



*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, May 8, 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.				19-110 11827123900 2515 Carpenter Rd SE <div style="float: right;">Montgomery</div> <div style="float: right;">Short plat Tabor/Stiles SHORES/LD 0-4</div>
11:00 a.m.				19-93 11820121501/21600 4207 Pacific Ave SE <div style="float: right;">Ghafoor</div> <div style="float: right;">Discuss permitted uses Seymour/Stiles MD</div>
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

RECEIVED

APR 26 2019

BY _____

OFFICIAL USE ONLY

CASE NUMBER:	19-110
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.

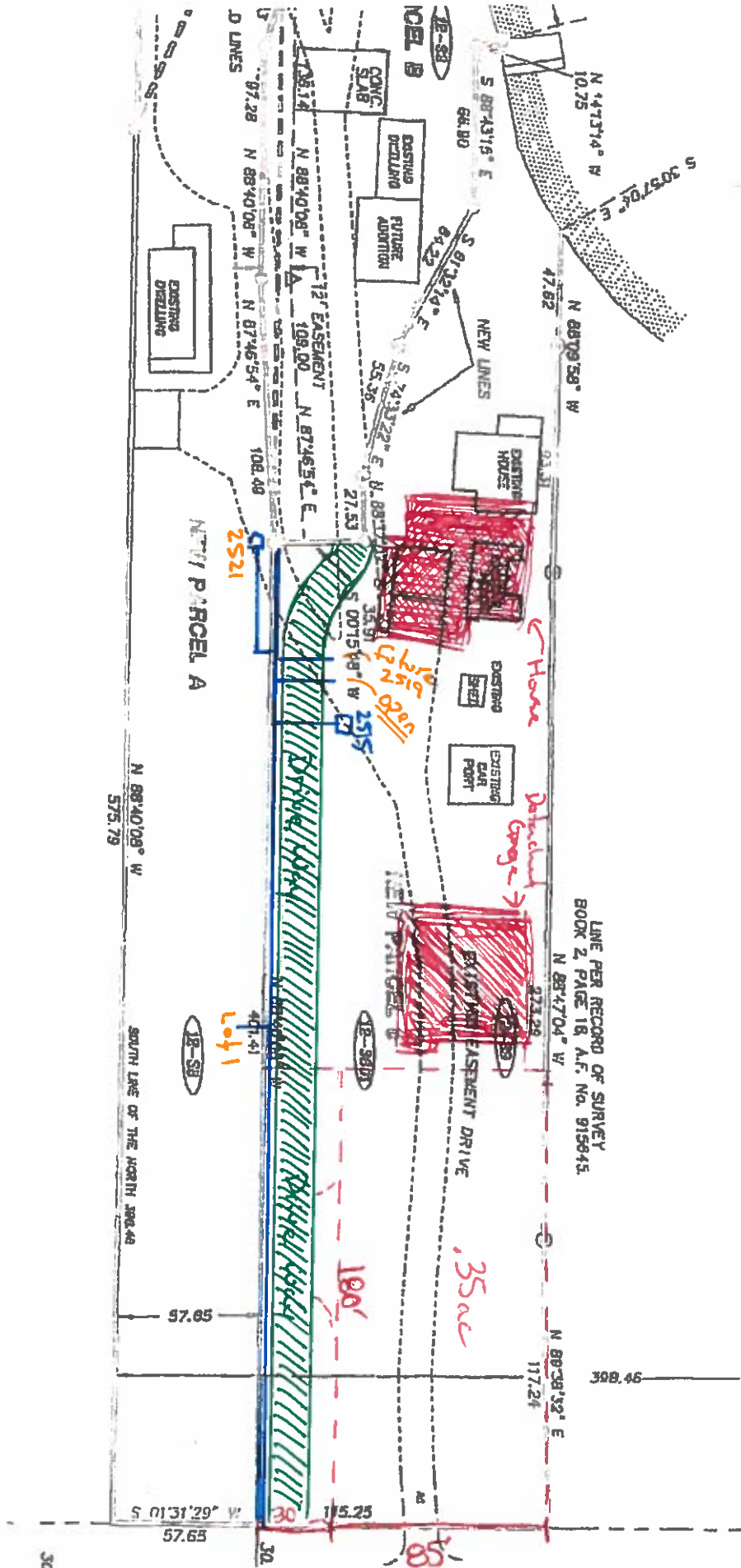
APPLICANT: Steve Montgomery
 ADDRESS: 2515 Carpenter Rd. SE CITY: Lacey STATE: WA ZIP: 98503
 PHONE NUMBER: (360) 481-0578 EMAIL: Se.Montgomery4@gmail.com

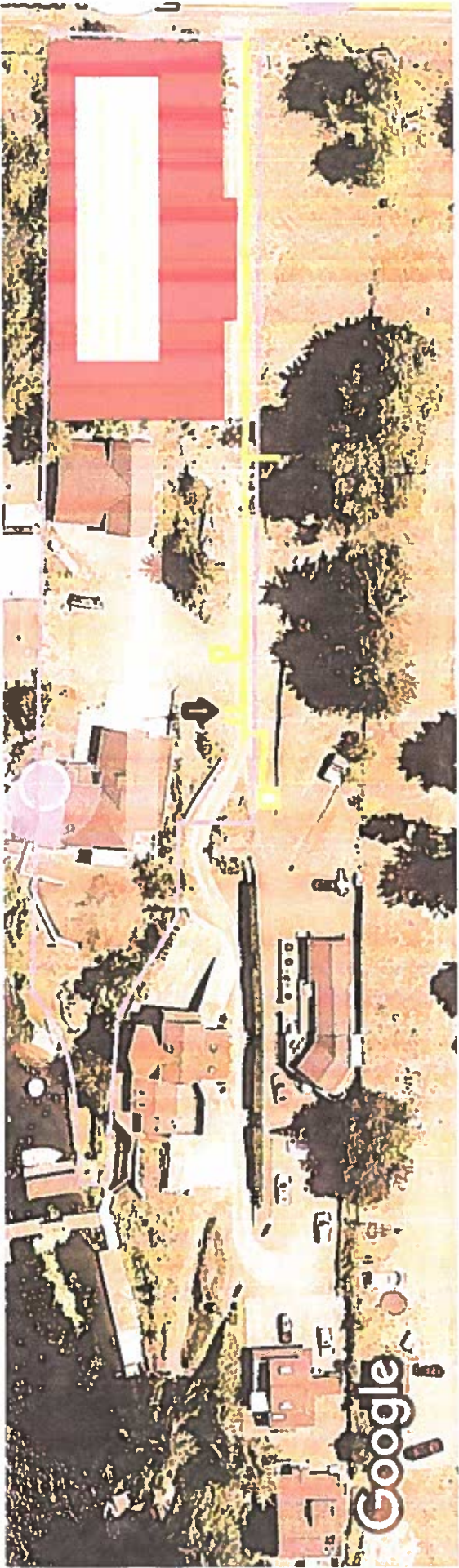
REPRESENTATIVE: (SELF)
 ADDRESS: 2515 Carpenter Rd. SE CITY: Lacey STATE: WA ZIP: 98503
 PHONE NUMBER: (360) 481-0578 EMAIL: Se.Montgomery4@gmail.com

PROJECT ADDRESS:	<u>2515 Carpenter Rd. SE Lacey WA 98503</u>		
ASSESSOR'S TAX PARCEL NUMBER(S):	<u>11827123900</u>		
BRIEF DESCRIPTION OF PROJECT:	<u>Lot Subdivide (1.26 ac existing; divide to (1) .91 ac and (1) new .35 ac lot)</u>		
TOTAL ACREAGE:	<u>1.26</u>	TOTAL SQ. FT OF BLDG:	
ZONING:	<u>LD-04</u>	<u>Low density Residential</u>	
PROPOSED LAND USE:	<input checked="" type="checkbox"/> SINGLE-FAMILY (<input type="checkbox"/> MULTI-FAMILY (<input type="checkbox"/> INDUSTRIAL DUPLEX (<input type="checkbox"/> COMMERCIAL (<input type="checkbox"/> M.H. PARK		
EXISTING ACCESS:	<u>Easement drive → Carpenter</u>	PROPOSED ACCESS:	<u>Easement drive → Carpenter</u>

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: May 8, 2019 TIME: 10:00.

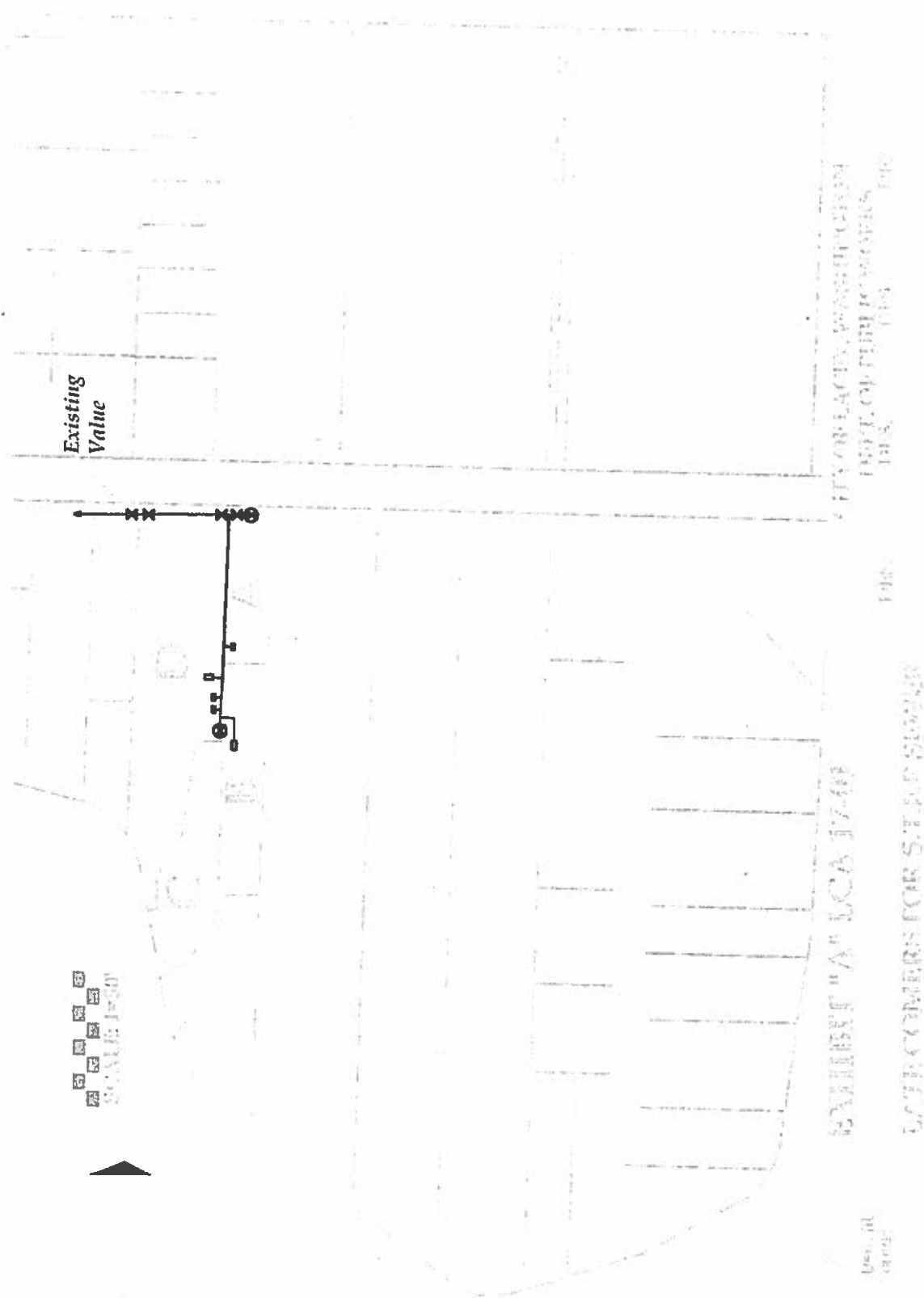
A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to 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.





Existing
Value

SCALE: 1"=50'



CITY OF LARCHMONT, NEW YORK
DEPT. OF PUBLIC WORKS
100

EXHIBIT "A" LCA 17-11

100

UTILITY CORNERS FOR STREET SIGNAGE

100

2515 Carpenter Rd.

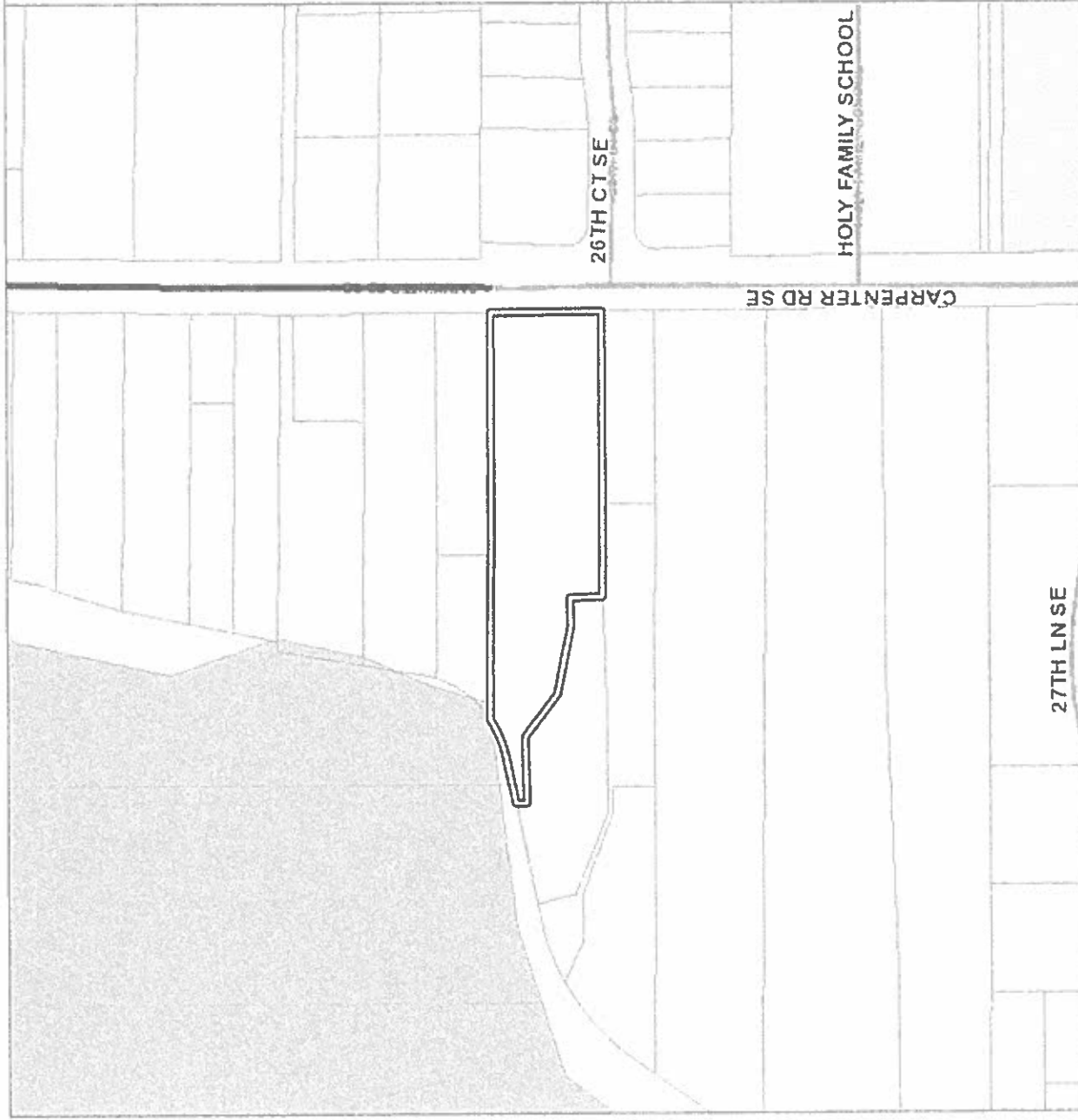
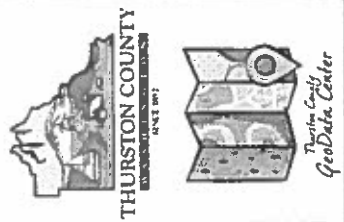
- Legend**
- Olympia Municipal
 - Airport
 - Water Bodies (River - Large Scale)
 - Water Bodies (Other)
 - Parks
 - Cities
 - Capital Forest
 - County Background
 - Roads - Major
 - Roads (Large Scale)
 - Roads - Major (Large Scale)
 - <all other values>
 - 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
 - 15; US 101
 - Roads (Large Scale)
 - Railroads
 - County Border
 - Roads
 - Railroads

Scale 1: 3,180



Map Created Using GeoData Public Website
Published: 4/26/2019

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.



City of Lacey

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

RESIDENTIAL TRAFFIC GENERATION WORKSHEET

Date: 4/26/2019 Project No.: _____
Project Name: 2515 Carpenter Rd. - Subdivision Parcel No.: 11827123900
Project Address: 2515 Carpenter Rd. SE Lacey WA 98503
Applicant's Name: Steve Montgomery Phone: (360) 481-0578
Applicant's Address: 2515 Carpenter Rd. SE Lacey WA 98503

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):

- property is 1.26 ac, one primary residence and one out building are on the lot.
- proposed area of subdivision has no improvements to it.

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

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

Remarks:


Proposed Use (Include Site Plan)

Check the proposed type of development (check all that apply):

	Number of Units		Number of Units
<input type="checkbox"/> Single Family Detached Housing	_____	<input type="checkbox"/> Senior Adult Housing – Attached	_____
<input type="checkbox"/> Apartment	_____	<input type="checkbox"/> Congregate Care Facility	_____
<input type="checkbox"/> Residential Condominium/Townhouse	_____	<input type="checkbox"/> Assisted Living	_____
<input type="checkbox"/> Rental Townhouse	_____	<input type="checkbox"/> Continuing Care Retirement Community	_____
<input type="checkbox"/> Mobile Home Park	_____	<input type="checkbox"/> Residential Planned Unit Development	_____
<input type="checkbox"/> Senior Adult Housing – Detached	_____	<input type="checkbox"/> Other (<i>Please Explain</i>)	_____

List other information useful in determining traffic characteristics:

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: 4/26/2019

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: _____



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

OFFICIAL USE ONLY

CASE NUMBER:	19-93
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	SS
PW ASSIGNED:	

APR 01 2019

PRESUBMISSION CONFERENCE REQUEST FORM

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

APPLICANT: Rashid Ghafoor -- will call in, currently residing in Florida

ADDRESS: 4207 Pacific Ave SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 925-864-7440	EMAIL: rashidz1@aol.com		

REPRESENTATIVE:

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

PROJECT ADDRESS: 4207 Pacific Ave SE Lacey, WA
ASSESSOR'S TAX PARCEL NUMBER(S): 11820121501, 11820121600
BRIEF DESCRIPTION OF PROJECT: Discuss possible future uses and/or expansion
TOTAL ACREAGE: .52 TOTAL SQ. FT OF BLDG: 1403 ZONING: 64 Service Repair <i>WD</i>
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Pacific Ave x 2 PROPOSED ACCESS: no change

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) *May 8*
DATE: *April 24* TIME: 11:00 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.

Samra Seymour

From: rashidz1@aol.com
Sent: Tuesday, March 26, 2019 11:20 AM
To: Samra Seymour
Subject: 4207 Pacific Ave SE Lacey, WA (Genuine Auto Glass)

Hello Samra,

I hope you're doing well! Hope Wade and Tom are both doing good as well!

I worked with you a few years ago on getting the old Checkered Auto Repair up and running into the new Genuine Auto Glass site.

Had a few questions, the current tenants are quickly running out of space. Which is a good problem to have.

1. I'm assuming we are still limited because of the lack of a fire hydrant. Do you have a ballpark estimate of what it would cost to bring the one on the corner to our site.

2. If I'm unable to expand it, are there any prohibitions on the property if I wanted to ground lease it out? IE, drive through, food establishment.

Thank!
Rashid Ghafoor
925-864-7440