



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, March 22, 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 #23-0064 – “Dutch Brothers”</b> <b>Address/Parcel:</b> 8229 Martin Way E/11811431305 <b>Zoning:</b> GC, General Commercial <b>Description of Proposal:</b> Removal of Existing drive-through coffee shop and construction of a larger drive-through coffee shop within the parking lot of the Hawks Prairie Center
11:00	S. Seymour, Planner  T. Stiles, Public Works	<b>Case #23-0065 – “906 Ulery – ADU/Short Plat”</b> <b>Address/Parcel:</b> 906 Ulery Street SE/58100004500 <b>Zoning:</b> LHN, Lacey Historic Neighborhood <b>Description of Proposal:</b> ADU and possible short plat
1:30		
2:30		
3:30		



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

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BY

2023  
 23-0064

**OFFICIAL USE ONLY**

CASE NUMBER:
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](mailto: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:** Dutch Bros Coffee - Russ Orsi, Construction Manager

**ADDRESS:** 110 SW 4th Street      **CITY:** Grants Pass    **STATE:** OR      **ZIP:** 97526  
**PHONE NUMBER:** 916-765-7270      **EMAIL:** russ.orsi@dutchbros.com

**REPRESENTATIVE:** Sandra Fox, Senior Planner Barghausen Consulting Engineers, Inc.

**ADDRESS:** 409 Pine Street, Suite 200      **CITY:** Klamath Falls    **STATE:** OR      **ZIP:** 97601  
**PHONE NUMBER:** 425-656-7418      **EMAIL:** sfox@barghausen.com

<b>PROJECT ADDRESS:</b> 8229 Martin Way E, Lacey, WA 98516		
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b> 99002133042; Part of 11811431305		
<b>BRIEF DESCRIPTION OF PROJECT:</b> Removal of existing drive-through coffee shop and construction of a larger drive-through coffee shop within the parking lot of the Hawks Prairie Center		
<b>TOTAL ACREAGE:</b> 3.92	<b>TOTAL SQ. FT OF BLDG:</b> 458	<b>ZONING:</b> General Commercial
<b>PROPOSED LAND USE:</b> ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL ( ) M.H. PARK		
<b>EXISTING ACCESS:</b> Martin Wy E/Marvin Rd NE		<b>PROPOSED ACCESS:</b> no change

**INDICATE PREFERENCE FOR A MEETING DATE AND TIME:**  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      **DATE:** 03/22/2023    **TIME:** 8:30am

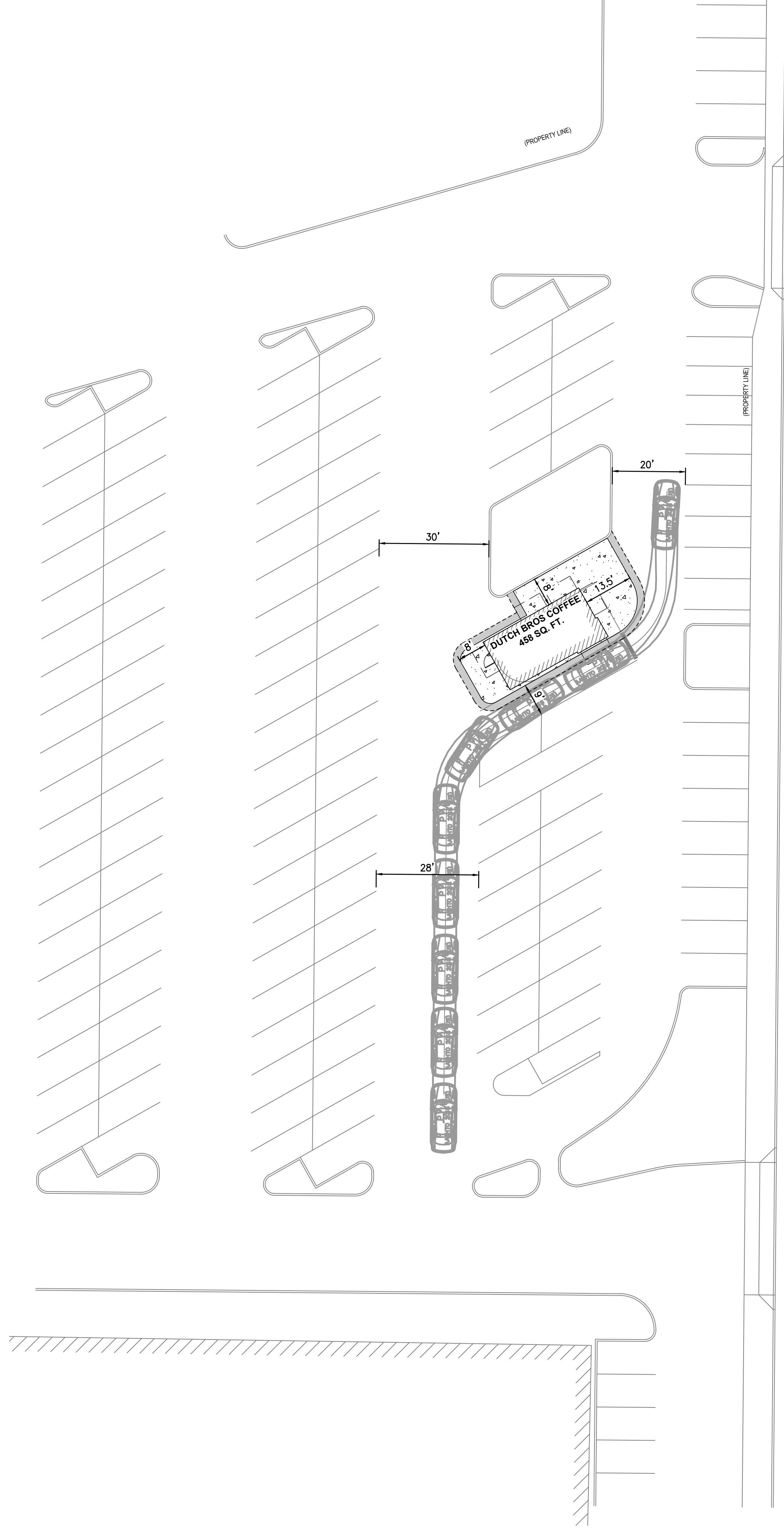
A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to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



Know what's below.  
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# DUTCH BROS. COFFEE - LACEY, WA - WA1702

## PRELIMINARY TEST-FIT SITE PLAN



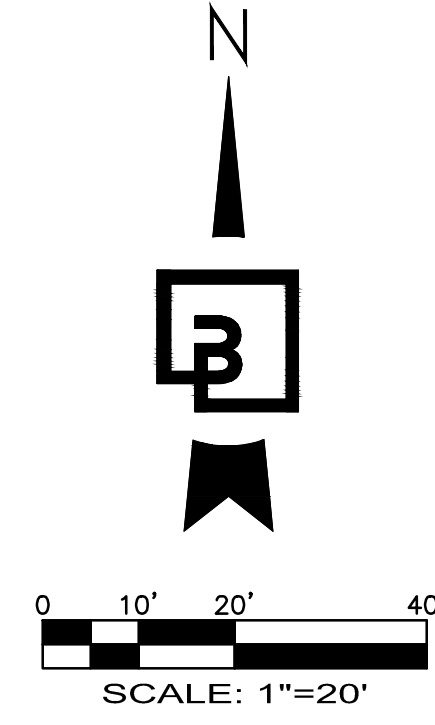
PRELIMINARY NOT FOR CONSTRUCTION



VICINITY MAP  
NOT TO SCALE

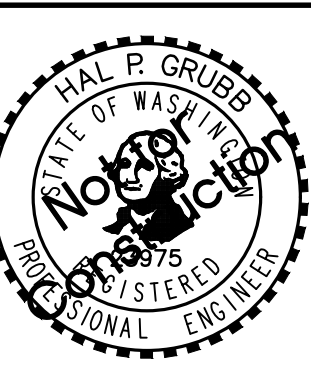
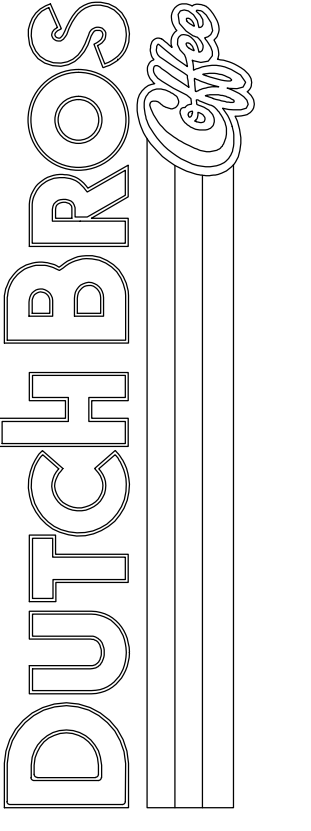
**PROJECT DATA:**

DB1531  
QUEUING = 8



LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
EXISTING LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

TEST-FIT SITE PLAN  
8229 MARTIN WAY  
LACEY, WA



Designed	JAH
Drawn	JAH
Checked	JAH
Approved	HPS
Date	3/6/22

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

Job Number  
**WA1702**

Sheet  
**1 OF 1**  
2019 DB  
Franchising USA, LLC

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



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MAR 09 2023  
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 SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

**APPLICANT:** Ken Hall & Holly Berchet-Hall

<b>ADDRESS:</b> 906 Ulery ST SE	<b>CITY:</b> Lacey	<b>STATE:</b> WA	<b>ZIP:</b> 98503
<b>PHONE NUMBER:</b> 360-455-0341	<b>EMAIL:</b> ken@solsticestudio.com		

**REPRESENTATIVE:** Ken Hall

<b>ADDRESS:</b> 906 Ulery ST SE	<b>CITY:</b> Lacey	<b>STATE:</b> WA	<b>ZIP:</b> 98503
<b>PHONE NUMBER:</b> 360-455-0341	<b>EMAIL:</b> ken@solsticestudio.com		

<b>PROJECT ADDRESS:</b> 906 Ulery ST SE			
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b> 58100004500			
<b>BRIEF DESCRIPTION OF PROJECT:</b> ADU and/or Short Subdivision			
<b>TOTAL ACREAGE:</b> .95	<b>TOTAL SQ. FT OF BLDG:</b> ~850	<b>ZONING:</b> LHN	
<b>PROPOSED LAND USE:</b> <input checked="" type="checkbox"/> SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK			
<b>EXISTING ACCESS:</b> Ulery St SE		<b>PROPOSED ACCESS:</b> Same	

**INDICATE PREFERENCE FOR A MEETING DATE AND TIME:**

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      **DATE:** 03/22/23      **TIME:** 9am - 1 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.

Ken Hall and Holly Berchet-Hall  
Pre Submission Conference

When Looking at the proposed property division, please consider the shape of the property and the fact that CBD-4 borders to the south and east with CBD-5 adjacent to the southeast. The existing house will buffer (sight and sound) the "yard" to the north from any commercial activity to the south. Keeping the "yard" is a priority.

In the plot plan for the ADU, a general location for the structure is given. Our main questions are concerning access/options for sewer/septic and utilities (new services vs. extending current services). Also, in the City Code regarding ADU's, under certain circumstances, an ADU may have square footage greater than 850. Given the size of the property, ~41,340 sq. ft. (.95 acres) and the square footage of the dominant dwelling, 2682 sq. ft. - how large an ADU would be permitted on our property?

# 906 Ulery St SE

LHN

## Legend

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

Scale 1: 5,369



Map Created Using GeoData Public Website

Published: 3/3/2023

Note:



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906 Ulery St SE

581 0006 4500

**Legend**

- Parcel Boundaries
- Roads - Major**
- Major Roads
- Ramp
- 15: US 101
- Roads (Large Scale)
- Railroads
- County Border

Scale 1: 1,342

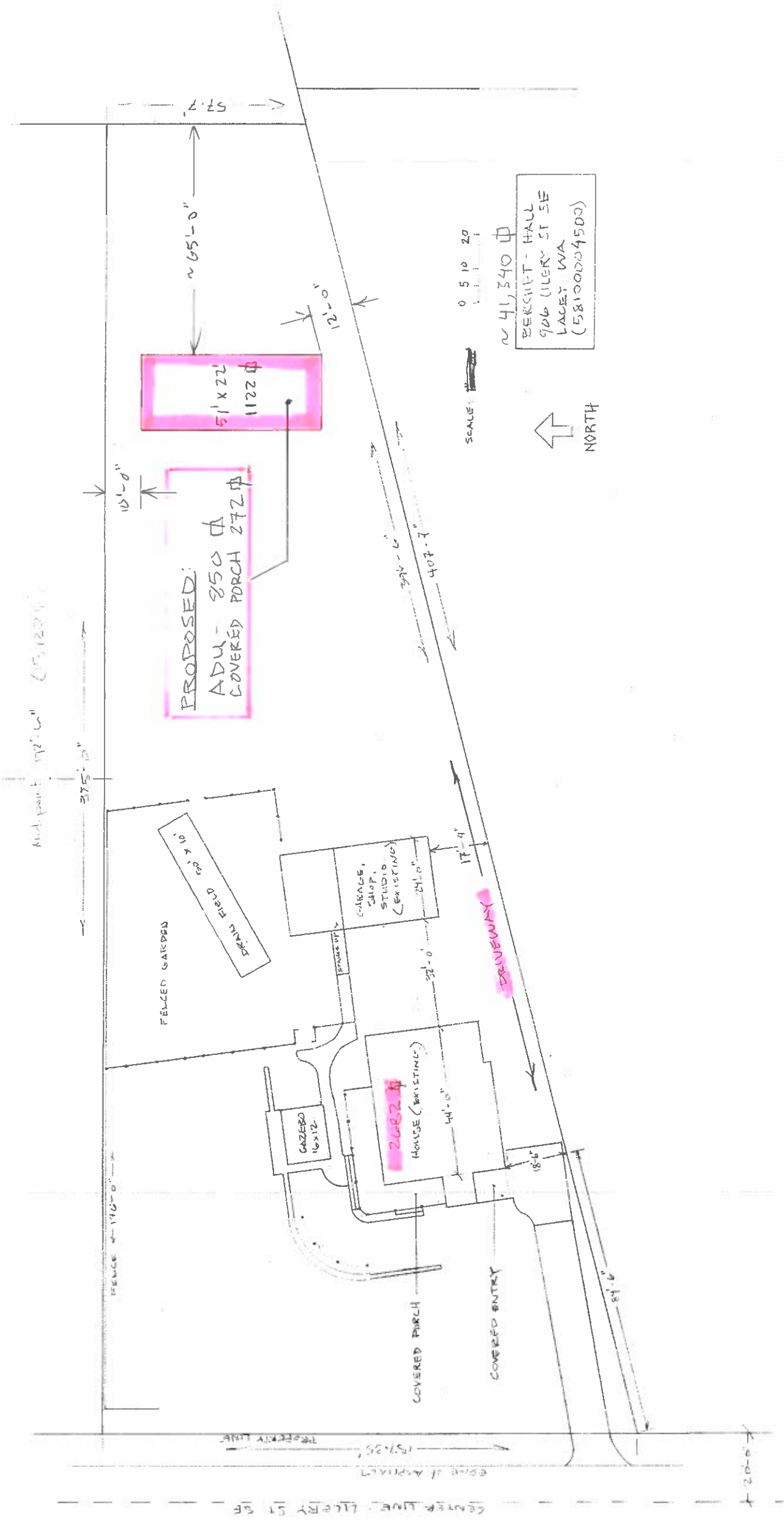


Map Created Using GeoData Public Website  
Published: 2/26/2023

Note:

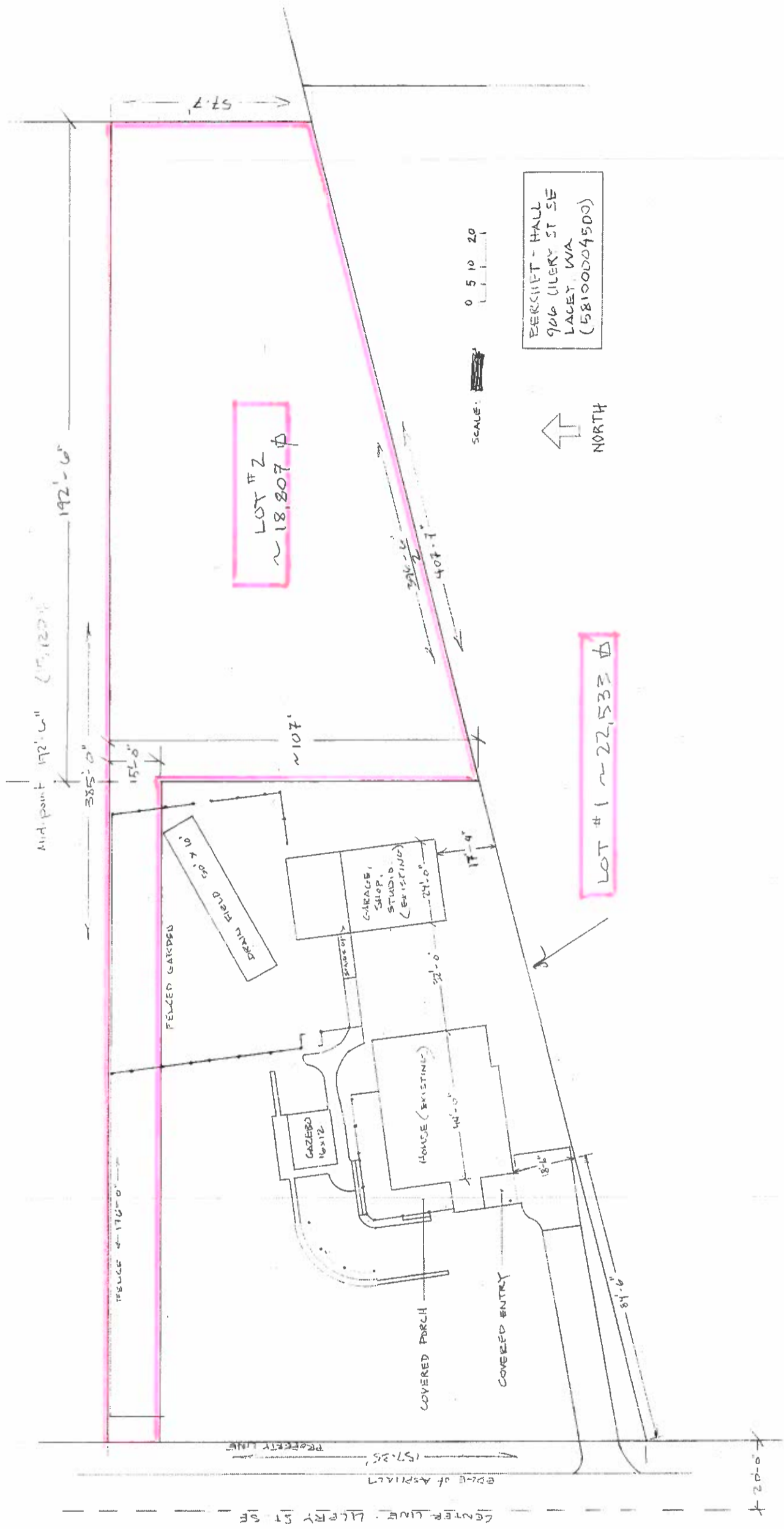


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PROPOSED A.D.U.





LOT #2  
~ 18,807 sq ft

LOT #1 ~ 22,533 sq ft

BERCIET - HALL  
 906 ULEBY ST SE  
 LACEY, WA  
 (58100004500)



SCALE: 0 5 10 20

PROPOSED PROPERTY DIVISION