

*Shaping
our community
together*

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

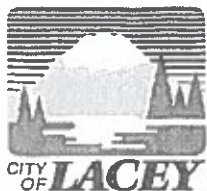
CITY OF LACEY

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

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

MEETING DATE: **Wednesday, March 13, 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.				
11:00 a.m.				19-42 St Mark Lutheran Church Homeless youth housing 11827420300 Tabor/Stiles 6917 35th Ave SE LD 0-4
12:00 p.m.				
1:30 p.m.				19-41 Pallet Services New business 61360000100 Schelling/Stiles 2750 Hogum Bay Rd NE LI
2:30 p.m.				19-43 Brezicha Duplex development 65600200700 Seymour/Stiles 4806 15th Ave SE MD
3:30 p.m.				



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

RECEIVED

MAR 05 2019

BY _____

OFFICIAL USE ONLY

CASE NUMBER:	19-42
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

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: ST MARK LUTHERAN CHURCH
 ADDRESS: 2109 COLLEGE ST SE CITY: LACEY STATE: WA ZIP: 98503
 PHONE NUMBER: (360) 491-2052 EMAIL: OFFICE@STMARKLACEY.ORG

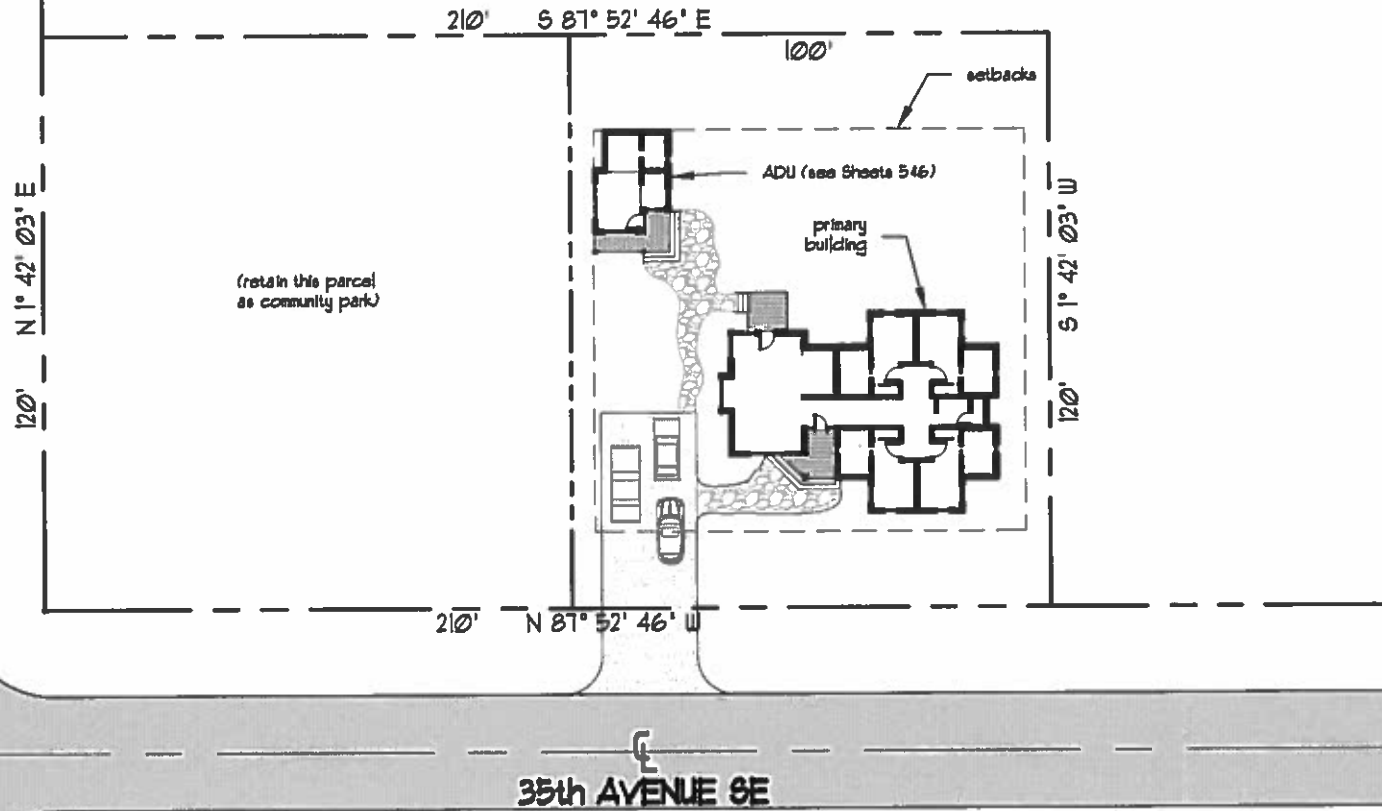
REPRESENTATIVE: JOHN MARTIN
 ADDRESS: 2512 COVINGTON CT NE CITY: OLYMPIA STATE: WA ZIP: 98516
 PHONE NUMBER: (360) 701-4832 EMAIL: jemartin2000@comcast.net

PROJECT ADDRESS: 6917 35TH AVE SE, LACEY (SW CORNER OF 35TH + STANFIELD)
 ASSESSOR'S TAX PARCEL NUMBER(S): 11827420300
 BRIEF DESCRIPTION OF PROJECT: DEVELOP A BOARDING HOUSE FOR 4 CURRENTLY-HOMELESS 18-YEAR OLD YOUTHS ATTENDING SCHOOL IN THE NORTH THURSTON SCHOOL DISTRICT.
 TOTAL ACREAGE: 12,000 SF ^(.275 ACRES) TOTAL SQ. FT OF BLDG: 2,061 SF ZONING: LD 0-4
 PROPOSED LAND USE: SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
 EXISTING ACCESS: _____ PROPOSED ACCESS: _____

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: _____ (1:00 PM IS OK)
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 3-13-19 TIME: 11:00 AM (PREFERRED)

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.

STANFIELD RD SE



SITE PLAN

1" = 40'

NORTH



GENERAL DATA

PROPERTY DESCRIPTION: 6917 35th Avenue SE, Lacey WA 98503
Parcel: 11821420300

PROPERTY AREA: 12,000 SQ. FT. (.275 ACRES)
(assuming the original double-size lot has been subdivided)

BUILDING AREA: PRIMARY BUILDING FOOTPRINT AREA - 1,758 #
ACCESSORY DWELLING UNIT FOOTPRINT AREA - 303 # (with 'single unit' ADU)
TOTAL ON-SITE BUILDING FOOTPRINT AREA - 2,061 # (17.2% LOT COVERAGE)

IMPERVIOUS SURFACE AREAS
(DRIVEWAYS, SIDEWALKS, PATIO) - 1,700 #

TOTAL IMPERVIOUS AREA -
(BUILDINGS + SURFACES) - 3,761 # (31.3% OF TOTAL SITE)

All of the following provisions are per Section 16.12.050 City of Lacey Municipal Code

ZONING: LD 0-4 (LOW-DENSITY RESIDENTIAL)

SETBACKS: FRONT - 16'
REAR - 20'
SIDE - 5'

MAX. ALLOWABLE BLDG. HEIGHT: 25' (35' if the roof pitch is greater than 4/12)

MAX. ALLOWABLE BLDG. COVERAGE: 40%

MAX. ALLOWABLE DEVELOPMENT (IMPERVIOUS SURFACE) COVERAGE: 55%

GENERAL NOTES

1. ALL WORK PERFORMED ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE GOVERNING CODES AND ORDINANCES, INCLUDING ANY LOCAL AMENDMENTS.
2. ALL SUPPLEMENTAL INFORMATION REQUIRED BY THE BUILDING OFFICIAL SHALL BE FURNISHED BY THE PROJECT MANAGER AND INTEGRATED WITHIN THIS PROJECT'S DOCUMENTATION PACKAGE.
3. THE DESIGN OF BUILDING SYSTEMS (SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL) SHALL BE PERFORMED BY QUALIFIED PERSONNEL OF THEIR RESPECTIVE DISCIPLINE.
4. IF NOT SPECIFICALLY DELINEATED OR NOTED, THE DETERMINATION OF DEFINITIVE DIMENSIONS MAY BE ASCERTAINED BY SCALING THIS DRAWING AT THE SCALE INDICATED. ANY CLARIFICATIONS OR VERIFICATIONS OF DISCREPANCIES OF ANY DIMENSIONS NOT SPECIFICALLY DELINEATED ON THIS DRAWING SHALL BE MADE SOLELY BY THE ARCHITECT.
5. ROOF TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.
6. ALL STRUCTURAL LUMBER USED ON THIS BUILDING SHALL BE DF-LARCH #2 OR BETTER. ALL DOOR AND WINDOW HEADERS ON THE EXTERIOR BEARING WALLS SHALL BE 4x8 MIN.

JOHN C. MARTIN
ARCHITECT
280 COVINGTON CT. NE
OLYMPIA, WA 98516
(360) 781-2280

GENESIS HOUSE, A SAFE RESIDENCE FOR
HOMELESS YOUTH OF
NORTH THURSTON SCHOOL DISTRICT
6917 35th AVE SE
LACEY, WA

PROJECT NUMBER	2019-01
DATE	1-5-19
REVISIONS	2-2-19
	2-15-19
	2-20-19

DRAWN BY: JCM
CHECKED BY: JCM

SHEET NUMBER

1A

19-42

SES

Leah Bender

From: George Smith
Sent: Thursday, March 7, 2019 7:55 AM
To: Leah Bender
Cc: Rick Walk
Subject: Presub 1:30 pm Wed 3/13

19-41
613600 00100

Hi Leah,

This is to confirm our conversation that Rick and I met with a new-to-Lacey business late yesterday, and that we want to reserve the 1:30 slot for a pre-sub for ^{SENTE}Pallet Systems, 2750 Hogum Bay Rd NE. Their application and other materials will be forthcoming, but may not have been received before you send out the agendas later today.

Thanks,

George E. Smith, CEcD, EDFP
Economic Development Coordinator



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PW ASSIGNED:	

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APPLICANT: Tim Brezichka

ADDRESS: Po Box 4341 CITY: OLYMPIA STATE: WA ZIP: 98501

PHONE NUMBER: 360-791-1056 EMAIL: tim-brezichka@hotmail.com

REPRESENTATIVE: SAME

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ EMAIL: _____

PROJECT ADDRESS: 4806 15th AVE S.E.

ASSESSOR'S TAX PARCEL NUMBER(S): 6560-02-00800

BRIEF DESCRIPTION OF PROJECT: Replace existing house with 2-duplex's

TOTAL ACREAGE: _____ TOTAL SQ. FT OF BLDG: _____ ZONING: MD

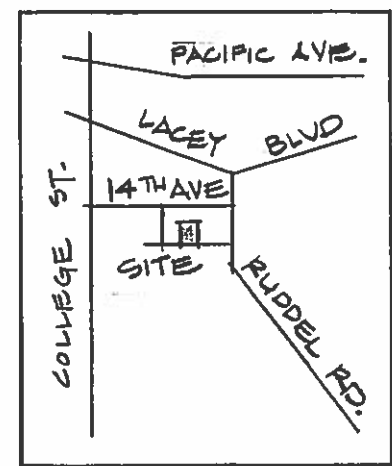
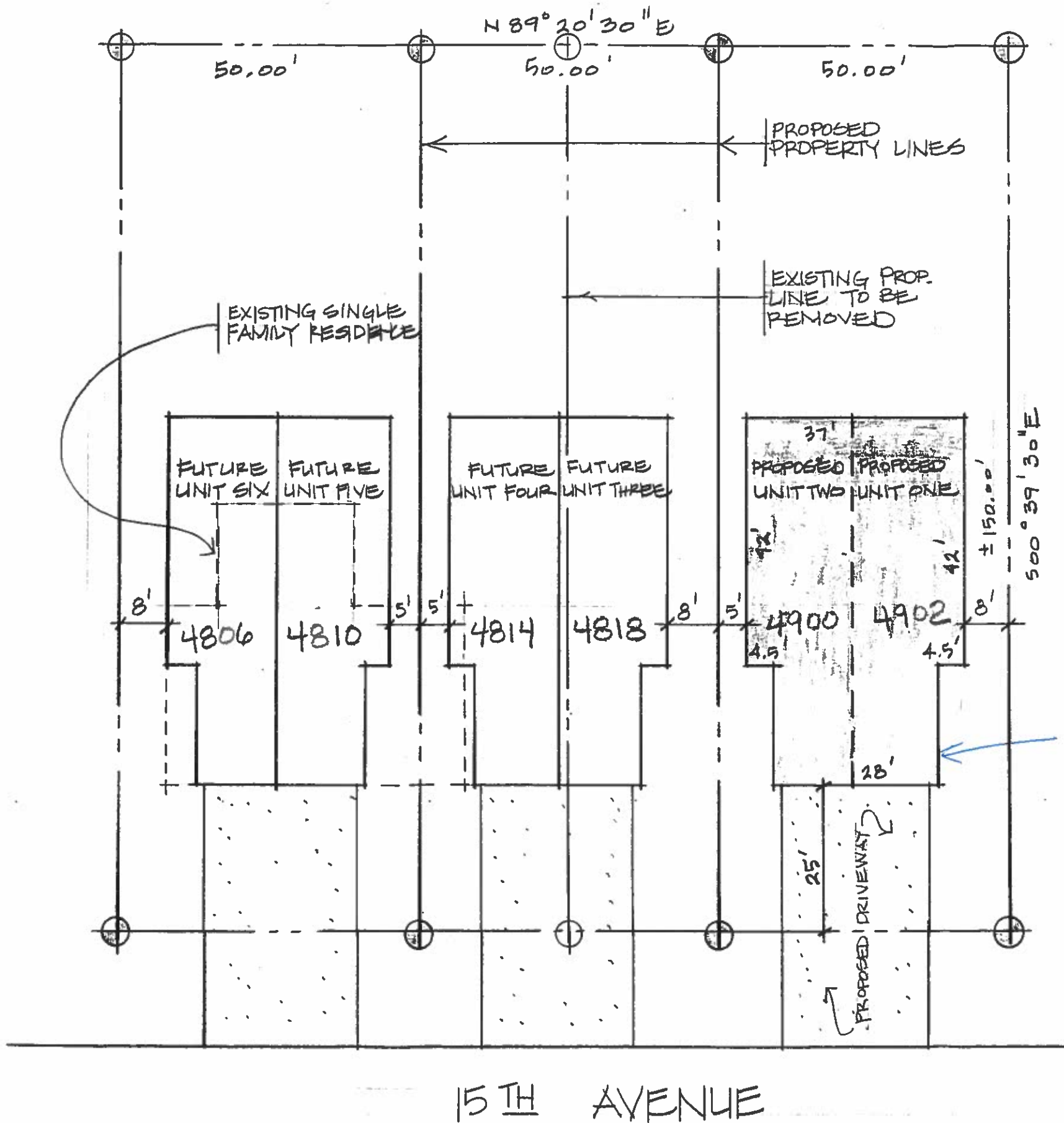
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Connection fees?



VICINITY MAP

LEGAL DESCRIPTION

LOT 7 & 8 BLOCK 2, OF NOTTERS ADDITION, SECTION 21, TOWNSHIP 18, RANGE 1W, DOCUMENT 011/119

← previously constructed in 08/09-ish see project 07-140

SITE PLAN

SCALE = 1" = 20'-0"

