



*Shaping
our community
together*

420 College Street SE
Lacey, WA 98503
360-491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED AT CITY HALL,
420 COLLEGE STREET SE.

MEETING DATE: **Wednesday, January 9, 2019**

TIME	PRE-SUBMISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.				
10:00 a.m.				19-04 118043 30400 5011 Pleasant Glade Rd NE <div style="display: flex; justify-content: space-between;"> Lacey Parks & Rec Pleasant Glade Trail Seymour/Stiles OS-I </div>
11:00 a.m.				
12:00 p.m.				
1:30 p.m.				19-03 118291 30601 4400 32nd Ln SE <div style="display: flex; justify-content: space-between;"> DeTray's Senior Mobile Home Park Schelling/Stiles MD </div>
2:30 p.m.				
3:30 p.m.				19-02 118202 10100 4040 Pacific Ave SE <div style="display: flex; justify-content: space-between;"> Dutch Bros New Coffee Stand Tabor/Stiles WD </div>



CITY OF LACEY
 Community & Economic Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

DEC 21 2018

OFFICIAL USE ONLY

CASE NUMBER:	19-4
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	SS
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CITY.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: City of Lacey Parks & Recreation Dept

ADDRESS: 420 College St SE CITY: Lacey STATE: WA ZIP: 98503
 PHONE NUMBER: 360-438-2633 EMAIL: jburbridge@ci.lacey.wa.us

REPRESENTATIVE: Jen Burbidge

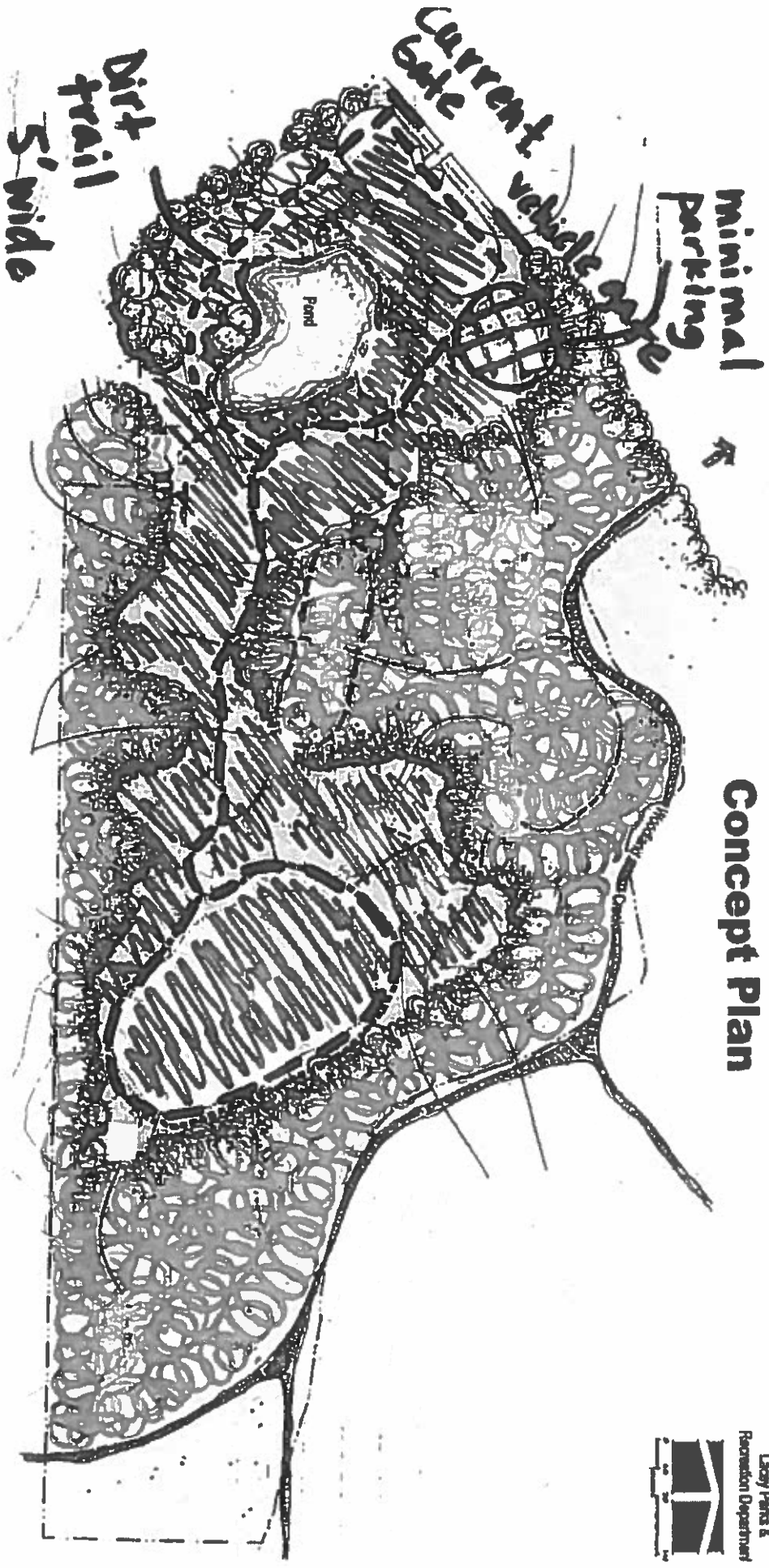
ADDRESS: Same as above CITY: _____ STATE: _____ ZIP: _____
 PHONE NUMBER: _____ EMAIL: _____

PROJECT ADDRESS: 5011 Pleasant Glade Rd NE, Olympia 98516
 ASSESSOR'S TAX PARCEL NUMBER(S): 11804330400 and 11804340900
 BRIEF DESCRIPTION OF PROJECT: Develop a trail in the undeveloped Pleasant Glade Park with a max. 4 vehicle gravel parking lot
 TOTAL ACREAGE: 42.25 TOTAL SQ. FT OF BLDG: _____ ZONING: OS-1
 PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
 EXISTING ACCESS: Gate, bench, picnic table PROPOSED ACCESS: Gated parking, trail

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 1/9/18 TIME: 10:00 a.m.

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.

Pleasant Glade Park Concept Plan



Robert W. Droll
Landscape Architects, P.C.
4075 7th Street, N.E. Suite 203
Seattle, WA 98105
Tel: 206.467.1123



CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	19-3
RELATED CASE NUMBERS:	HC 1 / 2010
PLANNER ASSIGNED:	223
PW ASSIGNED:	BY

PRESUBMISSION CONFERENCE REQUEST FORM

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SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: **Paul DeTray - DeTray Family Partnership LLC**

ADDRESS: 3601 18th Avenue SE CITY: Olympia STATE: WA ZIP: 98501
PHONE NUMBER: 360-438-2345 EMAIL: paul@detrays.com

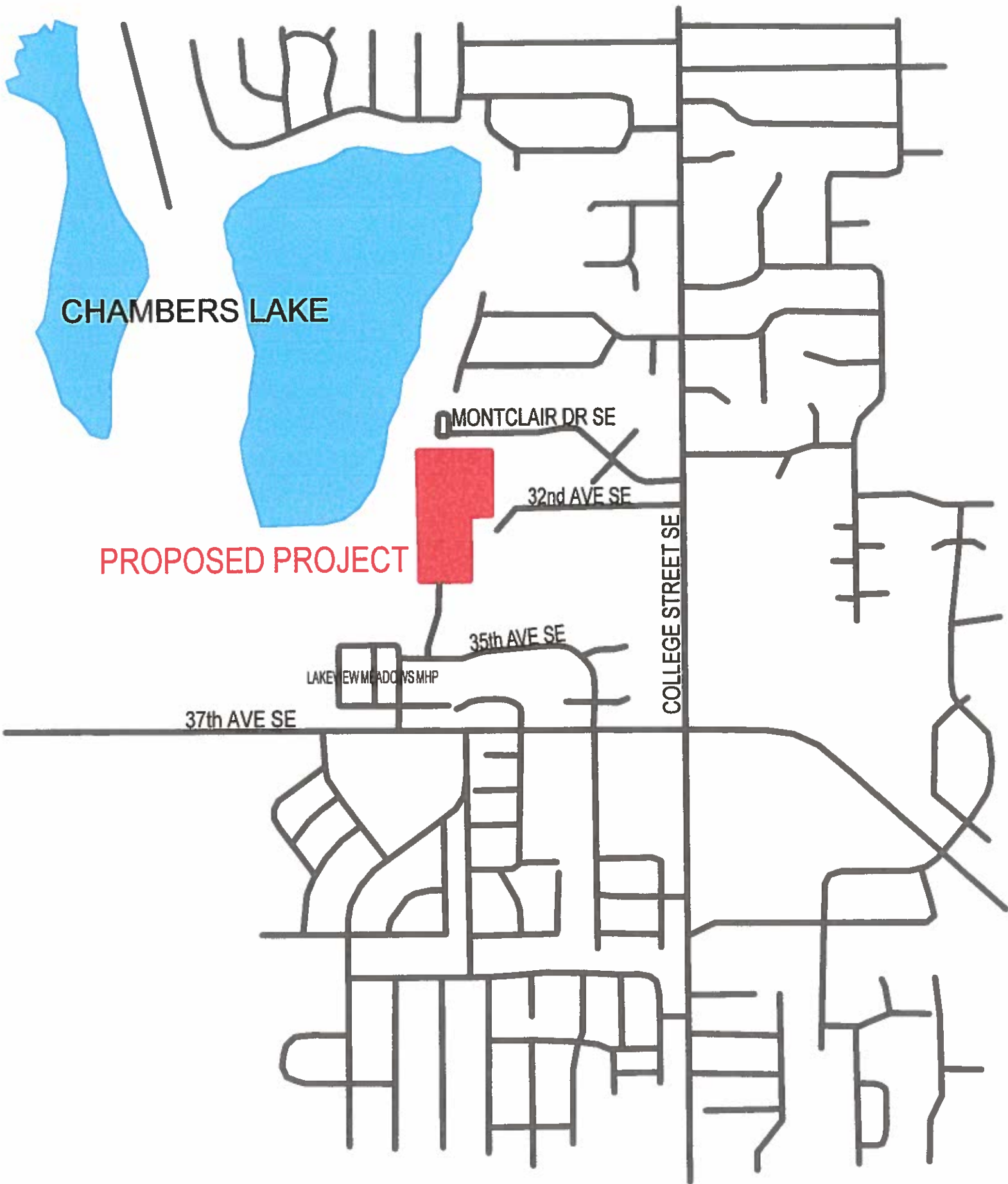
REPRESENTATIVE: **Frank Kirkbride**

ADDRESS: 4405 7th Avenue SE, Suite 301 CITY: Lacey STATE: WA ZIP: 98503
PHONE NUMBER: 360-491-6900 EMAIL: frank@kirkbridegroup.com

PROJECT ADDRESS: 4400 32nd Lane SE		
ASSESSOR'S TAX PARCEL NUMBER(S): 11829130601 part of 1829420000 & 11829130602		
BRIEF DESCRIPTION OF PROJECT: A manufactured home park for adults 62+ years old. 25 new home sites. Located immediately north and connected with the existing Lakeview Meadows park.		
TOTAL ACREAGE: 5.48	TOTAL SQ. FT OF BLDG: 0	ZONING: ModJanuerate Density Reside MD
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: Meadowbrook Lane SE		PROPOSED ACCESS: Meadowbrook Lane SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:	
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: Jan. 9th TIME: 1:30 pm anytime

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.



VICINITY MAP



City of Lacey
DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

**RESIDENTIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: December 14, 2018 Project No.: _____
Project Name: Lakeview Meadows North Parcel No.: 11829130601
Project Address: 4400 32nd Lane SE
Applicant's Name: DeTray Family Partnership-Paul DeTray Phone: 360-438-2345
Applicant's Address: 3601 18th Ave SE, Olympia, WA 98501

Existing Use

Is there an existing use on the proposed project site? Yes No

If existing use is commercial, please complete the commercial worksheet also.

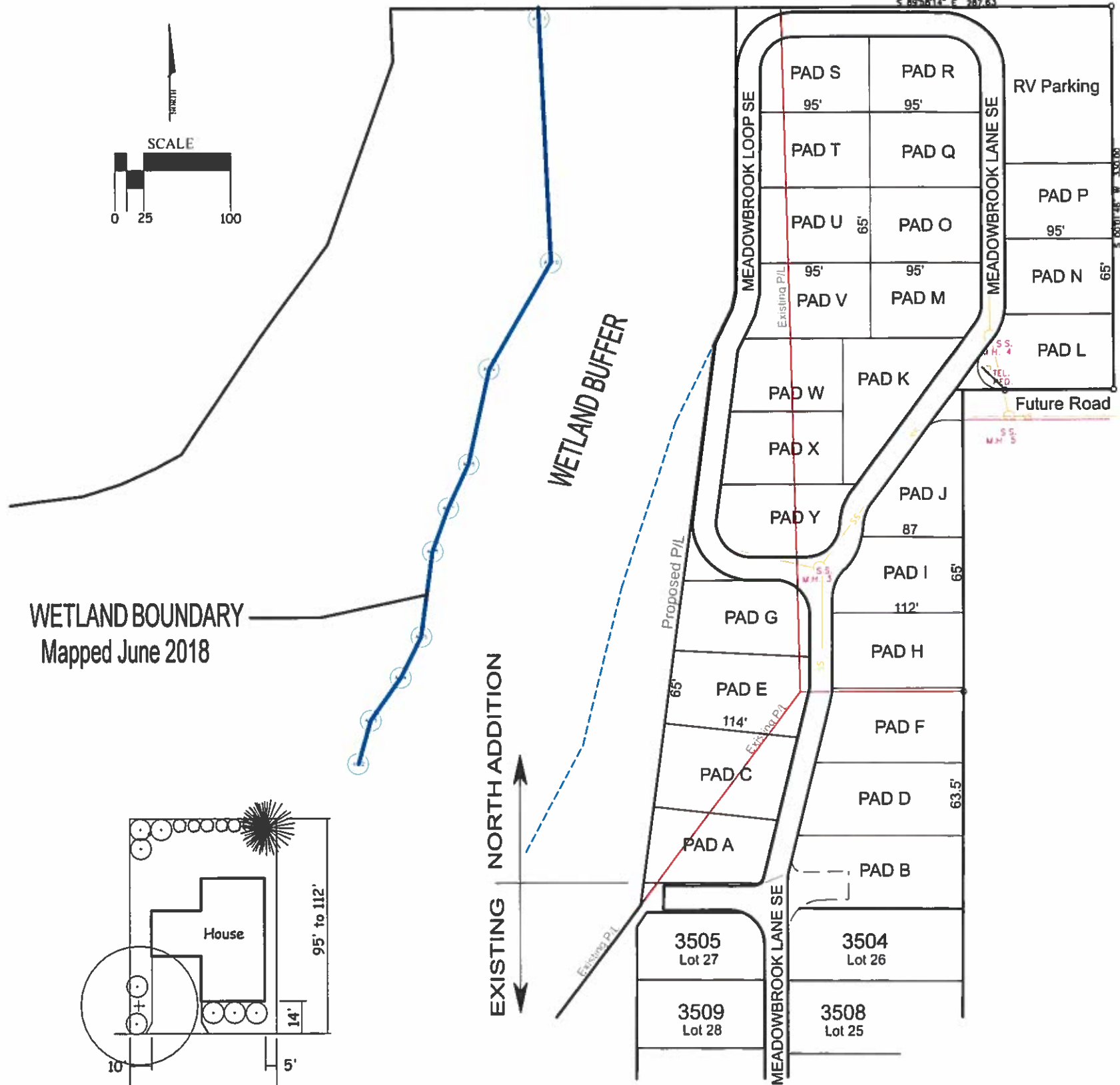
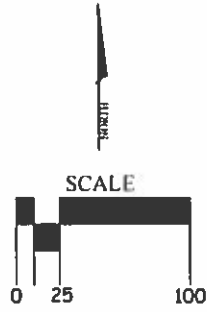
If the existing use is residential, please explain the number and type of unit(s):

Has the existing use been vacant for more than 18 months? Yes No

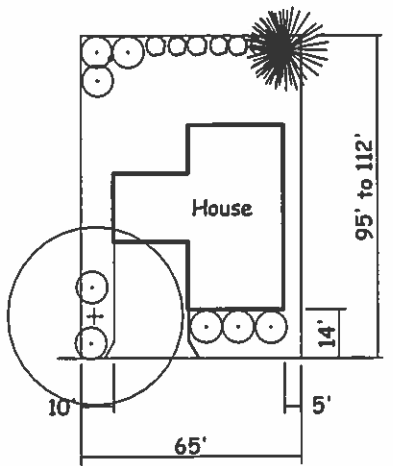
Will the existing unit(s) be demolished? Yes No

Remarks:

SEC. 29, T11N, 18W, R10G, 1W, WA.



WETLAND BOUNDARY
Mapped June 2018



TYPICAL MANUFACTURED HOUSE INSTALLATION

DEVELOPMENT SUMMARY

PROPONENT: P & P INVESTMENTS
OLYMPIA, WASHINGTON

REPRESENTATIVE: THE KIRKBRIDE GROUP, INC.
4405 7TH AVENUE S.E. #301
LACEY, WA. 98503
(360) 491-6900

PROPOSED USE: MANUFACTURED HOUSE PARK - AGE 62+
TOTAL RESIDENTIAL UNITS: 90
LOCATED IN EXISTING LAKEVIEW MEADOWS: 65
LOCATED IN NORTH LAKEVIEW MEADOWS: 25

OPEN SPACE & RECREATIONAL AREAS: 272,103 Square Feet (6.25 Acres)
LANDSCAPE AREAS: 378,250 Square Feet
EXISTING USE: DEVELOPED MANUFACTURED HOUSING PARK AND VACANT LAND
EXISTING ZONING: MODERATE-DENSITY RESIDENTIAL

PROPERTY DATA

PARCEL Nos. 11829420000 & 11829420100
TOTAL AREA: 17.49 ACRES
Existing Manufactured Housing Park
PARCEL No. 11829130601
EXISTING PARCEL AREA: 4.33 ACRES
TOTAL AREA WITH BLA: 5.48 ACRES
TOTAL AREA OF LAKEVIEW MEADOWS: 22.97 ACRES

UTILITIES

WATER: CITY OF LACEY
SEWER: CITY OF LACEY
POWER: PUGET SOUND ENERGY
NATURAL GAS: PUGET SOUND ENERGY
TELEPHONE: CENTURYLINK
TELEVISION/INTERNET: COMCAST

SCHOOLS

NORTH THURSTON SCHOOL DISTRICT
Project is 62 Years Old and Older - No Children Allowed

LAKEVIEW MEADOWS

A SENIOR COMMUNITY FOR 62 AND OVER



Dec. 13, 2018
NORTH ADDITION
MASTER
PLAN

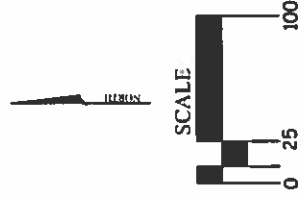
LAKEVIEW MEADOWS
A Premier Community for 62+
DeTray Family Partnership LLC
Olympia, Washington

The Kirkbride Group, Inc.
4405 7th Avenue SE, Suite 301
Lacey, Washington 98503
frank@kirkbridegroup.com
360-491-6900

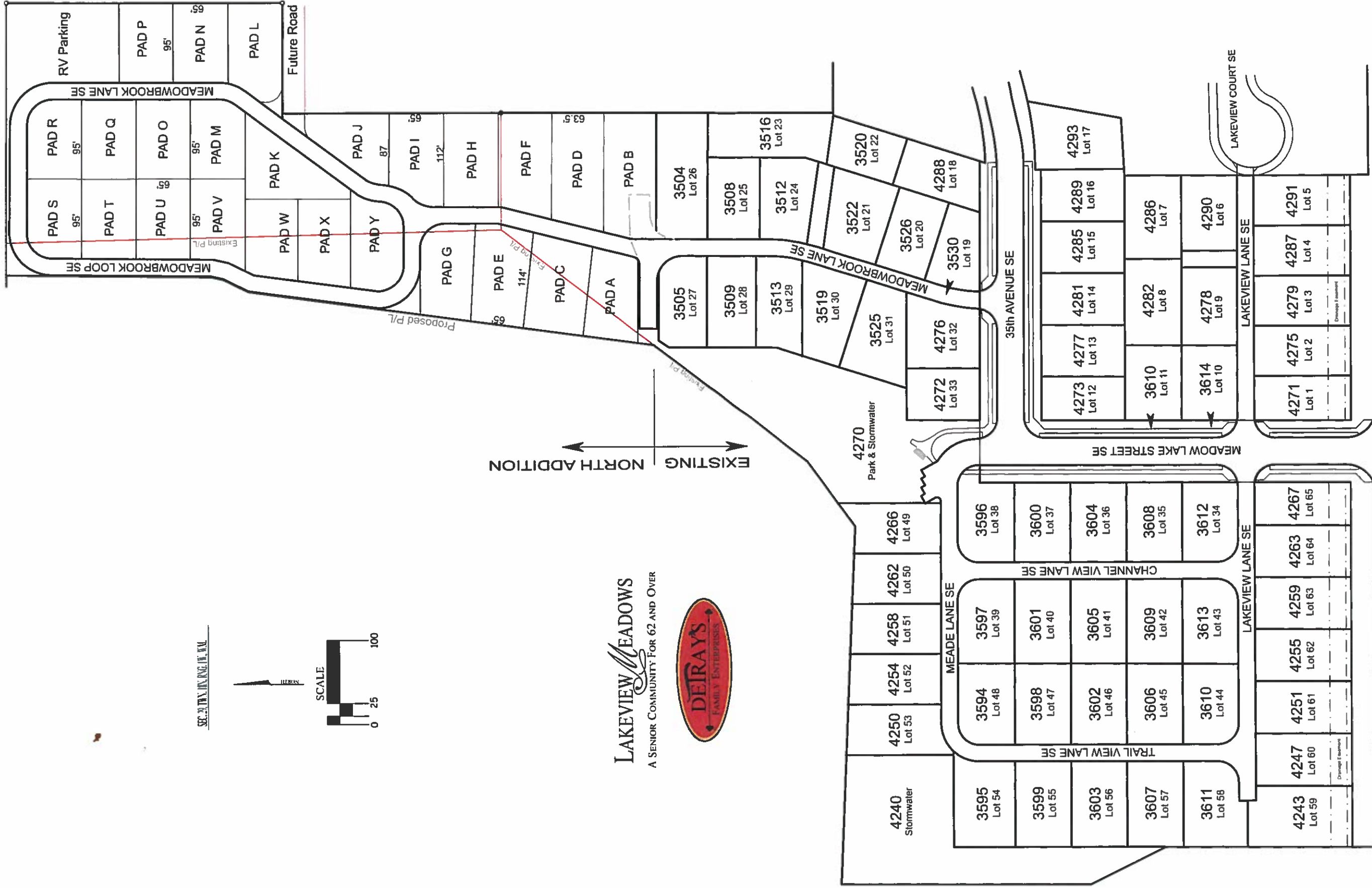


MP-1

SEC. 2, T1N, 17R, PG. 14, 15, 16



LAKEVIEW MEADOWS
A SENIOR COMMUNITY FOR 62+ AND OVER



EXISTING NORTH ADDITION

37th AVENUE SE

MP-2



The Kirkbride Group, Inc.
4405 7th Avenue SE, Suite 301
Lacey, Washington 98503
frank@kirkbridegroup.com
360-491-6900

LAKEVIEW MEADOWS

A Premier Community for 62+
DeTray Family Partnership LLC
Olympia, Washington

**NORTH ADDITION
MASTER
PLAN**

Dec. 13, 2018



CITY OF LACEY
 Community & Economic Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

JAN 03 2019

OFFICIAL USE ONLY

CASE NUMBER:	19-02
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	NT
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

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APPLICANT: Kenzie Property Management / Dutch Bros

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
 PHONE NUMBER: _____ EMAIL: _____

REPRESENTATIVE: Julie Brannberg / Kenzie Property Management

ADDRESS: 3905 Martin Way E, Suite D1 CITY: Olympia STATE: WA ZIP: 98506
 PHONE NUMBER: (360) 790-6317 EMAIL: julie@kenziepm.com

PROJECT ADDRESS: <u>4040 Pacific Ave SE</u>		
ASSESSOR'S TAX PARCEL NUMBER(S): <u>11820210100</u>		
BRIEF DESCRIPTION OF PROJECT: <u>Build a coffee stand</u>		
TOTAL ACREAGE: <u>0.36</u>	TOTAL SQ. FT OF BLDG: _____	ZONING: <u>Woodland WD</u>
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: <u>Pacific / Sleater Kinney</u>		PROPOSED ACCESS: <u>Use Existing</u>

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 01/09/19 TIME: 3:30 pm

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