



*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

**VIA VIDEOCONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**

MEETING DATE: **Wednesday, July 14, 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.				
11:00 a.m.				<b>21-237 Juniper Coffee Co Comm kitchen container</b> <b>6195000050 Fant/Stiles</b> <b>3205 Willamette Dr NE CO</b>
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				<b>21-236 Yoder Drive-thru restaurant</b> <b>11812310200 Seymour/Stiles</b> <b>8920 Martin Way E MHDC</b>





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

OFFICIAL USE ONLY

CASE NUMBER: 4-237  
 RELATED CASE NUMBERS: \_\_\_\_\_  
 PLANNER ASSIGNED: \_\_\_\_\_  
 PW ASSIGNED: \_\_\_\_\_

JUL 02 2021

**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: Juniper Coffee Co  
 ADDRESS: 3205 Willamette Dr NE CITY: Lacey STATE: WA ZIP: 98516  
 PHONE NUMBER: 360.970.8260 EMAIL: angela@junipercoffee.co.net

REPRESENTATIVE: Angela Brewer  
 ADDRESS: 1001 Marshal Dr. SE CITY: Tumwater STATE: WA ZIP: 98501  
 PHONE NUMBER: 360.970.8260 EMAIL: angela@junipercoffee.co.net

PROJECT ADDRESS: 3205 Willamette Dr. NE Lacey, WA 98516  
 ASSESSOR'S TAX PARCEL NUMBER(S): 61950000500  
 BRIEF DESCRIPTION OF PROJECT: We would like to add a commercial kitchen container to the backside of property  
 TOTAL ACREAGE: .22 TOTAL SQ. FT OF BLDG: 1296 ZONING: ?  
 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:  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 7/14 TIME: 10:00am

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.



Thurston County Assessor

Parcel Number: 61950000500

Date: 6/30/2021

Situs Address: 3205 WILLAMETTE DR NE

Sect/Town/Range: 01 18 1W

Owner: J & JS HELTON LLC  
Address: 7938 52ND AVE NE  
LACEY, WA 98516

Size: 0.22 Acres  
Use Code: SB Retail - Esting  
TCA Number: 241

Taxpayer: J & JS HELTON LLC  
Address: 7938 52ND AVE NE  
LACEY, WA 98516

Neighborhood: ZTHC  
Property Type: RST  
Taxable: YES  
Active Exemptions: None  
Fire District: FIRE DISTRICT #03  
School District: NORTH THURSTON S.D. #3

Abbreviated Legal: Section 01 Township 18 Range 1W Quarter NW Binding Site  
Plan MERIDIAN CAMPUS CENTER BSP BSP09-0002LA LY 5  
Document 4573463 REVISION

Water Source: PUBLIC  
Sewer Type: SEWER

Market Values

Tax Year	2021	2020	2019	2018	2017	2016	2015	2014
Assessment Year	2020	2019	2018	2017	2016	2015	2014	2013
Market Value Land	\$143,900	\$155,600	\$156,100	\$112,100	\$71,300	\$72,000	\$62,250	\$60,200
Market Value Buildings	\$235,800	\$213,400	\$259,000	\$239,700	\$238,100	\$187,500		
Market Value Total	\$379,700	\$369,000	\$415,100	\$351,800	\$309,400	\$259,500	\$62,250	\$60,200

Commercial Structures

Building	Year Built	Floor	Square Feet	No. Floors	Total Sq. Ft.	Quality	Condition
FAST-FOOD-RS	2015	1	1296	1	1296	AVERAGE	AVERAGE

Detached Structures

Structure	Year Built	Square Feet	Quality	Condition
PWG-CONCRTE	2015	2954	AVERAGE	AVERAGE

Land Characteristics

Land Flag	5010	Land Influence(s)	LT-LIGHT TRAFFIC SP-SHAPE
Lot Square Footage	9607		
Lot Acreage	0.22		
Effective Frontage	Not Listed		
Effective Depth	Not Listed		
Water Source	Public		
Sewer Source	Public		

Sales

Sale Date:	01/23/2019
Price:	\$375,000
Excise:	540424
Sale Type:	STATUTRY WARRANTY DEED
Recording Number:	4668096
Seller:	CENTURY MUTUAL INVESTORS LLC
Buyer:	J & JS HELTON LLC
Multiple Parcel Sale:	N

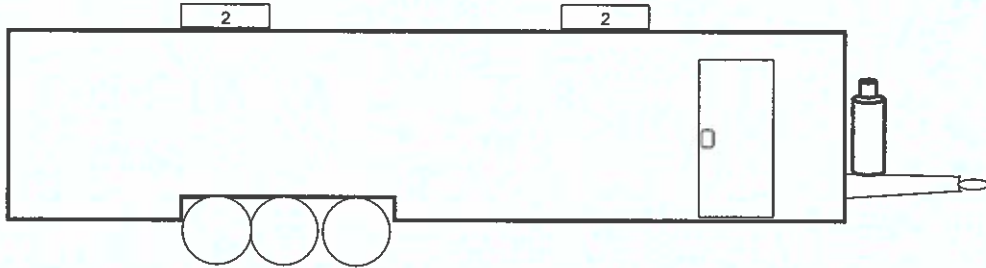
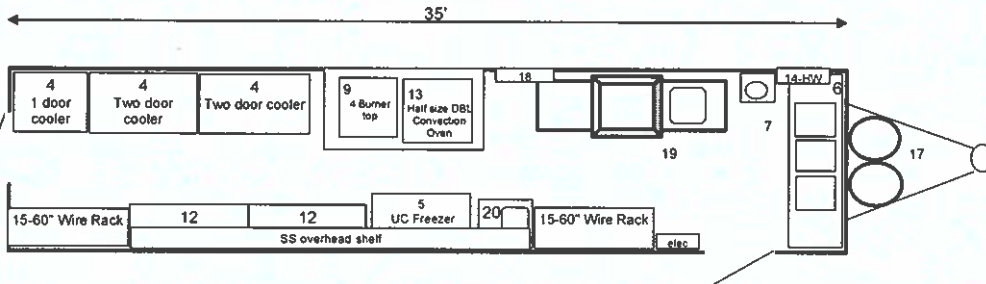
The Assessor's Office maintains property records on approximately 112,000 parcels in Thurston County for tax purposes. Though records are updated regularly, the accuracy and timeliness of published data cannot be guaranteed. Any person or entity that relies on information obtained from this website does so at his or her own risk. Neither Thurston County nor the Assessor will be held liable for damage or losses caused by use of this information. All critical information should be independently verified.

Office of the Assessor

Steven J. Drew, Assessor  
2000 Lakeridge Drive SW - Olympia, WA 98502  
Customer Service (360)867-2200 - Fax (360)867-2201 - TDD (360)754-2933



35' MOBILE KITCHEN UNIT  
 Built For: JUNIPER COFFEE CO  
 6.7.21



**EQUIPMENT LEGEND**

- |    |   |
|----|---|
| 1  | Concession window                                       |
| 2  | Hvac Unit - 2 ea 15,000 BTU w/heat strip                |
| 3  | 7' Exhaust Hood and fan                                 |
| 4  | 2 Door Refrigerator                                     |
| 5  | 48" UCFreezer   |
| 6  | 3 Basin Sink  |
| 7  | Hand sink   |
| 8  | 40# Deep Fryer  |
| 9  | 4 Burner range top                                      |
| 10 | 36" griddle on stand                                    |
| 11 | Tilt Skillet  |
| 12 | 60" SS table w/ under shelves                           |
| 13 | Half Size Double Convection oven                        |
| 14 | On-demand Hot water (endless supply)                    |
| 15 | 60" w x 72" h x 18" d wire shelf                        |
| 16 | Single Door Refrigerator                                |
| 17 | 100# LP tanks (2)                                       |
| 18 | Fire suppression system                                 |
| 19 | Single rack pass-thru DW with spray off and clean table |
| 20 | 1 comp prep sink  |

**MFG/MODEL**

- |                             |
|-----------------------------|
| 4' H X 6' L                 |
| Dometic or equivalent       |
| Kitchen Stainless           |
| True T35                    |
| True                        |
| Eagle                       |
| Eagle                       |
| Star 648TD                  |
| Cleveland or Groen          |
| Eagle                       |
| Noritz NR71SV or equivalent |
| Eagle                       |
| #                           |
| Worthington                 |
| Ansul                       |
| CMA                         |
| Eagle                       |

**TRAILER SPECIFICATIONS**

- Electric brakes & heavy duty suspension
- AXLES - 3 ea 6000lb axles
- LOAD DISTRIBUTION equalizer brackets
- REAR BOGEY WHEELS
- INTERIOR WIDTH - 94"
- INTERIOR HEIGHT - 96"
- TONGUE - 60" triple tube with 1/2" draw bar connections
- WALLS - reinforced and braced
- WALL FINISH - Interior and Exterior 303 White Aluminum - Washable
- FLOOR UNDERLAYMENT - Advantech laminate subfloor
- FLOOR FINISH - Diamond plate floors and cover
- INSULATED - walls floor and ceiling
- PLUMBING - supply- PEX
- PLUMBING - drain- PVC
- DOORS 1ea 36" doors with integrated screens
- Additional electrical receptacles in food preparation areas

**UTILITIES**

- Power - 100a 220v 1Ph
- Water - 3/4" garden hose connect
- Sewer - 1 1/2" discharge
- Propane - 2 ea 100# tanks

Trailer weight est: 12,000 - 14,000 lbs

X  
 SIGNATURE OF APPROVAL

DATE

PRINT NAME



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

**OFFICIAL USE ONLY**

CASE NUMBER:	24-236
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

JUN 18 2021

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APPLICANT: Tara yoder

ADDRESS: 8838 Daffodil LN CITY: olympia STATE: WA ZIP: 98513

PHONE NUMBER: 612-281-3279 EMAIL: Tyoder0622@gmail.com

REPRESENTATIVE: same above

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROJECT ADDRESS: 82 8920 Martin way

ASSESSOR'S TAX PARCEL NUMBER(S): 11812310200

BRIEF DESCRIPTION OF PROJECT: 272 sq ft structure with drive thru serving food, an outside seating area with a walk of (12'x20') w/ window

TOTAL ACREAGE: 2.48 TOTAL SQ. FT OF BLDG: 272 ZONING: \_\_\_\_\_

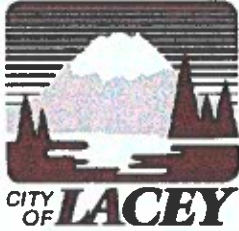
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX  COMMERCIAL ( ) M.H. PARK

EXISTING ACCESS: Martin way PROPOSED ACCESS: Martin way

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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: 6/18/21

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

Project Name: \_\_\_\_\_ Parcel No.: \_\_\_\_\_

Project Address: 8920 Martin Way Lacey WA

Applicant's Name: Tara Yoder Phone: 612-281-3279

Applicant's Address: 8838 Daffodil LN SE Olympia WA 98513

**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 adjacent parcel has 45 buisness. There is "Pink sugar" a coffee stand. The "German Diner", a Master Na's Black Belt Academy (I believe has gone away) an additional office space and a vacant multi Bay warehouse.





Martin Way

8920 Martin Way

yoder, Tara

612-281-3279

