGA: Signed in?

13 D'AMATO: Yes. Both here and on the thing.

14 MENNENGA: Rebecca. Your name and address.

15 D'AMATO: I'm Terri D'Amato, 39449 North Hailey Lane
16 in Queen Creek. I had submitted a letter to Mr. Roberts and
17 to all of you, but I think it was received probably later than
18 it would have been included in your packet. And I felt
19 obligated to do so because I had gotten the original letter
20 that was sent out about the zoning and information and read it
21 and thought, well, you know what, if this is what they've been
22 doing for years and years, we've just moved here, it's been
23 three years. It's not bothering us. Not a problem. It
24 wasn't until I received an anonymous letter in the mail that
25 came addressed to us that did make it seem like it was a

1 personal issue. Felt I needed to take more action. I live in
2 Ovation, and I am - if you could pull up the aerial view - my
3 property is directly behind the Motts' property. If you look
4 right there on the map, directly west. My husband and I sit
5 on our patio every single night because we're from Illinois
6 and we can't believe that it is January and we're still
7 outside in shorts. We do not hear any dogs barking. I do
8 not, have never been woken up, I have never bothered. I have
9 more noise from my 12 pound pug than I have heard from any of
10 the dogs over in that area. We also do not have, and have
11 ever been affected by any of the odors that might be coming
12 from that property. And understanding when we bought and
13 purchased and built this home, this property was there long
14 before we were. We're directly in the direct flight path of
15 the Mesa Phoenix Airport, we haven't filed any complaints with
16 them either because, obviously, they were there way before we
17 were. I'm hoping that this is something that can be addressed
18 for all parties in an amicable way, understanding that this
19 their lifestyle. I've come from a rural community, I've had
20 horses, dogs, cats, all over the property. Never had to breed
21 any because I'm too old. But I understand and can accept the
22 fact that they have been there, they have never been a
23 nuisance. I've personally gone over to the Motts' property
24 when I received the letter to take a look at everything, to
25 say, you know what, where is all of this coming from? I wanna

1 get both sides of every part of this story. Met with Jen,
2 took her around the property. We went to go see everything.
3 I saw where the dogs were, saw where the horses were, because
4 I can see the horses right through my view fence out in back.
5 That's how close they are. And I can tell you in all honesty,
6 (inaudible) see out on our back porch, I see that. On our
7 back porch, we've never heard the dogs, never been bothered by
8 the dogs. As a matter of fact, the only thing that we've been
9 bothered by are the coyotes that kind of go around the wash
10 concern me, thinking they might jump the fence and get my dog.
11 But in conclusion, I'm here to say I support. After we
12 received this letter, I've talked to several of my neighbors
13 in the area. They now understand what the true story is.
14 Their letters were sent prior to this being received. And
15 with that, I yield my time.

16 MENNENGA: Thank you. Any questions? Okay.
17 Rebecca.

18 REBECCA: I did sign in.

19 MENNENGA: Okay.

20 REBECCA: Okay, thank you for listening to concerns
21 today of not supporting the Mott family wanting to obtain an
22 SUP. I live one street away from the Motts on Taylor Street,
23 and I can see the Motts' home, within eyeshot of my property,
24 and I can hear the Motts' dogs. I have owned my property for
25 24 years in Country Mini Farms. The house I live on was not

1 the first property I owned when I moved to Country Mini Farms,
2 and I was aware of CC&Rs that we could not have businesses in
3 our community, or on my property. And then I also was given
4 the Pinal County guidelines that I needed to abide by, one
5 being with a kennel that you have to have five acres, you have
6 to be 100 feet, your setback of your kennel, and then you also
7 have 75 percent of 300 people around - 75 percent of 300
8 around you to okay this kennel, which I question what they
9 said. Our community CC&Rs are private covenants that the
10 Motts are not attaining to and adhering to. They are in two
11 lawsuits, I'm in one of them, and mine's the one against the
12 board. And it's the fact that Mr. Mott on this SUP talked
13 about running a business since 2006. And when it came light
14 to this legal business and the community members, Mr. Mott,
15 our board president, led and misled the community as in the
16 board meeting and he stated that he only had four dogs and he
17 was not running any type of business on his property. So this
18 was in 2002. Animal control came and ended up doing an
19 investigation, found they had 11 dogs, two litters of puppies,
20 and was not in compliance with Pinal County zoning for a dog
21 kennel, or from animal control, Motts did not have a Class 4
22 breeding license. They misled information on the packet. On
23 number four they stated they had no concerns expressed by
24 their neighbors, which is completely untrue. They've been
25 reported to Animal Control, Pinal County zoning, Country Farms

1 mid HOA management, since 2022. Had no idea they were running
2 a boarding - a dog breeding business. Mr. Mott has been on
3 our Country Farms management HOA board for the past seven
4 years, and he's currently the president. He has stated in our
5 last meeting in February that he will not enforce our CC&Rs,
6 and this has caused the neighbors to start illegal commercial
7 entities throughout the neighborhood, which is causing a lot
8 of contentment with each other. Once a peaceful community,
9 has now become one of fighting and refusal to abide by our
10 CC&Rs due to Mr. Mott not performing his fiduciary duties.
11 The SUP will open a pathway for others to circumvent the Pinal
12 County zoning regulations. Three requirements - you have to
13 have five acres, you have to have your kennel 100 feet from
14 the neighbor's property, and you have to 75 percent approval.
15 Yes, there is excessive noise with these 14 dogs that he has
16 had, from their websites or Facebook sites. The property sets
17 back, they have the 55-plus community by them, and there's no
18 benefit to our community to have this kennel commercial
19 business in our community. In closing, I please request you
20 not to approve this SUP. There are two lawsuits. My lawsuit
21 that's against the board and then the one about the commercial
22 business. Thank you so much for your time. I do question,
23 though, the requirements because there is a 100 foot setback
24 that you're supposed to have, not - there isn't not a setback,
25 there is a setback.

1 ??: Time.

2 REBECCA: Okay. Did you have questions, or? Sorry
3 talking so fast.

4 MENNENGA: Questions? All right, next we have Hank
5 Stute.

6 STUTE: Correct.

7 MENNENGA: Signed in?

8 STUTE: Yes I am signed in. Address. Hank Stute.
9 I'm a 40 year resident of the Country Mini Farms. I have
10 property there. And I have tried to set all the - or filter
11 out all the background noise, what has been talked about
12 earlier here. I'm not being condescending with that, but I
13 try to filtered that out and get down to the basics and the
14 root of this application. And this application, I have
15 concerns about it. Number one, I don't see that it's a
16 valuation, a positive valuation driver for Hank's property. I
17 don't see that. I do not see that, and that's a concern to
18 me. The other neighbors, that's their decision, but for me
19 that's a concern. I have other concerns as well in the
20 application. And I have recommendations and observations. My
21 biggest concern here is, is that the term commercial dog
22 breeding business. It's been used, it's being stated, in fact
23 it's on the signage, the advertising signage that's out in
24 front of Mr. Mott's property. It also states a commercial
25 kennel, and then it says, commercial dog breeding business.

1 Well, I think we all know that commercial dog breeding
2 businesses have no oversight, they're unregulated in the State
3 of Arizona. No oversight, so there's no - excuse the pun, but
4 there's bark but no bite. There is no oversight, so there's
5 no regulatory oversight. The Pinal County Animal Control has
6 nothing, and my concern is is the flip is - the flip - the
7 switch is flipped whether it's a kennel, a commercial kennel,
8 which does have oversight. Or is it a commercial dog breeding
9 business? Well, this isn't clean. This is not clean. So
10 that needs to be addressed. And in addressing that, you know,
11 we all know that the animals don't have a voice, right? Well,
12 Hank's here to be a voice for one animal. I haven't heard
13 anybody talk about the welfare of the dogs. Not one person in
14 any of the discussions, any discussions today, the health of
15 the dogs, what their criteria is with how they take their dogs
16 or when they take their dogs to have a veterinarian check, I
17 see none of that. I see no information from a veterinarian to
18 give a recommendation to this kennel or to a breeder. I don't
19 see any of that, and I take it from the perspective that
20 you're trying to make a sale here. You're trying make a sale
21 to us, the residents, and the board. Well, I think it falls
22 short of that.

23 ?: 30 seconds.

24 STUTE: That there is none. So my concerns are is
25 that the stipulations don't go far enough. The stipulations

1 need to be addressed, the commercial dog breeding business
2 aspect of this. If there's not going to be any, then strike
3 it, eliminate it, where it's strictly a commercial dog kennel.
4 That has oversight. A Class 4 permit, an Arizona Department
5 of Agriculture kennel permit, U.S. Department of Agriculture
6 kennel permit, et cetera, et cetera et cetera, and this should
7 not be a transferable permit to the next owners of this
8 property. That should be a stipulation.

9 ??: Time.

10 STUTE: Thank you.

11 MENNENGA: All right, any questions? Anyone else to
12 speak?

13 HEDRICK: I haven't filled out the comment card, but
14 can I sign?

15 MENNENGA: Yeah, sure. Come on up and sign in.
16 Give us your name and address.

17 HEDRICK: My name for the record is Mike Hedrick, H-
18 E-D-R-I-C-K, and I live at 1003 West Ocotillo within the
19 community. And I wasn't intending to speak here today. I'm
20 an attorney, I'm that guy that is in charge of these two
21 lawsuits that are proceeding against Mr. Mott, his wife Jenny,
22 Jack Reed, other members of the board who, for whatever
23 reason, they have decided that their rights and their
24 privileges, as they see them, are more important than the
25 people who have a similar investment into the community. The

1 property values here range from a dilapidated property that's
2 nothing but dirt and no serious structures on it, 500,000-
3 600,000 for the land, or as opposed to Rebecca's property,
4 which four and a half acres, mature landscaping, trees,
5 impossible to find. You cannot replace, you cannot find a
6 four and a half acre property anywhere in San Tan Valley where
7 you don't have to dredge it, redo everything and start over.
8 So the tension here is between CC&Rs, which are a covenant,
9 they're a promise, they're a contract, that you make when you
10 take title to a property. We've been making covenants all the
11 way back to my people's covenant with the God of Abraham,
12 Isaac and Jacob and Moses. And a covenant is a promise that
13 you don't break. And if you don't make the promise, you don't
14 have to worry about breaking it, but when you make the
15 promise, when you take title, you agree to abide by the CC&Rs.
16 And they prohibit places of business. Jon Mott alleges before
17 this Commission that he has been running this kennel for 19
18 years. Whether he has or not, it was only discovered by my
19 private investigator in 2022 that he was running a dog
20 breeding business. Before that time, there was a lot of time
21 when everybody thought Jon just likes dogs and he's got a lot
22 yappy dogs. And if that was the case here, there would be no
23 case. But instead, he's, according to his own testimony, he's
24 selling hundreds of dogs per year, according to his Facebook
25 page, at \$2,000 to \$3,000 per dog. It is noisy.

1 ??: 30 seconds.

2 HEDRICK: It is stinky, and it is really not good
3 government, from my perspective - and I respect all of you in
4 what you do - it's not good government for you to be
5 overstepping and stepping on the rights of people who have
6 their largest investment - \$1.7, \$2 million, to have to live
7 beside of a kennel. Nobody here would want to live besides
8 the kennel that Jon Mott runs were you to come out and look at
9 it.

10 ??: Time.

11 HEDRICK: I would ask the panel, in closing, to show
12 restraint, deny it, because the CC&Rs prohibit any kind of
13 business. Let the court case run its course, and see what
14 happens, and then at that point perhaps Jon can work out with
15 the new board, which will take over after Jon and his people
16 are - don't have the reins of power. Maybe something can be
17 worked out where he can come back before this Commission and
18 say -

19 ??: Time.

20 HEDRICK: - this is what happened and now I would
21 like to revisit my SUP. Thank you very much.

22 MENNENGA: Any questions for the attorney. Anyone
23 else to speak? Come on up. Sign in please and give us your
24 name and address.

25 RIGGS: My name is Jason Riggs and I live at 40267

1 North Prince Avenue. Go ahead and sign in real quick. I
2 purchased my property in 2014, I bought it for \$275,000. I
3 put a little bit of work into it, but I haven't added any
4 square footage or anything that would require a permit. And
5 we refinanced our house last year and it appraised it 750,
6 irrespective of the things that are happening and being
7 alleged. I'm here to voice my support for this SUP, and the
8 reason that I do is it is consistent with the lifestyle that
9 we live. Our CC&Rs are an absolute mess. They proscribe
10 churches and schools. We have the A&P Nursery within our
11 community. They have a thriving retail business, and I live
12 two doors down from them and they don't hurt me in any way,
13 shape or form. Their ingress/egress is on Ironwood or
14 Gantzel, technically, where I live. And I have cousins that
15 purchased dogs from the Motts in Texas. That was, gosh, I
16 want to say six or eight years ago. They love them, they love
17 Aussies. I'm a Queensland healer guy, you know. No offense,
18 pal, but anyhow, I grew up around healers and that's the
19 herding dog that I've always gravitated toward. But I - my
20 wedding for my daughter was actually hosted in the property
21 right across the street from the Motts. The Williams are very
22 generous, they have a very beautiful estate property. As Mr.
23 Hedrick pointed out, there's quite a spread in the values of
24 the homes. We have estate homes that are worth multiple
25 millions, and we have other homes that need - well, they're

1 bare dirt or trailers that need a lot of work. But they were
2 generous enough to allow us to have that wedding back there.
3 Didn't hear a peep. I've been to the Motts' property
4 probably, I don't know, 20 or 30 times. Never smelled
5 anything, never heard anything, never heard any complaints. I
6 go to the Bowman's property, which is just to the north of the
7 Motts' regularly, and do things with Ty, and I've never
8 smelled or heard or seen anything. I don't have any concerns
9 along those lines and I ignorantly purchased the property in
10 Pinal County on 3.3 acres - that's what I have as well - and
11 made some assumptions that the zoning type things that I was
12 familiar with in Maricopa County were going to be similar.

13 ??: 30 seconds.

14 RIGGS: (Inaudible) my grave error in that
15 assumption, right? But I think a lot of us come out and we
16 see a 3.3 acre property and figure as long as we're not
17 directly impacting anybody around us that we can pretty much
18 do what we want to. I get that. I've learned some lessons.
19 I'm not speaking for anybody else here, I'm just saying that,
20 you know, I always kind of figured all of us out here in Pinal
21 County as more of a freedom-loving and property use type
22 people. With that, I would thank the board for your
23 attention.

24 MENNENGA: Thank you. Questions? Anyone else to
25 speak? Your name -

1 BUELL: Steve Buell, I did sign in.

2 MENNENGA: Okay.

3 BUELL: Do you need me to say my address?

4 MENNENGA: Please do.

5 BUELL: 1050 West Lenora Way. I'm also in the
6 community. I'm outside the 1,200 foot. I heard a couple of
7 interesting things when people were talking. First one, I
8 think the only person inside the 1,200 feet says she can't
9 smell anything, can't see anything. No problem. This is
10 definitely a personal issue with a couple of the members of
11 the community. I'm outside of the 1,200 foot, but I've been
12 past the Motts' property hundreds of times, I've to their
13 property several times. There's not a smell, there's not
14 noise. It's no problem. And so that's the first thing. The
15 second interesting thing that I heard a lot of people say was,
16 they've been doing this for 20 years and nobody knew. Well,
17 that kind of tells me that they're not creating a big
18 disturbance. If it's been going on for 20 years and nobody
19 knew, I had to hire a private investigator to find out, well
20 it's not bothering anybody besides the personal issues. We
21 have a nice community, we have a rural community, there's lots
22 of animals and sometimes there's noise. But most of it
23 doesn't come from them, most of it comes from other places.
24 So I would be in support of this.

25 MENNENGA: Thank you. Questions? Anyone else to

1 speak?

2 THOME: Hi. My name is Carlos Thome, I live in the
3 195 West Ocotillo, inside the community. I wasn't mean to
4 speak, but just like seemed like the recent speeches. So I
5 just want to say like, we are not like near Jon's house, but
6 since I moved there, like I have been running every morning.
7 And honestly, like I never seen like any, any kind of issue
8 with his property or even his dogs. Even I've had issues with
9 other properties, with other dogs, that they sometimes like
10 they out of property and they chase me and all that. And
11 another thing I want to express is like, talking about the
12 CCRs, like these CCRs like they were made on 1970. So it's
13 already been like most, close than 40 years ago. The city
14 already grown. Like it is not a city - it's a city now. It
15 used to be maybe just a town, but like the city is getting
16 more and like it's growing up. So another thing with the CCRs
17 is like they're not enforceable because like there is no code,
18 like there is no punishment. Like when they did this, the
19 CCRs, like I think like made it wrong. Like they didn't think
20 about like the future and they didn't think about like how to
21 enforce it. That's why like some of the people on this
22 community, like they say like they cannot enforce that CCRs,
23 because if you read the whole document, there is like no
24 power, like when you say like what is the punishment or
25 whatever, the fine, to break these rules. The other thing is

1 like it looks like if you read the CCRs, like there's a lot of
2 people on the community that they are actually breaking the
3 CCRs. Like not doing like commercial business, but there is
4 another rules. Like I think - I don't have the document on my
5 hands right now, but there is rules about like not having like
6 two houses on the same property. Like there's people like
7 they having that. I think like there is some paragraph like
8 says like no church on the area or no schools. Like there's
9 schools and there's church. So I'm just saying like it's not
10 fair that these CCRs, like they want to apply it to some
11 people because they try to do some things, but they're not
12 applying it to other people like they're breaking too. So I
13 just want here, like I'm supporting on Mr. Mott's permit or
14 request, like he's doing it. As the last person said, like he
15 already been doing it for several years, there has no issues.
16 That's it.

17 MENNENGA: Thank you. Questions? Anyone else?

18 REED: Thank you. My name is Jack Reed, I live at
19 39176 North Prince Avenue. I have been board president, vice
20 president, waterways chairman for this community for the last
21 seven years, on and off. I've been to Jon Mott's house
22 several times helping him grade the lot. He built a new
23 house, grade out, put it on granite, wouldn't even know there
24 was a dog kennel there. And then when I got apprised of the
25 situation, when Mr. Linder came into the board meeting one

1 time - and I'm just a waterways guy - and throws a lawsuit
2 down. And of course I didn't read it then, but I got, well,
3 then I had to ask him. Yeah, we've had a dog kennel for quite
4 a while, or breeding facility. In the interim, I got dropped
5 into the lawsuit by Mr. Hedrick and Mr. Linder, conspiracy to
6 tortiously interfere with the CC&Rs. The CC&RS were written
7 in 1973. There's been several - 1990, 2000, there've been
8 several HOA laws that's been revised. So our HOA CC&Rs are
9 kind of in turmoil and way behind the times here. And like
10 Mr. Buell said, A&P Nursery's been in, we've got three
11 churches, schools, and one of the churches - and the board
12 made that decision back in the day. One of the churches has
13 been there since 2000, one since '93, I believe. All I can
14 say is, I don't think that the barking dogs is a problem,
15 actually his neighbor next door had to get a kennel permit
16 because he had over four dogs. And (inaudible) that those
17 dogs - he lets his dogs out, those are the dogs that come up
18 to the street and bark. That's the only thing I've ever
19 noticed. And I'm out of the circle, I'm actually one street
20 behind the people in opposition to this. I feel like that the
21 ma and pa businesses should be a thing if they're regulated
22 right. Thank you.

23 MENNENGA: Thank you. Questions? Anyone else
24 speak?

25 BENCOMO: I signed in on this one, is that okay?

1 MENNENGA: You're good.

2 BENCOMO: My name is April Bencomo, I'm at 1548 West
3 Lenora Way. I live in the Country Mini Farms community since
4 I was 10 years old. I'm horrible at speaking, sorry. I feel
5 like I have a unique perspective because I've been there for
6 so long. I ride horses a lot, multiple times a week. We ride
7 through the east and west sides of the Motts' property. The
8 west side is like a green belt that leads us to the wash that
9 we ride in, and then the other side is like on the road
10 through the community. I didn't even know they had a dog
11 kennel. I've rode by both sides. I knew they had horses, but
12 I didn't know they had a kennel, I've never heard the barking,
13 and I don't live that far from them, and we hear dogs all the
14 time. So I don't know how you can determine from a street
15 over what dogs are barking. I think that doesn't make sense
16 to me. But ironically, when I ride by his place, I see
17 horses, no dogs, but when I ride by the opposing property,
18 their little dogs are barking at us constantly. So I just
19 think that that's funny. I feel bad that he's in this
20 situation, I do think it's personal. I mean the community
21 voted him into the position as president for a reason, and
22 he's kind of taken the brunt of all of this for us. So I
23 support him and I hope you guys too. That's it.

24 MENNENGA: Thank you. Question? Anyone else to
25 speak? Okay, with that we're going to close the public

1 hearing on case SUP-016-24.

2 DAVILA: Mr. Chair?

3 MENNENGA: Yeah, I -

4 DAILA: I was hoping to make a motion to go into
5 executive session, if possible, to obtain legal advice
6 pursuant to ARS 38-431.0383.

7 MENNENGA: Go for it.

8 MOONEY: I'll second.

9 MENNENGA: Got a motion and a second to go into
10 executive session. All in favor.

11 COLLECTIVE: Aye.

12 [Executive Session]

13 MENNENGA: 1:25. We need to go back to the
14 applicant, any comments from the applicant?

15 MOTT: Most - I mean I guess the only thing that I'd
16 like to say in response to some of the stuff that was said was
17 there's a lot of half truths being spoken. If you have
18 questions about any of them, I'd be happy to answer and
19 otherwise I don't - I mean I think you got an idea of where
20 this situation is at.

21 MENNENGA: Yep. All right, we're gonna bring it
22 back to the Commission. Question?

23 KLOB: I don't know if there's a question.

24 DAVILA: Oh no, no. I have one for staff after.

25 MENNENGA: Questions for staff?

1 DAVILA: Yeah. How many stipulations were for this
2 case?

3 ZAIA-ROBERTS: 12.

4 DAVILA: Okay. Mr. Chair, I'd like to make a
5 motion.

6 MENNENGA: Please.

7 DAVILA: I'd like to recommend that the Planning and
8 Zoning Commission forward a recommendation of yes, an
9 approval, to the Board of Supervisors for SUP-016-24 with the
10 12 stipulations listed in the staff report, with the amendment
11 to stipulation number 4 as listed.

12 MENNENGA: Got a motion, second?

13 PRANZO: I'll second.

14 MENNENGA: Yeah, I am. Let's do a roll call vote.

15 KRAUSS: Chairman Mennenga.

16 MENNENGA: Yes.

17 KRAUSS: Vice Chair Klob.

18 KLOB: No.

19 KRAUSS: Member Del Cotto is absent. Member
20 Hartman.

21 HARTMAN: Yes.

22 KRAUSS: Member Keller.

23 KELLER: No.

24 KRAUSS: Member Lizarraga.

25 LIZARRAGA: Yes.

1 MOONEY: Yes, I heard him on the phone, yes.

2 KRAUSS: Is that a yes? Okay. Member Schnepf.

3 SCHNEPF: Yes.

4 KRAUSS: Member of Davila.

5 DAVILA: Yes.

6 KRAUSS: Member Mooney.

7 MOONEY: Yes.

8 KRAUSS: Member Pranzo.

9 PRANZO: Yes.

10 KRAUSS: And Member Scott.

11 SCOTT: No.

12 KRAUSS: We have one, two, three, four, five, six
13 yeses and two noes. Three noes.

14 MENNENGA: Three, three noes.

15 KRAUSS: Yes, seven yeses. Passes, the motion.

16 MENNENGA: Okay. There we go. All right, let me
17 ask a question. Do we want lunch or we want to keep going?

18 DAVILA: Let's burn through it.

19 MENNENGA: All right, go for it. All right, here we
20 go. Next case, PZ-027-24.

21 KLOB: Are they connected?

22 MENNENGA: And there's two cases, and PZ-PD-017-24.
23 They are connected, yes.

24 ZAIA-ROBERTS: Morning again, Chair - or good
25 afternoon, Chair or Vice Chair, Members of the Commission,

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS SAT 9:30 A.M. ON THE **7TH** DAY OF **MAY 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN AN UNINCORPORATED AREA OF PINAL COUNTY.

SUP-006-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, Ranelle Abbott, landowner, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-62-3010 (legal on file) situated in a portion of Section 24, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 50956 W Val Vista Rd, Maricopa, AZ, in unincorporated Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **10TH** day of **APRIL 2025**, Pinal County Development Services Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

Contact for this matter: Patrick Zaia-Roberts, Senior Planner

E-mail address: Patrick.Roberts@pinal.gov

Phone # (520) 866-6409

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

To whom it may concern at the County Board,

This letter is in regards to the application of a Special Use Permit by Abbott's German Shepherds in Maricopa, AZ.

We adopted our shepherd, Riker, from Abbott's almost 3 years ago. We chose Abbott's after witnessing their obvious love for the breed and care in helping us choose the right pup for us. Their response to emails and phone calls was wonderful.

Abbott's had a very strict protocol to keep their dogs healthy and limited exposure to the public. Though we were prohibited from meeting Riker prior to adoption, we had utmost confidence that we had selected the right breeder. Their communication with us prior to adoption day was stellar and the adoption process was impressive.

When we arrived, we were greeted at the gate by Shell, Riker, and his momma Addi. Addi was super sweet and showed no protectiveness towards us. Riker was an alert ball of fluff. Their property was quiet and clean. We were taken in their home and provided all of the necessary paperwork and knowledge for Riker to make a happy and safe transition into our care. Over the past 3 years, Shell has been very responsive to our many questions on how to properly raise our little guy. He is the sweetest shepherd we've ever had and we will not hesitate to return to Abbott's when it's time to add another pup to our family.

Regards,

Valerie and John Peters

14836 S. Foxtail Lane

Phoenix, AZ 85048

Peterszoo777@gmail.com

480-231-0482

To whom it may concern,

We acquired a wonderful German Shepherd with a mellow temperment from Shell Abbott. Our visits to the the property were delightful. We were treated very well, and got to meet some wonderful and friendly dogs. We were impressed with the size of the area and the cleanliness. The instructions we received were and are insightful and helpful. We would happily return for more visits.

William and Mary Ellen Fuller

P.O.Box 446

Payson, Arizona 85541

928 978 3624
williamwfuller@yahoo.com

To Whom It May Concern,

I am writing to express my wholehearted support for Abbot Farms and their exceptional German Shepherd breeding program. As someone who has had the pleasure of visiting their property and interacting with their dogs, I can confidently speak to the outstanding quality, care, and ethical standards that define their operation.

Friendliness and Temperament of the Dogs

The German Shepherds at Abbot Farms are a true testament to the breed's best qualities—loyal, intelligent, and remarkably friendly. Each dog displays a balanced temperament, showing both playfulness and obedience, which is a direct result of thoughtful breeding and early socialization. The dogs are not only affectionate with their families but are also eager to interact with visitors, making them a joy to be around for both children and adults.

Impression of Property Maintenance

Every visit to Abbot Farms has left a strong impression of meticulous care and cleanliness. The facilities are well-maintained, with ample space for the dogs to exercise and play. The environment is organized, safe, and hygienic, reflecting the farm's commitment to the well-being of their animals. It is clear that the health and happiness of the dogs are top priorities, as evidenced by the clean kennels, fresh water, and tidy play areas.

Noise and Disturbance

One aspect that stands out is the calm and controlled environment. I have never noticed excessive barking or any disturbances during my visits. The dogs are well-trained and seem content, which speaks to their stable temperaments and the attentive care they receive. This tranquil atmosphere is a testament to the farm's effective management and the dogs' positive socialization.

Personal Experiences and Treatment

From the moment I arrived at Abbot Farms, I was welcomed warmly and treated with genuine hospitality. The staff is knowledgeable, approachable, and eager to answer questions about the breed and their practices. My family and I were encouraged to interact with the dogs, observe their routines, and learn about their backgrounds, which made us feel valued and informed throughout our visit.

Impact on Our Family

Bringing home a German Shepherd from Abbot Farms has been a profoundly positive experience for our family. Our dog is not only a loyal companion but also a source of joy and comfort. The careful breeding and early training provided by Abbot Farms ensured a smooth

transition into our home, and our dog's gentle nature has made him an instant favorite among friends and neighbors. The support and guidance offered by Abbot Farms post-adoption have been invaluable, further demonstrating their commitment to the well-being of their dogs and the satisfaction of their clients.

Responsible and Ethical Breeding

Abbot Farms exemplifies the highest standards of responsible and ethical breeding. Their program prioritizes health, temperament, and the betterment of the breed. Each breeding decision is made with careful consideration of genetic health, behavioral stability, and the overall welfare of both the puppies and their parents. They are transparent about their practices, provide comprehensive health records, and are always available to answer questions or offer advice. This level of integrity aligns with the best practices advocated by leading animal welfare organizations and sets Abbot Farms apart as a model breeder.

In summary, Abbot Farms is a shining example of what a responsible, caring, and ethical German Shepherd breeder should be. Their dedication to their dogs, their property, and their clients is evident in every aspect of their operation. I wholeheartedly recommend Abbot Farms to anyone seeking a healthy, well-adjusted, and loving German Shepherd.

Sincerely,

Joe and Carol LeDuc
POB 17425
Fountain Hills, AZ 85269
(480) 495-9425
mailingtojoe@cox.net

Dear AGS and Who it May Concern,

I just wanted to take a moment to share how incredible this past year has been with Chief, who I brought home last February. He is truly the most well-mannered, social, and sweet dog I've ever known. While his size definitely turns heads on the beach, it's his gentle temperament and exceptional training that makes everyone fall in love with him.

Chief's health has been outstanding, and I credit so much of that to the incredible care and diligence you put into your breeding program. The fact that you provide extensive testing and background on each

dog speaks volumes about how deeply you care and the thought you put into every decision.

What really sets you apart is your dedication—both before and after the adoption. From the beginning, you took the time to understand exactly what I was looking for. You didn't rush the process, and when you finally called with what you believed was the perfect match, you were absolutely right. It was worth every minute of the wait.

Your follow-up, support, and commitment to your dogs and their new families go far beyond what most would expect. It's clear you're not just a breeder—you're a passionate, ethical, and deeply caring professional. We need more breeders like you in the world—ones who prioritize long-term compatibility and well-being.

Thank you for bringing Chief into my life. I can't imagine a better companion.

Warmly,

Cheri

To Whom It May Concern:

I'm writing to affirm that AGSDogs is a superior breeding family. We have had many dogs and have always purchased from breeders. I don't think I've ever had such an excellent experience. AGSDogs cares more about their dogs and finding a good fit with families that money seems a secondary concern for them. They didn't even make me pay up front until they knew our dog would be a good fit for our family. We had her in our home for many weeks before we were required to pay. To me that is extraordinary.

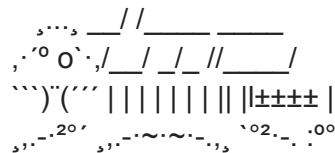
Dakota, the shepherd we purchased from them, is probably the best dog we've ever had. She is committed to every person in our family and has a special care and concern for our 7 year old. They are dear friends which was the whole point of the purchase. Dakota is confident, friendly, easy to train, and very responsive.

When we visited the site, the dogs were happy and well cared for. There was no excessive barking, crying, or fighting between the dogs. They all seemed happy, healthy, and in good relationship with each other.

I would highly recommend their services to anyone searching for a German Shepherd.

Thank you!
Courtney Robinson

In Christ,
Courtney
Hebrews 12:1-2
As for me and my house, we will serve the Lord.
Joshua 24:15



Aloha,

We relocated from Hawaii to Arizona in late 2018, after almost 40 years in the islands we were ready for the our next adventure. We based our home purchase on my dream of the addition of the perfect German shepherd dog to our family. I would often say to everyone over the years that we were going to relocate and add a German Shepherd to our family. Prior to our move I spent hours researching licensed, reputable and well established breeders and always returned to Abbotts German Shepherds.

Once we purchased or home and were settled, we made contact with Abbott German Shepherd's, and from the first phone call Shell was professional, knowledgeable and was very helpful explaining the process. We scheduled an appointment and drove 2 hours to meet with them, when we arrived to the property it was beautiful, clean and well maintained. Then we were greeted by Shell and several well mannered, gorgeous adult German Shepherds, I was so excited to see them and Shell of course! We spoke in great detail about our lifestyle, what we were looking for and what type of home we had to accommodate a large dog. Funny enough, It then became clear that we were being interviewed to see if we were worthy of a puppy, we had a wonderful meeting and learned so much.

In late 2019 we were able to be on the list for a future puppy, we were in constant contact with them from the moment we were on the list. They kept us well informed and up to date throughout the process with photos and information. Our litter arrived on February 28, 2019, Abbott German Shepherds was so professional and sent constant updates on the parents and

puppies. On April 24, 2019 my dream finally became a reality as we added the most gorgeous "big" guy to our family and our new journey began. This was one of the best days of my life, Abbott German Shepherds was very professional and were as excited as we were to fulfill our dream. We were and still are in contact with them after we picked him up and throughout the process making sure we were getting adjusted well.

We were provided family lineage, medical paperwork and they assisted us with the registration process. Our experience was outstanding and one of the most positive we have ever had and appreciate their honesty and professionalism.

Our handsome boy is now 5yrs old, he is a healthy 110lbs and the most loyal and loving guy, he has completed our family and defiantly exceeded all my expectations!

I would highly recommend Abbott German Shepherds to anyone looking to add to their family, who wants to make sure they are dealing with a respectable and professional breeder.

Thank you so very much,
Staci Rodriguez

1952 W Legends Way, Anthem, AZ 85086
(808) 368-4092
Meeows77@gmail.com

I'm writing this letter to share my experience with Abbott's German Shepherds and support their program and the beautiful dogs they raise.

When I first began thinking about getting a puppy—a companion for the next decade of my life—I researched what breeds were known to be loyal and loving. While all dogs are known as man's best friend, German Shepherds stand out. They're intelligent, loyal, and full of personality. After looking deeper into breeders, I found Abbott's German Shepherds (AGS).

What mattered most to me was finding a breeder who focused on healthy bloodlines, good temperament, and ethical practices. My previous dog, adopted from a local humane society, had both health and behavioral issues. Sadly, he passed away within a year and a half. That experience made me extra cautious in finding the right breeder this time.

When I first called AGS, I spoke with Mrs. Abbott. She was warm, welcoming, and genuinely listened to my concerns. Instead of giving me quick, scripted answers, she asked thoughtful questions to better understand what I was looking for in a puppy. I wasn't in a rush—I had a 6-month to 1-year timeline—and she respected that completely. Over the next few months, she kept in touch, updating me on upcoming litters and making sure she matched me with the right pup.

Eventually, a puppy became available that she believed would be the perfect fit. She considered the parents' temperament, the coat length, the color, and the puppy's developing personality. I trusted her judgment. She helped me prepare my home, gave me a list of supplies, and guided me through everything I'd need for a smooth transition.

When I arrived at the AGS property to pick up my puppy, I was immediately impressed. The grounds were clean, peaceful, and well-kept—not at all what you’d expect from a careless or "backyard" breeder. At first, I didn’t see any dogs. But just minutes later, Mr. Abbott came jogging around the corner with a group of beautiful, well-behaved dogs trotting beside him. No barking, no chaos—just calm, happy dogs.

Then I met my puppy. Mrs. Abbott welcomed me into her home, introduced me to him, and made sure I had all the time I needed to ask questions. She was thorough, patient, and clearly cared about both her dogs and the families they went to.

Since then, almost a year ago now, she’s stayed in touch. She sends newsletters, answers questions quickly, and even shares helpful articles about different stages of a puppy’s development. That support has meant a lot.

Now, wherever I go with my boy, people stop me to say how beautiful and well-behaved he is. I credit that not just to the work I’ve put in, but also to the strong start he got through AGS. Their focus on health, structure, and temperament is obvious in every part of the process.

I fully support AGS in continuing their breeding program and hope they continue to be a standard for healthy and responsible breeding. They’re doing it right, and I’m incredibly grateful to have found them.

Brenden S. Dougherty

1220 N Barzona Ave Apt B

Dewey AZ 86327

928-830-1295

Bdougherty89@yahoo.com

Deahdra-Lynn Atencio

6074 S. 173rd st.
Gilbert, AZ. 85298
480-710-8076
atenciobooks@yahoo.com

April 16, 2025

Dear County Board,

Thanks to everyone at Abbott German Shepherds (ASGDogs), our family has had wonderful experiences and made beautiful memories.

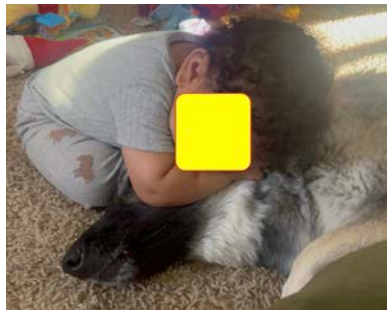
Years ago, our family got our first dog through ASGDogs. The Abbott family worked with us for months to find the perfect dog. They prepared us with visits to their property to see the puppies, suggestions on puppy prep and training, and a home visit to help make our property dog-safe. They told us what to expect from our dog when she came home, and as she grew. She was PERFECT for our family. At the time, we had a 2 year old and our dog was calm and protective. Nonipping, snapping, barking, or aggression of any kind. Unfortunately, no dog lives forever and years later we wanted another dog.

We visited the Abbott property several times while preparing for our second puppy, and each time, we had a wonderful experience. Strange as it may seem, I'm afraid of dogs and only considered letting the family have one because of interactions with Ranelle and Shelle Abbott. When I first started visiting, to lightly investigate whether I could train a dog, Ranelle and Shelle spent lots of time with me showing me how a dog could be trained to my standards. The Abbotts taught me it was reasonable to expect a dog not to greet someone who didn't want to be greeted by not allowing dogs to lick or sniff me when I didn't want it. The Abbott family considered my fear and anxiety as they looked for our perfect dog. When at the property, I haven't heard dogs barking more than once or twice. I haven't been nervous because everyone associated with ASGDogs shows amazing, but gentle, control over each dog. They truly love the dogs and maintain appropriate authority. Seeing how well-trained a dog could be gave me confidence that I could have a dog and not be afraid.

In addition to not wanting to be afraid, I also did not want my yard overrun with dog poop. I couldn't believe their yard was clean, knowing the Abbotts have several dogs. I've been there several times and never seen piles of poop or destroyed property. I've sat inside and outside talking with the Abbotts and (unlike some of my neighbors!) we could talk without annoying barking. When (or if) the Abbott dogs are told to be quiet, they are quiet.

Our family cannot imagine life without our dog. We've gone camping and on day trips together. My folks are elderly and cannot have a dog of their own but love having ours over. When we leave for extended trips, we can confidently leave the dog with them, knowing the dog will behave. We now have grandkids who enjoy our dogs and we don't worry about their safety. Hopefully we don't need another dog for years, but if we do, the only place I'd consider is ASGDogs because of the quality care before they come home, the quality of dog we get, and how well we'll be cared for during the process.

Since a picture is worth a thousand words, consider the pictures below as proof as to the calm, trustworthy, beauties from ASGDogs.



Sincerely yours,

Deahdra-Lynn Atencio

SUP Abbott German Shepards

2 messages

Laurie <laur.fuller@gmail.com>

Tue, Apr 22, 2025 at 12:36 PM

To: Patrick Zaia-Roberts <patrick.roberts@pinal.gov>

Good Afternoon Patrick

I am writing to oppose the application for a SUP for Abbott German Shepards.

I do not feel a commercial dog breeding business belongs within a residential community.

I watched the P and Z hearing and my concerns are twofold:

1) as they move females and puppies back and forth between the two kennels, there could be upwards of 12 adults at one place at any given time (or more) at any given time. That is too many dogs on 3.3 acres.

2) we are only one street over from Val Vista and when the dogs bark, they Really Bark - the noise is excessive - I can't imagine trying to live right next to either commercial kennel.

I know they have a reputation for taking good care of the dogs, but when they are loose on the property, they chase the horses there. The barking gets very loud, and seeing the dogs chase baby colts is distressing - I always think they are going to get pushed through a fence.

I feel that if they want to expand their puppy breeding business this significantly, it isn't fair to their neighbors.

Sincerely,

Laurie Fuller

50956 W Esch Trail

Maricopa,AZ

Sent from my iPhone

Patrick Zaia-Roberts <patrick.roberts@pinal.gov>

Tue, Apr 22, 2025 at 1:04 PM

To: Harvey Krauss <harvey.krauss@pinal.gov>, Brent Billingsley <brent.billingsley@pinal.gov>

Fyi

Patrick Zaia-Roberts

Senior Planner

Development Services

520-866-6409



[Quoted text hidden]



MEETING DATE: MARCH 20, 2025

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-006-23 (Abbott's Shepherds Val Vista)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

SUPERVISOR DISTRICT #1, RICH VITIELLO

Executive Summary:

This is a request from Jason Sanks – Sanks and Associates LLC, applicant, for a Special Use Permit, on behalf of Ranelle Abbott, Owner, requesting approval of a commercial kennel on a 3.3± acre parcel, located at 50956 W. Val Vista Rd, Maricopa, AZ, in the Suburban Ranch (SR) Zoning District.

If This Request is Approved:

The Special Use Permit would allow continued operation of a commercial kennel business as an accessory use to the existing residence on parcel 510-62-3010 at 50956 W. Val Vista Rd in unincorporated Pinal County.

LEGAL DESCRIPTION: (Legal on File)

TAX PARCELS: 510-62-3010

LANDOWNER/APPLICANT: Ranelle Abbott / Jason Sanks

REQUESTED ACTION & PURPOSE:

SUP-006-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, Ranelle Abbott, landowner, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-62-3010 (legal on file) situated in a portion of Section 24, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 50956 W Val Vista Rd, Maricopa, AZ, in unincorporated Pinal County.

SIZE: 3.3± acres.

COMPREHENSIVE PLAN: Very Low Density Residential (0-1 dwelling units per acre)

EXISTING ZONING: The property is within the Suburban Ranch Zoning District (SR).

COMMUNITY DEVELOPMENT
Planning Division

SURROUNDING ZONING AND LAND USE:

North: Suburban Ranch

South: General Rural

East: Suburban Ranch

West: General Rural, Suburban Ranch

PUBLIC PARTICIPATION:

Neighborhood Meeting(s): August 18, 2022

Mail outs: March 5, 2025

Newspaper Advertising: February 27, 2025

Site posting, Applicant: February 27, 2025

Site posting, County: March 5, 2025

FINDINGS

SITE DATA: Flood zone: Site is situated in Flood Zone X – Area of Minimal Flood Hazard.

ACCESS: The subject property is located at 50956 W Val Vista Rd, Maricopa, AZ 85139. The property has legal access onto W Val Vista Rd which is classified as public right of way. The property operates on a by appointment basis for visiting clients, and operates as an accessory use to the residential property. The business proposes utilization of residential parking on the property for clients, and proposes no parking area expansions due to minimal traffic impact.

HISTORY: The property was zoned SR Suburban Ranch in 1971 under case PZ-290-71 and platted as part of the Thunderbird Farms South Subdivision Approved in September of 1972. County tax records indicate a mobile home was established on the property around 1984. In 1994, the applicant purchased the property and began conducting the dog breeding business at that time. Per the applicant narrative, their dog breeding business has operated on the property since 1994, and a lapse of the commercial kennel permit from Pinal County Animal Control triggered the requirement that an SUP be issued to allow the commercial kennel use to operate within the SR zoning district. In 2016, the applicant expanded operations through purchase of the nearby Jean Dr. property. Both this property and the Jean drive property identified under SUP-007-23 operate cooperatively towards this business and are primary residences for Abbott family members. In this specific circumstance, continued operation of the Abbott's Shepherds business requires approval of two separate Special Use Permits on the basis of multiple locations contributing toward operations.

ANALYSIS:

The applicant is requesting a Special Use Permit for the operation of a family-owned commercial kennel dog breeding business located on a Suburban Ranch (SR) zoned parcel that currently hosts a Single-Family Residence. The property site plan features a 1,800 square foot Kennel building housing seven kennels on the north side of the property. The property also features large turn-out areas where the dogs may run and play. Per the application narrative, the applicant has the capability to kennel dogs as needed to mitigate barking and any other nuisance behaviors, and kennels and bark collars the dogs after 9:00pm each night.

Commercial kennels and dog breeders are not specifically listed as a permitted use, by right, in the SR zoning district, so therefore it was deemed by Pinal County to consider it a discretionary use, subject to SUP approval by the County, as is afforded to the Planning and Zoning Commission under PCDSC

2.151.010 – A.1.o, which states “Such other uses as the planning commission may deem appropriate in the public interest.” This category was reintroduced as an information item on the January 18th, 2024 Planning and Zoning Commission Agenda and presented to the commission by Paula Mullenix, Code Compliance Manager. After discussion and brief introduction to affected cases and rationale for utilization of the “O” category for Special Use Permit applications, the Commission offered a directive to staff to pursue applications for five specific SUP cases described during discussion of the information item.

The site is located in a rural area dominated by large lot properties with an assortment of residential and agricultural uses. In accordance with the intent of Section 2.151.010 - O, the code identifies factors for consideration for Special Use Permits. Staff has analyzed the proposal and offers the following criteria applicable to the proposed special use permit:

1. That the proposed special use will not materially affect or endanger public health, safety or welfare. All materials for this project indicate that any hazards presented by the kennel use is mitigated to the property itself and does not present an impact to neighboring properties. The project narrative describes the existing facility can accommodate the level of use intensity projected in the proposal. The applicant manages the number of dogs bred on the property and manages potential clients through use of a waitlist system. The documentation indicates dogs are kept in healthy conditions, with precise attention for both their physical, social and developmental needs. The applicant does not operate a walk-in service or allow other individuals except the client contact with the dogs to eliminate potential health risks.
2. The proposed special use complies with all regulations and standards applicable within the zoning district where the special use is proposed. The primary use of this property is residential in nature, and aligns with all development standards of the SR zoning district. Additionally, the current zoning equivalent for SR properties, RU-3.3, possesses equivalent development standards for such uses, and also provides a direct avenue for attainment of a special use permit for commercial kennels.
3. The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area. The property has operated in the capacity proposed for 31 years. No changes to the operation have been proposed to the project except to establish the legality of the use already in place. No observable impact appears to have been placed upon neighboring properties that would materially affect the character of the surrounding neighborhood. This community operates in a rural capacity that can support the proposed operations. The applicant immediately cooperated with the SUP process and worked to bring their property into compliance upon discovery of the breach of code requirements.
4. The need for the proposed use in the neighborhood. The applicant has provided evidence that their business serves a specific niche and an identified need in their community. The applicant describes dogs raised both as companions and working dogs to aid in herding activities. The conduct of the business lends to a business nature where greater demand for the service than puppies can be produced for sale exists. With that said, the applicant is responsible in the operation of the business and does not overproduce dogs in excessive margins or inhumane conditions to be construed as typically defines a “puppy mill.”

To date, the County has received no letters of support or opposition from neighbors for this case.

The applicant's neighborhood meeting report indicates that a public meeting was held on August 18th, 2022, at 49641 W Jean Drive, Maricopa, AZ, 85139. There were no attendees and the meeting was ended after half an hour.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit request under Planning Case **SUP-006-23**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward **SUP-006-23** to the Board of Supervisors with a **recommendation of approval with the 12 attached stipulations**. If the Commission cannot find the factors listed above to be applicable to this case, then the Commission may forward this case to the Board of Supervisors with a **recommendation of denial**.

To approve: I move the Pinal County Planning and Zoning Commission approve case SUP-006-23 with 12 stipulations as listed in the staff report.

To deny: I move the Pinal County Planning and Zoning Commission deny case SUP-006-23.

STIPULATIONS:

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, at time of application for development, 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;

3. The applicant shall secure and maintain a commercial kennel license issued from Pinal County Animal Control for the duration of business operations. Applicant shall adhere to all standards as required by Pinal County Animal Control;
4. The applicant/property owner shall submit a site plan application within one (1) year from the effective date of this resolution or the Special Use Permit will become null and void;
5. Commercial Kennel uses shall be limited to breeding operations as described in the application narrative. Expansion of commercial kennel uses shall be contingent upon amendment to the approved SUP by the Board of Supervisors;
6. SUP-006-23 shall meet Lighting Zone 1 requirements;
7. Signage on the site shall not be permitted;
8. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
9. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
10. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
11. A Traffic Impact Statement may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval; and
12. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area.

Date Prepared: 3/11/25 - PZR

Date Revised:

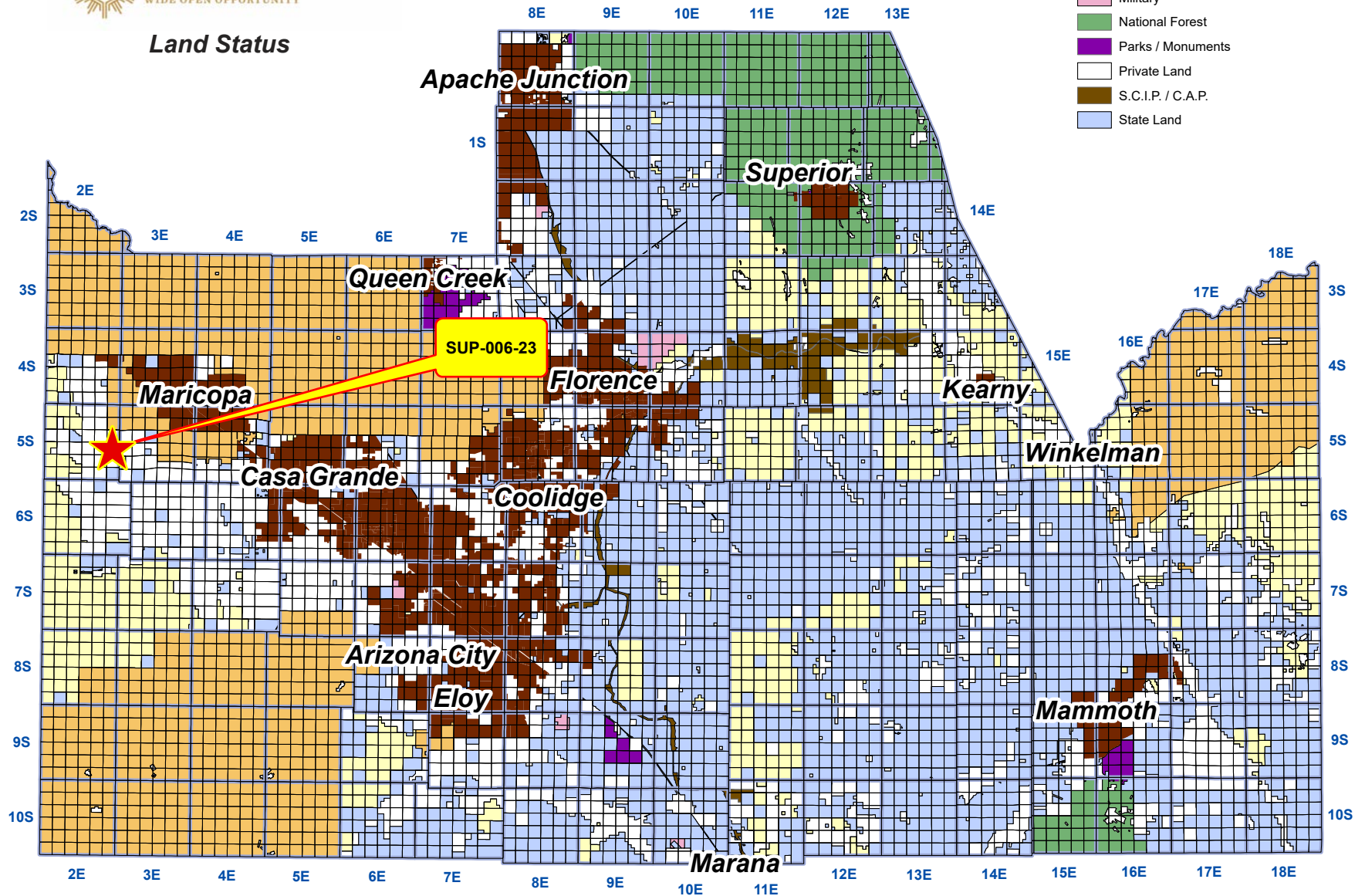


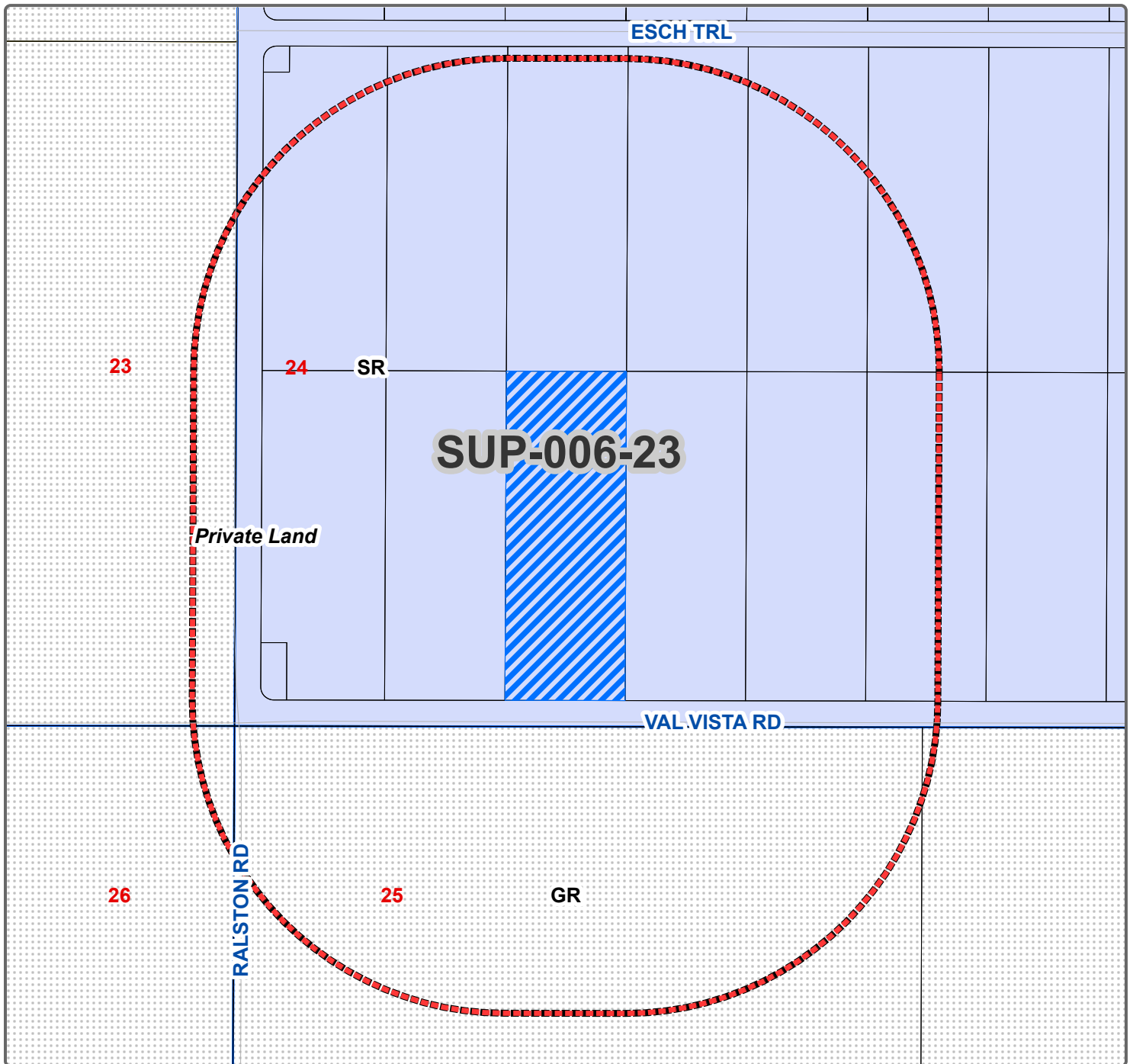
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





Community Development

SUP-006-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, Ranelle Abbott, landowner, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-62-3010 (legal on file) situated in a portion of Section 24, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 50956 W Val Vista Rd, Maricopa, AZ, in unincorporated Pinal County.

Current Zoning: SR

Requested Zoning: Rezone

Current Land Use: VLDR



Legal Description:

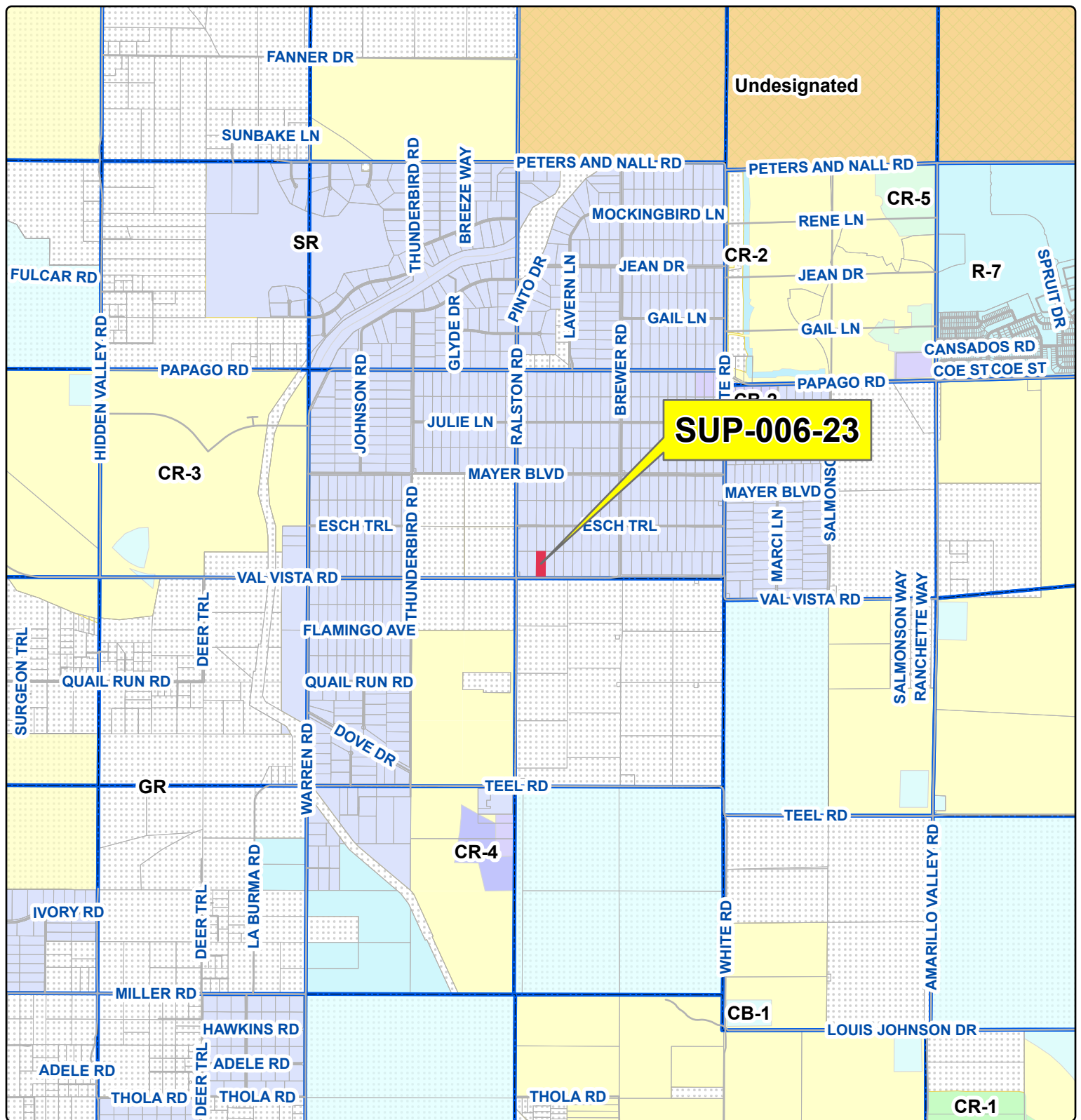
Situated in a portion of Section 24, Township 05 South, Range 02 East, of the G.S.R.B. & M., Pinal County, Arizona, located at 50956 W Val Vista Rd, Maricopa, AZ, in unincorporated Pinal County.

SEC 24, TWN 05S, RNG 02E



Owner/Applicant: JASON SANKS SANKS AND ASSOCIATES LLC		
Drawn By: GIS / IT / RWH	Date: 03/05/2025	
Section 24	Township 05S	Range 02E
Case Number: SUP-006-23		

Sheet No.
1 of 1



Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 24, Township 05 South, Range 02 East, of the G.S.R.B. & M., Pinal County, Arizona, located at 50956 W Val Vista Rd, Maricopa, AZ, in unincorporated Pinal County.



Owner/Applicant:

JASON SANKS
SANKS AND ASSOCIATES LLC

Drawn By:

GIS / IT / RWH

Date: 03/05/2025

Sheet No.

Section 24

Township 05S

Range 02E

Case Number:

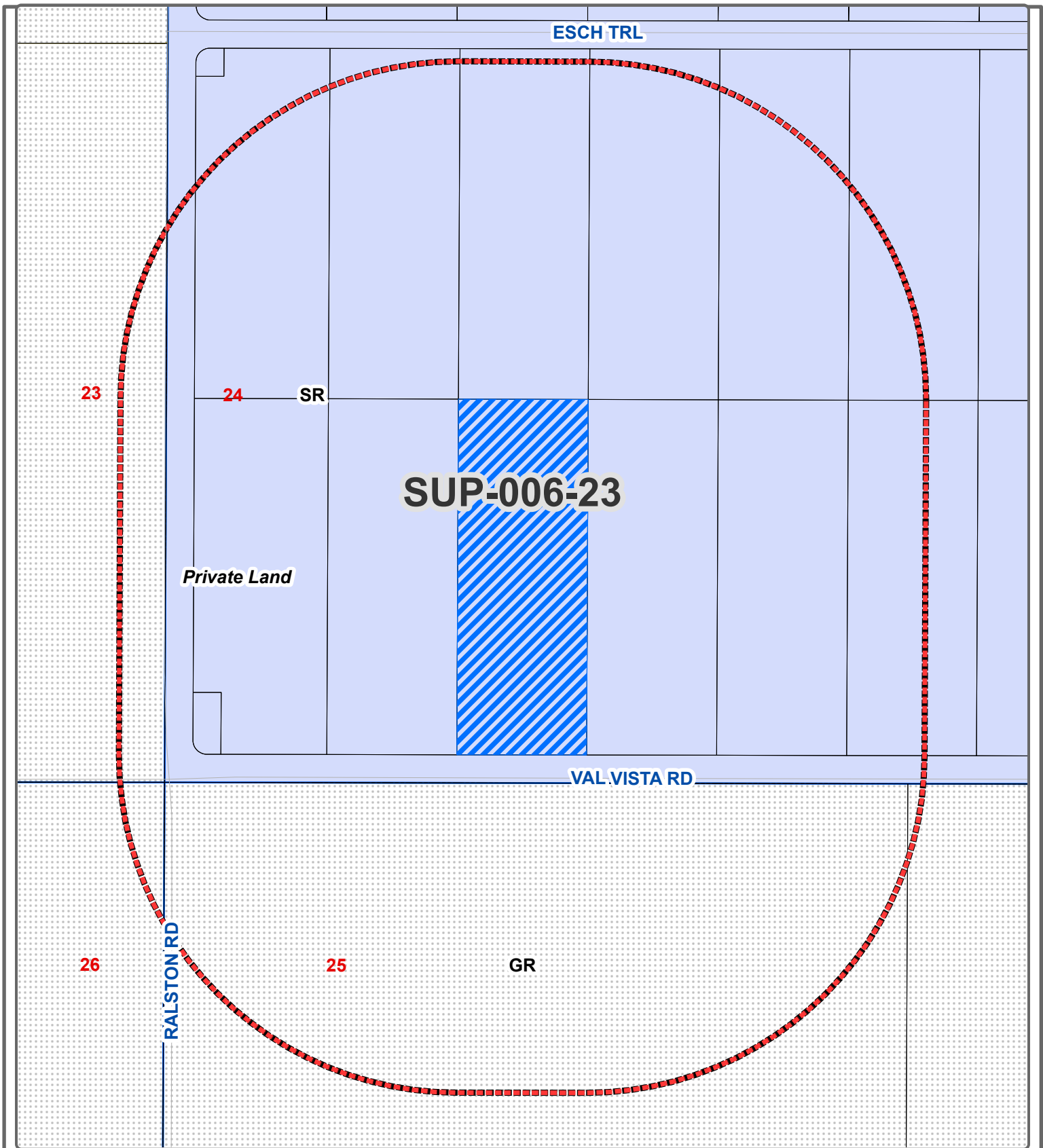
SUP-006-23

SEC 24, TWN 05S, RNG 02E

1 of 1



Community Development



Community Development

Owner/Applicant: Jason Sanks Sanks and Associates LLC		
Drawn By: GIS/IT - RWH	Date: 03/05/2025	
Section 24	Township 05S	Range 02E
Case Number: SUP-006-23		

Legal Description:
Situating in a portion of Section 24, Township 05 South,
Range 02 East, of the G.S.R.B. & M., Pinal County, Arizona,
located at 50956 W Val Vista Rd, Maricopa, AZ, in
unincorporated Pinal County.

SEC 24, TWN 05S, RNG 02E



Sheet No.
1 of 1



Current Zoning: SR
Request Zoning: Rezone
Current Land Use: VLDR

510780020

ESCH TRL

NAP

51062282A

510622830

510622840

510622850

510622860

510622870

510622880

510622890

510622900

510780030

RALSTON RD

SUP-006-23

510623030

510623020

510623010

510623000

510622990

510622980

510622970

510622960

510622950

VAL VISTA RD

510780060

510780070

510780080



Abbott's German Shepherds Special Use Permit (SUP) Narrative



Special Use Permit to allow a Commercial Kennel for
German Shepherd Breeding in the Suburban Ranch (SR)
Zoning District

Submitted: February 2023

PURPOSE OF THE REQUEST

The purpose of this request is for a Special Use Permit to allow a “Commercial Kennel”, limited to the breeding of German Shepherds, on two parcels in the Suburban Ranch (SR) zoning district. The Pinal County Assessor’s parcel numbers for the properties are 510-63-0100 and 510-62-3010.

DESCRIPTION OF PROPOSAL

Nature of the Project: We have had the family-owned and operated business of Abbott's German Shepherds running at the Thunderbird Farms neighborhood location at 50956 W. Val Vista Rd. from the time we purchased the land in 1994. We expanded six years ago when my daughter, Shell Abbott, and her husband Russ Byers, purchased nearby property at 49641 W. Jean Dr. in Maricopa, AZ in the Papago Butte neighborhood to our north (2.5 miles away). We now have all the bred females at the Val Vista Rd. property, seven kennel spaces available, where they birth and raise the puppies. On the Jean property is where the care of the other dogs takes place, kennel space for 12. The dogs rotate between the properties as needed, interlocking the properties and the business. These properties have been in compliance with the county in licensing until this year when we accidentally allowed that to lapse, which prompted the recognition of our need to acquire a SUP to allow dog breeding and the “kenneling” of our own dogs. We do not commercially board other people’s dogs, such as pet sitting services. We currently also have a Federal license with the USDA and are in compliance with good standing. We seek to have our business in compliance with the county to continue the business's function.

The Val Vista property never has visitors for the business. Our website is how most people find us and learn about our dogs, litters planned, and the care given. People then contact us by phone and/or email and place a reserving deposit putting them on the list. When their number comes up, they receive information on the parents and pictures of the puppies available that fit the specifics of what they are looking for. They receive updating pictures every ten days until the puppies are ready, along with occasional Facebook posts about the puppies. When puppies are ready, families may be met at the airport so their puppy can fly home with them, they may be dropped at the airport for them to fly cargo to their homes, they may be delivered, or they may pick their puppy up at the Jean location. This past year we sold forty puppies, and approximately half of them were picked up from the Jean location. Pick-up is typically about a 30 min process allowing all the puppies to go home in a single day no matter how they get there. This makes the visitors to the Jean property only one at a time, with a monthly traffic trip average of less than two.

Both properties have families living there, working with the dogs together for their care. We have specific areas for the dogs to be kenneled at night but are usually in “turn-out” areas during the day, allowing them to exercise. We can kennel the dogs at anytime if excessive barking occurs that could disturb the neighbors. According to USDA requirements, areas are cleaned as needed to keep the appearance tidy, dogs’ health, and the smell down. These requirements far exceed the standards the County has for kennel licensing. It should be noted that we have no known complaints related to barking nor did any neighbors attend our neighborhood meeting to express concerns over our kennel business.

Proposed Land Use: There are currently no plans to add any additional improvements to either property as they both are functioning as necessary for both of our families as we operate the home-based dog breeding business together. The kennels are existing structures on the property as indicated on the site plan.

Conformance to Adopted Comprehensive Plan: The property is designated as “Very Low Density Residential 0-1 DU/acre and the Suburban Ranch zoning on both parcels is in conformance with this designation. Both lots are 3.3 acres and provide ample room to accommodate our homes as well as our German Shepherds in a rural lifestyle environment as envisioned in the Comprehensive Plan. Our homes and lifestyles are an integral part of our “Sense of Community” in the Papago Butte / Thunderbird Farms enclave and we have been here a long time. Residential land uses, including residential uses that include animals, are contemplated in these low-density areas where homes are spread out and many residents have home-based businesses. In fact, there are 12 approved SUPs in our vicinity for a variety of land uses that all contribute to our community fabric. Until recently, we were not aware that our breeding of German Shepherds required a SUP. Upon learning of this from the County, we initiated the process to seek SUP approval as required.

Further, the zoning code contemplates a variety of uses that are acceptable in this district, subject to obtaining a SUP – including a commercial kennel. Since the true nature of our business is more restricted than a true commercial kennel and we have a very limited impact on our neighborhood with this family business of nearly 30 years, we believe that our proven track record as good neighbors comply with the intent of the Comprehensive Plan and overall compatibility of land uses in this rural area.

LOCATION & ACCESSIBILITY

Our homes are on lots in a neighborhood with a typical street grid and ease of access to both Papago and Maricopa Roads. The nature of our operations results in very limited traffic trips so there are no access issues related to this request.

There are residential driveways accessing the homes on each property. Neither property is operated expressly as a commercial business, therefore there is no need for the construction of ADA accessible parking spaces. We only have 20 puppy owner pick-ups per year. It is important to note that although we are requesting an SUP for a commercial kennel, we are only breeding dogs – not boarding or grooming them where there would be customer traffic. We anticipate that any prospective SUP approval would be conditioned so that our business would be limited to dog breeding only otherwise other improvements would be necessary.

UTILITIES & SERVICES

Our homes currently have all utility services necessary for both residences. Our dog breeding business is only a home-based business and places no further demands on these utilities.



APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting: _____ 2. Pre-application Number: Z-PA- _____

3. The legal description of the property: _____

4. Tax Assessor Parcel Number(s): _____ 5. Current Zoning: _____

6. Parcel size: _____

7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community? _____ If yes, which ones?

10. Is an annexation into a municipality currently in progress? _____
If yes which one?: _____

11. Is there a zoning or building violation on the property for which the owner has been cited? _____
If yes, Zoning/Building Violation Number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: _____

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: _____
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: _____
3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ☐ YES ☐ NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?
☐ YES ☐ NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ☐ YES ☐ NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). _____
_____, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? _____
Indicate these parking spaces on the site plan.
8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? _____

9. What type of landscaping are you proposing to screen this use from your neighbors? _____
_____ existing landscaping is to remain _____. Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. None
11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. None
12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. This is a rural area where animals are welcome, the integrity and character are maintained by the type of business it is. We have been in operation a very long time and have had no concerns expressed from our neighbors.

Application Checklist:

- ☒ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - o Size and shape of parcel; property dimensions; north arrow
 - o Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - o Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - o Driveways and parking areas, show access, dimensions and surface material
 - o Existing and proposed utilities, show location of lines, size and serving company
 - o Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- ☒ Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- ☒ Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☒ Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☒ Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- ☒ Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- ☒ Hold a neighborhood/community meeting prior to application submittal:
 - o Notify all property owners within 1200'
 - o Hold the meeting within 5 miles of the subject property
 - o Hold the meeting between 5:00pm and 9:00pm
 - o Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- ☒ Include neighborhood Public participation information with the application:
 - o Copy of Notice of Neighborhood/Community Meeting
 - o List of property owners notified
 - o Meeting Minutes
 - o Attendance sign-in sheet with names & addresses
- ☒ Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (To be completed later in process)

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Robert and Ranelle Abbott

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 3.33 acres located at
50956 W. Val Vista Rd., Maricopa, AZ 85139, and further identified

[Insert Address of Property]

As assessor parcel number 510-62-0310 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Sanks and Associates LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

50956 W. Val Vista Rd., Maricopa, AZ 85139

[Address]

[Signature]

50956 W. Val Vista Rd., Maricopa, AZ 85139

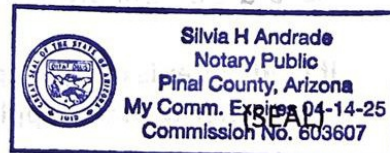
[Address]

Dated: 12/14/2022

Dated: 12/14/2022

STATE OF ARIZONA)

COUNTY OF PINAL) ss.



The foregoing instrument was acknowledged before me 14 this day December ²⁰²² of by Robert and Ranelle Abbott

My Commission Expires 04/14/2025

Signature of Notary Public [Signature]

Silvia H. Andrade

Printed Name of Notary

Signature of Notary

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Ranelle Abbott

50956 W. Val Vista Rd., Maricopa, AZ 85139

Name of Applicant

Address



agsdogs_7@msn.com 602-430-1409

Signature of Applicant

E-Mail Address

Phone Number

Jason Sanks

3500 S. Jacana Ln., Gilbert, AZ 85297

Name of Agent/Representative

Address



jason@sanksassociates.com 602-326-0581

Signature of Agent/Representative

E-Mail Address

Phone Number

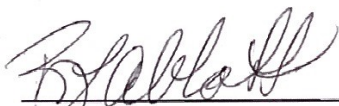
The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings.

Robert and Ranelle Abbott

50956 W. Val Vista Rd., Maricopa, AZ 85139

Name of Landowner

Address



agsdogs_7@msn.com 602-403-1409

Signature of Landowner

E-Mail Address

Phone Number

- SAUCEDA MANUEL O R/NUÑEZ AIDA P M

PINAL COUNTY CODES

- 2018 - IBC
- 2018 - IRC
- 2018 - IMC
- 2018 - IPC
- 2018 - UPC
- 2018 - IFGC
- 2018 - IECC
- 2018 - IEBC
- 2018 - ISPSG
- 2017 - NEC

PROPERTY INFORMATION

Assessor Parcel Number
 510623010
First Owner Name
 ABBOTT ROBERT L & RANELLE L
Second Owner Name

Property Address
 50655 W VAL VISTARD MARICOPA, AZ
 85139
Mailing Address
 50655 W VAL VISTARD
 CITY
 MARICOPA
 State
 AZ
 Zip
 85139
Sub or Condo Name
 THUNDERBIRD FARMS SOUTH

Last Assessed Limited Property Value (LPV)
70.837
Last Assessed Full Cash Value (FCV)
119.424
Tax Area Code
2016

APPLICANT:
Sanks and Associates, LLC
3500 S. Jacana Ln.
Gilbert, AZ 85297
Phone: 602.326.0581
Contact: Jason Sanks

Property Description
THUNDERBIRD FARMS SOUTH LOT 301,
3.33 AC

Calculated Parcel Size
3.33

Use Code
0829

Use Code 1
Residential

Property Class Code
6301L
Property Class

Property Class
Owner Occupied Residence
Number of Floors

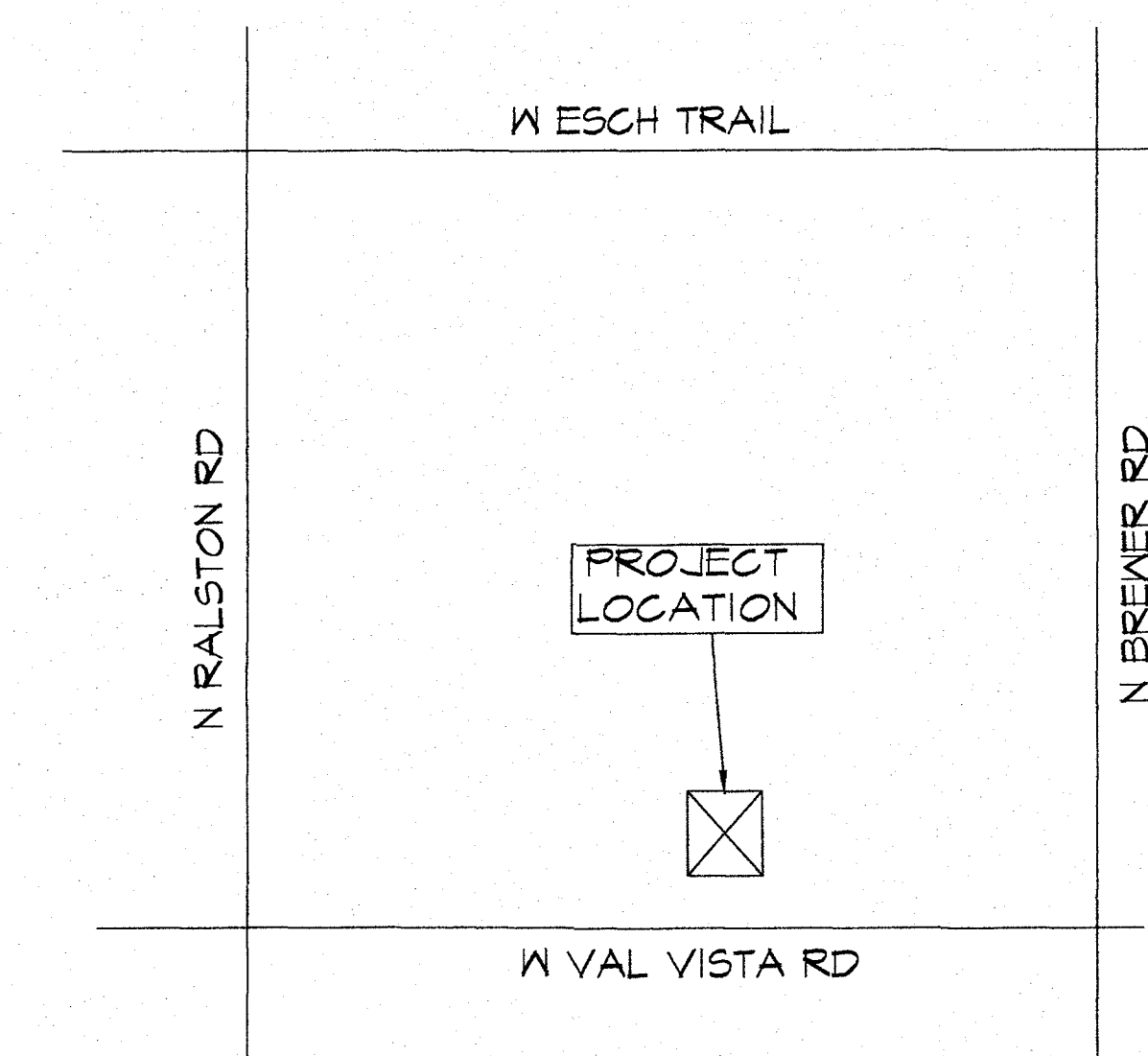
Number of Floors
1
Residential Floor Area

Residential Floor Area
1,536
Residential Year Built

1984

SYMBOL LEGENDS

P_L PROPERTY LINE



REVISION DESCRIPTION:

DATE: _____

Site Plan
50956 W.Val Vista
MARICOPA, AZ 85139
PARCEL NO:510-623-3010

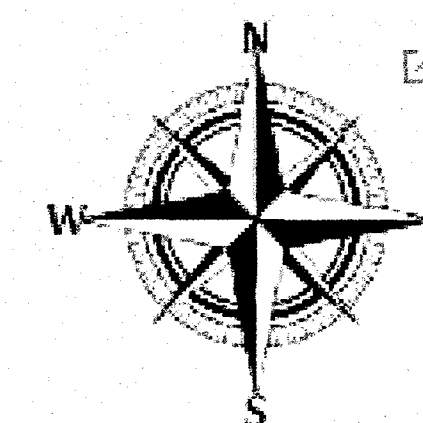
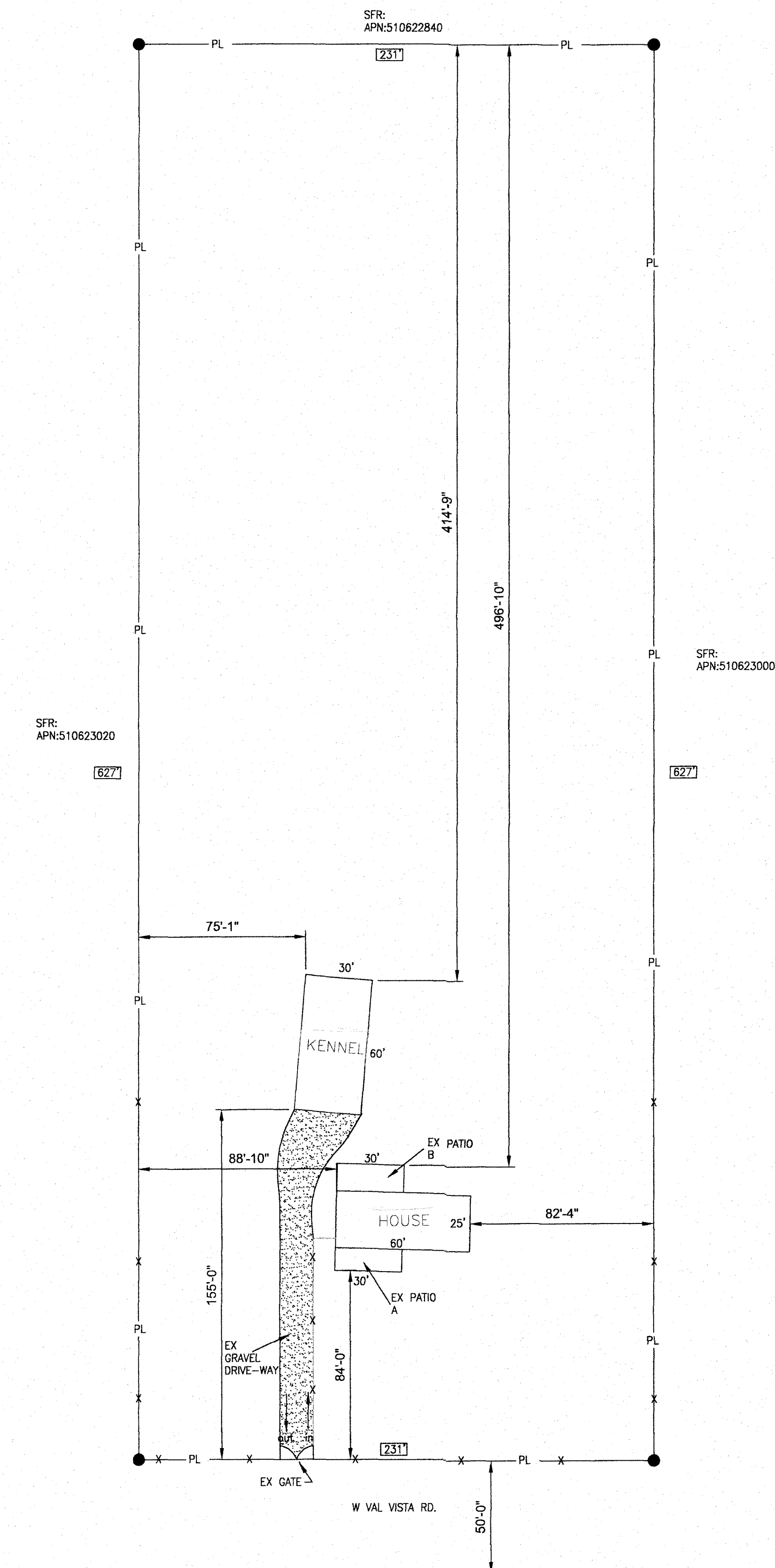
SITE PLAN

DATE: 04/27/22

DRAFTER:

JOB-#2234

SHEET NUMBER:



ABBOTT'S GERMAN SHEPHERDS



NOTICE OF NEIGHBORHOOD MEETING

July 29, 2022

Project Name: Abbotts Shepherds Dog Breeding – Special Use Permit (SUP) Requests

Project Locations: Two lots, located at 50956 W. Val Vista Rd and 49641 W. Jean Dr in Maricopa, AZ 85139

Dear Neighbor,

As the owners for the Abbotts Shepherds dog breeding business and fellow residents of our community, this letter is being sent to notify you of forthcoming requests for Special Use Permits (SUP) on our two 3.3-acre properties zoned Suburban Rural (SR) residential in unincorporated Pinal County. Our family's dog breeding business has been a part of the Thunderbird Farms and Papago Buttes community for many years and we have no plans for expansion on either of the lots where our families also reside. Operations for the breeding and care of the German shepherds is shared across to the two properties and it was recently brought to our attention that the County seeks that we obtain SUPs on both lots for our home-based business of breeding German Shepherds. The applications will be filed with the Pinal County Planning and Development Department and future notices will be sent to you via a yellow postcard notifying you of prospective hearing dates at which time a final decision will be made by the County's Board of Supervisors.

As part of the required process for requesting the SUPs, interested neighbors are welcome to participate in providing comments or feedback to us through email, phone, or attendance at the neighborhood meeting that we will have onsite. Please feel free to participate through whichever means is most convenient for you as we go through the application review process with Pinal County. All comments received (phone, email, in-person, etc...) will be shared with County staff and become part of the public SUP case files. Phone and email contact information is provided below, as well as the meeting date/time/location in case you prefer to come in person. We seek your blessing and hope for your continued support of our local family-owned business.

This Neighborhood Meeting will be held at the following time and location:

Date: Thursday, August 18, 2022

Start Time: 6:00 PM

Location: Onsite at 49641 W. Jean Drive., Maricopa, AZ 85139

If you have questions, comments or are unable to attend this meeting, please feel free to contact me at:

Ashelle Abbott

Phone: (602) 618-1854

Email: agsdogs_7@msn.com

Sincerely,

The Abbott Family



NEIGHBORHOOD MEETING SUMMARY

Project Name: Abbotts Shepherds Dog Breeding – Special Use Permit (SUP) Requests

Project Locations: Two lots, located at 50956 W. Val Vista Rd and 49641 W. Jean Dr in Maricopa, AZ 85139

This Neighborhood Meeting was held at the following time and location:

Date: Thursday, August 18, 2022

Start Time: 6:00 PM

Location: Onsite at 49641 W. Jean Drive., Maricopa, AZ 85139

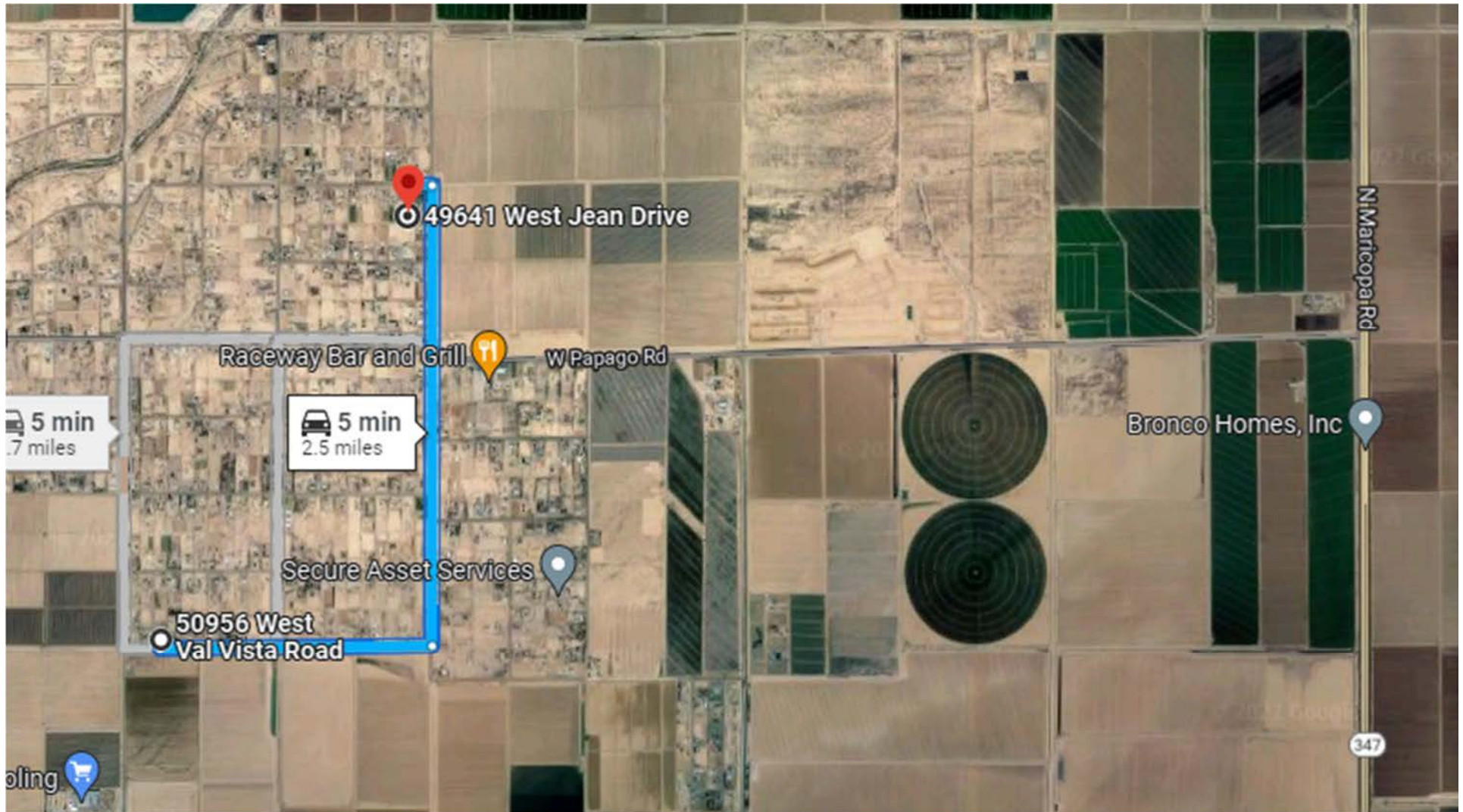
The meeting started at 6:00pm. No neighbors attended the meeting so we ended the meeting at 6:30pm.

Sincerely,

The Abbott Family

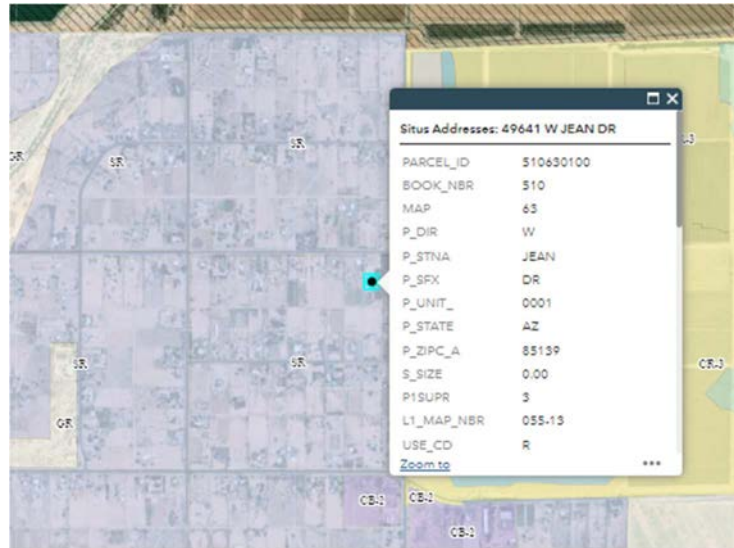
SUP – Abbott's Shepherds Dog Breeding Family Business

Context Aerial - Relationship Between the Two Family Homes – 2.5 Miles Apart (both SR zoning)

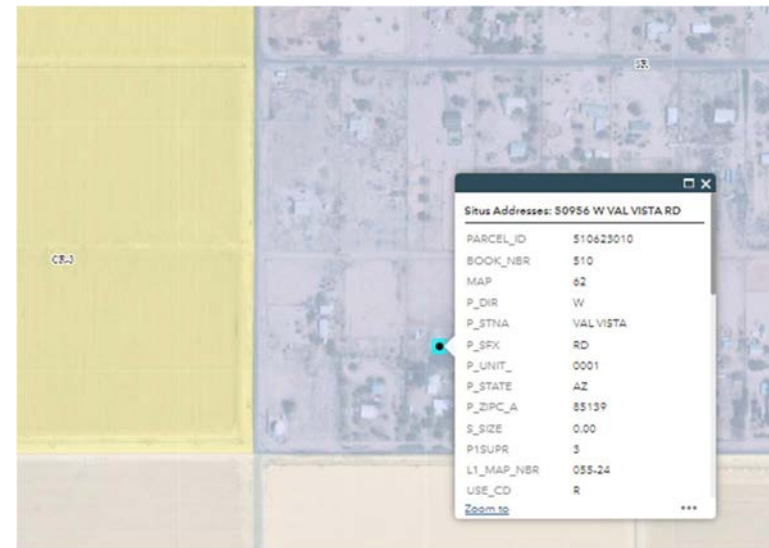


Zoning and Comprehensive Plan Maps –SR Zoning and Very Low Density Residential CP Designation on Both Parcels

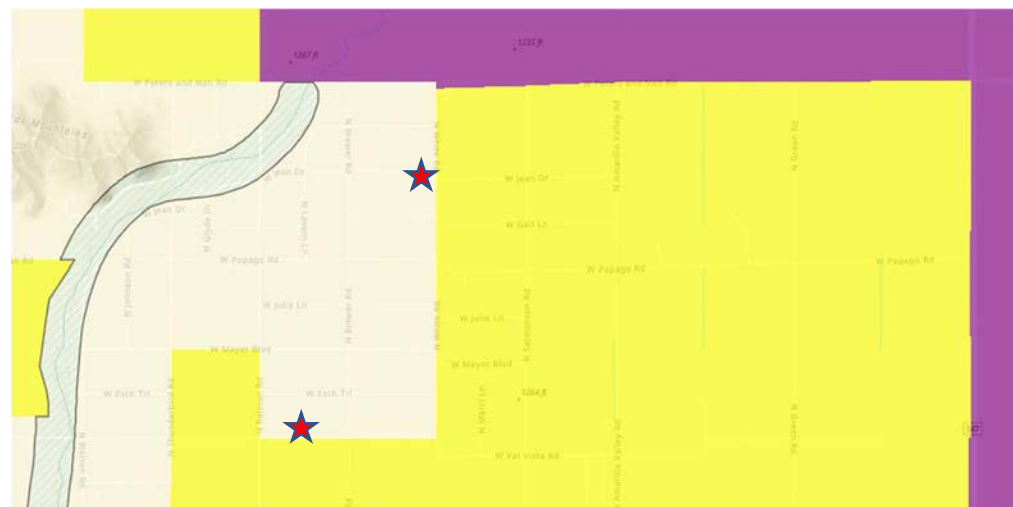
49641 W. Jean Drive



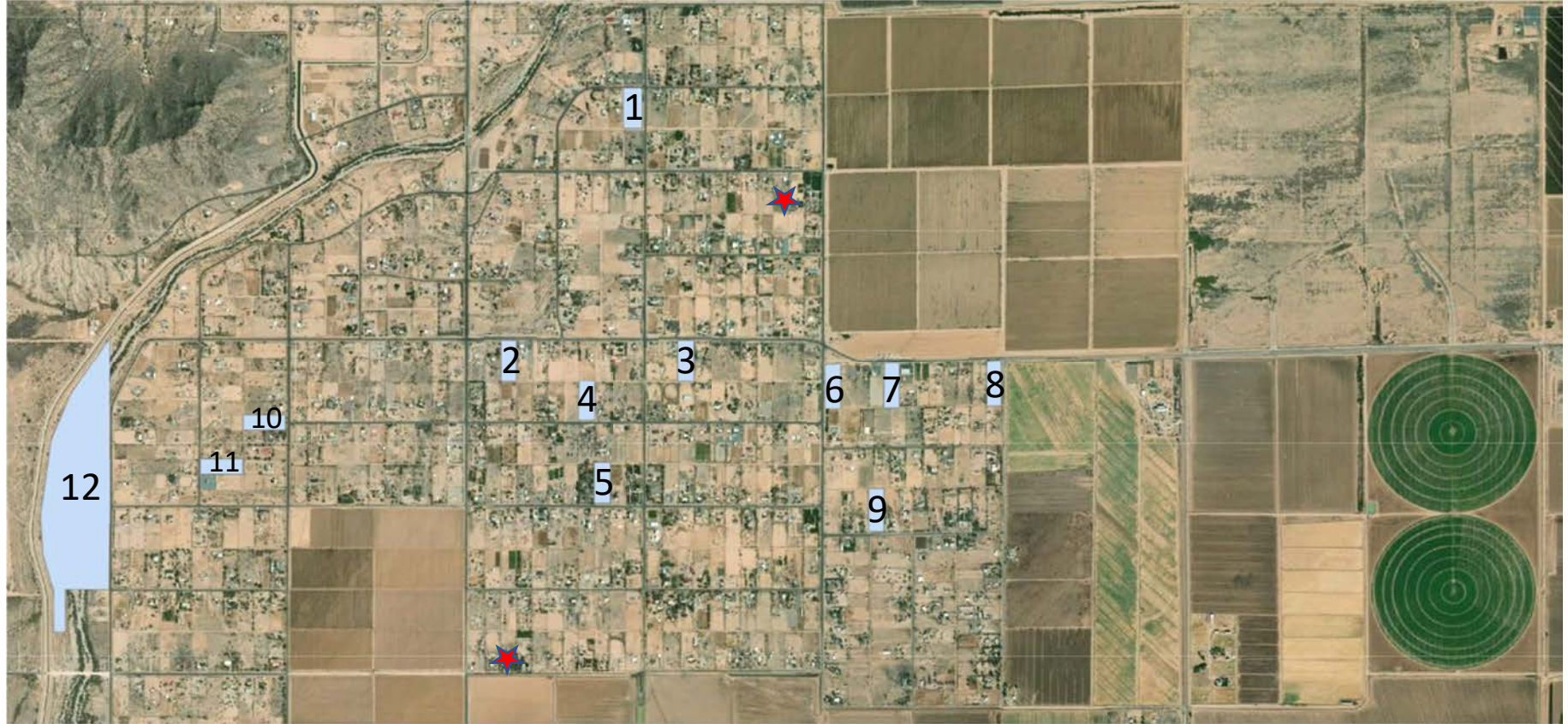
50956 W. Val Vista Road



COMPREHENSIVE PLAN DESIGNATION: VLDR 0-1 DU/ACRE - ★ Abbott's Shepherds parcels



12 Approved SUPs in Papago Butte and Thunderbird Farms Vicinity

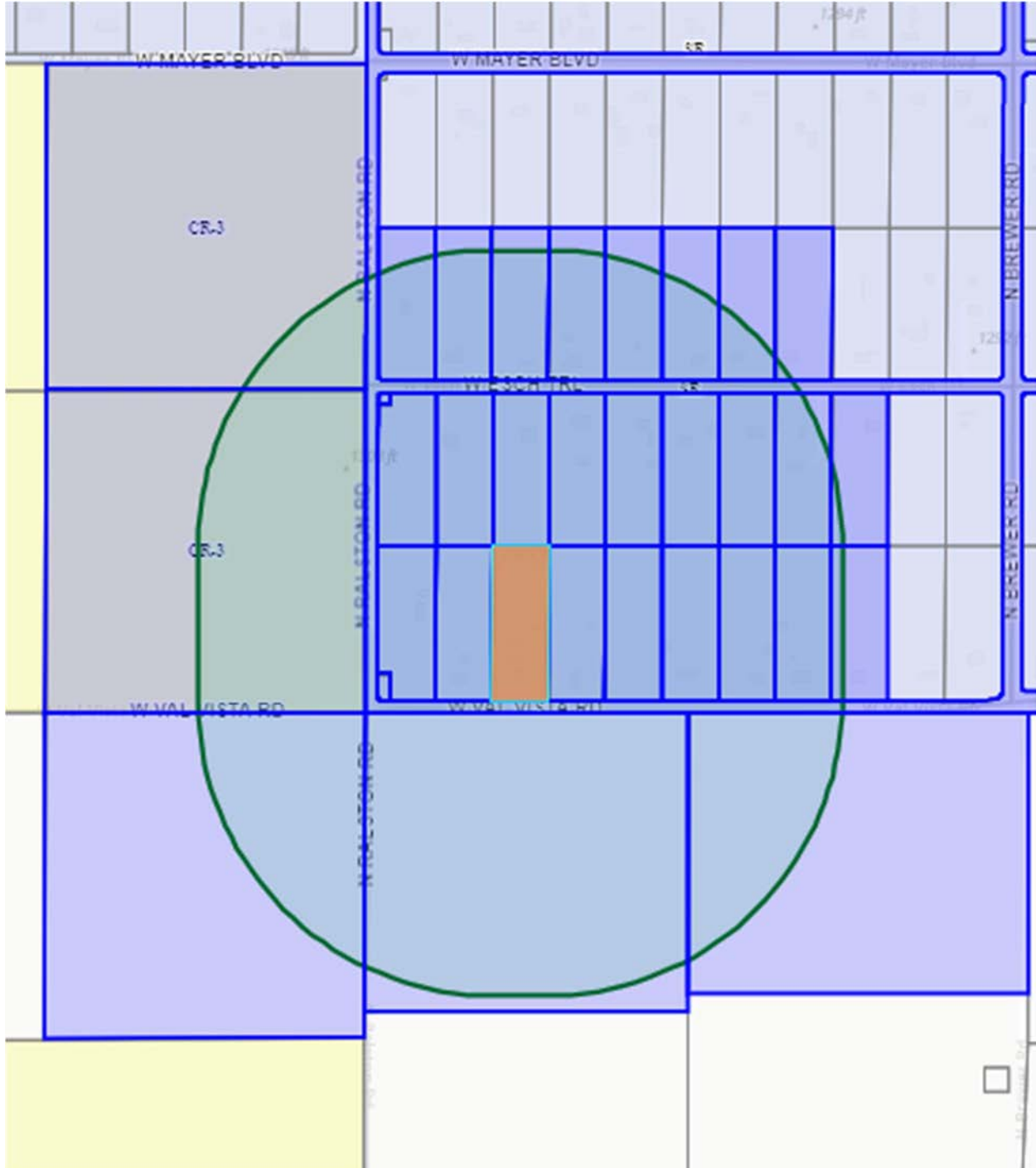


★ Abbott's Shepherds parcels – SR Zoning

- 1) SR Zoning – SUP to sell horse equipment and supplies, SUP-007-09
- 2) SR Zoning – SUP to store and restore vehicles, SUP-023-91
- 3) SR Zoning – SUP to allow hobby farm feed store, SUP-010-01
- 4) SR Zoning – SUP to provide a two chair beauty salon, SUP-03A-96
- 5) SR Zoning – SUP to establish a child care center for 20-30 children, SUP-012-01
- 6) CB-2 Zoning – SUP to allow a mobile home in the CB-2 Zone
- 7) CB-2 Zoning – SUP to allow "Ponderosa Botanical", SUP-011-16
- 8) SR Zoning – SUP to allow a beauty salon and day care center, SUP-027-01
- 9) SR Zoning – SUP to allow a tire repair shop, SUP-031-97
- 10) SR Zoning – SUP to allow a one chair beauty salon in an accessory structure, SUP-005-01
- 11) SR Zoning – SUP to allow antique automobile restoration for approximately 35 vehicles, SUP-001-90
- 12) CR-3 Zoning – SUP to allow a sand and gravel operation, SUP-157-84

1200' Buffer Map Exhibit

50956 W. Val Vista Drive



GONZALEZ ROSA ELIDIA
50880 W VAL VISTA RD
MARICOPA, AZ 85139

MCNIVEN JOHN M & KATHERYN...
PO BOX 60
DUCHESS, AB T0J 0Z0
CANADA

DYE EQUITIES LLC
5306 E GROVERS RD
SCOTTSDALE, AZ 85254

RUGGLES STEVEN P & NIKKI A
13397 N SANTA ROSA AVE
MARICOPA, AZ 85138

EVANS LISA
51018 W VAL VISTA RD
MARICOPA, AZ 85139

ESPARZA JOSE RAFAEL CERVA...
10285 N RALSTON RD
MARICOPA, AZ 85139

KSK LAND VENTURES LLC
3020 E CAMELBACK RD STE 35...
PHOENIX, AZ 85016

MARTZOLF JUDY
51088 W VAL VISTA RD
MARICOPA, AZ 85139

NEAL INVESTORS LLLP
3245 N ARIZONA AVE STE E10
CHANDLER, AZ 85225

THUNDERBIRD IRR WATER DEL...
1909 E RAY RD STE 9-53
CHANDLER, AZ 85225

SHEPHERD MATTHEW S & ANIT...
50513 W ESCH TRL
MARICOPA, AZ 85139

T&S HARL LLC
3245 N ARIZONA AVE STE E10
CHANDLER, AZ 85225

VERHELST DONNA J TRUST
PO BOX 217
MARICOPA, AZ 85139

WATSON MARSHA ANN
50599 W ESCH TRL
MARICOPA, AZ 85139

MORSE-WHARTON GAYLE DEN...
50598 W ESCH TRL
MARICOPA, AZ 85139

CRAWFORD SCOTT & LINDA R
50598 W VAL VISTA RD
MARICOPA, AZ 85139

CHESKO KENDA L
50669 W ESCH TRL
MARICOPA, AZ 85139

KLEINJAN DENNIS & LAURA
195 VALLEY VIEW LN
CHINOOK, MT 59523

PONCE WENSESLADO & ANA P...
50668 W VAL VISTA RD
MARICOPA, AZ 85139

POLLOCK THOMAS M & SUSAN...
50741 W ESCH TRL
MARICOPA, AZ 85139

ESCALADE JARRED MARCUS &...
50740 W ESCH TRL
MARICOPA, AZ 85139

RAMSOUR JODI
2580 CATTLE TRAIL DR
CASPER, WY 82604

FERNANDEZ ELMER M
50811 W ESCH TRL
MARICOPA, AZ 85139

FIERRO JESUS & MARGARITA ...
49868 W ESCH TRL
MARICOPA, AZ 85139

LARIOS YOLANDA
158 N SWALL DR
BEVERLY HILLS, CA 90211

ZAPPIA MARTHA E TR
50881 W ESCH TRL
MARICOPA, AZ 85139

FIERRO FRANCISCO HERNAND...
50956 W ESCH TRL
MARICOPA, AZ 85139

EXHIBIT "A"

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.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:00 A.M. ON THE **20TH** DAY OF **MARCH 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN AN UNINCORPORATED AREA OF PINAL COUNTY.

SUP-006-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, Ranelle Abbott, landowner, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±3.3 acre parcel in the Suburban Ranch (SR) Zone; tax parcel 510-62-3010 (legal on file) situated in a portion of Section 24, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 50956 W Val Vista Rd, Maricopa, AZ, in unincorporated Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **20TH** day of **FEBRUARY 2025**, Pinal County Development Services Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

Contact for this matter: Patrick Zaia-Roberts, Senior Planner

E-mail address: Patrick.Roberts@pinal.gov

Phone # (520) 866-6409

[Anything below this line is not for publication.]

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Notice Content

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PINAL COUNTY

Public Hearings

Case Number: SUP006-23

Existing Zoning: Suburban Rural (SR)

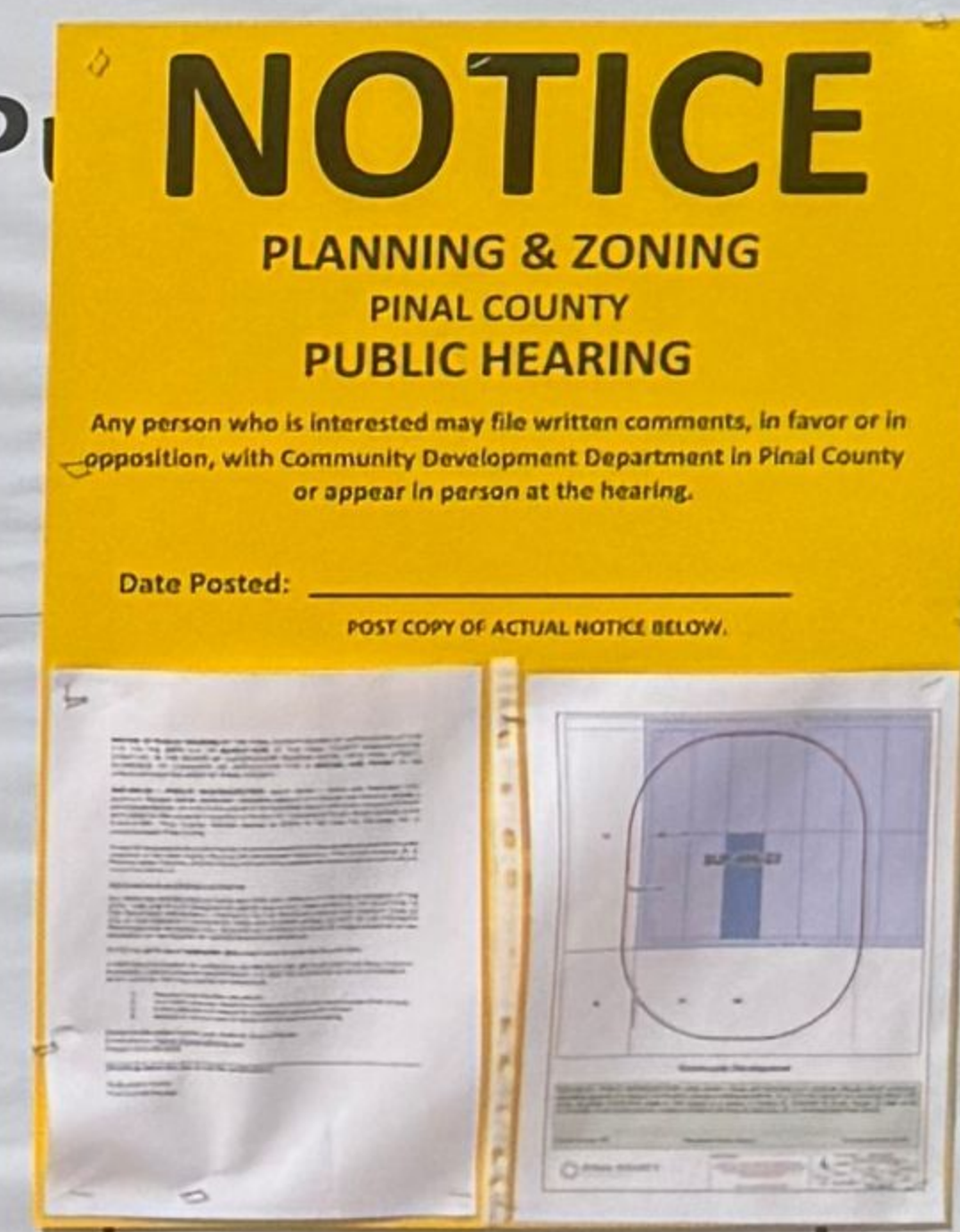
Proposed Special Use Permit (SUP): SUP to allow a commercial kennel for
the ongoing operations of a dog breeding business

Acreage: 3.3 +/- acres

Applicant Name: Sanks & Associates / Jason Sanks

Applicant Phone Number: (602) 326-0581

Case Information Available at Pinal County Planning & Development
With Patrick Roberts (520) 866.6409 or www.pinalcountyyaz.gov









PINAL COUNTY
Public Hearings

Case Number: SUP006-23

Existing Zoning: Suburban Rural (SR)

Proposed Special Use Permit (SUP): SUP to allow a commercial kennel for the ongoing operations of a dog breeding business

Acreage: 3.3 +/- acres

Applicant Name: Sanks & Associates / Jason Sanks
Applicant Phone Number: (602) 326-0581

Case Information Available at Pinal County Planning & Development
With Patrick Roberts (520) 866.6409 or www.pinalcountyz.gov

NOTICE
PINAL COUNTY
PLANNING & DEVELOPMENT
PUBLIC HEARING
Notice of Special Use Permit Hearing
The following information is being provided to the public for their information and to allow them to participate in the public hearing process.