



Shaping  
our community  
together

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

## COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

- The following projects will be considered on **Wednesday, July 26, 2023**
- **VIA VIDEO CONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**
- SPR Team Meeting will be held on the Tuesday prior to presub meeting date

Meeting Time	Assigned Staff	Project Details
10:00	S. Seymour Planner  T. Stiles, Public Works	<b>Case #23-0206 – U-Haul Warehouse</b> <b>Address/Parcel:</b> 8560 Commerce Place NE/ 42080001200 <b>Zoning:</b> Light Industrial <b>Description of Proposal:</b> Adaptive reuse for new warehouse
11:00	S. Bartz Planner  T. Stiles, Public Works	<b>Case #23-0204 – 18 Unit Apartment Complex</b> <b>Address/Parcel:</b> 1224 Sleater Kinney Rd SE/11820131800 <b>Zoning:</b> High Density <b>Description of Proposal:</b> Making an 18 unit apartment complex
2:00	S. Bartz Planner  T. Stiles, Public Works	<b>Case #23-0197 – Motorcycle Dealership Remodel</b> <b>Address/Parcel:</b> 5420 Martin Way E/61340000300 <b>Zoning:</b> Light Industrial <b>Description of Proposal:</b> Lease, remodel and move a motorcycle dealership
3:00		

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JUL 19 2023

BY 23-0206



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

OFFICIAL USE ONLY

CASE NUMBER:
RELATED CASE NUMBERS:
PLANNER ASSIGNED: <i>Symon</i>
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: Lora Lakov

ADDRESS: 2727 N Central Ave	CITY: Phoenix	STATE: AZ	ZIP: 85004
PHONE NUMBER: 602 263 6555	EMAIL: lora_lakov@uhaul.com		

REPRESENTATIVE: Lora Lakov

ADDRESS: 2727 N Central Ave	CITY: Phoenix	STATE: AZ	ZIP: 85004
PHONE NUMBER: 602 263 6555	EMAIL: lora_lakov@uhaul.com		

PROJECT ADDRESS: 8065 Commerce Place Drive NE, Lacey WA
ASSESSOR'S TAX PARCEL NUMBER(S): 42080001200
BRIEF DESCRIPTION OF PROJECT: Adaptive reuse for new warehouse.
TOTAL ACREAGE: 4.5      TOTAL SQ. FT OF BLDG: 72,262      ZONING: LM ( Light Industrial)
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY (x) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: yes      PROPOSED ACCESS: no

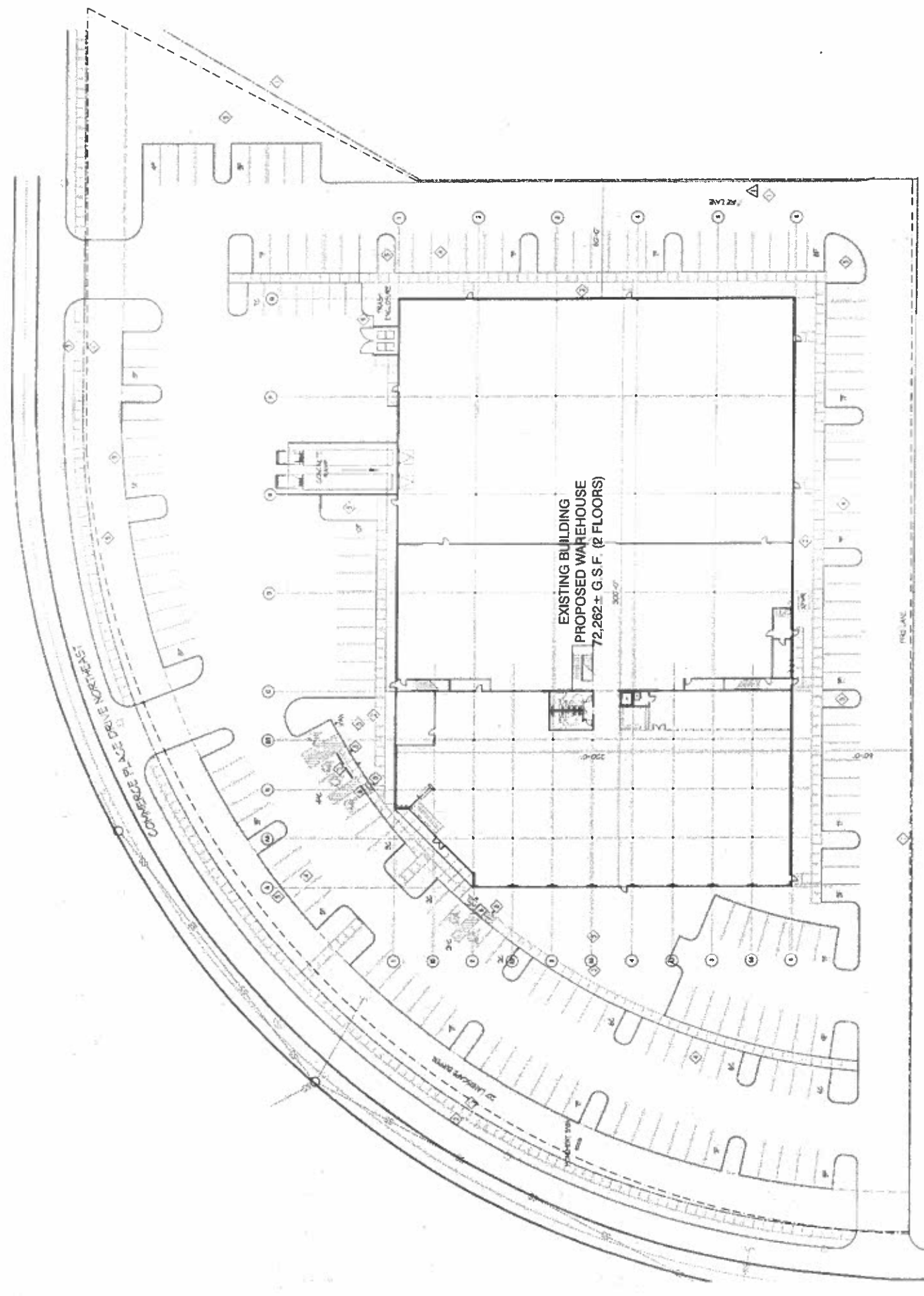
INDICATE PREFERENCE FOR A MEETING DATE AND TIME: <i>REQUIRED</i>
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: 7/26/23      TIME: 10 am

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.

SHEET CODES:	NO	1	2	3	4	5	6	7	8
	DLT	SMG	WMS						
REV	-PROFESSOR SPA								
REV	REVISIONS:								
PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION FOR INFORMATION ONLY									
APP-1011-020									
<b>AMERCO REAL ESTATE COMPANY</b> CONSULTING SERVICES 777 WEST CENTER AVENUE PHOENIX, AZ 85004 P: (602) 763-6507									
SITE ADDRESS: Warehouse of Lacey 6560 Commerce Place One NE Lacey, WA									
SHEET CODE: Conceptual Site Plan									
DATE: 07/02/2023 DRAWN: [ ] CHECKED: [ ] <b>SP2</b>									

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**ZONING INFORMATION**  
 Warehouse of Lacey Adaptive Route  
 City of Lacey  
 9660 Commerce Place One NE, Lacey, WA  
 PROJECT ADDRESS:  
 ACRE: ( Parcel ID: 42080001200 ) +/- 4.5 ac  
 ZONE: LM (Light Industrial)  
 PROPOSED USES: Warehouse



CONCEPTUAL

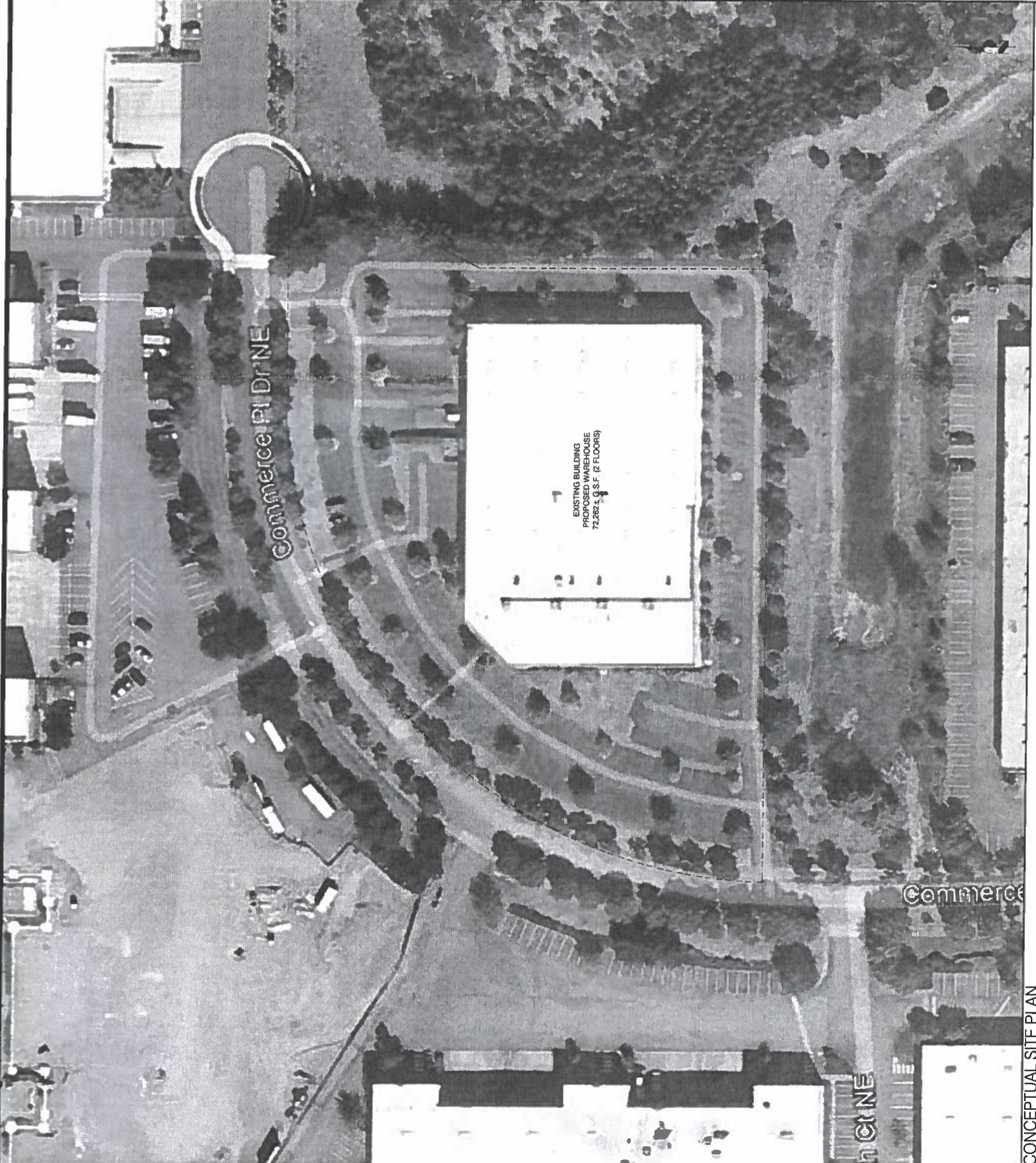


SCALE: 1" = 30' 0"

CONCEPTUAL SITE PLAN

**ZONING INFORMATION**

PROJECT NAME: Warehouse of Lacey Adaptive Reuse  
 MUNICIPALITY: City of Lacey  
 PROJECT ADDRESS: 9860 Commerce Place Drive NE, Lacey, WA  
 ACRE: (Parcel ID 42090001200) +/- 4.3 ac  
 ZONE: LM (Light Industrial)  
 PROPOSED USES: Warehouse



SCALE 1" = 40'-0"

CONCEPTUAL SITE PLAN

SHEET NOTES:

REVISIONS:

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:  
 PRELIMINARY DOCUMENTS  
 NOT FOR CONSTRUCTION  
 FOR INFORMATION ONLY

ARC-TECT 200:

**AMERCO**  
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2271 WEST 15TH AVENUE  
 PHOENIX, ARIZONA 85009  
 P: (602) 763-6507

SITE ADDRESS:  
 Warehouse of Lacey  
 9860 Commerce Place Drive NE  
 Lacey, WA

SHEET CONTAINS:  
 Conceptual  
 Site Plan

DATE: 07/26/2023  
 CHECKED:  
 DRAWN:  
 SP1

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BY 23-0204

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

Table with 1 column and 4 rows: CASE NUMBER, RELATED CASE NUMBERS, PLANNER ASSIGNED: BARTZ, 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: Platinum Custom Homes
ADDRESS: PO Box 67 CITY: Olympia STATE: WA ZIP: 98507
PHONE NUMBER: 360 239-1634 EMAIL: DKConcreteLLC@AOL.com

REPRESENTATIVE: David Kn. Hle
ADDRESS: PO Box 67 CITY: Olympia STATE: WA ZIP: 98507
PHONE NUMBER: 360 239-1634 EMAIL: DKConcreteLLC@AOL.com

PROJECT ADDRESS: 1224 Sleater Kearney Rd SE
ASSESSOR'S TAX PARCEL NUMBER(S): 11820131800
BRIEF DESCRIPTION OF PROJECT: 18 unit apartment complex
TOTAL ACREAGE: 0.39 TOTAL SQ. FT OF BLDG: 16,050 ZONING: HD High Density Res
PROPOSED LAND USE: ( ) SINGLE-FAMILY (X) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: Sleater Kearney PROPOSED ACCESS: Same

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 7/26 TIME: 9:00

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75'

Dumpster



124

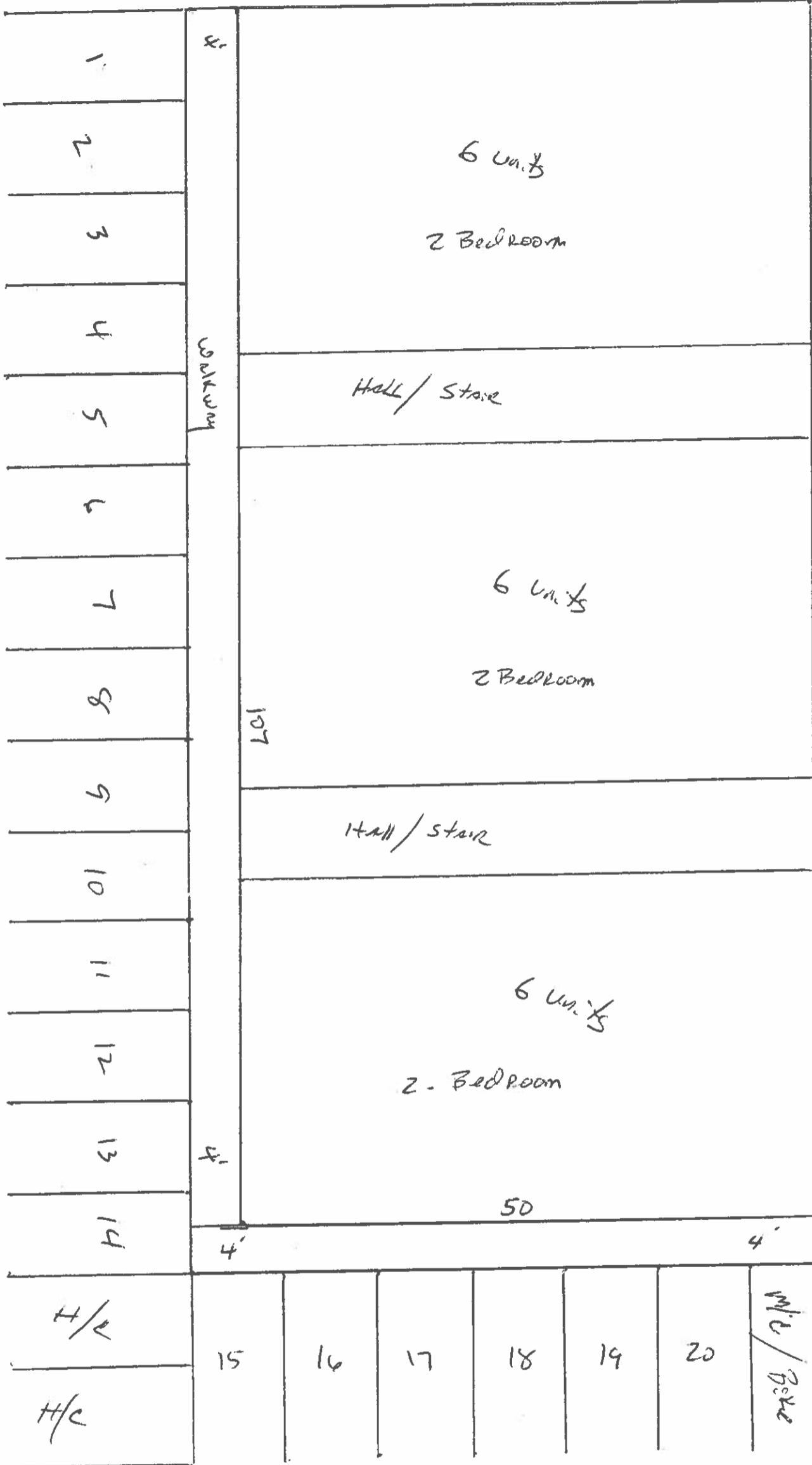
Enter  
Kenny  
Rd  
SE

1/32  
= 1 ft

10

10

5



173

5

50

4'

4'

4'

H/C

15

16

17

18

19

20

H/C /  
Bike

H/C



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

**OFFICIAL USE ONLY**

CASE NUMBER:
RELATED CASE NUMBERS:
PLANNER ASSIGNED: <b>BAETZ</b>
PW ASSIGNED:

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JUL 14 2023

23-0197

**PRESUBMISSION CONFERENCE REQUEST FORM**

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APPLICANT: **Chris Paulson**

ADDRESS: 4402 6th ave se	CITY: lacey	STATE: wa	ZIP: 98503
PHONE NUMBER: 2533126607	EMAIL: chris@paulsons.co		

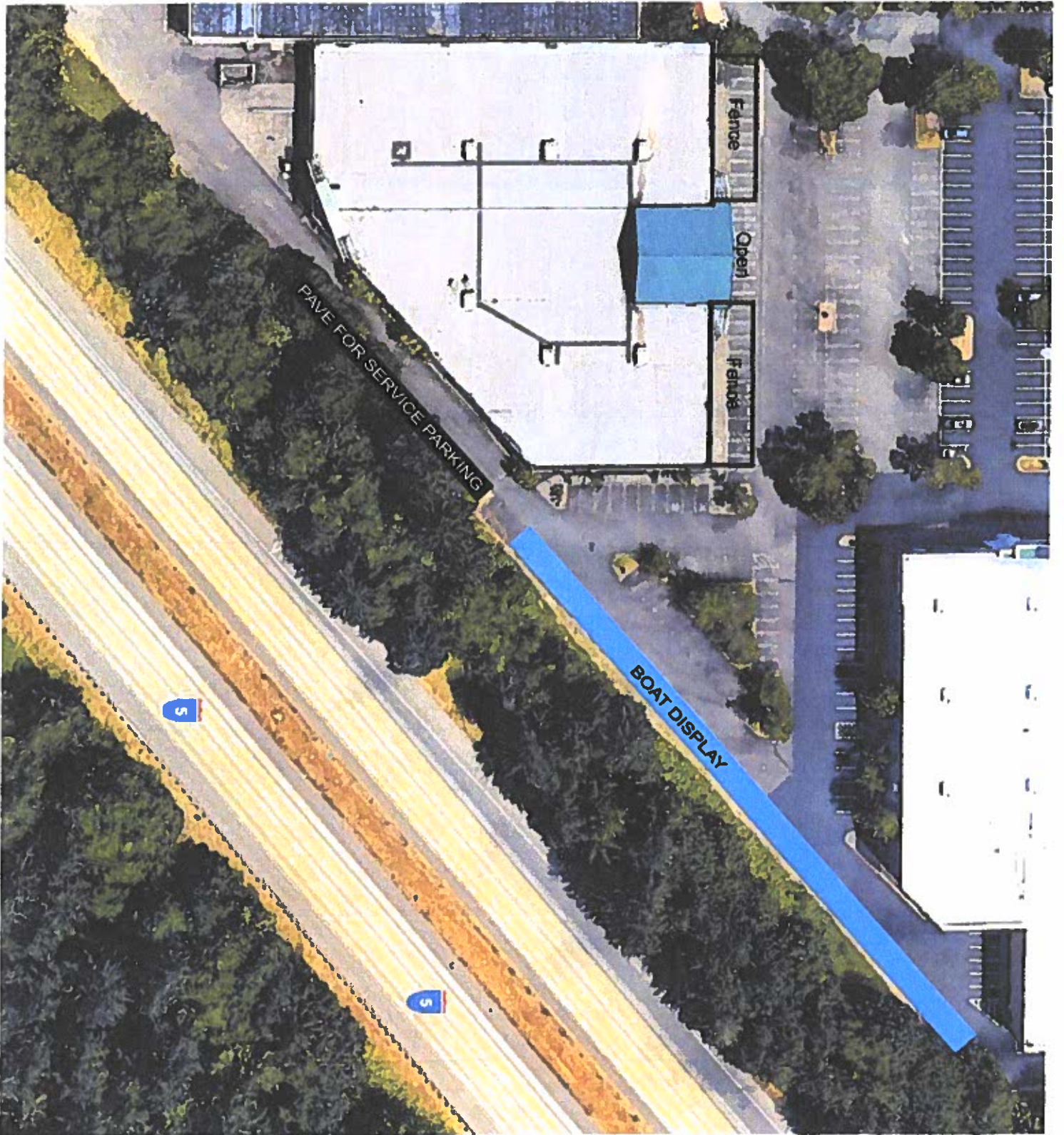
REPRESENTATIVE: chris paulson

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

PROJECT ADDRESS: 5420 martin way e
ASSESSOR'S TAX PARCEL NUMBER(S): 61340000300
BRIEF DESCRIPTION OF PROJECT: lease, remodel to move my new motorcycle dealership into
TOTAL ACREAGE: 3.5      TOTAL SQ. FT OF BLDG: 50,000      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: 7/12/23      TIME: 12:00 PM
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PAVE FOR SERVICE PARKING

Fence

Open

Fence

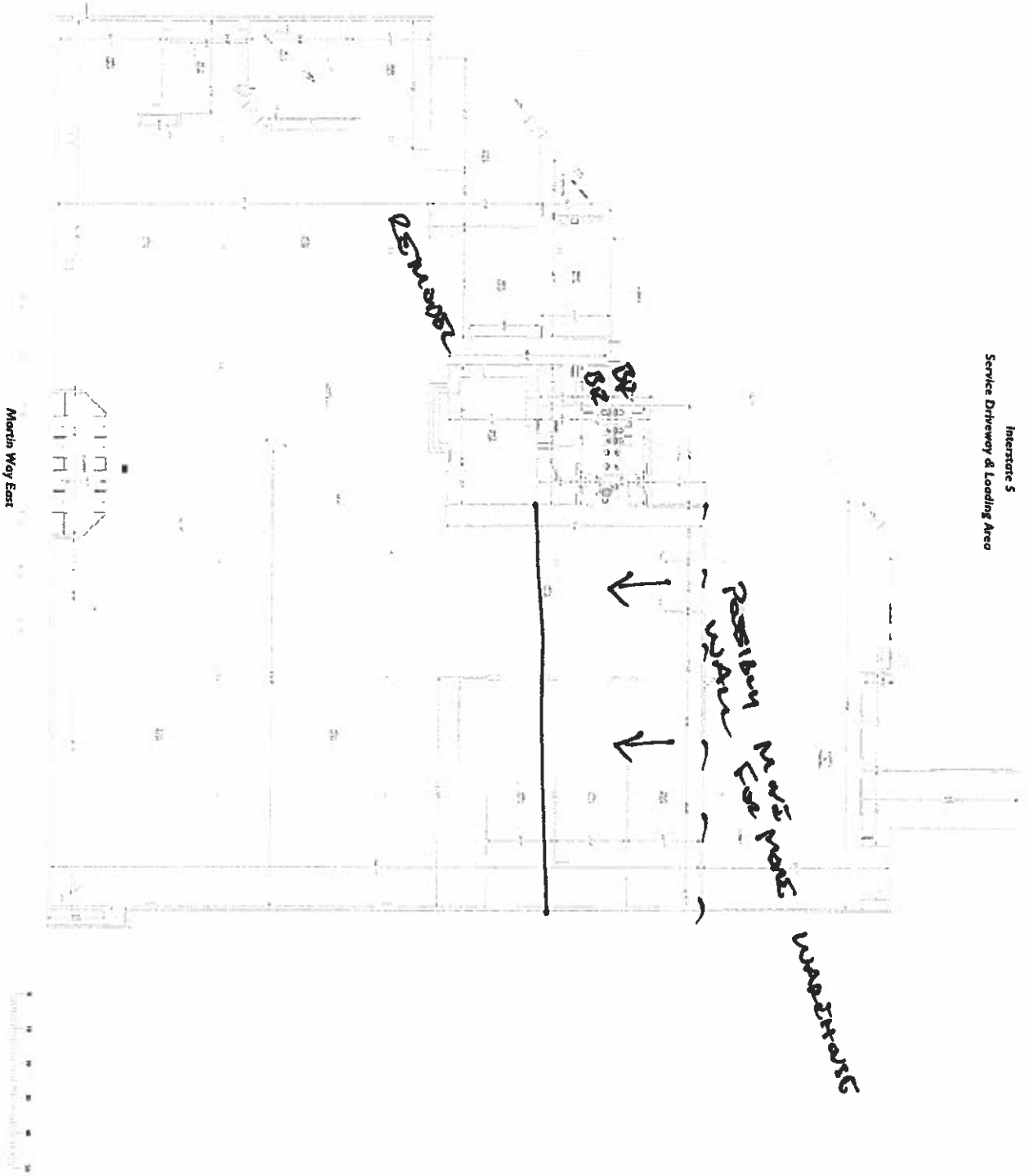
BOAT DISPLAY

S

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Interstate 5  
Service Driveway & Loading Area



**2-D**  
AS-BUILT  
FLOOR PLANS

ZDF-COMPANS.COM  
371 NW Gilman Blvd.  
Suite 148  
Vancouver, WA 98667  
425-477-2111

This drawing is an interpretation of the existing conditions as shown on the as-built drawings and is not a guarantee of the accuracy of the information provided. It is intended for informational purposes only. Please contact ZDF-COMPANS for more information.  
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Adjacent Building

Project: C23-S21	Client:
Site:	Client Address:
Room:	Client Contact:
Client Name:	Client Phone:
Client Address:	Client Email:
Client City:	Client State:
Client Zip:	Client Country:
Client Project Name:	Client Project Number:
Client Project Description:	Client Project Start Date:
Client Project End Date:	Client Project Status:
Client Project Manager:	Client Project Engineer:
Client Project Designer:	Client Project Checker:
Client Project Approver:	Client Project Date:

Scale: 1/8" = 1'-0"

Client: **North Building**  
5430 Roman Way E  
Lacey, WA 98516

Lease Plan

Floor