

Board of Supervisors



PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-006-23

7/2/2025

Community Development Department

SUP-006-23

- Proposal:
 - ▣ Special Use Permit to allow a commercial kennel on a property in the SR Suburban Ranch Zoning District.
- Size:
 - ▣ 3.3 ± acres
- Location:
 - ▣ 50956 W Val Vista Rd, Maricopa
 - ▣ 510-62-3010
- Owner/Applicant:
 - ▣ Ranelle Abbott
 - ▣ Jason Sanks
- Supervisor District #1

County Map

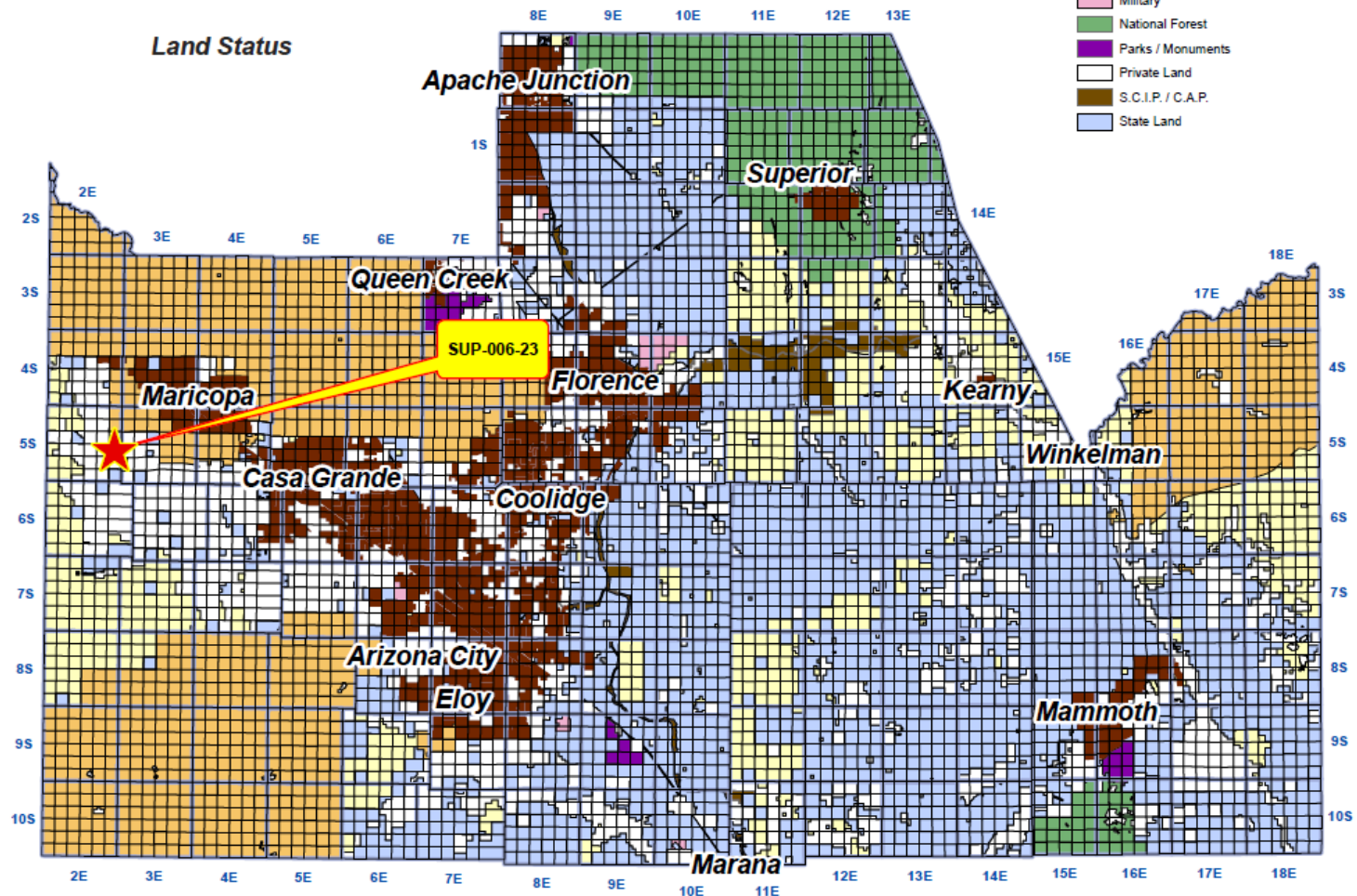


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Legend

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

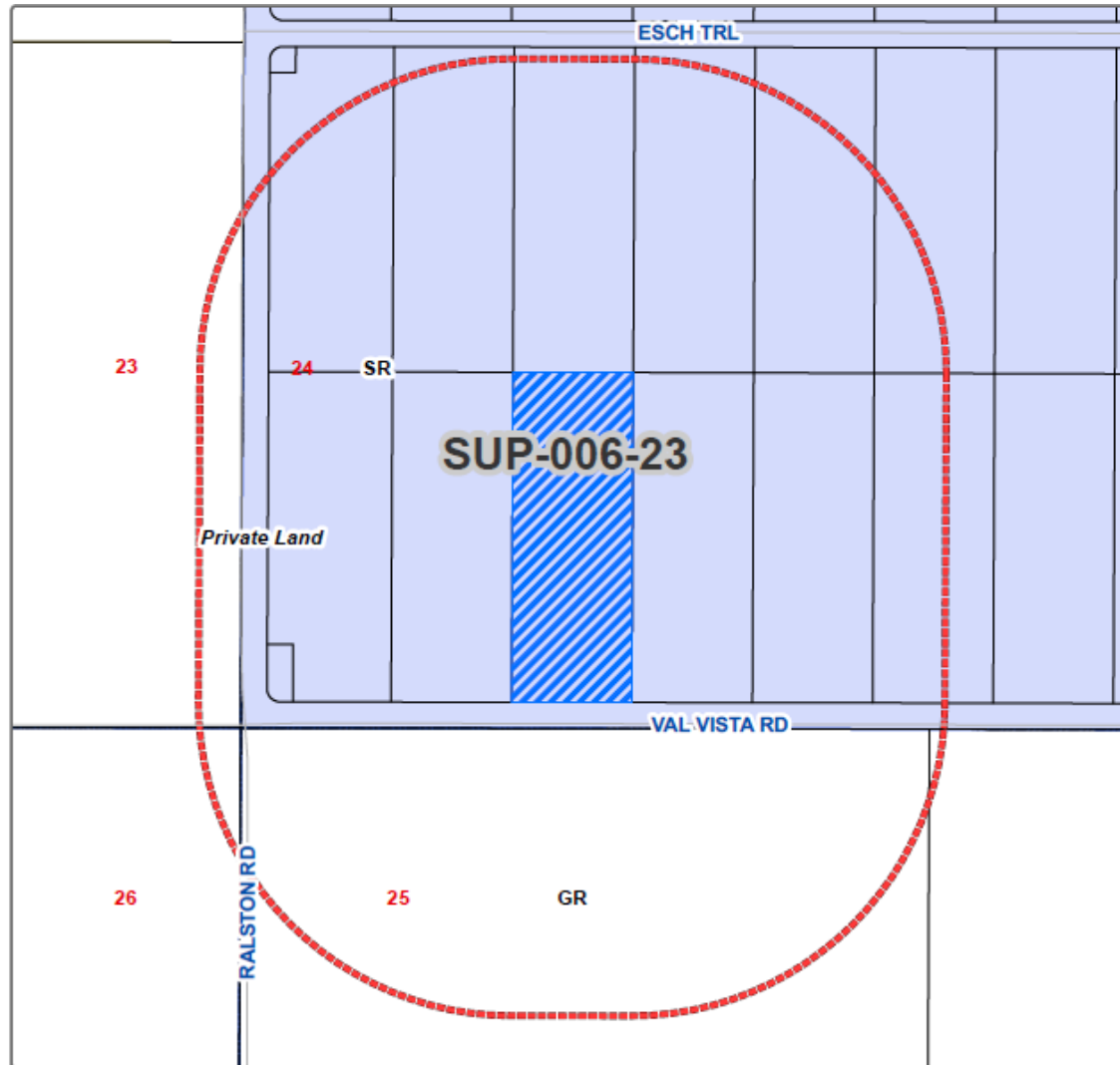


Zoning



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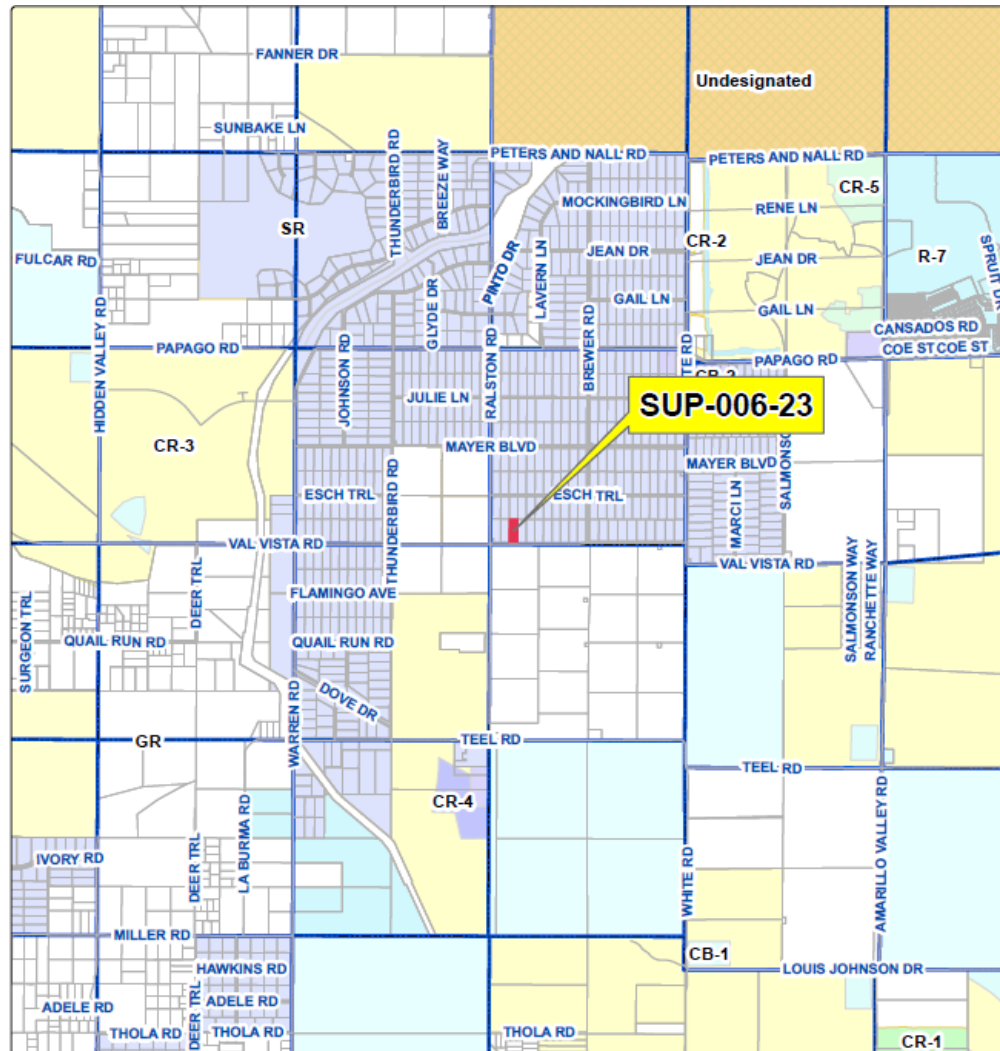


Vicinity



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Aerial Map



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Site Photos



North

Site Photos



South

Site Photos



East

Site Photos

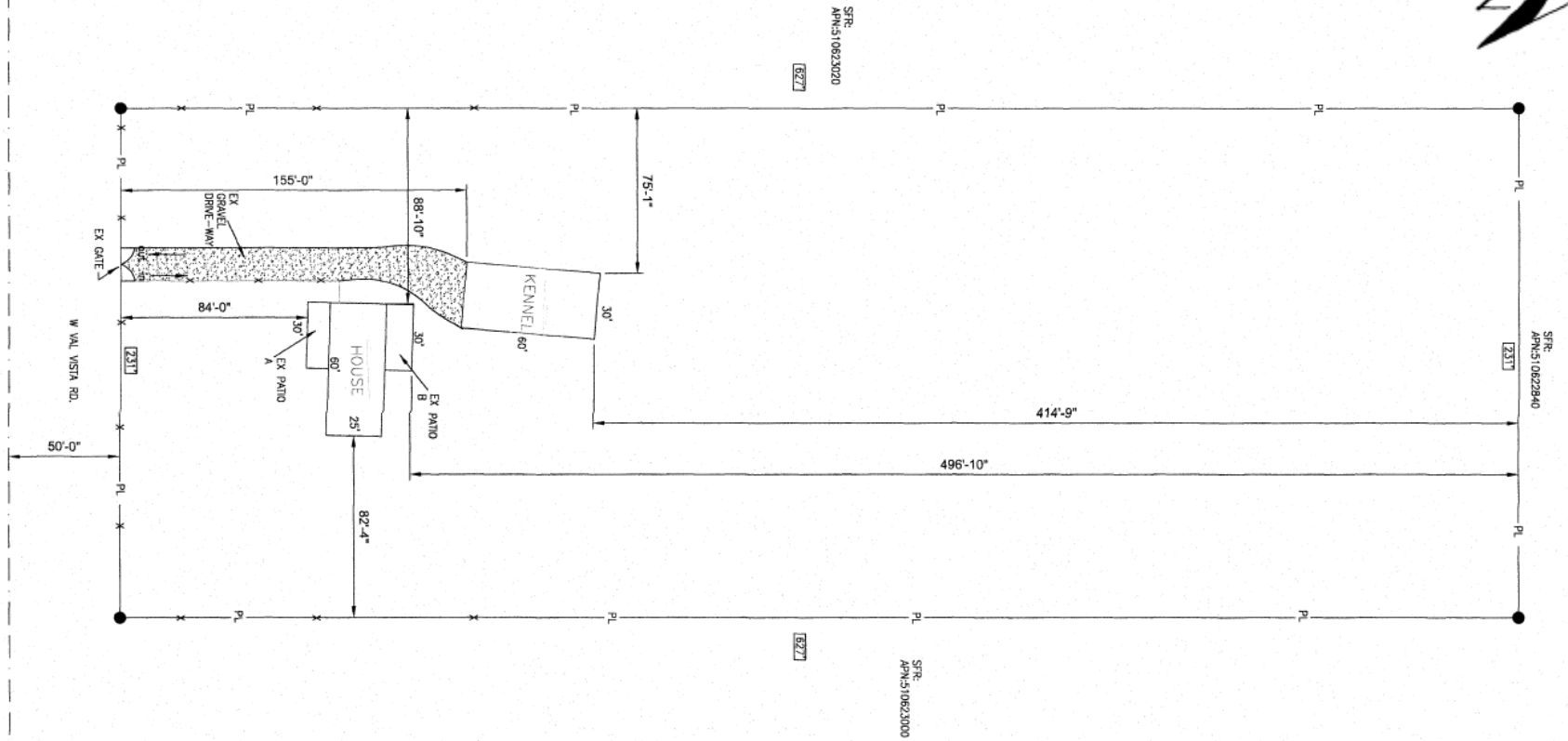


West

Site Plan



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Items for Consideration

- Property is one of five similar existing commercial kennels proposed before the Commission for SUP action during the 1/18/2024 Planning and Zoning Commission Meeting.
- Property is located amongst other properties with rural and agricultural uses and animal husbandry operations.
- Commercial Kennel use is existing and does not present an impact to public health, safety or welfare.
- 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.

Items for Consideration

- ❑ SUP Approval shall make compatible the existing use with surrounding land uses.
- ❑ Property features improvements to accommodate the kennel use.
- ❑ No change in the 31 year old operation is proposed on the property.
- ❑ The applicant was proactive in seeking to resolve code compliance violations on the property.
- ❑ The applicant has identified a business niche, and articulable need in their community.

Letters of Opposition

- 40 Letters of Opposition
 - ▣ Increased noise and Nuisances.
 - ▣ Instances of escaped dogs at large.
 - ▣ Such businesses should require five acre minimum lot size.
 - ▣ Violation of terms of the Pinal County Animal Control Kennel Permit.
 - ▣ Increased traffic in the neighborhood and on the neighbors property.
 - ▣ Diminution of property value.
 - ▣ Adherence to CC&Rs.
 - ▣ Inclusion of a petition of ten neighbors in opposition to the Special Use Permit.

Letters of Support

- 131 Letters of Support
 - ▣ Ethical operations
 - ▣ Facility cleanliness
 - ▣ Quiet operation
 - ▣ Support of family businesses
 - ▣ Community engagement of the Abbott Family

P&Z Recommendation

- On March 20th, following a public hearing, the Planning and Zoning Commission recommended approval (9-1) of case SUP-006-23 with twelve (12) Stipulations.
- On May 28th, the Board of Supervisors remanded SUP-006-23 back to the Planning and Zoning Commission for consideration of nine (9) revised stipulations.
- On June 19th, the Planning and Zoning Commission reviewed SUP-006-23, and following a public hearing, voted 8-0 to recommend approval with ten (10) stipulations including revisions to stipulation #4, #5, #7, and #10.

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- 1. The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors approval;
- 2. Approval of this Special Use Permit (SUP) will require, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals necessary for its operation;

- 3. Signage on the site shall not be permitted;
- 4. The number of adult dogs ~~for breeding purposes~~ allowed on the property shall be limited to seven (7) at any time;
- 5. All dogs on the property shall be housed and maintained inside kennels by 9:00 p.m. on a daily basis, **except that the dogs shall be brought into their kennels during daylight hours for a minimum of 3 hours;**
- 6. The applicant shall take appropriate and necessary measures to mitigate any excessive barking, such as the use of bark collars, use of insulation or other materials to reduce the level of sound from kennels, so as to avoid disturbing the peace and quiet of another person with excessive barking without cause, i.e. no outside animal intrusion onto the property. Excessive barking shall be defined as frequent intermittent barking of more than 15 minutes, or sustained barking of more than 15 minutes in the early morning (prior to 5:00 a.m.) or late at night (after 10:00 p.m.);

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- 7. A current, valid license from Pinal County Animal Care & Control shall be maintained at all times while the dog kennel is operational, **excepting only a 30 day lapse, unless the lapse is caused by Pinal County;**
- 8. An action to revoke the SUP shall be initiated by the zoning inspector's or code compliance officer's determination that the property does not meet or is not in compliance with any of these Stipulations of Approval. Pursuant to Pinal County Development Services Code § 2.151.010(V), a notice shall be sent to the property owner and/or lessee of the property covered by the SUP requiring compliance with the conditions of approval within 15 calendar days. Upon failure to comply within the specified time period, the supervisors, after notification by certified mail to the property owner and/or the lessee of the property covered by the SUP, shall schedule and hold a public hearing to determine if the special use complies with the conditions of approval and for possible action. The Supervisors may extend the time for compliance or approve or deny the revocation with or without conditions;

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- 9. The property owner and/or the lessee of the property and/or the operator of the kennel, shall allow Pinal County employees to enter upon the property upon request for purposes of inspections to ensure compliance with these conditions of approval, which entry shall not be deemed a trespass.
- 10. If there is any change in property ownership **or licensee** after the SUP is approved by the Board of Supervisors, then the SUP shall become null and void on the effective date of the transfer of property ownership (Parcel #510-63-0100). The current owners (Byers-Abbott Family Living Trust - Russell C. & Ashelle S. Byers, Trustees) shall notify Pinal County at least thirty (30) calendar days prior to the property ownership change **or change of licensee** by way of Certified United States Mail, return receipt requested, and sent to the following address: Attn: Pinal County Development Services c/o Clerk of the Board, P.O. Box 827, Florence, Arizona 85132.