



*Shaping  
our community  
together*

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

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## COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

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

MEETING DATE: **Wednesday, February 27, 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.				<b>19-30 Premier Trailer Leasing</b> <b>11802320200</b> <b>7520 Evelyne Ln NE</b> <b>Equip leasing/sales</b> <b>Seymour/Etter</b> <b>LI-C</b>
11:00 a.m.				<b>19-29 Life Pointe Church</b> <b>58050003000</b> <b>4514 Intelco Loop SE</b> <b>New Church</b> <b>Tabor/Etter</b> <b>CO</b>
12:00 p.m.				
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				



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

**OFFICIAL USE ONLY**

CASE NUMBER:	19-30
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

FEB 14 2019

***PRESUBMISSION CONFERENCE REQUEST FORM***

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO [PLANNING@CI.LACEY.WA.US](mailto:PLANNING@CI.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: Premier Trailer Leasing

ADDRESS: 5201 Tennyson Pkwy, Suite 250      CITY: Plano      STATE: TX      ZIP: 75024  
PHONE NUMBER: 888-434-0889      EMAIL: [dstiffler@premier-us.net](mailto:dstiffler@premier-us.net)

REPRESENTATIVE: Dean Stiffler

ADDRESS: 5201 Tennyson Pkwy, Suite 250      CITY: Plano      STATE: TX      ZIP: 75024  
PHONE NUMBER: 951-316-1883      EMAIL: [dstiffler@premier-us.net](mailto:dstiffler@premier-us.net)

PROJECT ADDRESS: 7520 & 7660 Evelyne Lane, NE, Lacey, WA 98516		
ASSESSOR'S TAX PARCEL NUMBER(S): 11802320200 & 11802320300		
BRIEF DESCRIPTION OF PROJECT: Equipment Sales & Leasing with Outdoor Storage		
TOTAL ACREAGE: 7.5	TOTAL SQ. FT OF BLDG: 12,346	ZONING: LI-C
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK		
EXISTING ACCESS: Evelyne Lane		PROPOSED ACCESS: Evelyne Lane (same)

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 2/27/19	TIME: 10:00 am

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.

# Parcel 11802320300

## Legend

- Parcel Boundaries
- Roads - Major
- Major Roads
- Ramp
- 15: US 101
- Roads (Large Scale)
- Railroads
- County Border

Scale 1: 17,577



Map Created Using GeoData Public Website

Published: 2/11/2019

Note:



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

**COMMERCIAL  
TRAFFIC  
GENERATION  
WORKSHEET**

Date: 2-13-19

Project No.: \_\_\_\_\_

Project Name: PREMIER TRAILERS, LLC

Parcel No.: 11802320200  
11802320300

Project Address: 7520 & 7660 EVELYNE LANE NE, LACEY, WA 98516

Applicant's Name: PREMIER TRAILER LEASING Phone: 951-316-1883

Applicant's Address: 5201 TENNYSON PKWY, SUITE 250, PLANO, TX 75024

**Existing Use**

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

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

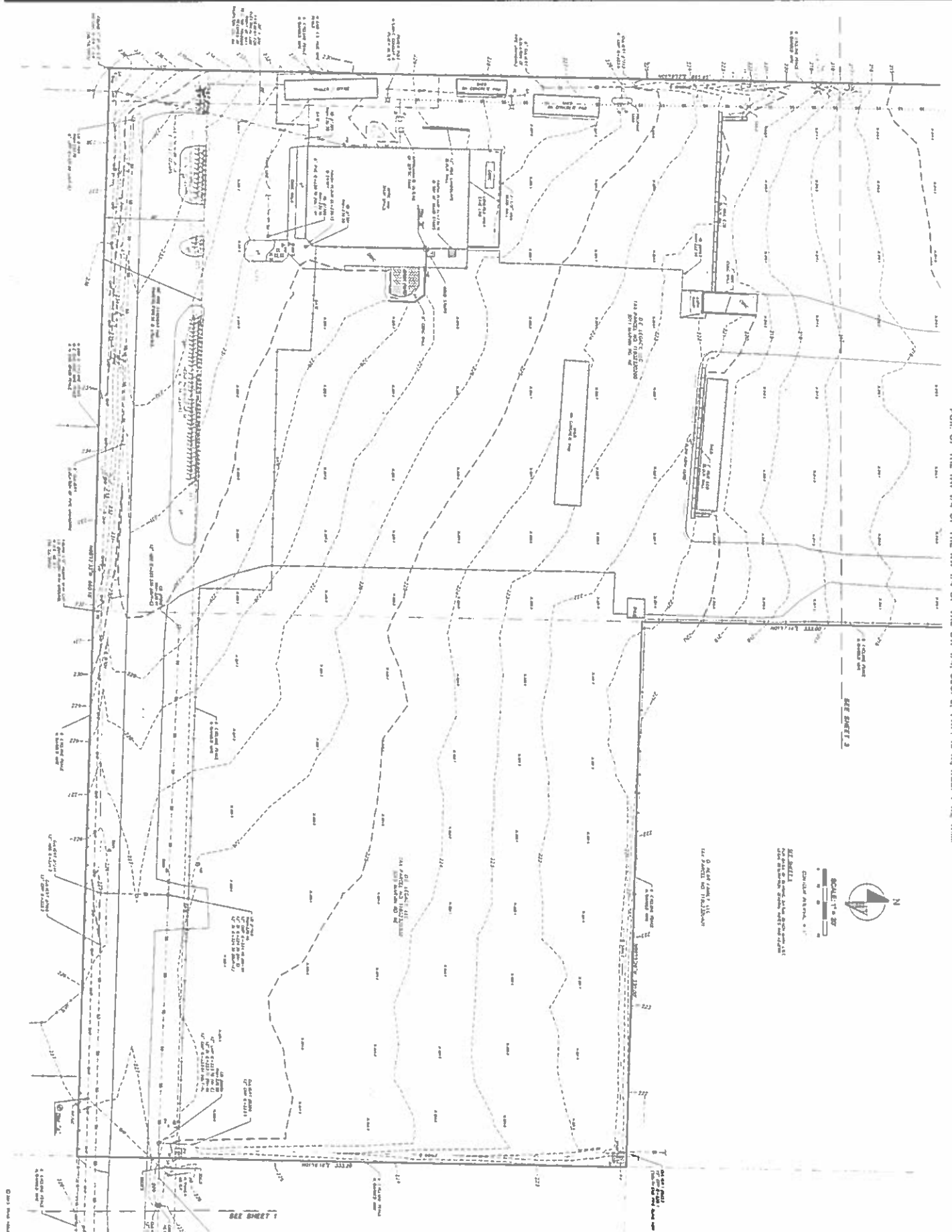
Will any of the existing buildings be demolished?  Yes  No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

*EQUIPMENT SALES WITH OUTDOOR STORAGE  
MONDAY TO FRIDAY 8:00AM - 5:00AM  
15 FULL TIME EMPLOYEES  
1/2 ACRES WITH 12,346 S/F OF BUILDINGS (EXISTING)  
326,700 S/F TOTAL*







POR. OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4, SEC. 2, TWP. 19 N., RGE. 1 W., W.M.



SCALE: 1" = 20'  
 CONT. OF SCALE: 1" = 1'

SEE SHEET 1  
 SEE SHEET 2

DATE: 10/15/14  
 DRAWN BY: J. W. FOWLER  
 CHECKED BY: J. W. FOWLER  
 PROJECT NO: 15-099  
 SHEET NO: 2 of 3



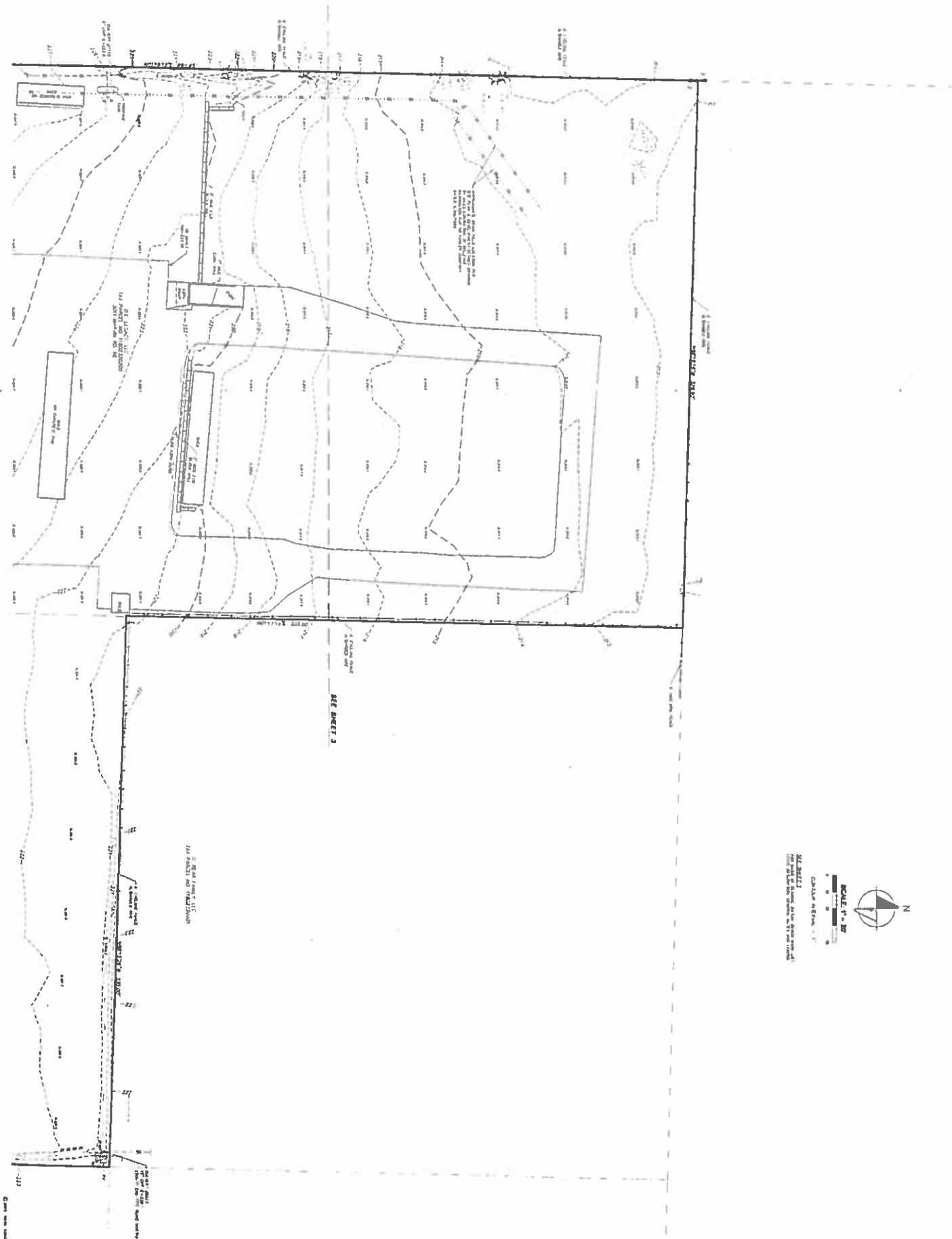
TOPOGRAPHIC SURVEY FOR  
 H.D. FOWLER COMPANY  
**LACEY PROPERTY**  
 3011 AND 3015 MARVIN RD NE  
 THURSTON COUNTY


CITY OF LACEY, WASHINGTON

WASHINGTON

triad

POR. OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4, SEC. 2, TWP. 18 N., RGE. 1 W., W.M.




  
 SCALE 1" = 50'  
 CALCULATED BY: [Name]  
 DATE: [Date]

TOPOGRAPHIC SURVEY  
 FOR  
 H.D. FOWLER COMPANY  
**LACEY PROPERTY**  
 3011 AND 3015 MARVIN RD NE  
 THURSTON COUNTY



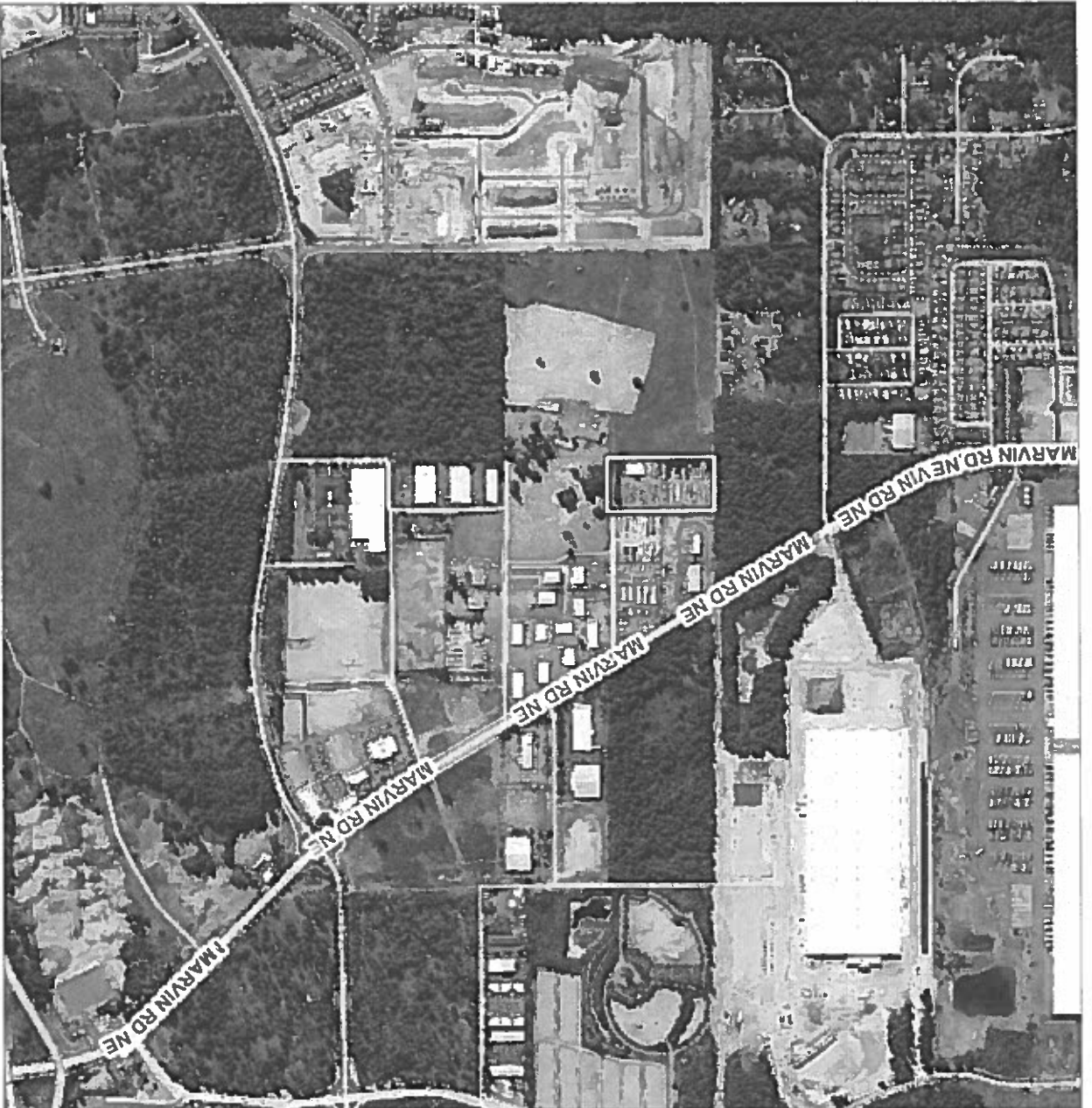
WASHINGTON

CITY OF LACEY.

15-089  
 3-3  
 [Seal of Thurston County]



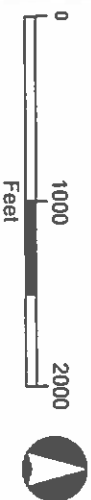
Parcel 11802320200



**Legend**

- Parcel Boundaries
- Roads - Major
- Major Roads
- Ramp
- 1.5; US 101
- Roads (Large Scale)
- Railroads
- County Border

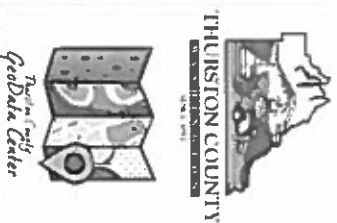
Scale 1: 17,577



Map Created Using GeoData Public Website

Published: 2/11/2019

Note:



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

RECEIVED

FEB 20 2019

BY

OFFICIAL USE ONLY

CASE NUMBER:	19-29
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	NT
PW ASSIGNED:	JL

**PRESUBMISSION CONFERENCE REQUEST FORM**

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI 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: LIFE POINTE CHURCH OF OLYMPIA

ADDRESS: 4514 INTELCO LOOP SE CITY: LACEY STATE: WA ZIP: 98503  
 PHONE NUMBER: 360-480-9387 EMAIL: schraderfour@gmail.com

REPRESENTATIVE: TOM SCHRADER (DCS Inc.)

ADDRESS: 6526 Turnberry Lane SE CITY: Olympia STATE: WA ZIP: 98501  
 PHONE NUMBER: 360-480-9387 EMAIL: schraderfour@gmail.com

PROJECT ADDRESS: 4514 INTELCO LOOP SE. LACEY, WA. 98503		
ASSESSOR'S TAX PARCEL NUMBER(S): 58050003000		
BRIEF DESCRIPTION OF PROJECT: CONSTRUCTION OF NEW CHURCH (20,000SF), PARKING, SMALL PARK, STORM WATER FEATURE		
TOTAL ACREAGE: 4.08	TOTAL SQ. FT OF BLDG: 20,000	ZONING: LACEY CO
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL ( ) M.H. PARK		
EXISTING ACCESS: INTELCO LOOP SE		PROPOSED ACCESS: INTELCO LOOP SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 2/27/19 TIME: ANY TIME *11am*

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.



2724 BLACK LAKE BLVD SW, SUITE 202 • TUMWATER, WA 98512 • TEL: 360.352.2477 • FAX: 360.352.0179  
www.vectorengineeringinc.com

November 12, 2018

**Pre-Sale Feasibility Study:  
4512 / 4514 Intelco Loop SE, Lacey, WA 98503**

**Site Entitlements Review**

Parcel No(s): 58050000800 / 58050003000  
Total Area: 4.22 Acres / 4.08 Acres  
Jurisdiction: City of Lacey, WA  
Zoning: CO – Community Office

**Lot Requirements**

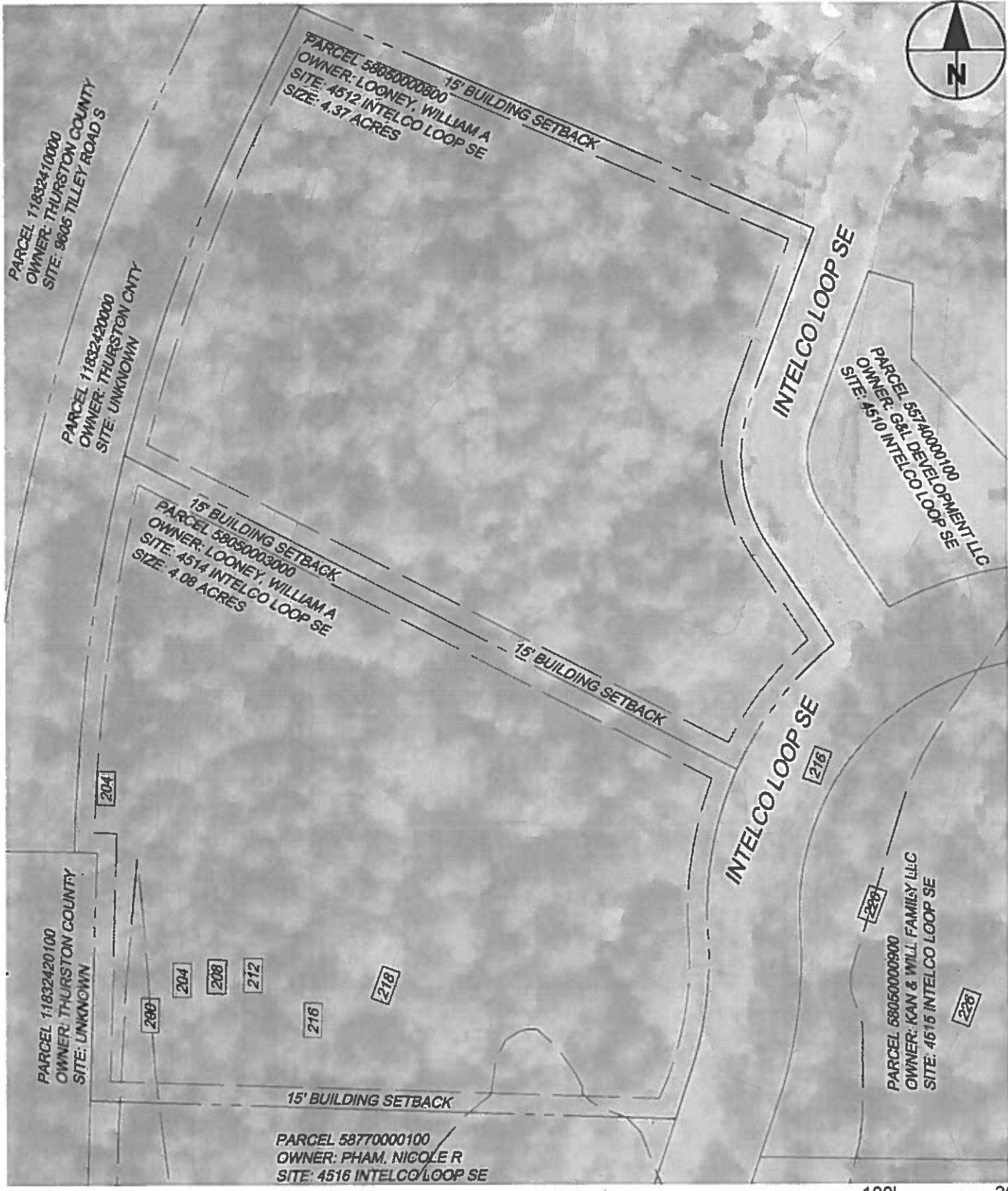
Min. Lot Area: “sufficient to accommodate the use(s) and req’s of the Lacey Municipal Code & Development Guidelines”  
Building Setbacks: Front – 15 ft  
Side – 15 ft  
Rear – 15 ft  
Max Structure Height: 60 ft  
Off Street Parking: Generally, 2 spcs per 1,000 sf bldg. area (Adjustable per 16.72 LMC)

**Permitted Use – City of Lacey**

1. Assembly, manufacturing, processing, and packaging
2. Printing, publishing and book binding
3. Scientific research, testing and experimental development laboratories
4. Corporate headquarters, regional headquarters and administrative offices
5. Warehousing, distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use
6. Professional Services
7. Daycare centers
8. Indoor commercial recreation facilities
9. Retail uses are permitted only on the ground floor of multistory buildings
10. Long-term residential care facilities
11. ~~Multifamily residential~~ – CCR Article VIII Regulation A
12. Urban agricultural uses

**Utilities**

Water:	Public	Natural Gas:	Public
Sanitary Sewer:	Public	Electrical:	Public
Stormwater:	On-site	Telecommunications:	Franchise



A FEASIBILITY SITE (TOPO)  
F-1 SCALE 1" = 100'



SHT 1 OF 1  
F-1  
FEASIBILITY  
SITE PLAN

**Vector**  
ENGINEERING INC.

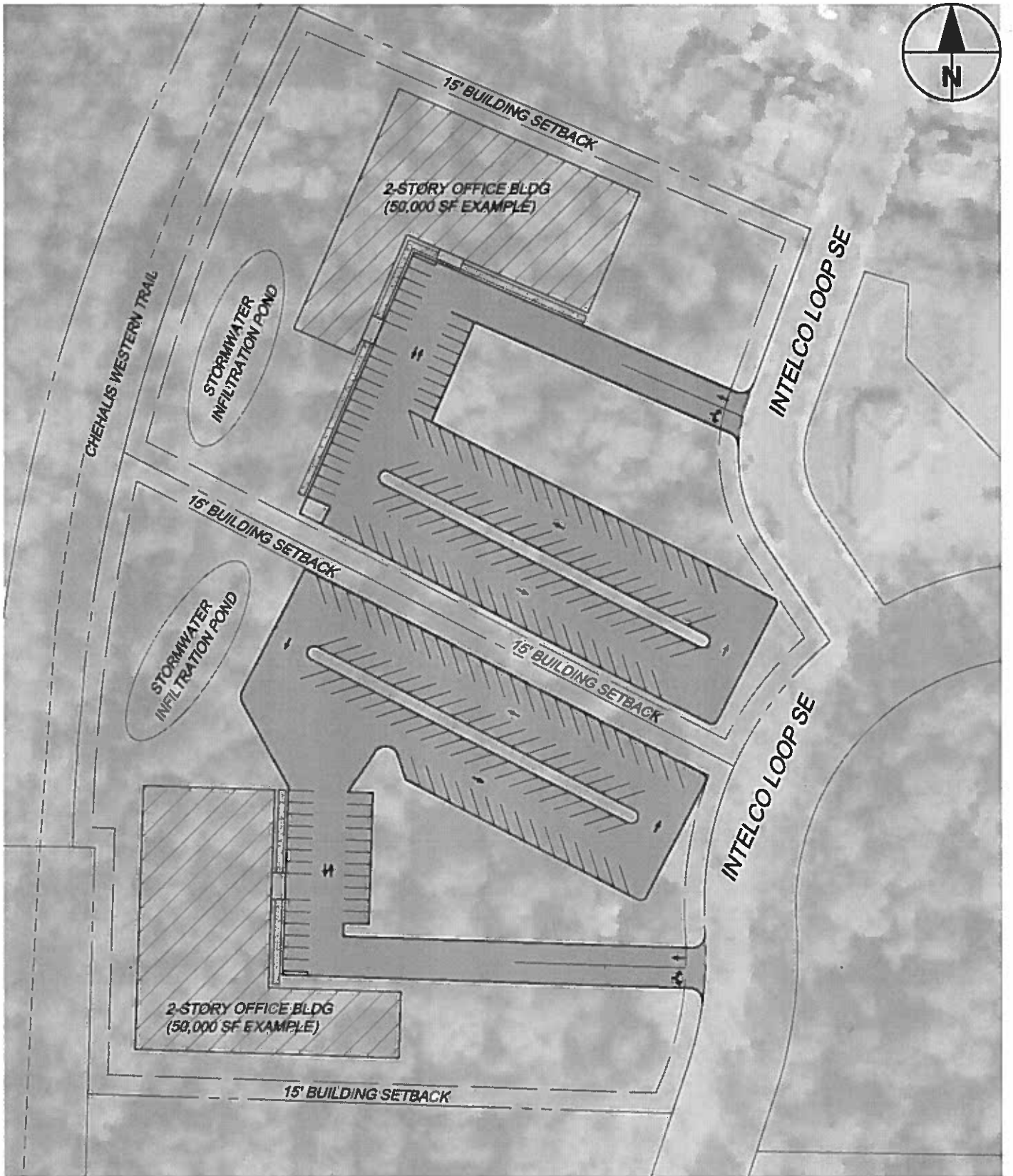
2724 Black Lake Boulevard SW Suite 202  
Tumwater, WA 98512

ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

4512 - 4514 INTELCO LOOP SE  
LACEY, WASHINGTON

FEASIBILITY SITE PLAN  
FOR: WILLIAM LOONEY

JOB NO:	18-LOO
DRAWN:	CJM
CHECKED:	RLM
DATE:	11/02/2018



A FEASIBILITY SITE (EXAMPLE)  
F-2 SCALE: 1" = 100'



SHT 1 OF 1  
FEASIBILITY  
SITE PLAN  
F-2

**Vector**  
ENGINEERING INC.

2724 Black Lake Boulevard SW Suite 202  
Tumwater, WA 98512  
ph. (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

4512 - 4514 INTELCO LOOP SE  
LACEY, WASHINGTON

FEASIBILITY SITE PLAN  
FOR: WILLIAM LOONEY

JOB NO.	18-LOO
DRAWN:	CJM
CHECKED:	RLM
DATE	11/02/2018