



*Shaping
our community
together*

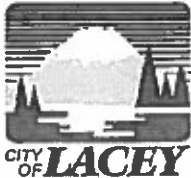
420 College Street SE
Lacey, WA 98503
360-491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

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

MEETING DATE: **Wednesday, March 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.				19-61 Panorama 11820133700 Willow Ct 4-plexes 1501 Golf Club Rd SE Tabor/Stiles MD
11:00 a.m.				19-62 Milestones Companies Schilter Farms Townhomes 72490200000 Seymour/Stiles 3933 Ingleside Dr SE MD
12:00 p.m.				
1:30 p.m.				19-60 SDC-III Marvin Rd Storage 11802320100 Schelling/Stiles 3017 Marvin Rd NE LI-C
2:30 p.m.				19-63 Allied Services 5-plex 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

MAR 08 2019

OFFICIAL USE ONLY

CASE NUMBER:	19-101
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

BY
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: **Panorama**

ADDRESS: 1751 Circle Lane	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 360 456-0111	EMAIL:		

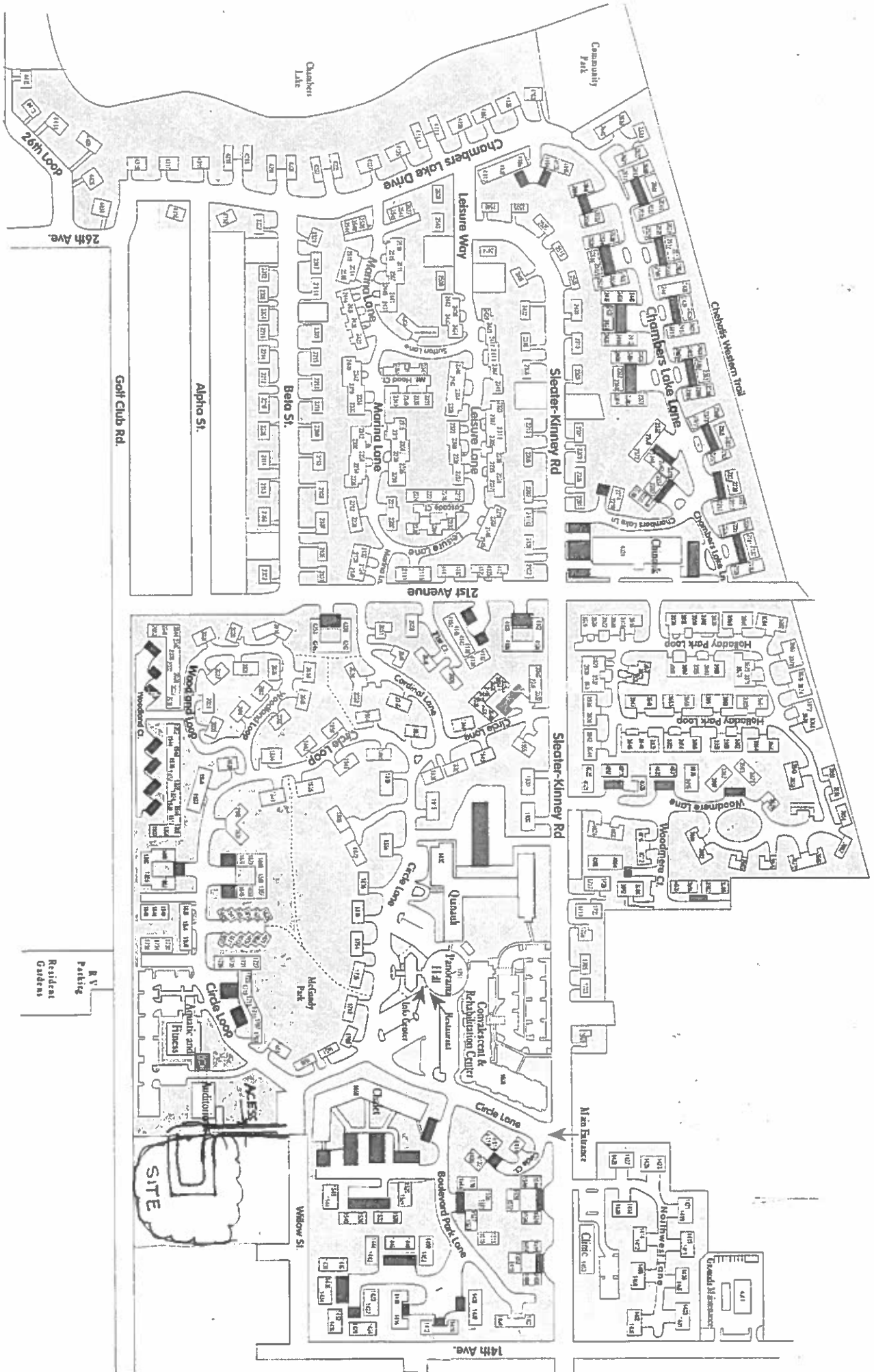
REPRESENTATIVE: **Sheila Swalling**

ADDRESS: 525 Columbia St SW, Ste 201	CITY: Olympia	STATE: WA	ZIP: 98501
PHONE NUMBER: 360 539-5175	EMAIL: sheila@swallingwalk.com		

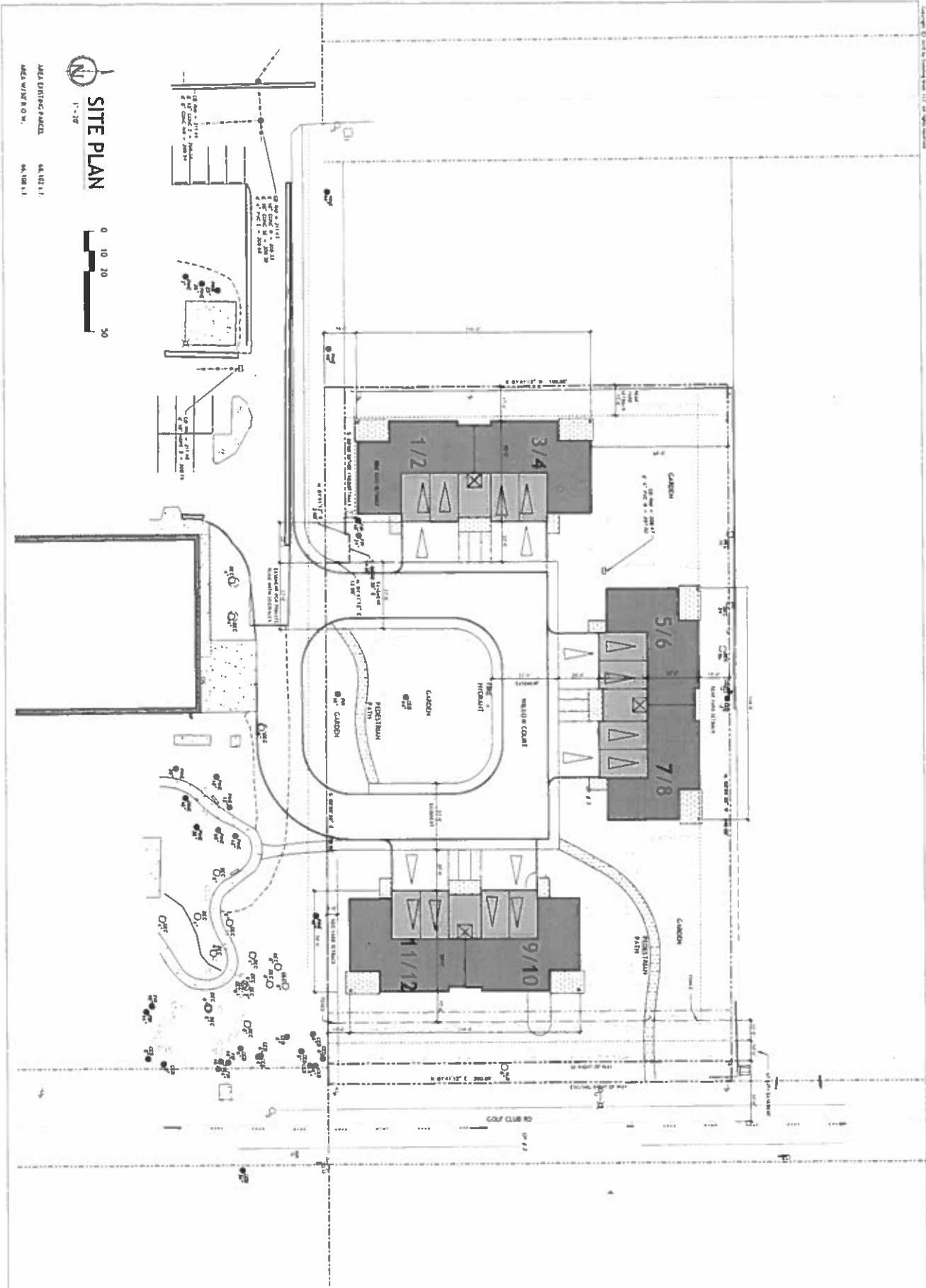
PROJECT ADDRESS: 1501 Golf Club Rd SE		
ASSESSOR'S TAX PARCEL NUMBER(S): 1182 013 3700		
BRIEF DESCRIPTION OF PROJECT: New residential development including (3) 4 plexes (12 total units)		
TOTAL ACREAGE: 1.53	TOTAL SQ. FT OF BLDG: 19,550 s.f.	ZONING: MD
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: Golf Club Rd	PROPOSED ACCESS: Willow St.	

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

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.



R V
 Parking
 Resident
 Gardens



SITE PLAN
1" = 20'

AREA EXISTING PARKED 44,102 S.F.
AREA W/OUT P.O. 44,108 S.F.



A1.0

SITE PLAN

SCHEMATIC DESIGN

DATE

PROJECT

CLIENT

Willow Court 4-Plexes at Panorama

777 Willow Court
Lacey, WA 98503

Swilling
ARCHITECTS
1411 Columbia Street, Suite 200
Olympia, Washington 98513
360.339.5178
www.swillingarchitect.com



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CASE NUMBER:	19-62
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

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PRESUBMISSION CONFERENCE REQUEST FORM MAR 08 2019

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APPLICANT: **Brandon Smith - Milestones Companies**

ADDRESS: P.O. Box 1376	CITY: Sumner	STATE: WA	ZIP: 98390
PHONE NUMBER: 253.720.2813	EMAIL: brandon@themilestoncompanies.com		

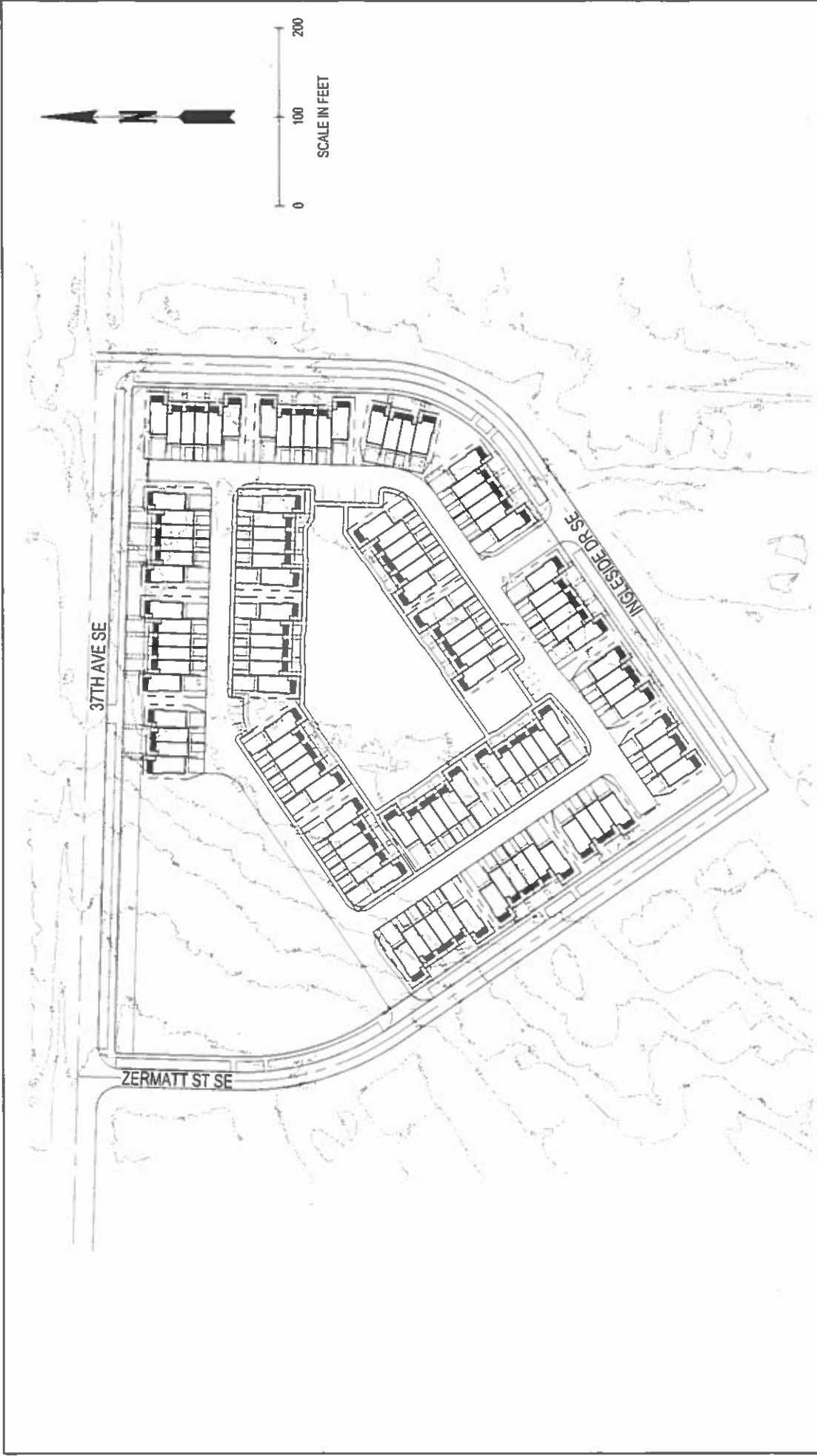
REPRESENTATIVE: **Ross Jarvis, P.E. - SCJ Alliance**

ADDRESS: 8730 Tallon Lane NE	CITY: Lacey	STATE: WA	ZIP: 98516
PHONE NUMBER: 360.352.1465	EMAIL: ross.jarvis@scjalliance.com		

PROJECT ADDRESS: 3933 Ingleside Drive SE			
ASSESSOR'S TAX PARCEL NUMBER(S): 72490200000			
BRIEF DESCRIPTION OF PROJECT: Subdivide 8.33 acres into a 116 lot townhouse development with stormwater facilities, internal ingress and egress circulation, individual and visitor parking, walkways, and open space.			
TOTAL ACREAGE: 8.33	TOTAL SQ. FT OF BLDG: TBD	ZONING: Moderate Density Residential	
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK			
EXISTING ACCESS: Zermatt St., Ingleside Dr., 3		PROPOSED ACCESS: Zermatt St. & Ingleside Dr.	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 3/27/19	TIME: 11am Morning

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.



 <p>SCJ ALLIANCE CONSULTING ENGINEERS</p> <p>6131 PALM LANE, SUITE 200, ATLANTA, GA 30328 PH: 404.525.1100 WWW.SCJALLIANCE.COM</p>	<p>DATE: MARCH 2019 SCALE: 1" = 100' DRAWN BY: J. SCHILTER</p>	<p>PROJECT No. EX-01 SHEET No. 1 OF 1</p>
	<p>SCHILTER FARMS TOWNHOMES SITE PLAN</p>	

Schilter Presubmission Conference Vicinity Map





CITY OF LACEY
Community & Economic Development Department
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Lacey, WA 98503
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CASE NUMBER:	19-60
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

MAR 20 2019

PRESUBMISSION CONFERENCE REQUEST FORM

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APPLICANT: SDC-III, LLC

ADDRESS: 321 High School Rd NE, D-3 CITY: Bainbridge Is STATE: WA ZIP: 98110
PHONE NUMBER: 206-669-7845 EMAIL: msherry@sherryadvisors.com

REPRESENTATIVE: Azure Green Consultants

ADDRESS: 409 East Pioneer CITY: Puyallup STATE: WA ZIP: 98372
PHONE NUMBER: 253-770-3144 EMAIL: paul@mailagc.com

PROJECT ADDRESS: 3017 Marvin Rd NE, Lacey, WA

ASSESSOR'S TAX PARCEL NUMBER(S): 11802320100

BRIEF DESCRIPTION OF PROJECT: self-storage; RV storage; car wash; coffee stand

TOTAL ACREAGE: 3.63 TOTAL SQ. FT OF BLDG: 101,600 ZONING: Light Industrial Commercial

PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX COMMERCIAL () M.H. PARK

EXISTING ACCESS: Marvin Rd NE; Evelyne Ln PROPOSED ACCESS: To be determined

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 3-27-2019 TIME: 1:30 pm

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.



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 MAR 14 2019

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CASE NUMBER:	19-103
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: ALLIED SERVICES LLC
 ADDRESS: PO Box 4341 CITY: Olympia STATE: WA ZIP: 98501
 PHONE NUMBER: 360-791-1056 EMAIL: tim_brezichna@hotmail.com

REPRESENTATIVE: TIM BREZICHNA
 ADDRESS: SAME → CITY: _____ STATE: _____ ZIP: _____
 PHONE NUMBER: ↓ EMAIL: _____

PROJECT ADDRESS:	<u>4806 15th Ave SE. LACEY, WA 98503</u>		
ASSESSOR'S TAX PARCEL NUMBER(S):	<u>656002 00700</u>		
BRIEF DESCRIPTION OF PROJECT:	<u>5- PLEX</u>		
TOTAL ACREAGE:	TOTAL SQ. FT OF BLDG:	ZONING:	
PROPOSED LAND USE: () SINGLE-FAMILY <input checked="" type="checkbox"/> MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK			
EXISTING ACCESS:	PROPOSED ACCESS:		

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 3/27/19 TIME: 2:30

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