



MEMO

TO: Planning and Zoning Commission  
FROM: Ray Erlandsen, Zoning Administrator  
DATE: April 13, 2009  
SUBJECT: 200 W. Frontier Street  
Conditional Use Permit

CUP-171-09

**Background**

The applicant, Debra Yeakey, is requesting approval of a conditional use permit to allow a pet grooming facility at 200 W. Frontier Street, Suite #11.

**Analysis**

The suite to be utilized for this facility is a portion of the northernmost building in the Bonanza Square Shopping Center. Small animal clinics or similar uses within sound attenuated buildings may be allowed in R3 zoning districts through the conditional use permit process.

The suite is within an existing shopping center building and common parking facilities are adequate for this use. No exterior changes to the building have been proposed.

This property is currently within the Northern Gila County Sanitary District (NGCSD) and public sanitary facilities are required and currently in use.

**Staff Recommendation**

Recommendation: Approval with conditions listed below.

1. Site shall comply with all Town of Payson development regulations, including water conservation measures.
2. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for a commercial pet grooming business then the use permit is applicable. Change in uses or additional uses shall require approval through the CUP process.

**Suggested Motion to Approve:**

“I move the Planning & Zoning Commission approve CUP-171-09, a request to allow pet grooming facilities at 200 W. Frontier Street, Suite #11 with the conditions listed in the staff report.”



#11

207

205

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**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION OR  
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

- |  |  |
|--|--|
| <input type="checkbox"/> Abandonment Request               | <input type="checkbox"/> General Plan or Land Use Plan Amendment |
| <input type="checkbox"/> Administrative Appeal             | <input type="checkbox"/> Minor Land Division                     |
| <input type="checkbox"/> Code Amendment                    | <input type="checkbox"/> P & Z Commission Appeals                |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Subdivision Plat            |
| <input type="checkbox"/> Development Master Plan           | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD       | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Final Subdivision Plat            | <input type="checkbox"/> Zone Change                             |

May, 2007

Project Address: 200 W. Frontier St. # 11 Tax Parcel Number: 304-02-064C  
 Subdivision: GREER ADDITION RESUB. LOTS 19+20 Lot Number: 1  
 Name of Applicant(s): Debra A. Yeakey Phone #: 928-517-1355  
 Mailing Address: P.O. 2926 Town: Payson St: \_\_\_\_\_ Zip: 85547  
 Name of Property Owner(s): Rob McKinley SEVEN J's LLC  
 Mailing Address: P.O. Box 13108 Town: CHANDLER St: AZ Zip: 85248  
 Contact Person: Rob McKinley Phone #: 602-616-5224 Fax #: \_\_\_\_\_  
 Payson Business License # Pending Sales Tax # N/A

Detailed Description of Request:

Dog grooming by apt. 8-5 pm IN A R3-MH ZONING DISTRICT

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Debra A. Yeakey  
Print Name

[Signature]  
Signature

3-26-09  
Date

**STAFF USE ONLY - PERTINENT DATA**

APPLICATION	DATE	INITIALS	APPLICATION FEE: <u>Conditional Use Permit other than SFR \$325<sup>00</sup></u>
DATE FILED	<u>3/16/09</u>	<u>Sld</u>	
COMPLETED APPLICATION	<u>3/26/09</u>	<u>Sld</u>	
NEWSPAPER PUBLICATION	<u>3/27/09</u>	<u>Sld</u>	
300' NOTIFICATION MAILOUT	<u>3/26/09</u>	<u>Sld</u>	
POSTING DATE	<u>3/24/09</u>	<u>Sld</u>	

CHECK NUMBER: 1041 DATE: 3/26/09

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

# Gila County Parcel Information Search

## Assessor Information 304-08-064C

<b>Parcel/Tax ID</b>	304-08-064C
<b>Tax Year</b>	2009
<b>Site Address</b>	200 W FRONTIER ST, PAYSON
<b>Owner Name</b>	SEVEN JS LLC,
<b>Owner Address</b>	C/O ROBERT D MCKINLEY PO BOX 13108 CHANDLER, AZ 85248
<b>Tax Area</b>	1053
<b>Land Value</b>	\$19,313.00
<b>Improvement Value</b>	\$286,318.00
<b>Full Cash Value</b>	\$305,631.00
<b>Assessed Full Cash Value</b>	\$67,239.00
<b>Limited Value</b>	\$280,185.00
<b>Assessed Limited Value</b>	\$61,641.00
<b>Value Method</b>	Cost
<b>Exempt Amount</b>	\$0.00
<b>Exempt Type</b>	
<b>Use Code</b>	1130
<b>Property Use</b>	1130-RETAIL STRIP CENTER
<b>Class Code</b>	Commercial
<b>Assessment Ratio</b>	22.000000
<b>Sale Price</b>	
<b>Sale Date</b>	
<b>Instrument Type</b>	
<b>Book</b>	
<b>Page</b>	
<b>Parcel Size</b>	0.00
<b>Township, Range, Section</b>	
<b>Legal Description</b>	GREER ADD RESUB LOT 19 & 20; W 200' OF N 100' LOT 1 OUT OF 304- 08-064A & B
<b>Property Type</b>	REAL

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value
1	Neighborhood Shopping Center	Neighborhood Shopping Center	Average	2560	1985	\$122,829.00
2	Neighborhood Shopping Center	Neighborhood Shopping Center	Average	3072	1985	\$163,489.00

CITIZENS  
PARTICIPATION  
MATERIAL

3-26-09

## Town of Payson

On March 16<sup>th</sup> 2009 I Debra Yearley  
owner of "Debs Days" held a Citizens  
participation meeting at 200 W. Frontier  
Suite 11<sup>th</sup>. Out of Approx 10 visitors  
THERE WERE NO persons with complaints  
or concerns. There WAS however over-  
whelming positive feedback. Many  
stated they would welcome the upcoming  
service and would use my services.

Debra A Yearley  
ALO Debs Days

NAME

COMMENT

1. Debra TREET

I Like the idea

DAVID A DUNCAN  
206 W. CHERRY ST. PAYSON, AZ

I support Debra & Bob's  
IDEA'S IN HERE SMALL BUSINESS  
CENTER

Karen Coulter  
206 W. Cherry St, Payson, AZ

I hope you set up your shop here!  
You do great work, you have a wonderful  
connection with animals and this is a  
great location!

Shiranda DeLeonard  
206 W. Cherry St 85541

I welcome it!

JACK STAKE  
605 E CHERRY ST

I think it would  
be a great idea.

Don Meyer  
Payson, Az

Jan McKeen  
300 W. Cherry St  
Payson, AZ  
474-3008

I have no objections.  
In fact I would  
use the service.  
Hope it happens. Jm

EMERY MCKEEN  
305 W. Cherry  
Payson, Az

I think we need  
this service here  
Bill

RECEIVED

MAR 16 2009

COMMUNITY DEVELOPMENT  
DEPARTMENT

**Debs Dogs  
Animal grooming LLC  
P.O.Box 2926  
Payson Az 85547**

**Notice of citizen participation meeting**

**February 25, 2009**

**Dear Property Owner/Resident:**

**Debs Dogs would like to invite you to a citizen participation meeting regarding application for a conditional Use permit at Bonanza Square Unit #11.**

**This meeting will be held on Monday, March 16<sup>th</sup> at 10:00 to 12:00 in the morning at Bonaza Square Unit #11**

**A copy of site map enclosed.**

**If you can not attend and you have any questions please e-mail them to [debsdogs@npgcable.com](mailto:debsdogs@npgcable.com) or call 928- 468-9495 or 928-517-1355**

**Cordially,**

**Debra Yeakey  
Owner "Debs Dogs"**

**RECEIVED**

**MAR 02 2009**

**COMMUNITY DEVELOPMENT  
DEPARTMENT**