



CONDITIONAL USE PERMIT FORM

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

FINAL
Revised Public Services (PL)
CUP 2018-00078
Revised CUP Form
JUL 24 2018

Matt Don Lynn
Harold Lisa Carmen

Please Answer the Following Questions (Please attach a separate sheet if needed):

1. Are you applying for a: Type 1 Type 2 Type 3 Type 4
2. What is the proposed use, as listed in YCC Table 19.14-1? pet daycare / kennels
3. What is the size of the subject property? (Amount of acreage or square feet): 7.87 acres
4. What is the size and use of structures currently located on the property? See site plan
5. What is the size, height and use of structures proposed to be placed or constructed? See site plan
6. List other permits and approvals that will be required. Building, electrical - permits
7. Will the project be conducted entirely within a structure? Yes No new building proposal
If no, explain what outdoor activities would occur: outdoor, fenced dog runs
8. Total number of employees? 1 - myself
9. How many parking spaces are you proposing? Existing: 4 Proposed: 7 Surface Type: pavement / gravel
10. Will you have a sign? Yes (if yes, please answer the following questions.) No
 - a. How many signs are proposed? _____
 - b. What is the square footage of the sign? _____
 - c. What is the height of the sign? _____
 - d. Will the sign be illuminated? Yes No
 - e. If the sign is illuminated, how will it be illuminated? Internally Externally
 - f. Where will it be located? _____
11. What is the name of the road that the proposed/existing access is located on? W. Woodin Rd.
 - a. Is the road a: County Road State Highway Private Road
If the road is a private road, is there an existing Road Maintenance Agreement? Yes No
(If yes, please provide a copy)
 - b. Is the road constructed out of: Pavement Gravel Dirt
 - c. How wide is the Right-of-Way/Easement? 30 feet
 - d. How wide is the surface of the road? 20 feet
12. How will you manage storm water runoff? not applicable.

13. Fencing (If applicable check both) New Existing

a. Fence Material: Red Brand goat fencing

b. Will the fence be view obscuring fence? Yes No

c. Will you be placing barbed wire on the top of the fence? Yes No

d. What is the total height of the fence (including the barbed wire if proposed)? 10 ft.

14. Are you proposing any site screening or landscaping? Yes No

If yes, what type and what is the location? _____

15. What is the proposed source of irrigation water? SVID

16. What are the days & hours of operation? Days: 7 Hours: ~~12~~ 12 hours uam-u pm

17. Will the operation be seasonal? If so list months of operation: ~~5 months~~ NO

18. Is any outdoor lighting proposed? Yes No

If yes, what is the proposed location(s)? Gable, front door

19. What is the proposed source of domestic water?

a. Public Water: Name of provider: _____

b. Community Well: What is the well number: _____

i. Where is the well located? ~~NA~~

ii. Is there an existing Well Maintenance Agreement? Yes No

(If yes, please provide a copy)

c. Individual Well

20. What is the proposed method of sewage disposal?

a. Public Sewer: Name of provider: _____

b. Community Septic System: Where is the septic system located? _____

c. Individual Septic System

d. Other explain: _____

Public Services (JL)

CU 2018-00078
Revised Narrative

JUL 24 2018

Matt ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

July 24, 2018

Yakima County Planning Division
128 N 2nd Street 4th Floor Courthouse
Yakima, WA 98901

RE: Revised Narrative - Conditional Use Permit Form

Dear Julia Loudon,

My name is Megan Maltos and I live at 351 W Woodin Rd, Sunnyside, WA on parcel # 221023-13402 with my Mother, Marla Maltos.

I am proposing to build a dog daycare and boarding facility on our property. The name of the business is "The Spawt LLC". For reference, please find attached the Certificate of Formation from the Washington Secretary of State, UBI 604-300-986.

I have also attached the requested Site Plan, which includes the dimensions of the current structures on the property and dimensions of the proposed structure for the business. The new building will be located east of my home and will be used to board the dogs under my care.

Hours of operation will be 6:00 a.m. to 6:00 p.m. Monday thru Sunday and on-call services available on evenings. Dogs will be onsite during business hours and boarded up to 24 hours or until pick up. The maximum capacity will be limited to 35 dogs per day. All drop off times will be pre-arranged and no more than 5-6 clients at the business at any given time.

There is an existing well on the property and an inspection has been approved by the Yakima Health District. I have attached the approval letter for reference. The septic set up is pending on-site soil testing by the Yakima Health District. However please be advised that there will be a dedicated septic system for business use only.

The parking lot will consist of the following:

- One dedicated paved handicap parking spot located at the south entrance of the building. Access from the handicap parking to the entrance of the business will consist of a concrete ramp, connecting sidewalk and will meet all ADA requirements.
- Gravel parking for approximately 6 additional vehicles will be located on the east side of the building.

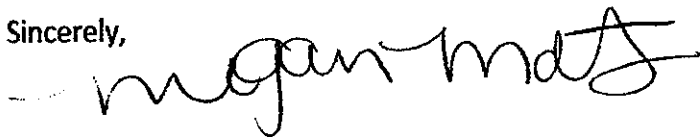
The location of the proposed business is located on W Woodin Road midway between Maple Grove Road and Scoon Road. The entrance to my driveway consist of a shared easement facing

north for approximately 250 feet. . The sole property owner who shares the easement has been notified and has approved my proposed business plan. My private driveway heads west onto my property. The surrounding area consists of 100% rural farming.

My goal for the business is to begin construction by August 1, 2018 and completed by October 1, 2018. Grand opening scheduled for November 1, 2018.

With my life-long passion for animals I am very excited for my new endeavor and I Thank You for your time in reviewing this request.

Sincerely,

A handwritten signature in black ink that reads "Megan Maltos". The signature is written in a cursive style with a long horizontal line extending to the left.

Megan Maltos
The Spawt LLC
206-861-5727

Enclosures: Certificate of Formation, Site Plan



Yakima Health District
1210 Ahtanum Ridge Drive
Union Gap, Washington 98903
Phone (509) 575-4040

July 20th, 2018

Megan Maltos
351 W Woodin Rd
Sunnyside, WA 98944

RE: Maltos Well, 351 W Woodin Rd, Sunnyside (parcel number: 22102313402) Yakima County, well site inspection (Yakima Health District case number HWA2018-00063).

Ms. Maltos

The Yakima Health District has made an inspection of the proposed well site located at 351 W Woodin Rd Sunnyside, WA (parcel number 221023-13402). One of the primary objectives when inspecting the site is to ensure the sanitary control area (SCA) is adequate. WAC 246-291-125 (5) states that the purveyor shall maintain a sanitary control area around all sources for the purpose of protecting them from existing and potential sources of contamination.

Most well contaminants commonly causing concern originate above ground, often as the result of human activities. Chemicals, wastes, animals and other sources of contaminants are examples of pollutants that can contaminate a groundwater supply. This sanitary control area (the 100-foot radius around the wellhead) is intended to add a physical layer of protection from contaminants. The regulation requires activities that could contaminate the water source not be allowed in the sanitary control area.

The well site located at 351 W. Woodin Rd, Sunnyside appears to be located in an area with minimal potential for contamination. The sanitary control area is adequate and this well site is considered to be approved.

Please be aware that this is an approval for the well site only. It is not an approval of the water source for this shared water system until all of the construction and testing requirements contained in WAC 246-291-125 are met.

If you have any questions, please call me at (509) 249-6533.

Sincerely,

Shawn Magee, R.S.
Environmental Health Specialist

Cc: County Planning

(N)

678'

130' Access Easement

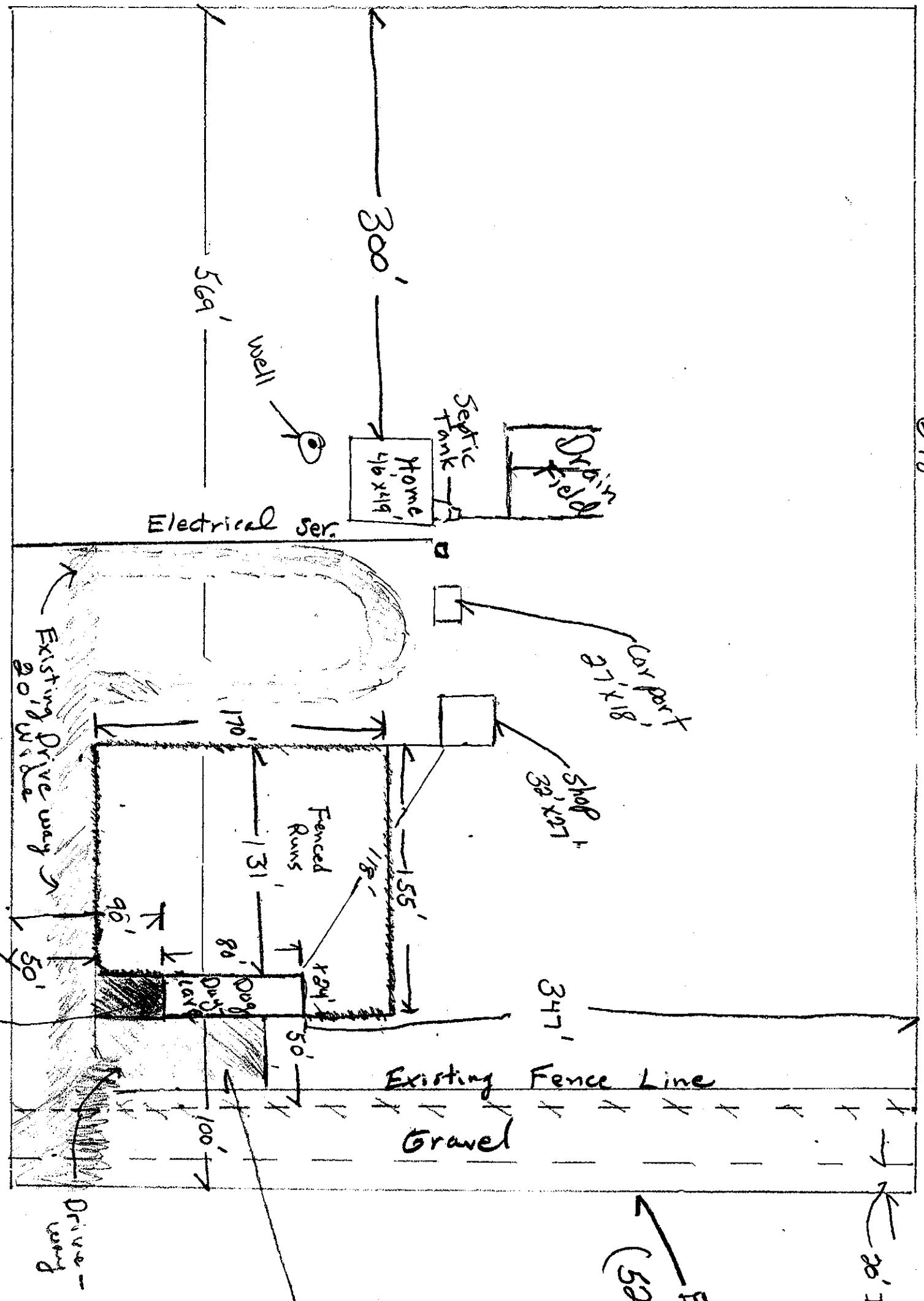
Public Services (NS)
AUG 02 2018
Matt Don Lynn
Harold Lisa Carmen

30' Irrigation Easement

East Property Line
(525')

Site Plan

(W)
528'



670'
(S)

Note * (1) Handicap parking (Asphalt)

General Parking (Gravel)
6 Cars 40x60

CUP 2018-00078
Proposed Dog Day Care
24x80

Meagan Marka Maltes
351 (W) Woodlin Rd.
Sunny side, WA

Parcel # 221023-13402
Contact: Ismael Puente
840-2857

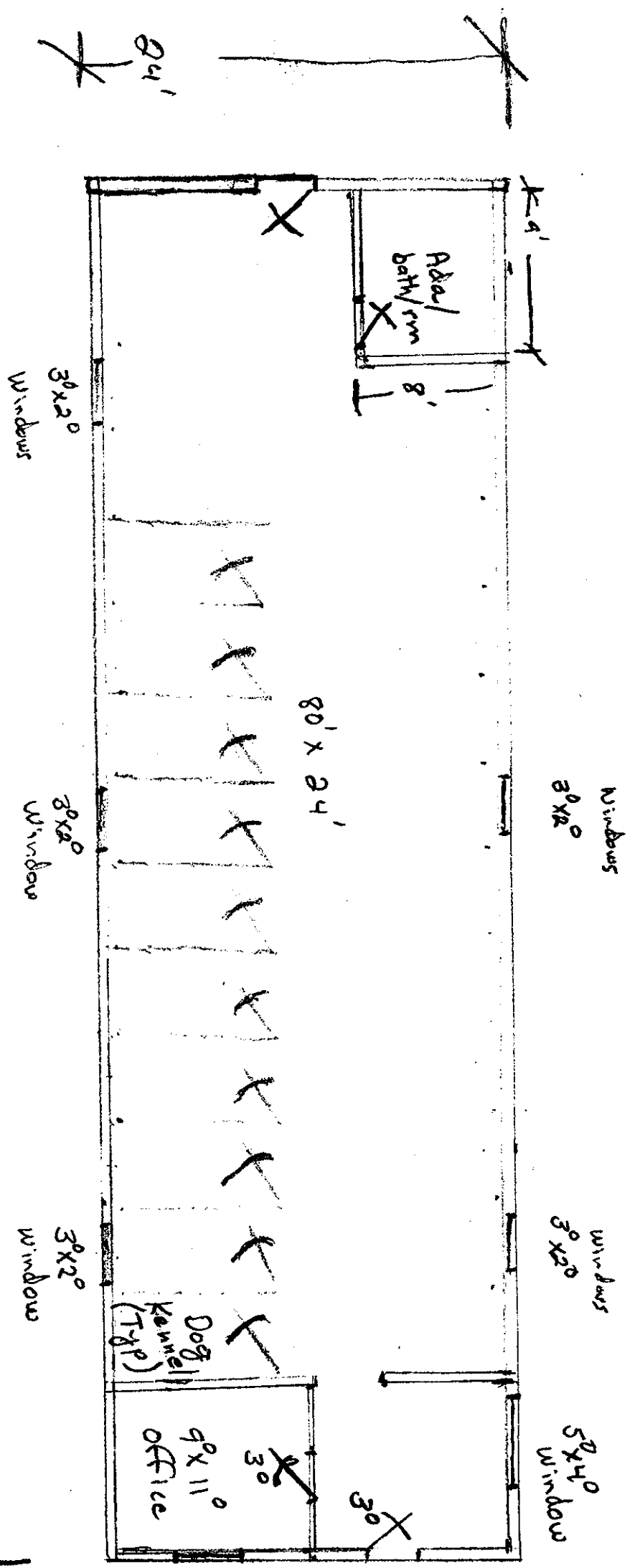
Scale 1" = 67.8'

(E)

Floor Plan

AUG 02 2018

Matt Don Lynn
Harold Lisa Carmen



- * Bath/rm 9'0" x 8'0" as req. for ada
- * Dog Kennels approx 5'0" x 8'0" (Typical)

(W)

Scale 1/8" = 1'

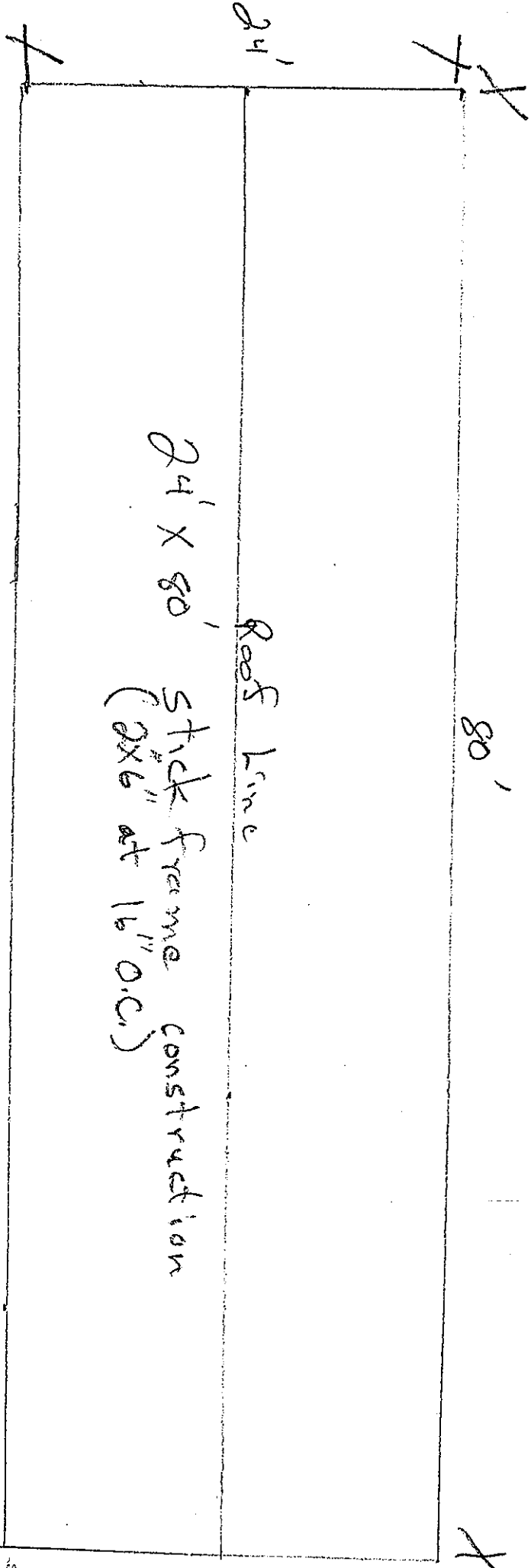
CUP 2018-00078

Parcel # 221023-13402

Megan Maltos
351 Woodin Rd
Sunny side WA 98944

Contact: Ish Puente
(509) 840-2857

(E)



* Note will have ADA bathroom

24' X 80' Stick frame construction
(2x6" at 16" O.C.)

Parking adequate
for 6 cars
1-being handicapped
access (paved)
with path way
to entry door

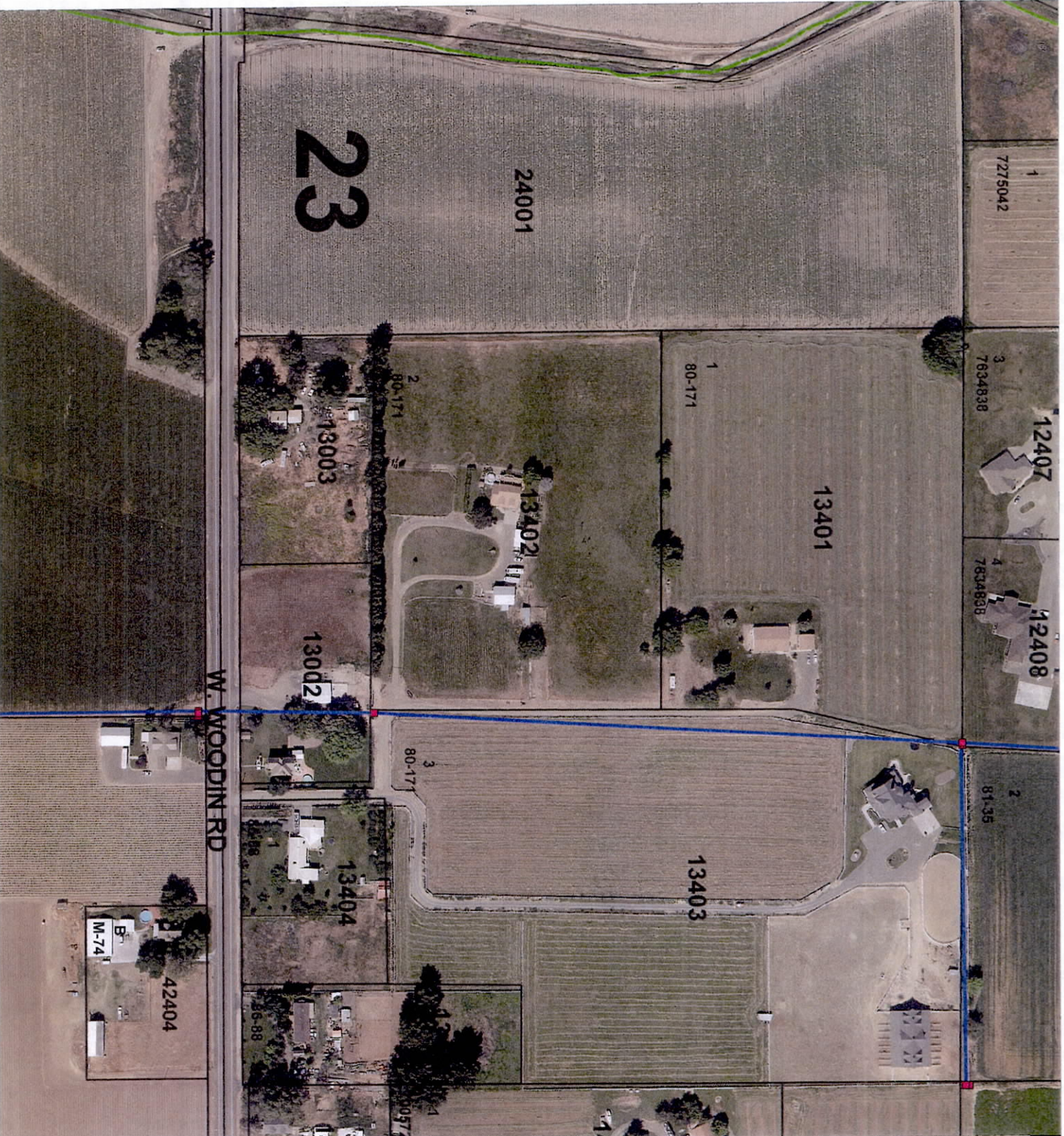
Marla Maltas
Megan Maltas #

Woodin Rd.
Summerville, WA
99444

Contractor Ismail Puente
(Ish)

(S)

(W)



2017 Ortho-photo mosaic
taken June
Parcel Lot lines are for visual display
only. Do not use for legal purposes.



Yakimap.com

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MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Required Site Plan Information:

1	<input type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input type="checkbox"/>	Legend to include:
	<input type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input type="checkbox"/>	<i>Tax Parcel Number</i>
	<input type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input type="checkbox"/>	All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
16	<input type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input type="checkbox"/>	Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input type="checkbox"/>	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
20	<input type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input type="checkbox"/>	Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/>	Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.