



*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

VIA VIDEOCONFERENCE – LINK WILL BE SENT PRIOR TO MEETING

MEETING DATE: **Wednesday, April 28, 2021**

SPR Team Meeting will be held on the Tuesday prior to presub meeting date

TIME	PRE-SUB-MISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
10:00 a.m.				21-128 Lacey Fire District 3 Vehicle repair facility 11814410100 Seymour/Stiles 8407 Steilacoom Rd SE LD 3-6
11:00 a.m.				21-129 Churi Assets Retail development 75390000400 Schelling/Stiles 7439 Hawks Prairie Rd NE CCD
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				

RECEIVED

APR 13 2021



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

OFFICIAL USE ONLY

CASE NUMBER:	21-128
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: Lacey Fire District No. 3

ADDRESS: 1231 Franz St. SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 360-491-2410	EMAIL: mchambers@laceyfire.com		

REPRESENTATIVE: SCJ Alliance

ADDRESS: 8730 Tallon Lane NE, Suite 200	CITY: Lacey	STATE: WA	ZIP: 98516
PHONE NUMBER: 360-352-1465	EMAIL: jared.verhey@scjalliance.com		

PROJECT ADDRESS: 8407 Steilacoom Rd, Olympia WA 98513
ASSESSOR'S TAX PARCEL NUMBER(S): 11814410100
BRIEF DESCRIPTION OF PROJECT: Construct a new 3,750 SF Vehicle Repair Facility (VRF) building north of the existing VRF building
TOTAL ACREAGE: 5.39 acres TOTAL SQ. FT OF BLDG: 3,750 ZONING: LD 3-6
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: 1 access (from Steilacoom) PROPOSED ACCESS: 1 access (use existing)

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: April 28 TIME: 10:00 AM - 9:00 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.



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

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 04/14/2021

Project No.: _____

Project Name: Lacey Fire District 3 - New Vehicle Repair Facility

Parcel No.: 11814410100

Project Address: 8407 Steilacoom Rd

Applicant's Name: Lacey Fire District No. 3 - Matt Chambers

Phone: 360-491-2410

Applicant's Address: 1231 Franz St. SE, Lacey WA 98503

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.):

The property currently has the approximate 12,000+/- SF Old Station 34 along with the existing 5000 +/- SF vehicle repair facility (VRF) building. The old fire station was active up until the new Station 34 located north of the subject property was occupied approximately 6+/- months ago. The existing VRF building currently has a total of 4 bays for fire equipment service and has 5 employees. The new VRF will add an additional 4 bays and 3,750 SF for fire equipment service area and once complete will have 6 total employees for both buildings. The VRF currently operates between the hours of 6 AM and 6 PM

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project Site Gross Acres: +/-5.39 acres	Number of Gas Pumps/Fueling Positions: N/A
Building Size Gross Square Feet: +/-3,750 SF (new)	Number of Drive-through Windows: N/A
	+/-17,000 SF (existing)
Number of Employees: XX once complete	Number of Service Bays: 4 new and 4 existing
Number of Parking Stalls: 4 Parking stalls	Number of Car Wash Stalls: N/A
Number of Students / Children: N/A	Number of Seats (Theaters, etc.): N/A
Number of Rooms (Hotels, etc.): N/A	Number of Courts / Fields / Tees: N/A

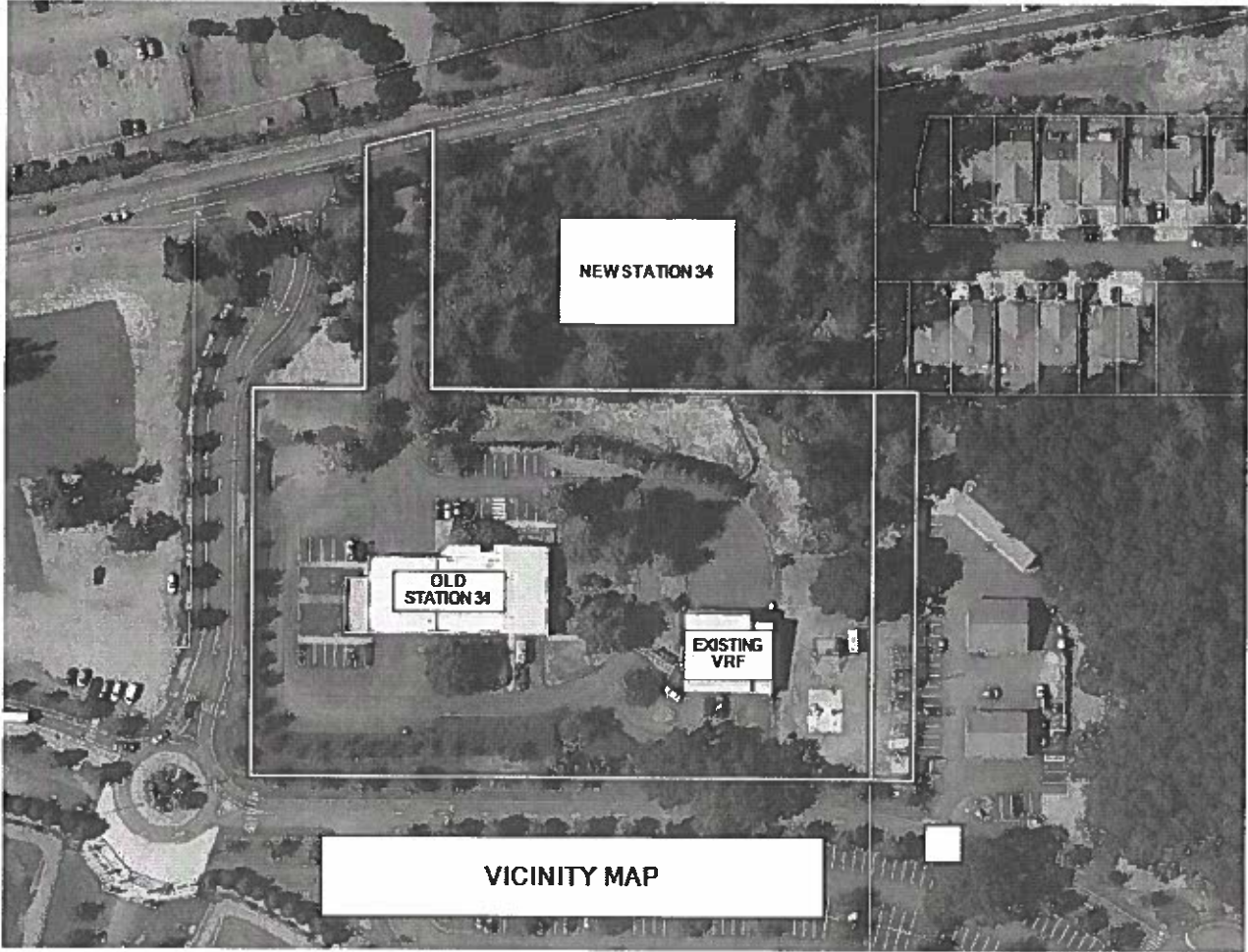
Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

The project proposes the construction of an new +/-3,750 square foot vehicle repair facility to service Lacey Fire District 3 and nearby fire department fire and emergency equipment. Access to the site will be via the existing Old Station 34 access from Steilacoom.

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature _____ Date: _____

For Official Use Only:			
HTE	Number:	Approved	for Traffic Division By:
Development	Reviewer:	Planner:	_____
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips:	_____	New PM Peak Hour Trips:	_____
Comments:	_____		
Calculated by:	_____		



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APR 12 2021

OFFICIAL USE ONLY



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

CASE NUMBER:	71,129
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@C.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: CHURI ASSETS

ADDRESS: 4414 Canterwood dr NW CITY: Gig Harbor STATE: WA ZIP: 98332

PHONE NUMBER: (360) 561-2950 EMAIL: Churiassets@gmail.com

REPRESENTATIVE: HRISHIKESH CHURI / Bhawna Churi

ADDRESS: 4414 Canterwood Dr NW CITY: Gig Harbor STATE: WA ZIP: 98332

PHONE NUMBER: (360) 561-2950 EMAIL: Churiassets@gmail.com

PROJECT ADDRESS: 7239 Hawks Prairie Road NE Lacey 98503 & 7431 Grayhawk Ln NE OLYMPIA 98516

ASSESSOR'S TAX PARCEL NUMBER(S): 75390000400 & 75390000500

BRIEF DESCRIPTION OF PROJECT: Building pads for retail use

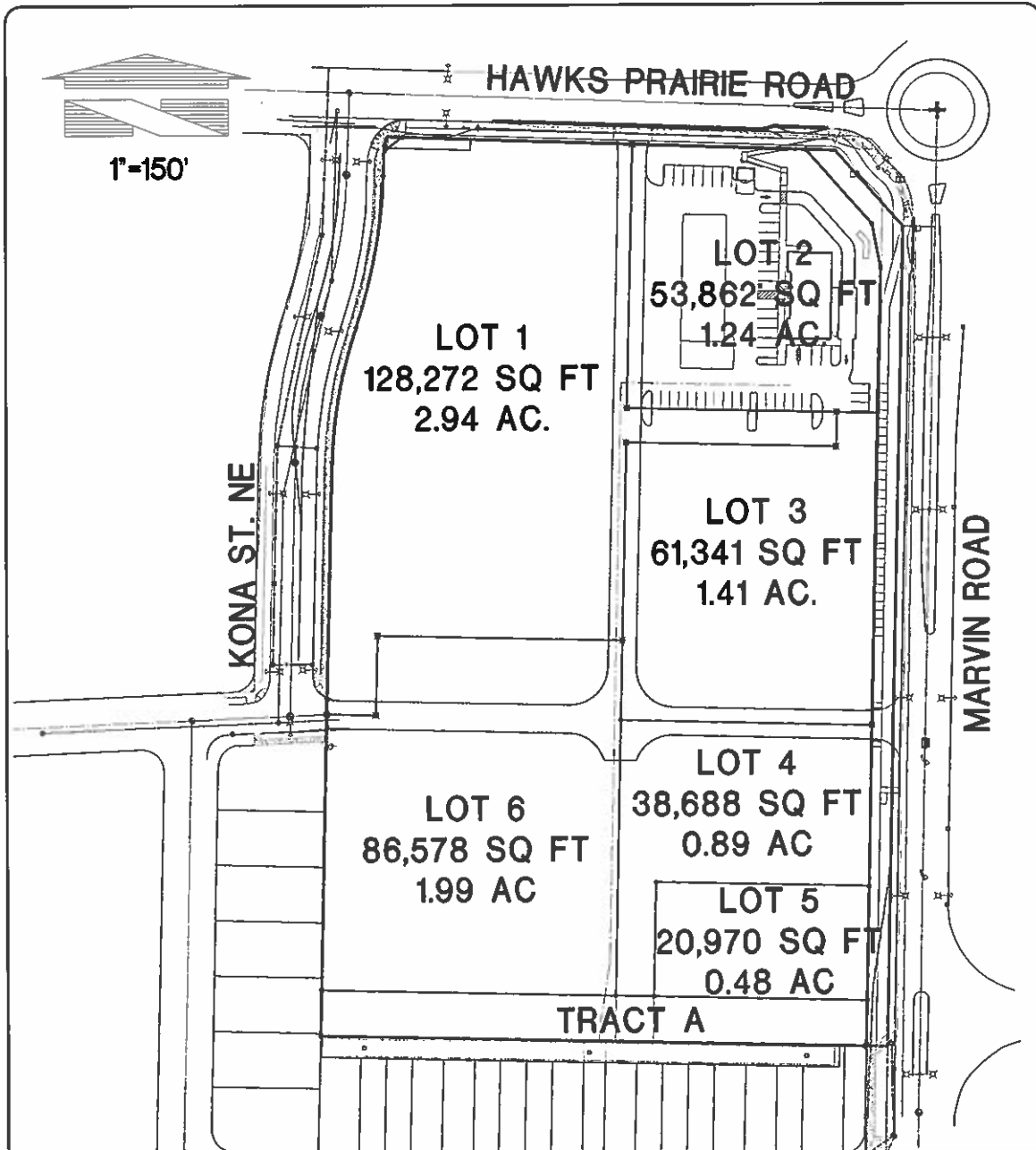
TOTAL ACREAGE: 1.37 acrs TOTAL SQ. FT OF BLDG: 14000 ZONING: Mix use Commercial

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

EXISTING ACCESS: Yes PROPOSED ACCESS:

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 04/28 TIME: 11 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.



Scale:
Horizontal 1"=150' Vertical

BARGHAUSEN
CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND
PLANNING, SURVEYING,
ENVIRONMENTAL SERVICES

For
**SOUTHBAY VILLAGE
LACEY, WA**

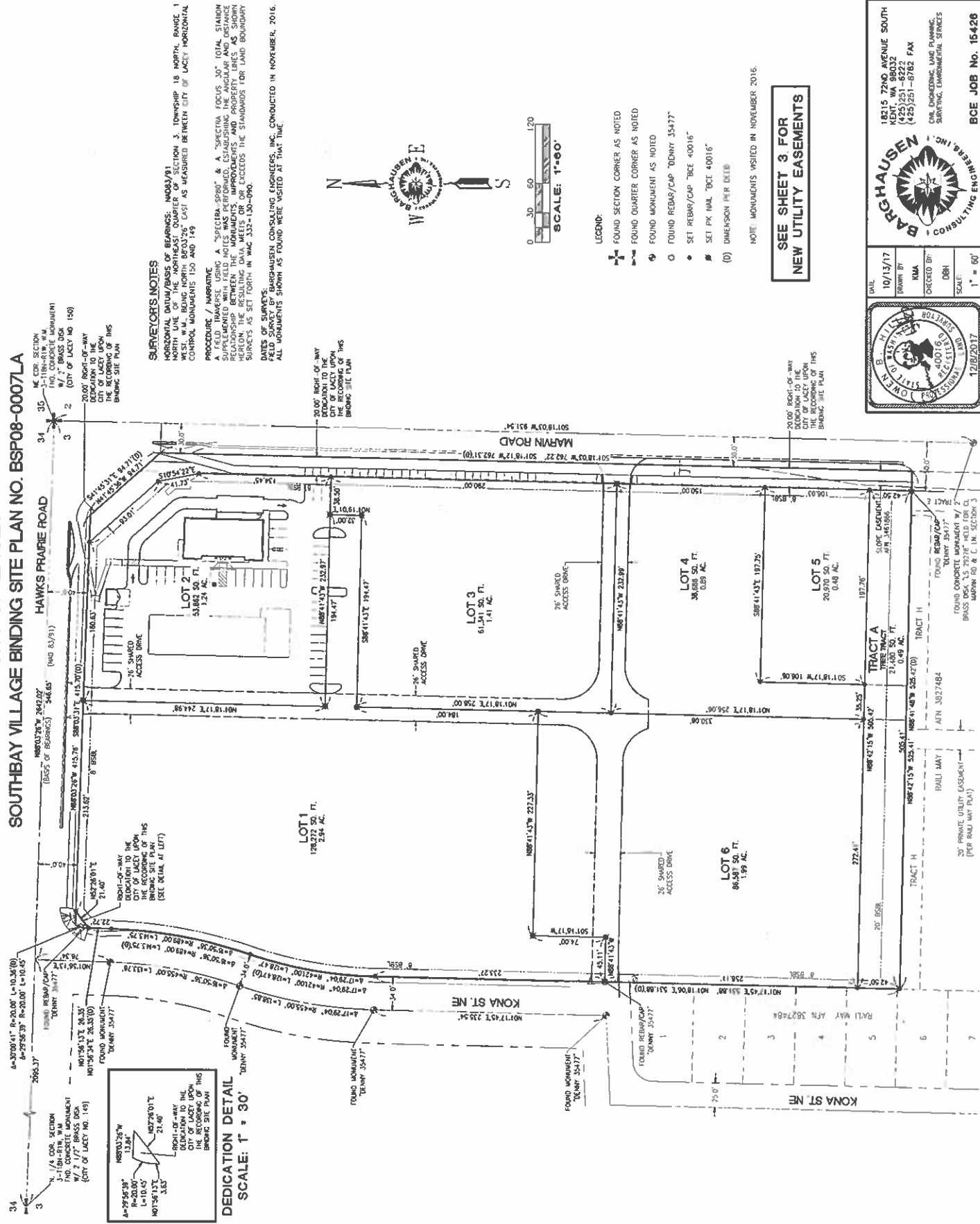
Title:
SITE PLAN

Job Number
15426

Sheet
1 of 1

Designed _____ Drawn CP Checked CP Approved CP Date 05-02-13

CITY OF LACEY SOUTHBAY VILLAGE BINDING SITE PLAN NO. BSP08-0007LA



DEDICATION DETAIL
SCALE: 1" = 30'

RIGHT-OF-WAY
CITY OF LACEY
THE RECORDING OF THIS
BINDING SITE PLAN
(SEE DETAIL AT LEFT)

SURVEYOR'S NOTES

HORIZONTAL DATUM/BASE OF BEARINGS: NAD83/91
NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1
EAST LINE OF THE WEST HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1
CENTRAL MONUMENTS 130 AND 145

PROCEDURE / MARRIAGE
A "SPECIAL ORDER" & "SPECTRA FOCUS 30" TOTAL STATION
SURVEY WAS USED TO RE-ESTABLISH THE MONUMENTS AND PROPERTY LINES AS SHOWN
HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY
SURVEYS AS SET FORTH IN WAC 35A-100-090.

DATES OF SURVEYS:
BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN NOVEMBER, 2016.
ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.



- LEGEND:**
- ✦ FOUND SECTION CORNER AS NOTED
 - ⊕ FOUND QUARTER CORNER AS NOTED
 - ⊙ FOUND MONUMENT AS NOTED
 - FOUND REBAR/CAP "D" ONLY 35477"
 - SET REBAR/CAP "BCE 40016"
 - ⊠ SET PK NAIL "DCE 40016"
 - (0) DIMENSION PER DEED

NOTE: MONUMENTS VISITED IN NOVEMBER 2016.

**SEE SHEET 3 FOR
NEW UTILITY EASEMENTS**

DATE	10/13/17
DRAWN BY	RMA
CHECKED BY	DBH
SCALE	1" = 60'

12/8/2017

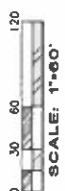
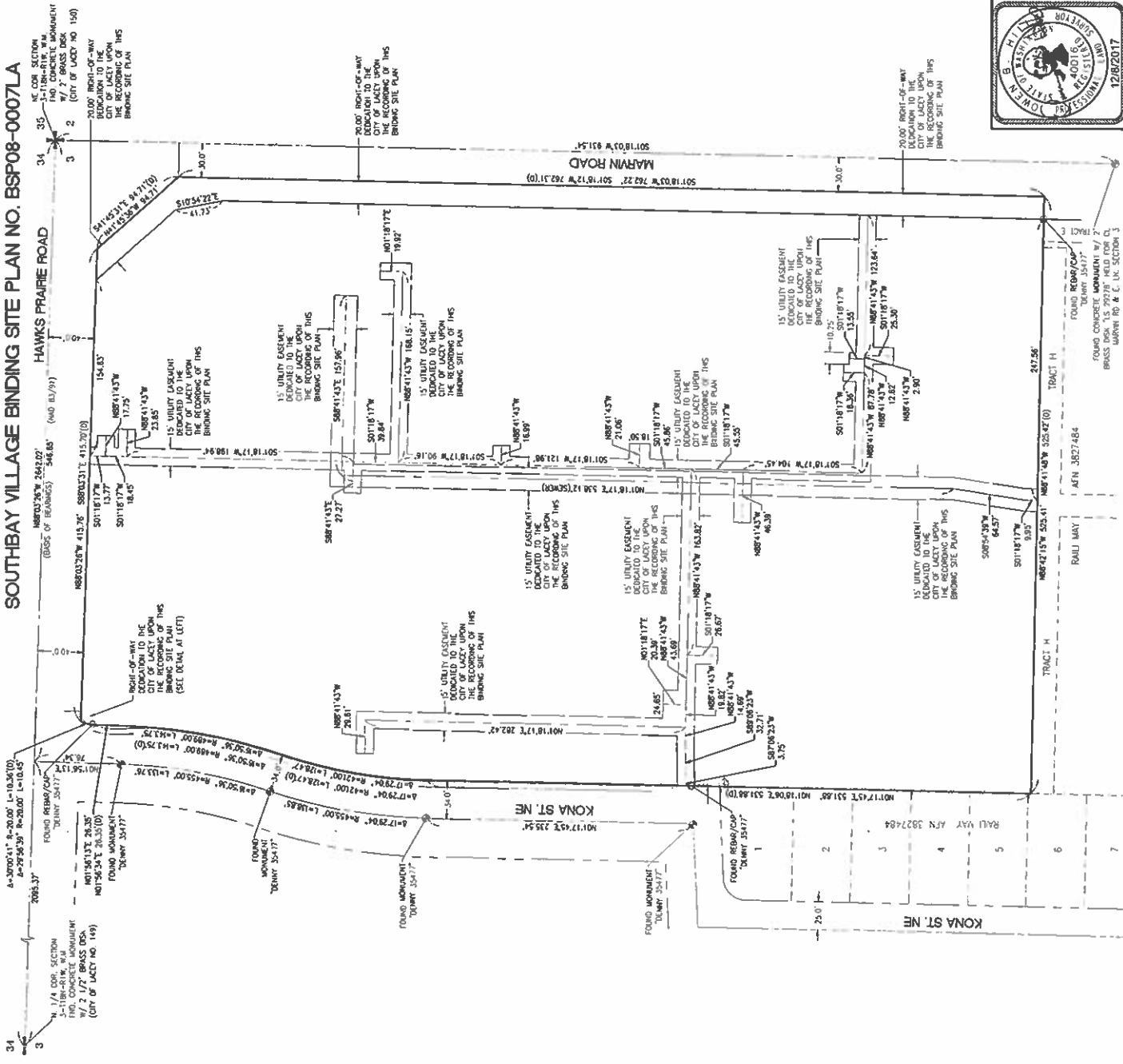


1821 S. 72ND AVENUE SOUTH
SUITE 202
TUMACACI, AZ 85722
(480) 251-8222
(480) 251-8762 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

BCE JOB NO. 15426

CITY OF LACEY
SOUTHBAY VILLAGE BINDING SITE PLAN NO. BSP08-0007LA



- LEGEND:**
- FOUND SECTION CORNER AS NOTED
 - FOUND QUARTER CORNER AS NOTED
 - ⊙ FOUND MONUMENT AS NOTED
 - FOUND REBAR/CAP "DENNY 35417"
 - (M) DIMENSION PIPE DEED

NEW UTILITY EASEMENTS



DATE: 10/13/17
 DRAWN BY: RMA
 CHECKED BY: OBH
 SCALE: 1" = 60'

BAGHAUSEN CONSULTING ENGINEERS, INC.
 1821 S. 72ND AVENUE SOUTH
 SUITE 200
 TUMACACI, OR 97146
 (425) 251-8222
 (425) 251-8782 FAX
 ONE ENGINEERING, LAND SURVEYING,
 SURVEYING, ENVIRONMENTAL SERVICES

SHT 3 OF 3

BCE JOB NO. 16428

File Path: \\15200A\1528\BSP08\BSP08-0007LA.dwg Date/Time: 12/5/2017 1:54 PM User: J. BAGHAUSEN