Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: MAY 28, 2025

TO: BOARD OF SUPERVISORS

CASE NO.: **SUP-007-23(ABBOTT'S SHEPHERDS JEAN DR)**

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 49641 W Jean Drive, 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 # 510-63-0100 at 49641 W Jean Drive in unincorporated Pinal County.

Location:
Parcel number: 510-63-0100(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 2016.

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 has a Single-Family Residence. The property site plan features a 1,150 square foot kennel building housing 12 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 9:00 pm 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 setback requirements 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 (9-1) with 12 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 amendment of stipulation #2, and the addition of seven new stipulations specifically addressing the neighbor's concerns (indicated as new Stipulations #4-#10**). 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 back to the Planning and Zoning Commission for review of the proposed changes.

If the Board wishes to approve the Special Use Permit, staff has provided the following 10 stipulations of approval for case PZ-007-23 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) A 7-foot-high metal/wood fence, as depicted in the attached picture of the existing fence, shall be constructed by the property owner, in accordance with any building setback standards in the Pinal County Development Services Code, and completed within four (4) months of the approval of the SUP, along the property line abutting their neighbor's property at 12330 N. White Road;

6) All dogs on the property shall be housed and maintained inside kennels by 9:00 p.m. on a daily basis;

7) 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.);

8) A current, valid license from Pinal County Animal Care & Control shall be maintained at all times while the dog kennel is operational;

9) 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.

10) 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

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORSAT 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-007-23 – 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 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, 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 your 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 8554 I

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.

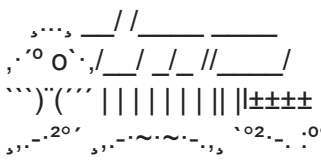
Dakota, the shepherd we purchased from them, is probably the best dog we've ever had. She is committed to every person in our family and has a special care and concern for our 7 year old. They are dear friends which was the whole point of the purchase. Dakota is confident, friendly, easy to train, and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

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Deahdra-Lynn Atencio

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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

PINAL COUNTY

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

Case SUP007-23

Kat <buhrkat@gmail.com> Wed, Mar 19, 2025 at 7:23 AM
To: Patrick Zaia-Roberts <patrick.roberts@pinal.gov>
Cc: My Cowboy <Buhrchevy@gmail.com>

Good morning Patrick,
Here is the letter we discussed yesterday afternoon.

Here is a copy of the petition that neighbors signed:
https://mail.google.com/mail/u/0/s/?view=att&th=195aec11cf7cea94&attid=0.1&disp=attd&safe=1&zw

And here is the letter below. Please let me know if anything did not come through. Thank you for getting this to the board before the meeting, really appreciate it.

To the Board of Supervisors,
After receiving more information from senior planner, Patrick Zaia-Roberts, we thought it was important to address a couple of things. We understand the county code compliance has included the suburban Ranch parcel on Jean Drive to be included as one of the five properties they would like to bring in compliance (under code 2.230, Rural Zoning 030-special uses, subsection d) by obtaining a special use permit (2.151010) section a, subsection o.
Ranelle Abbott is the owner of Abbotts German Shepherds and began her business on the Val Vista property. (Case ending in 00623) This was done with the agreement that Ranelle would claim part of her neighbor's acreage so she would be compliant with the (now current) code for SR zoning that states there must be a minimum of 5acres for this type of business.
On November 29th,2016, Ranelle's daughter purchased a property with her husband and co-signed by Robert Abbott. (Document fee number 2016-079902) At that same time, there was a disclaimer deed filed (document fee number 2016-079903) that explicitly states Ranelle Abbott has no right, title, interest, or claim in this property. This application to include this property for a sup is filed as Ranelle being the landowner. The current deed conveys to "Russell C Beyers and Ashelle S. Abbott, trustees of the Byers-Abbott family living trust."
On April 24th, 2019 we reached out to Paula Mullenix and provided evidence of how this property was using it as a commercial kennel, which was prohibited in SR zoning. That's how we came to know of the old agreement with the county and the property owners mother, Ranelle Abbott. The county told the business that they cannot use the new property for business and they said they only use the Jean property to house their own pets. No puppy sales happen there. This is opposite of what they disclosed in the application for this SUP. They stated that no one visits the original property for puppy sales, in fact they direct them to the Jean property.
Rather than trying to hold the current CC&Rs that are in place for our neighborhood, it seems code compliance came up with the solution to help this business, and not the supporting community.
We are not asking to shut the business down, but asking that the business not be allowed to expand onto the Jean property as well. We ask that you please consider the wishes of neighbors and the current CC&Rs for our neighborhood, which is zoned suburban ranch.
We have attached a list of nearby neighbors who are opposed to this property receiving an SUP, and given more time, we believe, could obtain more signatures of landowners in opposition as well.
Thank you for your consideration of your constituents as you move forward to vote on this important matter.

Chad and Katie Buhr
12330 N White Rd.
Maricopa, AZ 85139
[Quoted text hidden]

PINAL COUNTY

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

Case SUP007-23

Katie Buhr <buhrkat@gmail.com> Fri, Mar 14, 2025 at 8:18 AM
To: Patrick Zaia-Roberts <patrick.roberts@pinal.gov>

Good morning Patrick,

I just tried leaving a message this morning and I'm not sure it sent. I just saw your email last night and I hope it's not too late to add it to the commissioners packet. After reading the packet that Abbott's German Shepherds submitted, there are also a few items that were not answered in the paperwork…3 of the "yes"or "no" questions about them understanding that there may be special stipulations or rules with the special use permit. The question about there being an incorporated neighborhoods within 3 miles has now changed as well.. that should be marked with "yes". I believe our note is really important to be shared ahead of time.
I have copied and pasted our letter below.

Thank you,
Katie Buhr

Chad and Katie Buhr
12330 N White Rd
Maricopa, AZ 85139
(480)334-7153
(480)797-1894

Dear Pinal County Board of Supervisors,

We hope this letter finds you well. We are writing to formally express our concern regarding the proposal to obtain a special use permit for a dog kennel adjacent to our residence at 12330 N White Rd. The location of the kennel poses significant challenges and inconveniences to the surrounding community, including our family.

First and foremost, the noise level that typically accompanies a dog kennel—whether it be barking, howling, or other disturbances—raises substantial concerns about the quality of life for nearby residents. Our neighborhood is generally peaceful, and since the addition of this dog kennel, that was built in 2018/2019, there have been many instances of dogs barking through the night, loud barking within the kennel, and at times howling in the kennel all day long, or the dogs running the fence line as people walk, ride, or drive by.

As homeowners who have been living next to the property on Jean since 2000, it was unfortunate to see new neighbors purchase the adjacent property in 2016, move in and start building a big dog kennel about 15' from our property line.
My wife, who was pregnant at the time, feared for her safety as there was only 4' no-climb fence between her and multiple German shepherds who would bark at her aggressively, or anyone, whenever we went outside on our property. The property currently only has a 4' perimeter fence. There have been times that dogs have escaped their yard, and ran around the neighborhood. There have been multiple times when their dogs came onto our property and retrieved without our permission.

After attempting to be cordial neighbors, and find a solution in hopes to cut down on the dogs noise and incessant barking whenever they saw us, things turned sour with Russ and Shell because we decided to contact animal control (in 2018) to file noise complaints, and the county to further inquire about this property opening a commercial dog kennel. The county said the Val Vista property made a special deal with years ago to be able to run a commercial kennel because their neighbor (who was only living there part time) let them "borrow" average, to meet the (still current) requirement of at least 5 acres. They decided to expand their business to the Jean property, but this property did not meet the minimum 5 acre rule, which was only granted in the past to their parents first property on Val Vista.

Ranelle, Russ, and Shell were told by animal control and the county that they could not be selling dogs at the new property, and the family assured them that there were no puppy sales happening at the Jean location, and only at the original home on Val Vista. This occurred back in 2019, and since then, and as stated in their plans to you in 2022, there were puppy pickups that happened at the Jean property, and currently are still happening. This went against rules county had in place for them, and also increased traffic and disrupted our life. We get people stopping at our house, one even driving onto our property asking if this is the place "to pick up their puppy".

We are concerned about the long-term implications of having a dog kennel so close to our home. It affects property values and makes it more difficult for us or neighbors to sell or rent homes in the future.

I kindly urge you to not let this business expand, and impact our neighborhood with the noise, our safety, and negative impacts on home values, and to consider the current cc&r's and zoning that states commercial animal kennels need minimum of 5 acres and a kennel must have minimum setbacks that are not currently met or can be achieved on this lot width. This family purchased a second property to expand their businesses in a location with restrictions prohibiting commercial kennels. There are city incorporated neighborhoods 2 miles away, that will be impacted as well as our immediate community.
Please ask yourself if this is something you would like to have next to your home, and vote accordingly. Our cc&r's are in place to protect property owners and going against them does not align with the "Vision" of the area.

Thank you for your attention and consideration on this important matter.

Sincerely,
Chad and Katie Buhr
Adjacent property owners to the Jean Dr location.
[Quoted text hidden]

PINAL COUNTY

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

SUP-007-23

1 message

Loyd Howle <desert4964@gmail.com> Fri, Mar 14, 2025 at 1:09 PM
To: Patrick.roberts@pinal.gov

My address- 49640 west Gail lane directly south of hearing action property. My phone #. 6026630863 I have no problem with the kennel license , these neighbors keep a very nice place, nicer than others near them. They have my support. Thank you.

PETITION AGAINST THE SPECIAL USE PERMIT AND OPERATION OF A DOG KENNEL AT 49641 W Jean Dr Maricopa, AZ 85139.
Case SUP007-23

To: Pinal County Zoning, Pinal County Supervisors, and any other relevant authority.

We, the undersigned, hereby express our strong opposition to the operation of a dog kennel at 49641 W Jean Dr. Maricopa, AZ 85139 for the following reasons:

1. Noise Pollution

The constant barking and noise generated by dogs in a kennel can significantly disrupt the peacefulness of our community, especially during early morning and late evening hours. This excessive noise may negatively impact the quality of life for residents in the surrounding area.

2. Health and Safety Concerns

There are concerns that the dog kennel could pose health risks to local residents, particularly if proper sanitation and disease control measures are not strictly enforced. The close proximity to residential areas increases the potential for the spread of airborne illnesses or parasites from the animals.

3. Environmental Impact

The construction and operation of the dog kennel may have negative effects on the local environment. This could include increased waste production, potential pollution of nearby water sources, and the degradation of local green spaces or natural habitats.

4. Property Value Concerns

Many residents are worried that the presence of a dog kennel will lower the property values in the surrounding area, making it less desirable for families and potential buyers.

5. Traffic Issues

The increased traffic due to visitors and deliveries to the dog kennel could create safety hazards, traffic congestion, and inconvenience for those living in the neighborhood.

6. Zoning and Land Use

The construction and operation of a commercial dog kennel/breeding place is not in accordance with the existing zoning regulations for this area, and allowing it could set a precedent for other commercial enterprises in a residential or mixed-use zone.

7. Community Character

The operation of a dog kennel may change the character of our neighborhood, making it more commercial and less residential. This can negatively affect the sense of community and the general atmosphere of the area.

Petition Signatories (continuation page 2 of 2)

We, the undersigned, respectfully request that the proposed dog kennel not be approved, and that alternative solutions be considered to address the needs of pet owners while maintaining the integrity of our community.

PETITION AGAINST THE SPECIAL USE PERMIT AND OPERATION OF A DOG KENNEL AT 49641 W Jean Dr Maricopa, AZ 85139. Case SUP007-23

Name	Address	Email/phone	Signature & Date
* Chad Buhr	12330 N. WHITE RD	4807971894	3/14/25
Derry Brown	50039 W Mockingbird Ln	8603734227	3/15/25
Bernadette Lemo	49961 W. Mockingbird Ln	402 370 5223	Bernadett Lemo 03/10/2025
* Jose Camas	49580 W. Jean DR		Jen Caper 3-16-2025
Nick Cook	49651 W Dune Shadow Rd	541951-3712	3-16-25
Luis S. Blakely	10201 N. White Rd	520-483-0408	Luis S. Blakely 3/16/2025
[illegible]	10201 N. White Rd	4805801149	3/16/2025
Angela Villa	50186 W Mockingbird	5205708372	3/16/25
Stanley Buhr	50186 W Jean Dr Maricopa AZ 85139		
Albert D Adams	50112 W JEAN DR MARICOPA AZ 85239		Albert D Adams

* Properties & owners within 300' of 49641 W Jean Dr Maricopa, AZ 85139 that oppose special use permit for operating dog kennel.

PRANZO: I'll second.

MENNENGA: Any discussion? Everybody in favor?

COLLECTIVE: Aye.

MENNENGA: Anybody opposed? Okay, that one passes. Okay, let's move on then to SUP-007-23.

ZAIA-ROBERTS: Thank you. Thank you, Commission. Patrick Zaia-Roberts again, senior planner here to discuss SUP-007-23. As was discussed in the previous case, this is a secondary location for the same business, although they've applied separately for a separate SUP at a separate property and therefore are going forward for a separate case. This proposal's for a special use permit to allow a commercial kennel on a property in the SR - Suburban Ranch zoning district on 3.3 acres. This property being at 49641 West Jean Drive on parcel 510-63-0100. This is a map showing the approximate location of the property, very close by to the previous one off Val Vista Road. This is a zoning map showing the SR zoning on all sides of the property, and then GR zoning and CR-2 zoning to the east of the property. A vicinity map showing the approximate location of the development and surrounding features, and an aerial map showing the property in question. This is the notification area for the affected property owners on this property. An image looking north, away from the site. South onto the site, with a couple of residents to the right of the sign there. Looking east down

Jean Drive. And west down Jean Drive. This is a site plan of the Jean Drive property. As you can see, similar in layout, with the primary residence at the front of the property, kennel buildings on the north side of the property, in this case, towards the rear. And then the fencing as well on the front part. Excuse me, I'm mixing this up. Primary house is at the rear of the property on the south side of the residence, with the kennel building at the front of the property, with a fenced area on the north side as well. So, items for consideration. Again, this property is one of the five existing commercial kennel properties that were discussed at the January 18th meeting of the Planning and Zoning Commission regarding SUP action under the O category for items as deemed appropriate by the Planning and Zoning Commission. The property is located amongst other properties with rural and agricultural uses. The commercial kennel use is existing and does not present an impact to the public health, safety or welfare, albeit for less time. This one, I believe we said was eight years, as opposed to the 30 years in operation of the other one. The proposed SUP is compliant with standards of the SR zoning district and is comparable to the RU-3.3 zoning district, which offers commercial kennels as allowable through approval of a special use permit. And this property is also subject to a new code compliance case that was filed on March 10, 2025, this one being CC-0188-25. SUP approval

shall make compatible the existing use with surrounding land uses. Other properties nearby have been granted special use permits for uses similar in nature. There's been no change - and I apologize that you have nine here, but I believe eight year old operation, which is proposed on the property. The applicant was proactive in seeking to resolve the code compliance violations of the property, and the applicant has identified a business (inaudible) an articulable need in their community. Now, for this property, staff has received two letters of opposition and one letter of support, in addition to the two letters of support we received this morning. So, the first letter of opposition, again, discusses increased noise and nuisance on the property, instances of escaped dogs at large. Such businesses requiring five acre minimum lot sizes. Violation of terms of the Pinal County Animal Control kennel permit. Increased traffic in the neighborhood and on the neighbor's property, and potential for diminution of property value. The second letter discusses adherence to CC&Rs, concern of indirect ownership in relation to the applicant as a business owner. Concerns that the business is operating on the Jean Drive property, when it originally only allowed on the Val Vista Road property. A desire to see the Jean Drive property not operate as a kennel without impacting the business on the Val Vista property. An inclusion of a petition of 10 neighbors in opposition to the special use

permit. Staff offers this for the Commission decision with 12 potential stipulations.

MOONEY: Are they the same –

MENNENGA: Questions –

MOONEY: I'm so sorry.

MENNENGA: Questions.

MOONEY: Are they the same stipulations?

ZAIA-ROBERTS: They're slightly different. In nature, they are the same, but as far as (inaudible) case.

MOONEY: There are no stipulations, you just have a cover sheet on this.

ZAIA-ROBERTS: I'll go ahead and read them into the record.

MOONEY: Thank you.

ZAIA-ROBERTS: I believe the issue may have been that this packet may have been in two pieces, that may have been why they may have cut off. But we'll go ahead and read them into the record. Stipulation 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 the special use permit 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 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-007-23 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 Division. 9. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of .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.

MOONEY: Thank you.

MENNENGA: Thank you.

MOONEY: And I do have an additional question.

MENNENGA: Go ahead, go ahead.

MOONEY: Has there been an SUP on this property, or has it been operating for eight years without?

ZAIA-ROBERTS: Without.

MOONEY: Thank you.

ZAIA-ROBERTS: That one has not been issued.

MENNENGA: Commissioner Hartman.

HARTMAN: Thank you, Chairman. Patrick, I may have missed it in your presentation, but from the one we just approved to this one, how far - what’s the distance?

ZAIA-ROBERTS: I believe about two miles. It’s within the same neighborhood. You can see on the vicinity map

here where Val Vista Road is about towards the southwest corner of this map. Go a little bit, a little bit east. That's about a little - sorry, a little too far, a little bit to the west. That's about where the SUP-006-23 property is at, where the cursor's at.

HARTMAN: But as a crow flies, you estimate a couple miles?

ZAIA-ROBERTS: About two miles, I would say.

HARTMAN: Thank you.

MENNENGA: Commissioner Klob.

KLOB: Thank you, Patrick. Question as it relates more of kind of the existing property itself, and I know most jurisdictions have challenges with homes all the way to the rear and then having accessory structures towards what would essentially be the front. In this case, any issues or challenges with that?

ZAIA-ROBERTS: Well, no code compliance action was filed for the house placement. Seeing as this would be effectively acting as a legal non – if approved - acting as a legal nonconforming use whereby they couldn't expand any further. It would be to adopt in the existing property as is, or as built. But that being said, there would probably be an issue with an accessory structure on the front setback, depending on the development standards for the property, were this being applied for as something separate from (inaudible).

KLOB: Mr. Billingsley said as –

BILLINGSLEY: Pinal County still remains to be a very rural County. These are very large properties, and so one of the things that we have to explain to folks all the time is a property like this is not the same as a 7,000 square foot lot in a subdivision. It really is up to the owner of that property to determine where their front yard is, much like my property or Mr. Hartman's property. You live on a large piece of property, just because there's a road on one side does not make that the front side of your house, i.e. the front yard setback. So what we typically do on very large properties is when that house is actually built and permitted, that's when they determine where the front yard of that house is and then the setbacks are assigned from that point forward, if that makes sense. So it's a little bit different on a large property versus a small property in a subdivision, if that make sense.

KLOB: I just wanted to make sure that this wasn't going to cause additional trickle-down effect issues for the applicant later on. Thank you.

MENNENGA: Any other questions, concerns, comments from anybody here? Okay. If we could have the – you okay? Applicant Jason come back up on this one?

SANKS: Good morning again, Chair, Vice Chair and Commissioners. Oh, thank you. Jason Sanks, planner,

assisting the Abbotts. I have a speaker card for both items. I just - if we can leave the aerial up so you can see proximity. Again, they do keep - you can see the property is very tidy, and you're correct, the house is built in the back of the property. It's very large. And I just wanted to reiterate what came in was most of the comments are on this property based on what the neighbors are doing. I think the operation is a very clean operation. I think Shell speaks, she speaks better than I do publicly, so I'll let her speak if there's questions on the operations, but to give you context, we do have, I think the two letters of opposition. I acknowledge their concerns. They've been neighbors for a long time. I think Shell seeks to continue to try to have a good relationship with her neighbors. I believe her neighbors live on the lot that has all the green on it and the items that are, I believe, stored in the rear. But both the letters of the opposition, I think, are from the same property. There was an additional signature that are on the petition from a gentleman that lives nearby, but the rest of the neighbors on that petition don't live within any measurable distance. I think - I'm not sure how they even knew about the application. Some of them miles away. But, you know, Shell's here, I think she wants to do whatever it takes to get your support and keep her business running. It means everything to her and her family to be able to continue operating just as they are. And

it wasn’t for the sake of not wanting to file an SUP or to get away with something, they weren’t even aware that there was a requirement for this in this rural area where other people have animals on their property. It wasn’t until, I believe, the same neighbor complained to code compliance, and then code compliance talked to Shell and her mom, and then they dug in and dug in and found out that an SUP ultimately should be applied for, and that’s why we’re here today was the same, the same place. This is all coming from the same place. So we’re here to make it right, whatever we can do to get your support.

MENNENGA: Any questions for the applicant? I have a comment I probably shouldn’t make, but… Okay, I’ll just leave it alone. The next door neighbor there. Anyway, okay, just looking at the map, like wow. Okay, we need to have the –

SANKS: Chair, with your permission, may Shell speak?

MENNENGA: Oh, absolutely.

ABBOTT: Something that I’ve done - I don’t know if I’m supposed to say this or not, so I apologize – is my neighbor that is here that has put in all the complaints, I have really tried to make it as right as I can with him. I put up a view fence so he’s unable to see into my property, and hopefully I can mitigate the impact of myself on him. None of my other neighbors have requested this, nor do they

mind. We talk through the fence commonly, but that is something I've tried to do to make him happy, you know, so he feels like he has his own area that I'm not impacting. Is that appropriate to say?

MENNENGA: Thank you.

ABBOTT: Okay, cool.

MENNENGA: Is that the neighbor –

??: Which side?

MENNENGA: - with the green yard right there?

ABBOTT: Yes.

MENNENGA: Oh, okay. You answered my question. Thank you. All right. Any questions, further questions for the applicant? Okay, with that, let's open up the public portion for case SUP-007-23, and it looks like we have one to speak to it.

BUHR: The neighbor with the green yard.

MENNENGA: Yeah. You have three minutes.

BUHR: Okay. So, I would like to pull the map back up please. This map is out of date. I'd like to make a couple notes. On the previous SUP that was previously approved, the letters of recommendation were not to that address, they were to this address. For this SUP. So they shouldn't have been considered for that other SUP, okay? So that was - this is all the mess of having one business across two properties, across different owners, right? All the while

they Abbott’s German Shepherds, never had an issue with them. When they bought the land next to us, they made it clear that they were going to put a dog kennel in. Shell stated their intentions to – Shell is here in the room – stated their intentions to run a breeding kennel soon after purchasing property in 2016, 2017. And before a kennel was even built, when they inquired with County code compliance, they said residents expressed that only their personal pets were being housed there at the time. Excuse me, sorry, take a breath. After supplying evidence from their business Facebook posts about expanding by the Jean property as it was being built in 2016-2017, as well as the certifications for their dogs that are in fact used for breeding, they told code compliance that they would not be selling puppies at the property, that would only be through the Val Vista property. As noted in their application here, they stated the exact opposite and also stated that they had no known complaints from neighbors. They have been aware of our opposition and concerns from the beginning, which is evident through our discussions, through code compliance, and by texts between the other property owner, Russ Byers - which is Shell’s husband - and myself. It’s the inconsistencies and the lack of transparency that’s so concerning here. The Abbott German Shepherds business, submitted here by Ranelle, with Jason as the representative, didn’t show up here, right? She signed a document in 2016

stating that she had no deed or rights there so whatsoever to the Jean property, right? And then later on the property changed to Abbott and to Shell and Russ, his name, along with their dad. There's some stuff going on here, right? There's some wool being pulled over our eyes. When we had concerns with the dogs, my wife was pregnant with our first baby seven years ago, and we talked to a Shell and Russ, said hey, you know, when we go outside - they have a four-foot fence, and that's the perimeter fence, right? They did build a screen in front of our house, but there's a perimeter fence that's only four foot high with German Shepherds. I grew up with German shepherds, they will climb the wall and jump a six foot fence, no problem. All right, I have 30 seconds left, which I feel is a little unfair since all the accusations on my property have been made and stated. This is out of date. When we made a complaint to the County that, hey, these dogs are aggressive, we asked Shell and Russ to let us come over and meet them so they wouldn't bark at us. There's – I have videos, there's dog barking, trying to get at us. My wife is unsafe going outside, she didn't feel safe. Their dogs would be on our side often and they would lift the dog - they would come to our side, lift the dogs and put them over - one elderly dog and other dogs. There's dogs out all the time.

??: Time, Chair.

BUHR: There's a neighbor across the street that

noticed (inaudible). Understand. And they filed a complaint against our (inaudible).

SCHNEPF: I would like to move and suggest the Commission allow the citizen additional time to speak.

??: I concur.

MENNENGA: Okay. Give you another minute. Go ahead.

BUHR: Thank you. So, understanding the business has been in place for a while and that our codes require - our rural codes out there require five acres for a commercial kennel. Those were put in place before some of us, right? And they were - when that community was planned out, that's what the - we decided was the best for that area. If we're going to change our codes in that area, we just blanket change them all, right? But if we're gonna change them in two different locations in the same community to let one business operate across two different areas, we've got to ask ourselves, what are we doing, right? The kennel they have existing is 24 feet from my house, from my property line, where we had a lot of our family get-togethers and we can't be there now because they bark at us, they're loud, and when – it doesn't stink all the time. I'm not going to say that. But when it rains and the wind blows, you can smell their kennel. You can smell it all. The kennel was built with pulling the wool over the County's eyes that this is a private kennel just

for their own personal dogs, yet now, obviously they're using it for this business. And additionally, they knew when they bought this other property that they needed special use because they had (inaudible). And so - permission to go on? Is there permission to one more minute? Finish my statement?

MENNENGA: Go ahead.

BUHR: Okay. If they knew it at the time, why would they go look for another place where they could be noncompliant? They've been noncompliant for the other property since the beginning, and it's established. We stopped reporting their dogs because it didn't make any sense. Russ Byers, the other owner of the house next door, and Shell, have reported me for having stuff on my property. The last three years I've spent every weekend out there cleaning that stuff up. And I'm okay with that, right, because I wanted to clean it up, but I'll tell you what, having a neighbor that comes in, and they're noncompliant, they are building stuff that they did, it's not compliant. They have outside storage non-complicities. This is an old map, remember that. And come in and tell us we have to change the way we're doing. Well, I understand, everybody out there is noncompliant, right? So what happens is they weaponize this, because they didn't like us complaining about their dogs. And since day one, they've been trying to get expansion of their business when they could. Buy the house next door, it's for sale.

There’s two by them that’s for sale on the other property. So it feels a little bit like we’re being stepped on and pushed around. Now, I want to address the petition. There are two people here, myself and the ones north of my house (inaudible).

??: Time, sir.

BUHR: That are against this, and that’s 20 percent of the neighboring 300 foot area. These other folks are within hearing distance. There’s one that’s not, that’s in Dune Shadow. But they’ve all signed this petition, and this didn’t come to us until Friday or Saturday last week. We got ours Saturday, other neighbors in the area told me they got theirs Friday, but they didn’t understand what was going on when I walked around to talk to people. I didn’t have enough time. I have a full-time job and we have three little kids, and I didn’t have enough time to go around and talk to folks and make sure they knew what was going on. Additionally, three of the four neighbors around here, adjacent, are Canadian. And I talked to them and they said, hey, we don’t want - with the current climate, we don’t want to bark up the wrong tree and start any fights because we don’t want to lose our privilege to come here. So, with a little more time I think the neighborhood could understand a little better what’s happening here and be better represented, but I feel like we’re not very represented. I had to cancel a big meeting

with the government and NASA today to come here and talk to you guys.

MENNENGA: Thank you. Any questions? All right, thank you. Anyone else to speak to this case? Anyone at all? Okay, with that we're going to close the public portion hearing on case SUP-007-23 and come back to the Commission. Any questions for –

??: Can we bring the applicant back?

MENNENGA: Bring the applicant back also.

SANKS: Thank you. If it pleases the Chair, may I have the owner, because she needs to speak as well.

MENNENGA: Yeah.

SANKS: Okay, thanks.

MENNENGA: Yeah, very good.

PRANZO: I have a question for the applicant. Is it appropriate now?

MENNENGA: Yes. Yep.

PRANZO: He feels as if he's lost some use of his property, and so that makes me wonder, what kind of setback do the kennels have from his property? And I also heard you speak of the dogs being well fenced, unable to get out. Two things came up on that, that the dogs are getting out. And not to dispute that, but it's out there, someone said it. The other thing is the fencing that the dogs have when they're outside of the kennel, how - what is the setback on that? In

other words, the loss of use of your property is a serious matter. It's very upsetting to be a landowner and find that your neighbors unwittingly are encroaching on the use of your property. So speak to that, please.

ABBOTT: Well, that's the reason why I put up the fence around here. So like he said, when his wife felt like she was unsafe with my dogs, I put a fence up so she can now walk all the way up to her property line without even seeing my dogs.

PRANZO: So the setback on that is 25 feet?

ABBOTT: My kennel is setback 25 feet, but there's a fence that I have from one side pretty much all the way almost to the other side that is just a view fence. That it's solid metal.

PRANZO: All right, but what is the setback on that?

ABBOTT: Two feet.

PRANZO: So you're right on the property line.

ABBOTT: Right.

PRANZO: The kennel is 25 feet.

SANKS: The kennel building is setback 25 feet from the property line, the fence is almost on the property line.

PRANZO: All right, are the dogs on that metal fence?

ABBOTT: On the - no, they're never on the metal fence.

PRANZO: So they don’t get to that fence, they’re held back in other fencing?

ABBOTT: Oh yeah, they can walk to the fence, but the fence is nine feet tall.

PRANZO: Okay. But it’s two feet setback.

ABBOTT: Correct.

PRANZO: On your property line. He also spoke about odorous conditions. Let me understand something, you didn’t get there first, he was there first and you came after him?

ABBOTT: Correct.

PRANZO: Okay. What are you doing to - I know you can’t eliminate, but mitigate?

ABBOTT: Right. So we have - well, we have trash pick up every week. So obviously I –

PRANZO: Week.

ABBOTT: Well my husband and I. We have it on that property, so we pay for it together.

PRANZO: So it’s weekly.

ABBOTT: Weekly, yes. So I have it picked up at least once a week, and then I also – when - with the kennel itself, I have a drainage. So when I power wash, then it goes through a filtration to make sure that it’s not holding odors either. So I dug down five feet and then I have the gravel, the sand, the rock, the whole thing to take care of that, along with just regular cleaning supplies that you would use.

But on that property you're looking at normally six dogs, maybe eight dogs.

PRANZO: I was just going to ask you.

ABBOTT: Yeah.

PRANZO: So six to eight dogs on 3.3 acres is - it's not a lot of dogs. It just doesn't have a lot (inaudible). We, I mean, like I said, I pick up all the time. The whole - I means there's horses that are all around us, and then there's other people that have even more dogs than I do that are within our own neighborhood that probably aren't quite as consistent about it, because it's not considered part of their job.

PRANZO: Well, this gentleman's quite irritated and I'm trying to get to the bottom of it because there seems to be layers and layers of minutiae in this.

ABBOTT: Right.

PRANZO: And so what I think I'm hearing is that the main beef was loss, or unable to use his full property. I feel like you've mitigated that with the fence. The kennel's got a 25 foot setback, so from a noise standpoint, that shouldn't be too bad. You are in a very rural area.

ABBOTT: Well, and at night the dogs don't have access to go outside. So they are – they're locked inside of the kennel at night.

PRANZO: Right. Well, I got to tell you, I live

right here in Florence and during the day I'm surrounded by dogs and sometimes they're a pain in the ass on a Sunday, and all of a sudden quiet is gone. Okay? And I'm getting old and grumpy, I'm a real pain in ass, but I don't like it.

ABBOTT: So my neighbor right to the other side, he's never said anything about the smell and he's never said about - if he's - in two times in the eight years, he's not liked one of my dogs. And he's like, like that dog barks a lot. I'm like okay, and then I re-home the dog because I don't want a dog that's barking.

PRANZO: Okay. I still don't feel like I've gotten to the bottom of this, but thank you. Thank you for your time.

MENNENGA: Anyone else?

SCHNEPF: I have a question.

MENNENGA: I understand old and grumpy too, that's (inaudible). Go ahead. Commissioner –

SCHNEPF: Who lives in the house on the property?

ABBOTT: I do.

SCHNEPF: You do.

ABBOTT: I live at this property, correct, with my husband.

SCHNEPF: Okay. And somebody else lives on the other property then. It doesn't have to do with this case, but –

ABBOTT: That’s my mom and dad.

SCHNEPF: Okay, so you are on property, so you are able to hear when the dogs are barking at an inappropriate time and you can do something about it?

ABBOTT: So my sister actually is a stay-at-home mom with her two kids that live on that property also, which they’re under the age of six. So all the dogs have to be safe with the kids. But that also being said, she’s a stay-at-home mom, so other than bringing the kids to school and bringing them back, she is onsite at all times. And if the dogs do bark, then she puts them away or maybe puts a bark collar on them. But in the morning I normally run them first before I even leave the house, which helps with the energy level of –

SCHNEPF: So you’re not on the property all day long, or during the day.

ABBOTT: I’m not. No, I come and go throughout the day.

SCHNEPF: Okay, so somebody else is, like you said, there too.

ABBOTT: Yeah, there’s some –

SCHNEPF: Watching –

ABBOTT: Yeah, there’s pretty much somebody at the property at all times, possibly gone for two hours a day. Yeah, there’s probably two hours of the day that nobody’s there.

SCHNEPF: I just kind of agree with Commissioner Pranzo that sometimes it's inappropriate to hear dogs barking at night or early in the morning, so that was just another concern that I'm sure the neighbors would not want.

ABBOTT: Right, yeah. Well, and like my neighbor to the west of me, he actually says that the neighbor north of him - oh, that helps - a neighbor just north of me, he's like their dogs bark way more than yours do. And Chad recently got dogs probably, what was it, five years ago? About five years ago. And so normally at night, my other neighbor's like, he's like well it's not coming from your house, it's coming from Chad's. But he doesn't have – I mean he doesn't have an indoor kennel to put his dogs in like I do. So it makes it easy to have quiet time when you have a designated location that you can put them in. Because I don't like dog barking at night either.

SCHNEPF: Yeah, nor do I.

MENNENGA: Anyone else?

KLOB: Through the Chair. Can we put the site plan drawing back up? So I think kind of a housekeeping item and a little bit of a discrepancy, just for clarification.

ABBOTT: Right.

KLOB: In the orientation of this image, the lower right hand corner, 25 feet off the property line is called out a shed, whereas the kennel is 38 feet 4 off the property line.

Which is the kennel, which is the shed?

ABBOTT: Oh, good question. So where the round part is, the one right next to it, that's just a shed. That has like tack in it, like horse tack.

KLOB: Okay.

ABBOTT: So it is probably - I don't have my glasses on. So I guess it is 38 feet out. So it's the big rec – it's the rectangular one. Right there. Yeah.

KLOB: So the kennel's actually almost 40 feet off the property line, not 25.

ABBOTT: Yeah, sorry. I apologize for that.

PRANZO: No, I apologize. I'm the one that read the map.

ABBOTT: Well, I can't see it, so –

KLOB: The housekeeping item that I would, you know, should this move forward, I would almost recommend, would be to add where any fencing is, and the height of fencing to this drawing, to - you know to here it appears there's no fencing. And whether it's four foot fencing, as the gentleman mentioned, or nine foot fencing, or eight foot fencing, or - and the type of fencing. If it's view fencing, if it's block fence, and so on. I think that would be beneficial to show the security, especially as contentious as this is.

ABBOTT: Totally agree.

KLOB: I think, yeah, I think that would answer my

biggest questions here. Have there been - and as the question I asked on the other property - has there actually been any noise complaints lodged by – that you received (inaudible).

ABBOTT: Only by one person.

KLOB: Okay. Are those recent or those been going on over time?

ABBOTT: Only by that one person one time. Well, maybe twice. Pinal County keeps track of it, by Pinal County Animal Control. And so even when she came out for the noise complaint, she's like I don't hear your dogs. I hear their dogs. I hear their dogs, right, she's like but I don't hear your dogs. And so - but you – I - Maricopa County Animal Control does a really good job of coming out and checking out the facility and checking for the smell and checking for the sound, and because they're out there, they're picking up dogs, they're constantly monitoring me even if they only come and check once. And so you can look at their records that they keep for all of that and they've never said anything negative to me about it.

KLOB: Thank you.

MENNENGA: Commissioner.

HARTMAN: You said Maricopa County?

ABBOTT: Pinal County.

HARTMAN: Did you mean Pinal?

ABBOTT: I did mean Pinal County. It's that living

in Maricopa, and Pinal County.

MENNENGA: Commissioner Mooney, and I was going to ask you anyway, you're the one with the knowledge here, so please go ahead.

MOONEY: So – and I'm going to go back on my history. I grew up, we had 110 kind of boarding facility. It was on 50 acres, but we used the front. There were times that the dogs were let out in the morning to exercise and do their business and brought back in. And I've moved to the Wild Wild West from the East Coast. But there's that time to be respectful of your neighbors. We had 110 dogs at Christmas time, and even in the middle of summer when we had 60 to 80, there's a time that they need to be brought inside to be quiet.

ABBOTT: Right.

MOONEY: And it doesn't matter if it's summer here and 115 and you keep them inside because of the heat. We need to able to enjoy our properties as well without worrying about - or, I shouldn't say worrying - but stressing over dogs right on the fence, as it's only two foot off the property, or being able to enjoy time with our family without neighbors' dogs barking. Whether you're on a large piece of property as you are, or I currently am living in an HOA and I get them on either side and it's like, come on people, just trying to have company out in my backyard. And you don't want to cause those

neighbor disputes. So it's - I call that in being commercial where it isn't just a mom and daughter raising some puppies once in a while. Six litters of dogs is a lot per year and a lot of puppies, so just trying to be respectful of your neighbors. I put the onus on you on that with my profession in the back history. So if you have any other questions, I'm happy to answer them, Commission.

ABBOTT: I would be happy to change the quiet times. If Chad would prefer that I put the dogs up at 7 p.m. and didn't let them out until 9, or if it was a different quiet time recommendation, I would 100 percent take that in consideration. That was mostly based on when I most – when I see people kind of settle down for the night, but I would change that if that would help.

MOONEY: But that, I think you're missing my point, is the dogs go out in the morning and exercise and go in for some time. People need to be able to enjoy their yards during the day. Seven - putting them to bed earlier at night, great for kids to go to sleep, but not - I have company, noontime for a barbecue on a Sunday afternoon or something and the dogs are outside, and if it's a block, it's solid fence and they can't see, then they're apt to be more noisy once they realize what's going on. It's like, oh okay, there's a bunch of people over there, I've barked at them, let them know I'm here and then that's the end of it. I have found that to be the

biggest detriment in an HOA is block walls and the dogs are just constantly barking because they hear people and they don't know what's going on, they just are curious. So - but that would be my comment on that, is, it's not just bringing them in earlier at night. And I'm not trying to tell you how to do it, I'm just telling you my concerns. It's during the day they go out and exercise, you take them exercise, but just not left out all day long for constantly being able to be aggravated.

??: I have one more question.

MOONEY: And if any Commissioner Members have questions afterwards, I'm happy to answer them.

ABBOTT: I do – I also do use shock collars for the barking if that becomes an issue.

MENNENGA: Commissioner Klob's got one more question.

KLOB: Sorry, I remember what I meant to ask. And this is actually back to staff. What are the setbacks in our zoning, standard, you know, traditional zoning for kennels and/or any fencing for the kennels?

ZAIA-ROBERTS: So speaking to the SR standards, the kennel's use itself does not have a defined setback requirement, I believe, but it does have that five acre requirement as part of SR. But that would be if the commercial kennel operation was allowed by right under the SR

zoning with the five acres.

BILLINGSLEY: Otherwise we use accessory building setbacks by zoning category.

KLOB: Is there anything in regards to the fence itself and the enclosure?

BILLINGSLEY: Actually, you know, we have some special opinions from the County Attorney's Office with respect in rural zoning districts, of which this is a large lot district, that actually animal shelters and what have you can be right up against the property line. But that's – it was intended for horses and cattle and stuff, not dogs, right? But it is, you know, out in a rural area.

KLOB: Okay, thank you.

MOONEY: Chairman, if I may, I'm sorry.

MENNENGA: Please, go ahead.

MOONEY: I have another question. This is for County staff. Do you have, under the kennel portion of it, a number of dogs that are allowed?

ZAIA-ROBERTS: So the development services code does not. It's not specifically outlined as far as a number of allowable dogs, and for that reason staff, when discussing with the applicant before going forward, they offered to provide that number, I believe it may be for the other case, but we had made the determination that that number is already kind of enforced by Pial County Animal Control when they apply

for the commercial kennel permit, and that it would be kind of outside the scope of Pinal County Development Services to try and enforce that number.

MOONEY: But, so for public kennels, like I had a boarding kennel, there's no set number, just the acreage is the –

ZAIA-ROBERTS: Right, not as defined by the development services code.

MOONEY: All right, thank you.

MENNENGA: Everybody okay? I have a quick question I thought about. Pinal County Animal Control is who comes out and checks on you, is that a set schedule they come and check on you or is that just periodic?

ABBOTT: Annually. Yeah, so my –

MENNENGA: Oh, it is annual.

ABBOTT: So I just had mine a couple weeks ago. So they came out and checked on that, and they're the ones that enforce the number of dogs and the health of the dogs and check on those kind of things also.

MENNENGA: Have you ever had any violations with them?

ABBOTT: No. I let it expire once.

MENNENGA: Oh well, we all have those issues. So okay. Bring it back to the Commission, and what's your desire, I guess?

??: I'm sorry, can I ask a question?

MENNENGA: No, I'm sorry you can't.

??: I've been brought into this case, they call me out by name (inaudible) appropriate.

MENNENGA: No, we only let that happen once. So public comments are just once, okay? That's the rules, we try to follow those. So okay, back to the Commission.

DAVILA: How many stipulations were there?

PRANZO: (Inaudible) make a comment before I (inaudible) the motion. You're ready for a motion, right? That's what I thought I heard. It's never a good situation when there's conflict between neighbors. I have the same situation myself, it's not easy to live with. During the course of this, I feel like you've made every effort to be a good neighbor, and in view of the fact that you've been operating this cottage industry, as I see it, for eight plus years, I see no reason to deny a special use permit. So Mr. Chairman, I move that we approve the special use permit. And I don't have the words to read in front of me, so that's my motion.

MENNENGA: That would be for case SUP-007-23 with 12 stipulations.

PRANZO: Thank you, sir.

DAVILA: I'll second that motion.

MENNENGA: All right, motion, a second. All in

favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed?

MOONEY: Opposed.

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

??: (Inaudible).

MENNENGA: Just one, okay. All right, okay. So with that –

ABBOTT: Thank you very much.

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

ZAIA-ROBERTS: Thank you.

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

[Break]

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

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

Leo Lew
County Manager

MEETING DATE: MARCH 20, 2025

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-007-23 (Abbott's Shepherds Jean Dr)**

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, for approval of a commercial kennel on a 3.3± acre parcel located at 49641 W Jean Dr, 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 510-63-0100 at 49641 W. Jean Drive in unincorporated Pinal County.

LEGAL DESCRIPTION: (Legal on File)

TAX PARCELS: 510-63-0100

LANDOWNER/APPLICANT: Ranelle Abbott / Jason Sanks

REQUESTED ACTION & PURPOSE:

SUP-007-23 – PUBLIC HEARING/ACTION: Jason Sanks – Sanks and Associates LLC, applicant, on behalf of Ranelle Abbott, landowner, is 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 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, 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 located within the Suburban Ranch Zoning District (SR).

SURROUNDING ZONING AND LAND USE:
North: Suburban Ranch
South: General Rural
East: Suburban Ranch
West: General Rural, Suburban Ranch

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 29, 2024
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 49641 W Jean Dr, Maricopa, AZ 85139. The property has legal access onto W Jean Dr 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 expansion due to minimal traffic impact.

HISTORY: The property was zoned SR Suburban Ranch in 1973 under case PZ-367-73 and platted as part of the Papago Butte Ranchos Unit 1 Subdivision approved in September of 1973. County tax records indicate a mobile home was established on the property around 2003. In about 2016, the applicant purchased the property as an expansion of the prior dog breeding business conducted on the Val Vista Rd property which has concurrently submitted case SUP-006-23 for consideration. Per the applicant narrative, their dog breeding business has operated on this property since 2016 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. Both this property and the Val Vista Rd property identified under SUP-006-23 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 has a Single-Family Residence. The property site plan features a 1,150 square foot Kennel building housing 12 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 9:00 pm 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, which may be approved by 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 18, 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 the 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 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 for 9 years in the capacity proposed in this SUP application. 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 residential 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 itself to a business where there is greater demand for the service than puppies can

be produced for sale exists. With that said, the applicant is responsible for 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-007-23**. 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-007-23** 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 that the Pinal County Planning and Zoning Commission approve case SUP-007-23 with 12 stipulations as listed in the staff report.

To deny: I move the Pinal County Planning and Zoning Commission deny case SUP-007-23.

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-007-23 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 Division;

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

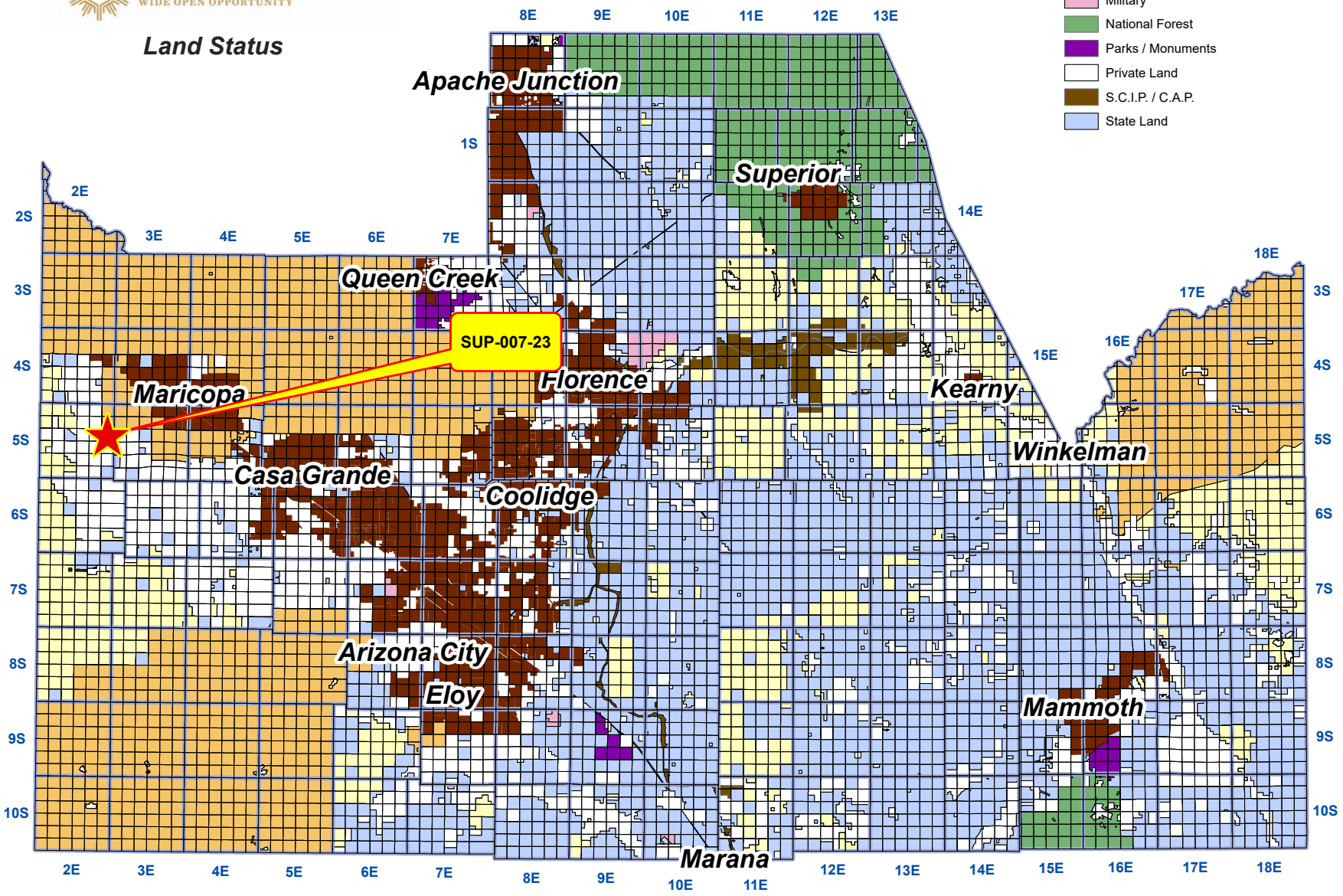
12. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area.

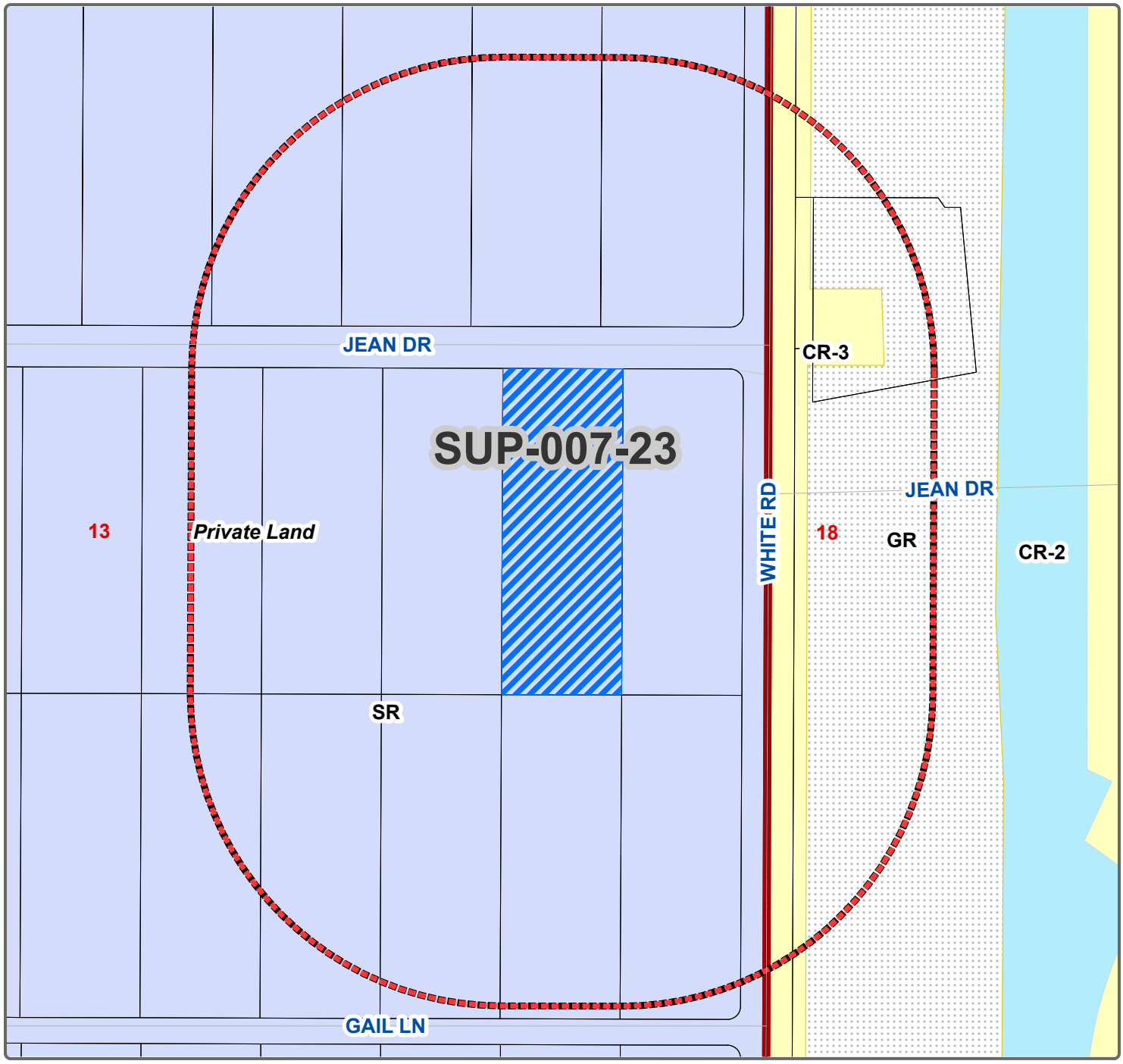
Date Prepared: 3/11/25 - PZR

Date Revised:

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

SUP-007-23 – 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 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

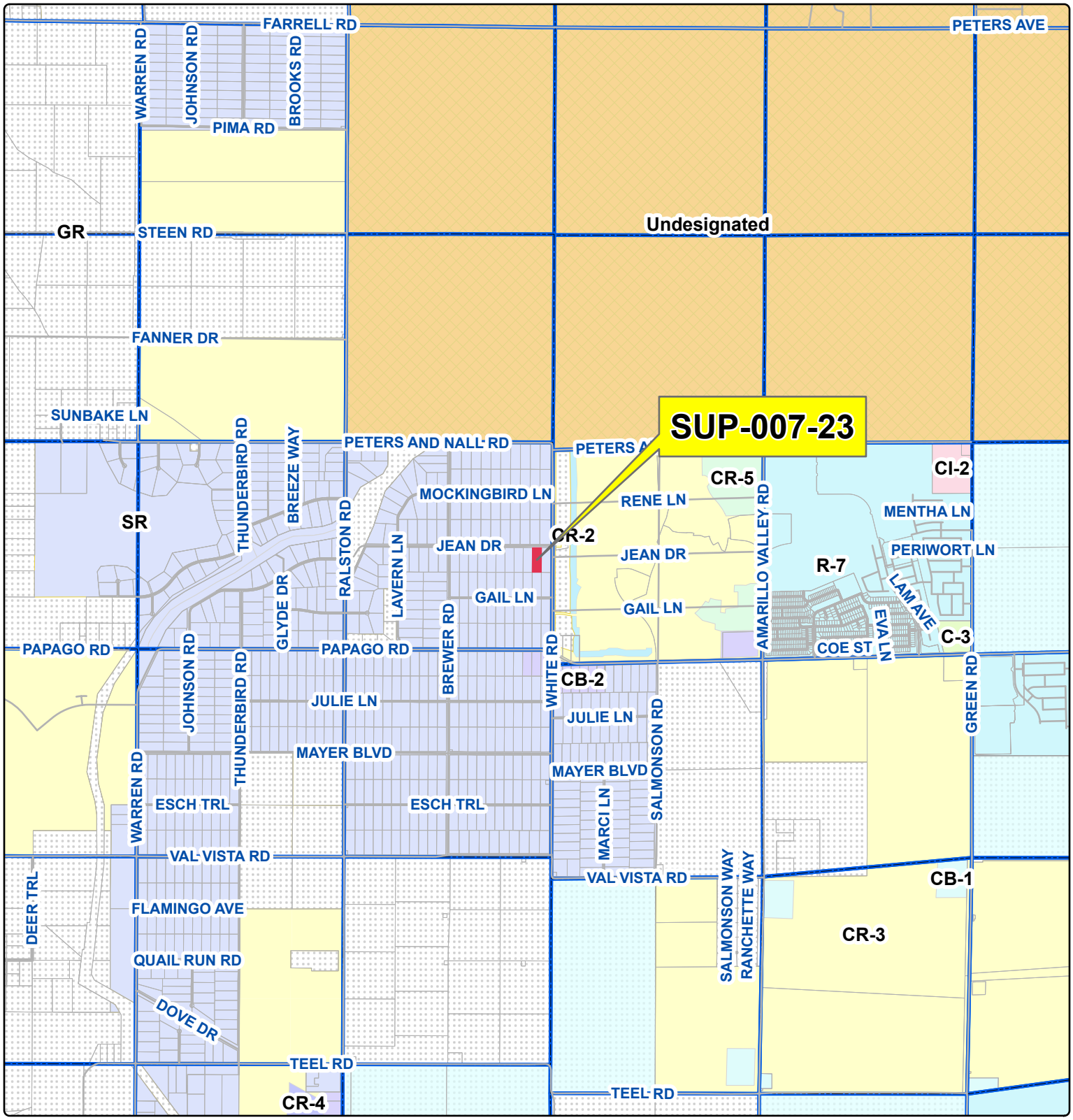
Current Zoning: SR	Requested Zoning: Rezone	Current Land Use: VLDR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

SEC 13, TWN 05S, RNG 02E

Sheet No. 1 of 1	Owner/Applicant: JASON SANKS SANKS AND ASSOCIATES LLC		
	Drawn By: GIS / IT /RWH		Date: 03/05/2025
	Section 13	Township 05S	Range 02E
	Case Number: SUP-007-23		



Community Development

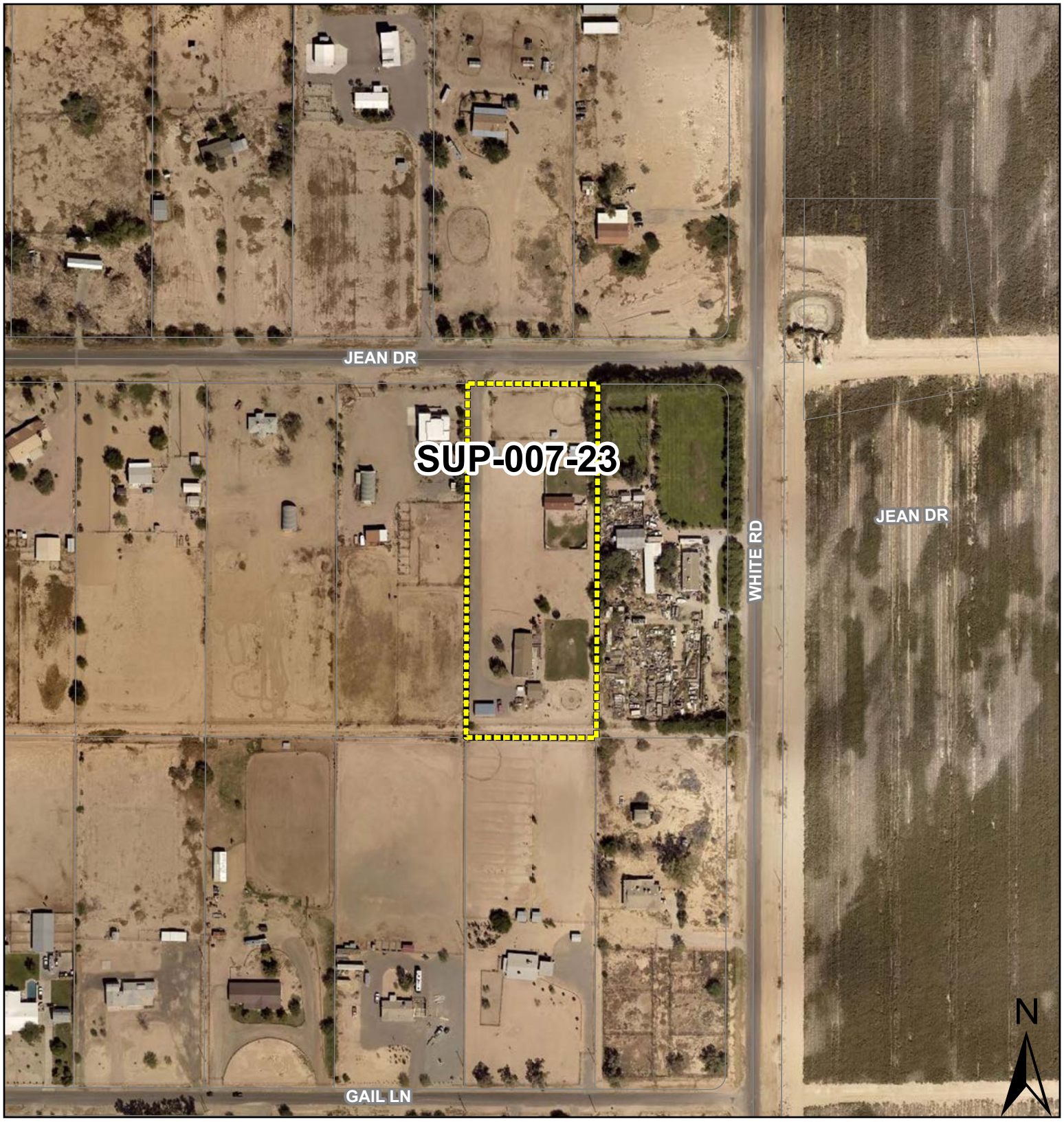
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

SEC 13, TWN 05S, RNG 02E

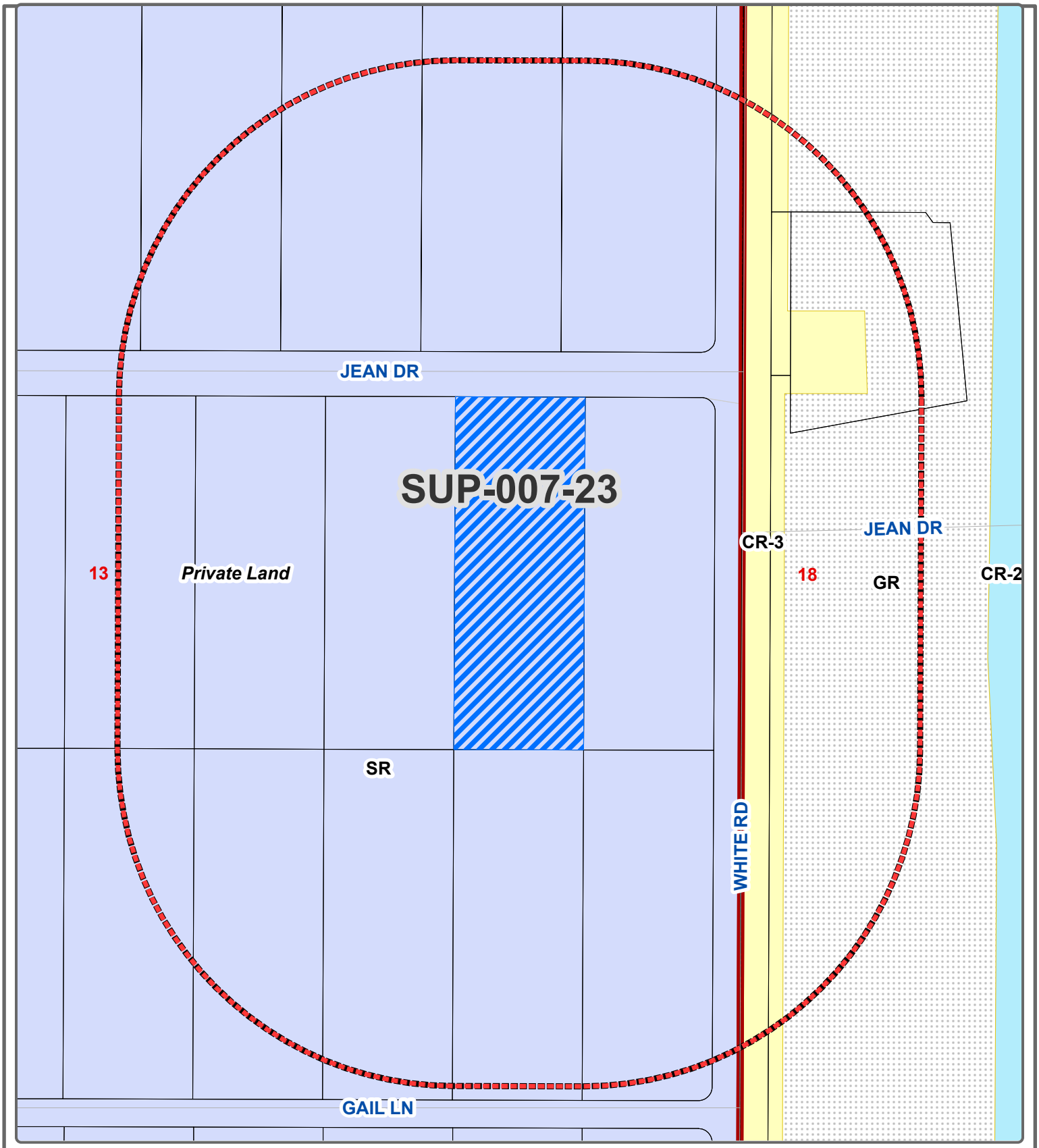
Owner/Applicant:	JASON SANKS SANKS AND ASSOCIATES LLC		
Drawn By:	GIS / IT / RWH	Date:	03/05/2025
Sheet No.	1 of 1	Section: 13	Township: 05S	Range: 02E
Case Number:	SUP-007-23		



Community Development

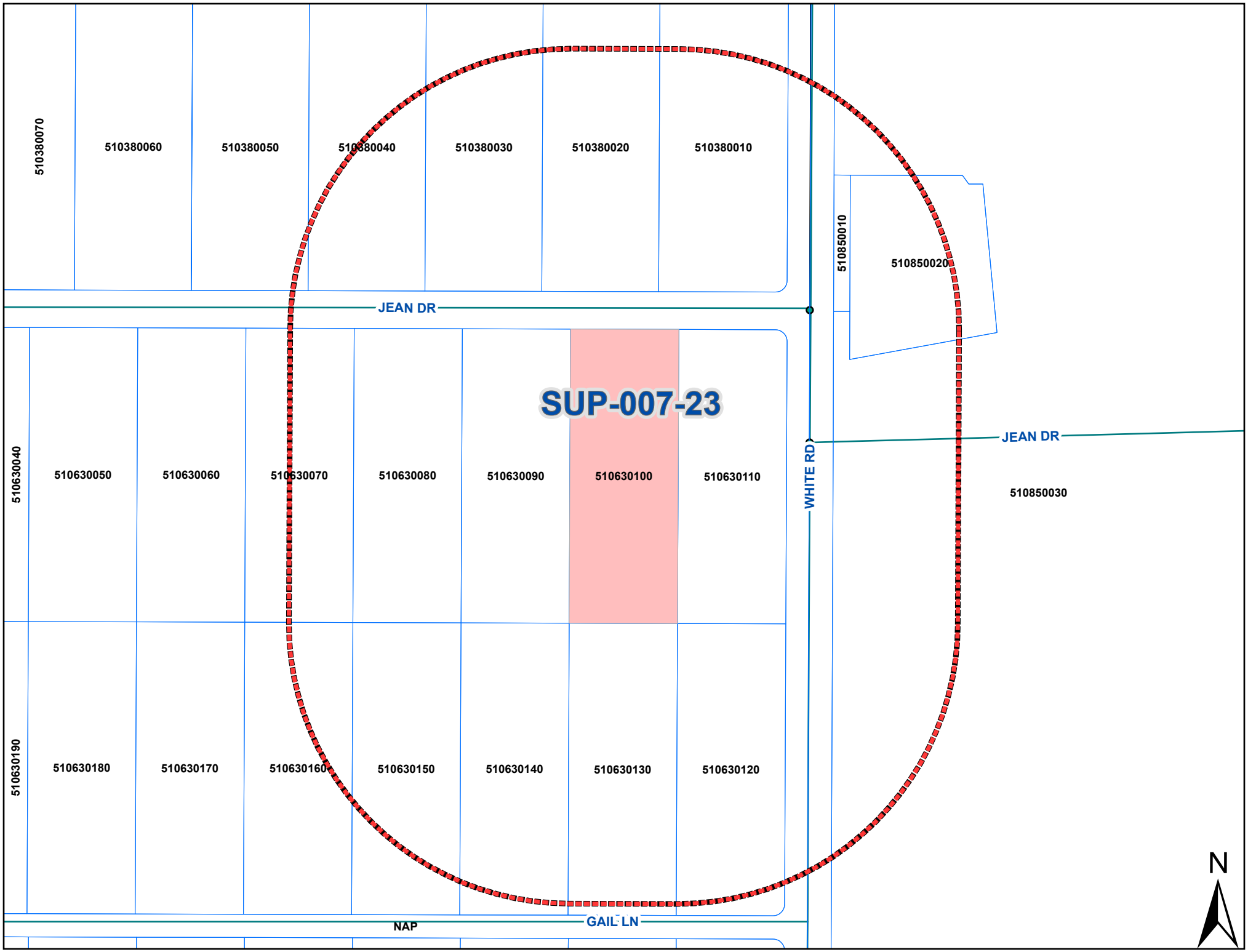
PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-007-23



Community Development

Owner/Applicant: Jason Sanks Sanks and Associates LLC	**Legal Description:** Situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County. SEC 13, TWN 05S, RNG 02E	Current Zoning: SR Request Zoning: Rezone Current Land Use: VLDR
Drawn By: GIS/IT - RWH Date: 03/05/2025		
Section: 13 Township: 05S Range: 02E		
Case Number: SUP-007-23	Sheet No. 1 of 1	PINAL COUNTY WIDE OPEN OPPORTUNITY


510380070
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SANKS AND ASSOCIATES LLC

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

SANKS AND ASSOCIATES LLC

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.

SANKS AND ASSOCIATES LLC

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.

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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:_____

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:
  - Size and shape of parcel; property dimensions; north arrow
  - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
  - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
  - Driveways and parking areas, show access, dimensions and surface material
  - Existing and proposed utilities, show location of lines, size and serving company
  - 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:
  - Notify all property owners within 1200'
  - Hold the meeting within 5 miles of the subject property
  - Hold the meeting between 5:00pm and 9:00pm
  - 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:
  - Copy of Notice of Neighborhood/Community Meeting
  - List of property owners notified
  - Meeting Minutes
  - 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

Ashelle and Russell Byers

[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 49641 W. Jean Dr., 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]
49641 W. Jean Dr., Maricopa, AZ 85139
[Address]

Dated: 12/14/2022

[Signature]
49641 W. Jean Dr., Maricopa, AZ 85139
[Address]

Dated: 12/14/2022

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

Silvia H Andrade
Notary Public
Pinal County, Arizona
My Comm. Expires 04-14-25
Commission No. 603607
(SEAL)

The foregoing instrument was acknowledged before me 14 this day December of 2022 by Ashelle and Russell Byers

My Commission Expires 04/14/2025

Silvia H. Andrade
Printed Name of Notary

Signature of Notary Public

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
[signature]	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
[signature]	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
[signature] [signature]	agsdogs_7@msn.com 602-403-1409
Signature of Landowner	E-Mail Address Phone Number

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 11/25/2020 1058
FEE: $30.00
PAGES: 4
FEE NUMBER: 2020-122898

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
Escrow No.: 21018332-021-GRM
AND WHEN RECORDED MAIL TO:
Russell C. Byers and Ashelle S. Abbott, trustees of The Byers-Abbott Family Living Trust, Dated August 27, 2020
49641 West Jean Drive
Maricopa, AZ 85139

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,
Russell Byers and Ashelle Abbott, Husband and Wife and Robert Abbott, a married man as his sole and separate property
("Grantor") conveys to
Russell C. Byers and Ashelle S. Abbott, trustees of The Byers-Abbott Family Living Trust, Dated August 27, 2020
the following real property situated in Pinal County, Arizona:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: November 20, 2020

Exempt Per ARS§ 11-1134 B 8

Grantor(s):

Russell Byers

Ashelle Abbott

Robert Abbott

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

UNOFFICIAL

State of Arizona)
County of: Pinal) ss

The foregoing document was acknowledged before me this 20th day of November, 2020,
by Russell Byers and Annette Abbott and Robert Abbott

(Seal)

My commission expires: 8-15-22

Notary Public

BRIAN ROTHENBERG
Notary Public - Arizona
Maricopa Co. / #548212
Expires 08/15/2022

Unofficial

EXHIBIT A

Legal Description

Lot 10, of Papago Butte Ranchos - Unit No. I according to the Plat of record in the office of the county recorder of Pinal County, Arizona, in Book 18 of Maps, Page 16;

Excepting all coal, oil, gas and other mineral deposits as reserved unto the United States of America in the Patent of said land.

Unofficial

DATE: November 20, 2020

ESCROW NO.: 21018332-021-GRM

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated August 27 2020 are as follows:

Name: Russell Abbott

Address: 51956 W Vail Vista Rd Maricopa Az 85139

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: _____ _____
(Signature of Trustee) (Signature of Trustee)

as Trustee (s) of The Byers - Abbott Family Living Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

UNOFFICIAL DOCUMENT

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

ABBOTT'S GERMAN SHEPHERDS 

NEIGHBORHOOD MEETING SUMMARY

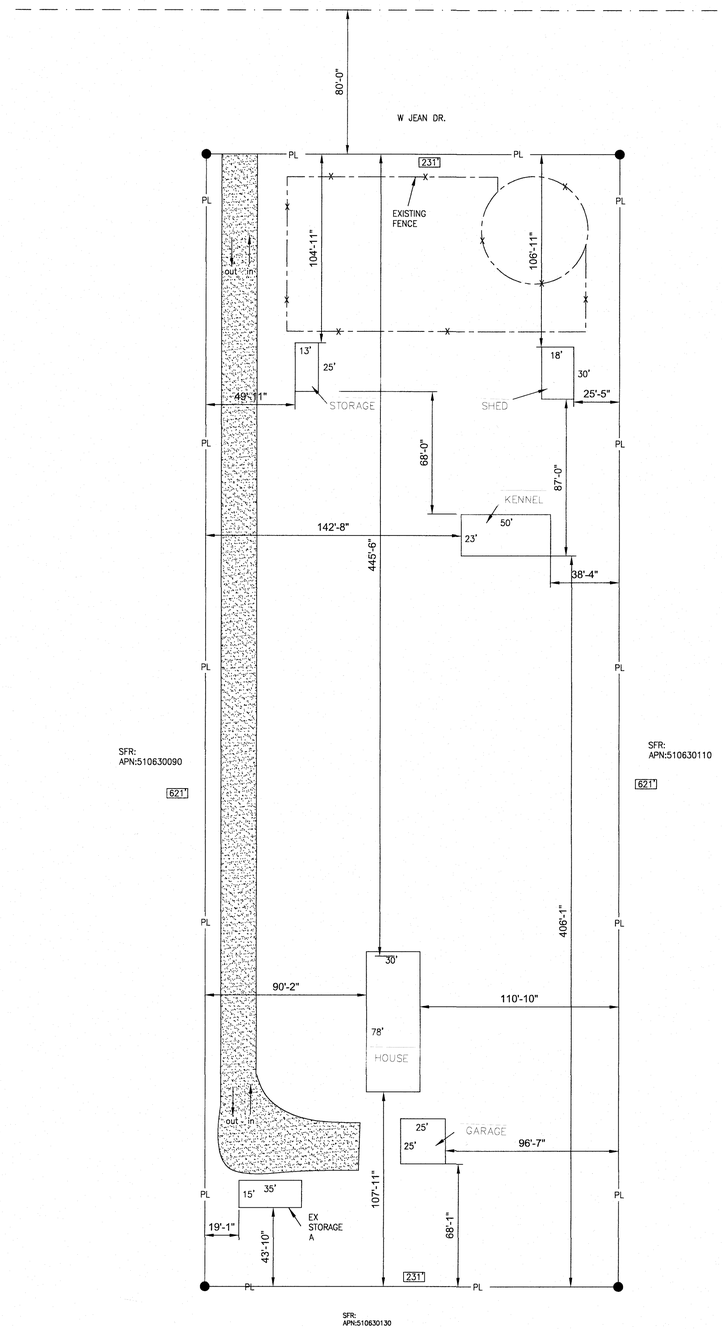
Project Name: Abbotts Shepherds Dog Breeding – Special Use Permit (SUP) Requests
Project Locations: Two lots, located at 50956 W. Val Vista Rd and 49641 W. Jean Dr in Maricopa, AZ 85139

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



OWNER CONTACT

- BYERS-ABBOTT FAM LIV TRUST

PINAL COUNTY CODES

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

PROPERTY INFORMATION

Assessor Parcel Number
510630100
First Owner Name
BYERS RUSSELL C & ASHELLE S TRS
Second Owner Name
BYERS-ABBOTT FAM LIV TRUST
Property Address
49641 W JEAN DR MARICOPA, AZ 85139
Mailing Address
49641 W JEAN DR
City
MARICOPA
State
AZ
Zip
85139
Sub or Condo Name
PAPAGO BUTTE RANCHOS UNIT NO 1

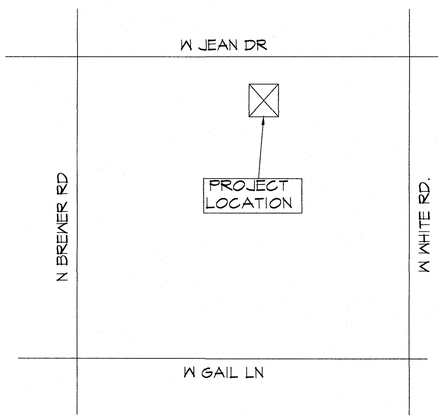
Property Description
PAPAGO BUTTE RANCHOS UNIT #1 LOT 10
Calculated Parcel Size
3.3
Use Code
0829
Use Code Description
Residential
Property Class Code
03011
Property Class
Owner Occupied Residential
Number of Floors
1

Residential Floor Area
2,409
Residential Year Built
2003
Last Assessed Limited Property Value (LPV)
118,142
Last Assessed Full Cash Value (FCV)
159,831
Tax Area Code
2015

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

SYMBOL LEGENDS

PL PROPERTY LINE



SANKS AND ASSOCIATES LLC

SITE PLAN
1"=40'-0"

N.T.S
VINCITY MAP

REVISION DESCRIPTION:	DATE:
1	
2	

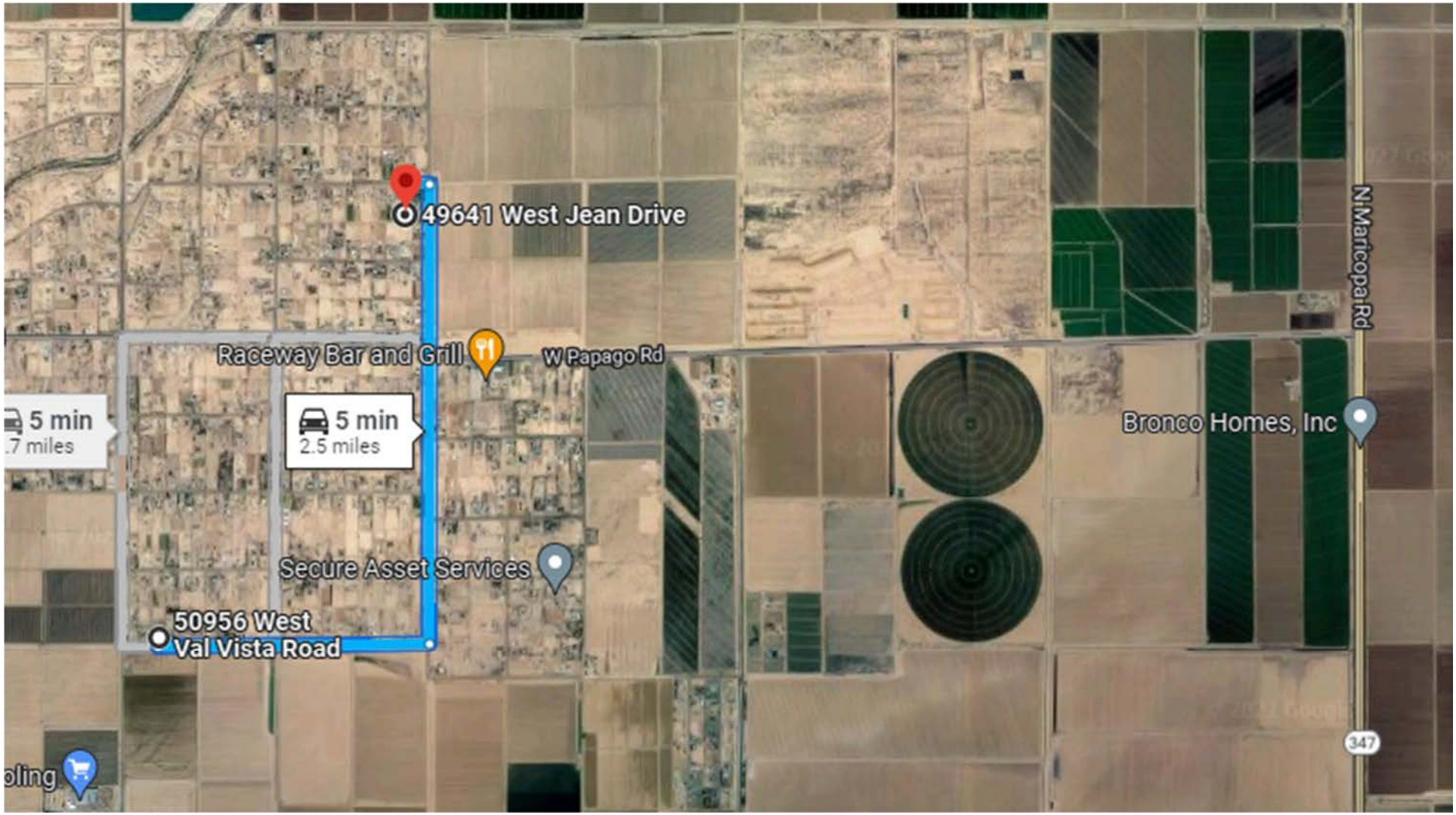
Site Plan
49641 W. Jean
MARICOPA, AZ 85139
PARCEL NO:510-63-0100

SITE PLAN

DATE: 04/27/22
DRAFTER:
JOB-#2235
SHEET NUMBER:
1.0

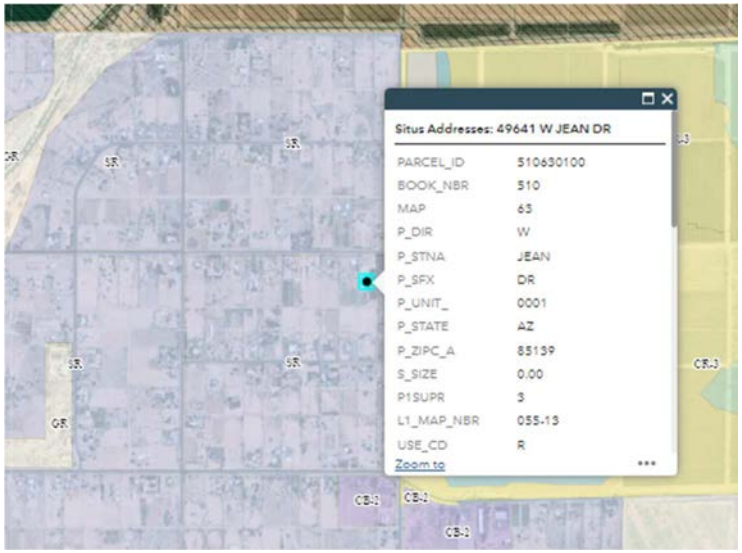
SUP – Abbott's Shepherds Dog Breeding Family Business

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

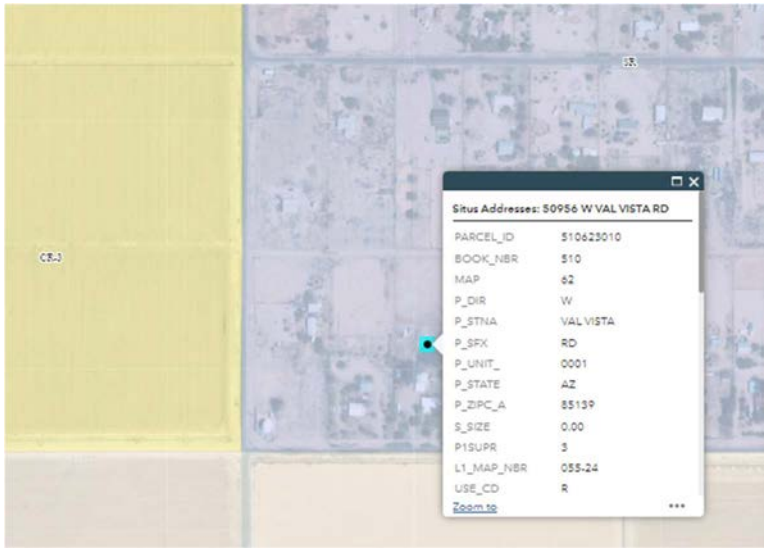


Zoning and Comprehensive Plan Maps –SR Zoning and Very Low Density Residential CP Designation on Both Parcels

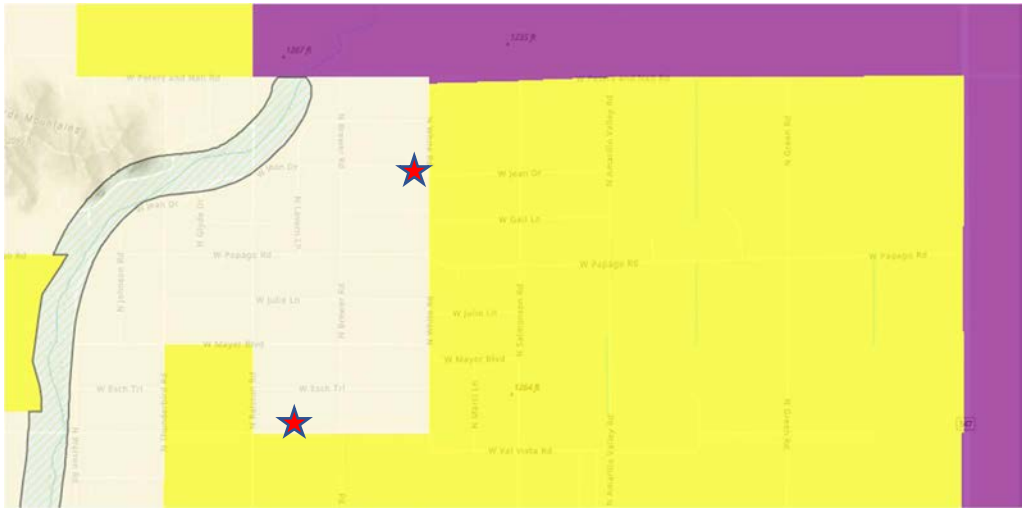
49641 W. Jean Drive



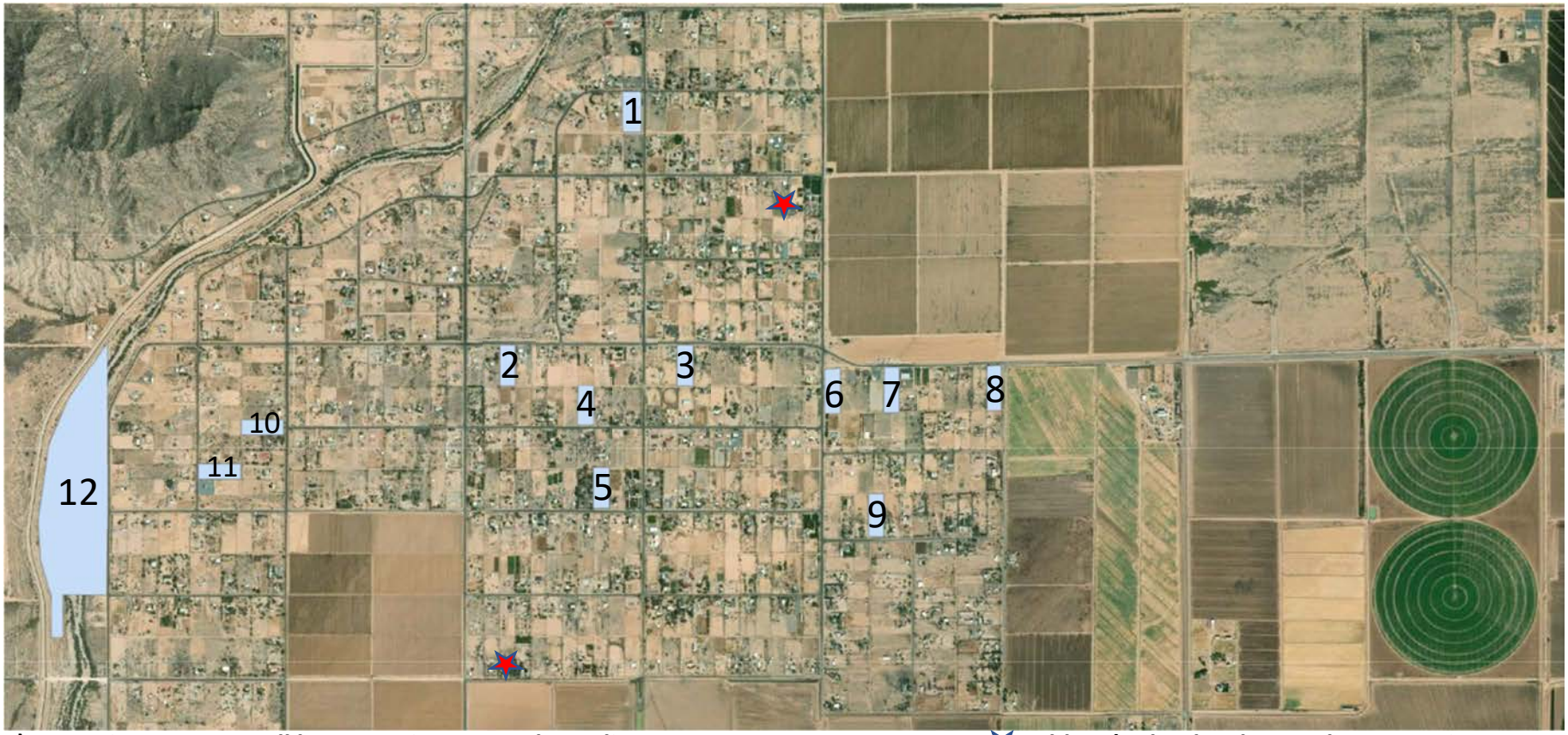
50956 W. Val Vista Road



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



12 Approved SUPs in Papago Butte and Thunderbird Farms Vicinity

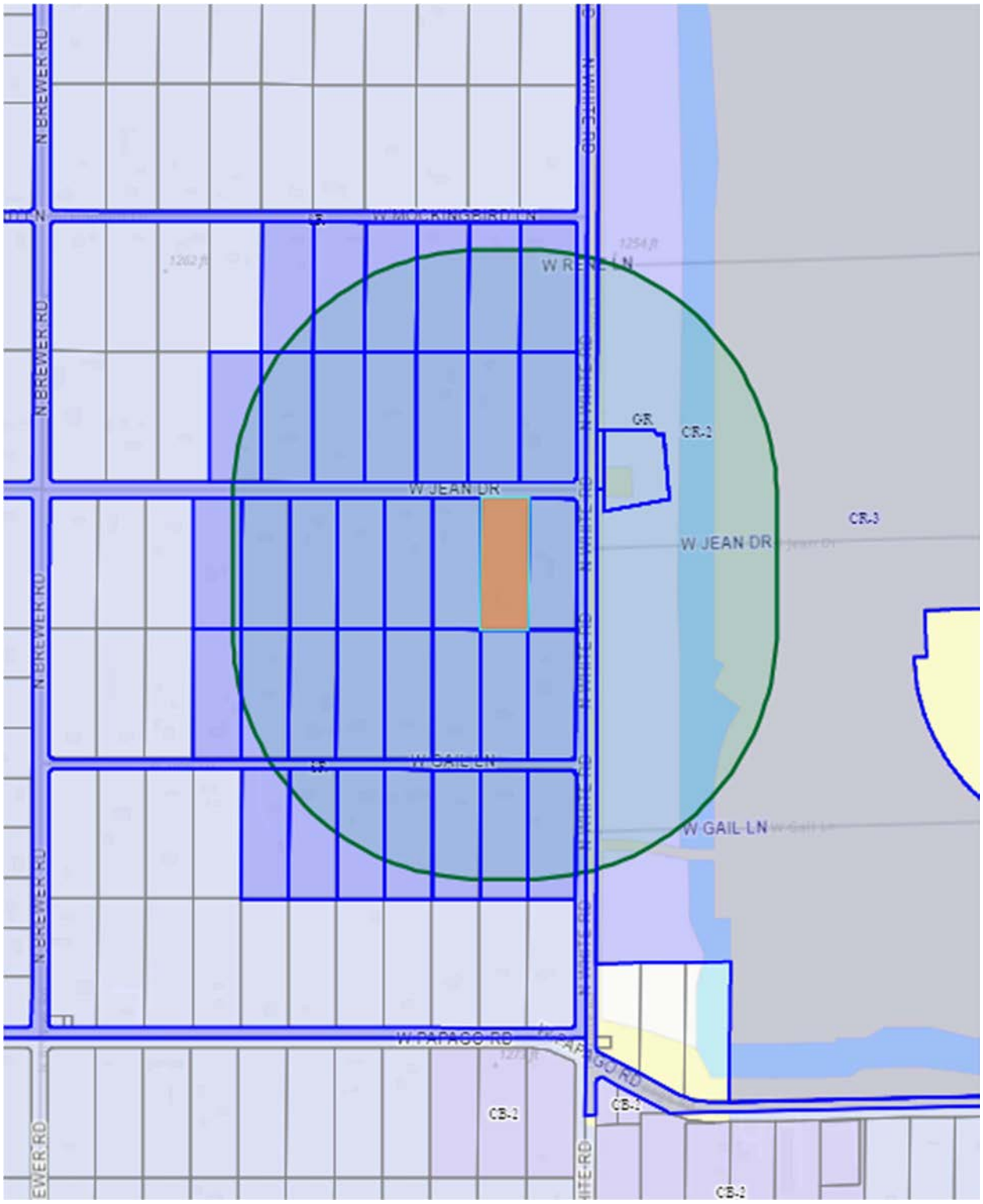


1) SR Zoning – SUP to sell horse equipment and supplies, SUP-007-09
2) SR Zoning – SUP to store and restore vehicles, SUP-023-91
3) SR Zoning – SUP to allow hobby farm feed store, SUP-010-01
4) SR Zoning – SUP to provide a two chair beauty salon, SUP03A-96
5) SR Zoning – SUP to establish a child care 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

Abbott's Shepherds parcels – SR Zoning

1200’ Buffer Map Exhibit

49641 W. Jean Drive



TIRADO SYLVIA T
PO BOX 24144
TEMPE, AZ 85285

HOWLE LOYD N
PO BOX 367
MARICOPA, AZ 85139

SCHMIDT DONIEL & KIMBERLE...
PO BOX 2882
NORRIS, MT 59745

ORTIZ EVELIA S
411 W FAIRVIEW ST
CHANDLER, AZ 85225

PEREZ VINCENT
49714 W GAIL LN
MARICOPA, AZ 85139

ULBRICHT R C
49853 W JEAN DR
MARICOPA, AZ 85139

EARLY RICHARD S & JERRI M T...
49581 W GAIL LN
MARICOPA, AZ 85139

TELLER JEROD W & BECKY S
49784 W GAIL LN
MARICOPA, AZ 85139

GUEST BRIAN D
PO BOX 1894
LLOYDMINSTER, SK S9V 0A0
CANADA

MARTINEZ DANIEL
49641 W GAIL LN
MARICOPA, AZ 85139

ZIEGLER GORDON P
BOX 10
ISLAY, AB T0B 2J0
CANADA

RANCK MARGARET L & KIRBY ...
49993 W JEAN DR
MARICOPA, AZ 85139

TELLEZ DIEGO ALEXIS
49715 W GAIL LN
MARICOPA, AZ 85139

FOWLER JOHN S & CATHERINE...
49928 W GAIL LN
MARICOPA, AZ 85139

WEEKS RALPH E TRUST
3851 E PLACITA DEL CAMPEON
TUCSON, AZ 85718

MORGAN DARREN JAMES & AN...
49785 W GAIL LN
MARICOPA, AZ 85139

MILLER EUGENE RAY & EDITH ...
PO BOX 656
MARICOPA, AZ 85139

SANTA CRUZ WATER COMPANY...
21410 N 19TH AVE STE 220
PHOENIX, AZ 85027

WYMAN JERRY A & PAMELA A
49853 W GAIL LN
MARICOPA, AZ 85139

SIKES TOM D
50066 W GAIL LN
MARICOPA, AZ 85139

PALOMINO RANCH PARTNERS ...
11624 SE 5TH ST STE 210
BELLEVUE, WA 98005

SOSA PLACIDO
49929 W GAIL LN
MARICOPA, AZ 85139

BUHR CHAD A
12330 N WHITE RD
MARICOPA, AZ 85139

CAMPOS JOSE L & LAURA
49580 W JEAN DR
MARICOPA, AZ 85139

ROGERS JONATHAN & DONNA
49993 W GAIL LN
MARICOPA, AZ 85139

ROMO VIRGINIA & BERNADETT...
49961 W MOCKINGBIRD LN
MARICOPA, AZ 85139

MATELLI STEPHEN EDWARD & ...
414 CHESTNUT DR
KALISPELL, MT 59901

HART LARRY W
PO BOX 638
MARICOPA, AZ 85139

POCOCK WILLIAM H & LOIS EL...
PO BOX 56
MINBURN, AB T0B 3B0
CANADA

ROSS BRIAN & ROSALIE
BOX 207
ESTEVAN, SK S4A 0A3
CANADA

GERACI GWEN R
49808 W JEAN DR
MARICOPA, AZ 85139

BACKUS EVERETT & DEBBIE
49960 W JEAN DR
MARICOPA, AZ 85139

MARTINEZ ANITA C
50038 W JEAN DR
MARICOPA, AZ 85139

FENSEL ALDEN FOSTER & JES...
49581 W MOCKINGBIRD LN
MARICOPA, AZ 85139

HALE CHRISTA & TALLEY STEP...
49661 W MOCKINGBIRD LN
MARICOPA, AZ 85139

YOUNG BLADE & BECKY
BOX 1
TYVAN, SK S0G 4X0
CANADA

EXHIBIT “A”

Lot 10, of Papago Butte Ranchos – Unit No. 1 according to the Plat of record in the office of the county recorder of Pinal County, Arizona, in Book 18 of Maps, Page 16;

Excepting all coal, oil, gas and other mineral deposits as reserved unto the United States of America in the Patent of said land.

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-007-23 – 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 510-63-0100 (legal on file) situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, 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 your 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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Pinal Central Dispatch

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Notice Content

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NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 3-5-25

POST COPY OF ACTUAL NOTICE BELOW.

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E-mail address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

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Community Development

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Current Zoning: SR | Requested Zoning: Rezone | Current Land Use: VLDR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description: Situated in a portion of Section 13, Township 05 South, Range 02 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 49641 W Jean Dr, Maricopa, AZ, in unincorporated Pinal County.

SEC 13, TWN 05S, RNG 02E

Owner/Applicant: JASON SANKS
SANKS AND ASSOCIATES LLC
Drawn By: GIS / IT /RWH
Date: 03/05/2025
Section: 13
Township: 05S
Range: 02E
Sheet No.: 1 of 1
Case Number: SUP-007-23


LHA3A5A






PINAL COUNTY
Public Hearings
Case Number: SUP007-23
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.pinalcountyaz.gov
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
3-5-25