



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, May 24, 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	R. Fant, Planner  T. Stiles, Public Works	<b>Case #23-0017 – “Ruddell Road Townhouses”</b> <b>Address/Parcel:</b> 3400 Ruddell Road SE/09450022005 <b>Zoning:</b> LD, Low Density Residential District <b>Description of Proposal:</b> 36 Townhouse Units across three parcels owned by True Grace Church.
11:00	R. Fant, Planner  T. Stiles, Public Works	<b>Case #23-0139 – “2626 College Street SE”</b> <b>Address/Parcel:</b> 2626 College Street SE/11828220400 <b>Zoning:</b> LD, Low Density Residential District <b>Description of Proposal:</b> Three residential options for re-development of site
2:00	S. Seymour, Planner  T. Stiles, Public Works	<b>Case #23-0140 – “Williams Crossing”</b> <b>Address/Parcel:</b> 5216 15 <sup>th</sup> Avenue NE/11809310100 <b>Zoning:</b> HD/MD, High Density & Moderate Density Residential Districts <b>Description of Proposal:</b> Annex into City of Lacey concurrent with development of (9) 3-story apartment buildings along 15th Ave NE and one accessory building for leasing/recreational use
3:00	S. Seymour, Planner  T. Stiles, Public Works	<b>Case #23-0141 – “4207 Pacific Ave. – Tire Shop”</b> <b>Address/Parcel:</b> 4207 Pacific Avenue SE/11820121600 <b>Zoning:</b> WD, Woodland District <b>Description of Proposal:</b> Tire Shop Proposed Use

10:00

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MAY 05 2023

BY 23-0017

**PWF** Architecture  
PO Box 141  
Edmonds, Washington 98020  
(206) 920 3554 phone  
PWFArchitecture.com

Reace

May 5, 2023

City of Olympia Community Planning and Development  
601 4<sup>th</sup> Avenue East  
Olympia, Washington 98507

Sent via: *Online Permit Portal*

RE: Presubmission Conference Application Project Narrative for True Grace Church Properties

To Whom It May Concern,

Below are details of the project for which we are seeking an in-person Presubmission Conference with appropriate City Staff.

**Project Scope**

True Grace Church owns two vacant parcels along Ruddell Road and a third vacant parcel nearby along 37<sup>th</sup> Avenue Southeast, and wants to find out the development potential of each parcel. The conceptual proposal shown on the accompanying site plan is for 36 townhouse units on Lot 2, located in nine separate 4-unit buildings. Each building is three stories high, with a pitched roof, fitting within the height limit. Approximately 120 parking stalls are provided. The building at the southern end of Lot 2 has a minor encroachment into the 110' buffer, which would be mitigated elsewhere on the site, likely through buffer averaging. Large open spaces are provided between groupings of buildings.

Lot 3 has a single six-unit townhouse building, with parking for 18 vehicles.

Lot 1 is not proposed for development but could be utilized to provide any mitigation that may be required on the other two parcels.

**Site Conditions**

The three parcels are shown on a property survey included with the application. The survey was completed in the year 2000 and shows the estimated boundaries of a wetland on the adjacent property owned by the City of Olympia.

An assessment of the parcels and nearby wetlands was recently completed by Soundview Consultants. See attached map and summary of their findings. Included in their report is a proposed 110' buffer from the edge of the wetlands off-site. We would like to include a representative from Soundview Consultants in our meeting with City Staff.

**Proposed Vehicle Access**

Vehicle access is provided from Ruddell Road at two locations for Lot 2. The main entrance would also have two exit lanes (left-turn-only and right-turn-only lanes).

Lot 3 is accessed from the adjacent 37<sup>th</sup> Avenue Southeast.

**Proposed Utilities**

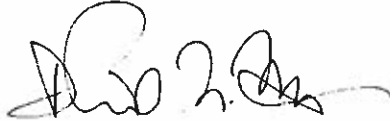
The utilities required for any development would include electricity, water, sewer, telephone, and cable television, and are assumed to be available in the adjacent street right-of-way.

**Other Information**

The scope of any proposed development is dependent on the area of developable land outside of the required buffers from the nearby wetlands. The Church is seeking a determination by the City and any other Agencies having jurisdiction on the size of the buffers, the possibility of a reduction and/or averaging of the buffers, and any other restrictions and/or requirements that would impact any development on the property. After the guidelines for development of the property are known, then a specific project proposal can be prepared for review by the City.

Thank you for your help in providing the feedback necessary to produce a thorough submittal for the next step in the process of understanding the full development potential of the Church's property. Please don't hesitate to contact me directly if you have any questions or otherwise need additional information. My e-mail address is [Phil.Frisk@PWFArchitecture.com](mailto:Phil.Frisk@PWFArchitecture.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Frisk", with a stylized flourish extending to the right.

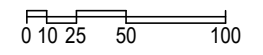
PWF Architecture, LLC  
Philip W. Frisk, AIA, Principal



# True Grace Church/Ruddell Road Parcels Conceptual Site Plan

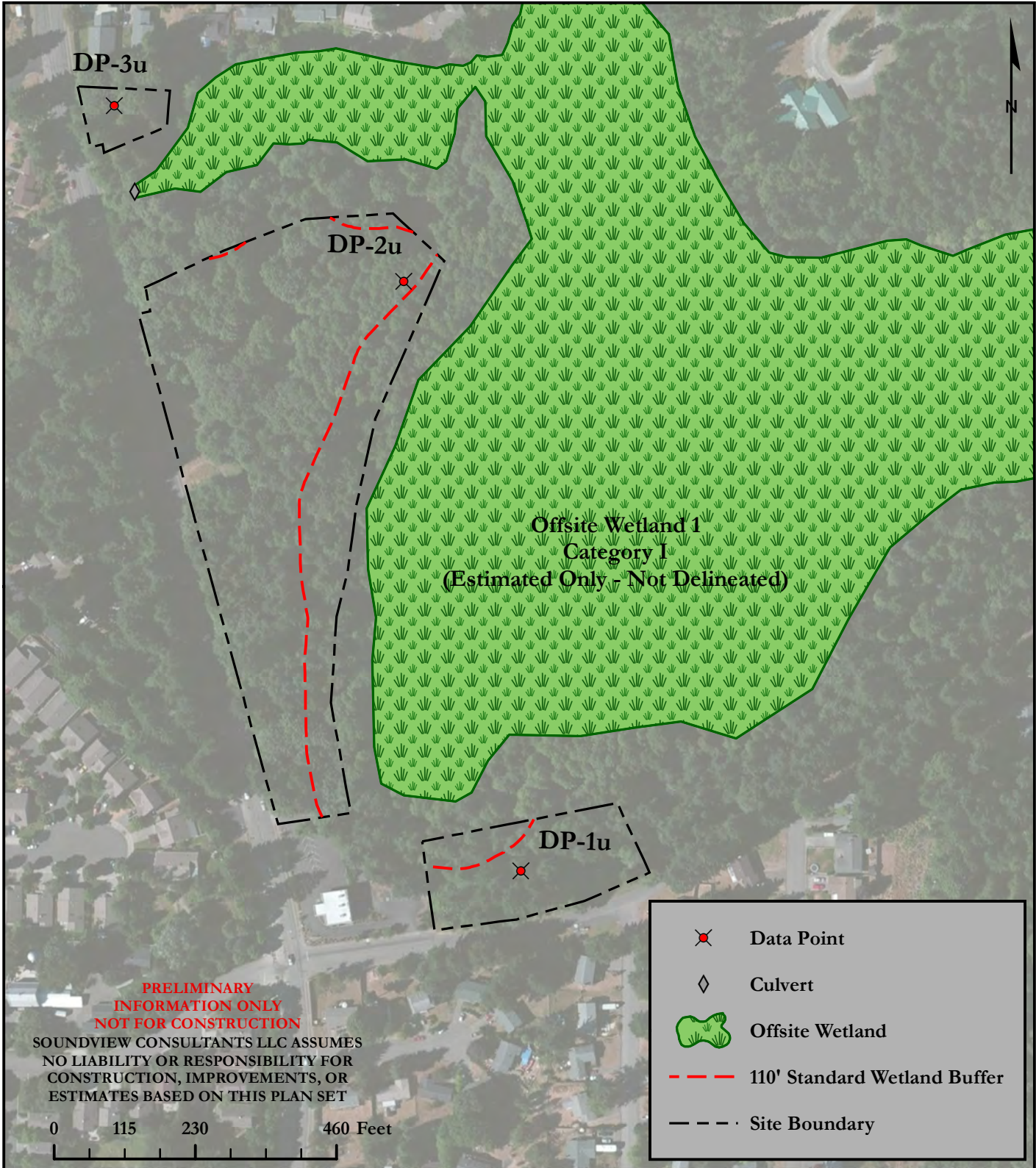
May 3, 2023

Lot 1: Parcel No. 09450022004, .27 acres, no development proposed.  
 Lot 2: Parcel No. 09450022005, 6.13 acres, 36 townhouse units proposed.  
 Lot 3: Parcel No. 09450022006, 1.09 acres, 6 townhouse units proposed.



PWF Architecture  
 PO Box 141  
 Edmonds, Washington 98020  
 206.920.3554

EXISTING CONDITIONS



**PRELIMINARY  
INFORMATION ONLY  
NOT FOR CONSTRUCTION**

SOUNDVIEW CONSULTANTS LLC ASSUMES  
NO LIABILITY OR RESPONSIBILITY FOR  
CONSTRUCTION, IMPROVEMENTS, OR  
ESTIMATES BASED ON THIS PLAN SET

	Data Point
	Culvert
	Offsite Wetland
	110' Standard Wetland Buffer
	Site Boundary

0 115 230 460 Feet



**Soundview Consultants LLC**  
Environmental Assessment • Planning • Land Use Solutions  
2907 Harborview Dr., Suite D, Gig Harbor, WA 98335  
Phone: (253) 514-8952 Fax: (253) 514-8954  
[www.soundviewconsultants.com](http://www.soundviewconsultants.com)

**RUDELL ROAD SOUTHEAST**  
3240, 3300, & 3400 RUDELL ROAD SE &  
5800 37TH LANE SE, LACEY, WA 98503  
THURSTON COUNTY PARCEL NUMBER:  
09450022004, 09450022005, 09450022006,  
& 09450022007

DATE: 1/9/2023
JOB: 2491.0001
BY: JML/DDS
SCALE: 1" = 230'
FIGURE NO. 1

On November 10th 2022, Soundview Consultants (SVC) completed a Wetland Delineation and Fish and Wildlife Habitat Survey of a multiple parcel property, approximately 7.56 acres combined, located along Ruddell Road SE and 37th Lane SE, Lacey, WA 98503 (Thurston County Tax Parcel Numbers 09450022004, 09450022005, 09450022006 & 09450022007). The findings of our assessment are depicted on the attached figure and summarized below.

- Onsite Wetlands: No wetlands were identified on site. Multiple test pits and three formal data plots were recorded, scattered across the parcels, that describe typical site conditions found onsite.
- Offsite Wetlands: One wetland (Wetland 1) was identified offsite within 300 feet of the site. Offsite Wetland 1 (Wetland 1) was observed at the toe of the slope approximately 40 to 50-feet east and slightly downslope of the Lot 2 eastern property line. This observation is similar to the previously delineated wetland exhibits provided. However, to the north between Lots 1 & 2, it was observed that wetland conditions may be present extending closer toward Ruddell Road. Wetland 1 is preliminarily rated as a Category II wetland with six (6) habitat points. Per LMC 14.28.280.C.a, Table 14T-19 (with required measures to minimize impacts to wetlands applied) would be subject to a 110-foot buffer. This buffer is shown on the attached map.
- Streams: No streams were found onsite and we were unable to evaluate the potential offsite stream as no access was granted to the adjacent parcel. However, aerial imagery evaluation does not indicate any open water channels within the interior of the offsite wetland and no stream was observed from the subject property. If a stream is identified on the adjacent parcel, it may increase the habitat rating of the offsite wetland and increase the corresponding buffer from 110 feet to 225 feet.
- Building setback: An additional setback is also required from the outer wetland edge per LMC 14.28.340. If the zoning designation is LDR, the setback may range between 5'-15'. If the zoning designation is OS-I, the setback may increase to 15'-25'. These setbacks were not confirmed with the City, per our prior conversations, and are not shown on the attached map due to uncertainty regarding the actual value. Confirmation from the city regarding which setback would apply should be obtained before proposing a development project.
- Trees: A formal review by SVC's arborist of the property or associated city codes has not been completed. LMC 14.32 identifies tree tract requirements: for commercial properties, tree tracts are required to cover 5% or more of the site and should preserve trees based on the following priority: 1) historic trees under LMC; 2) unusual, rare, or high quality trees; 3) critical area buffer trees; 4) significant wildlife habitat or trees buffer significant wildlife habitat; and 5) other high quality individual or groves of trees. One potentially rare and unique tree species noted onsite as needing further verification by an Arborist is a single Pacific Yew (*Taxus brevifolia*). One 3-inch dbh approximately 20-foot tall Pacific Yew was discovered at the edge of old fill material and excessive woody yard waste debris and in fact may be a discarded transplant. Additional analysis of tree retention and replacement requirements under LMC 14.32 will be required if a development project is proposed.
- Invasive Species: The property contains small inclusions of invasive species but is mostly native plants. There are some discrete locations containing blackberry (*Rubus laciniatus*), English ivy (*Helix hedera*), and Japanese knotweed (*Reynoutria japonica*) in various previously disturbed locations onsite.
- Disclaimer: SVC's findings are based on conditions present at the time of the investigation and considered preliminary until validated by the City through their formal wetland and habitat review process.



## Alex Murphy, AICP

Planner / Project Manager

### Soundview Consultants LLC

a: 2907 Harborview Drive, Gig Harbor, WA 98335

a: 300 South 1<sup>st</sup> Street, Suite 206, Mount Vernon, WA 98273

e: [amurphy@soundviewconsultants.com](mailto:amurphy@soundviewconsultants.com)

w: [soundviewconsultants.com](http://soundviewconsultants.com)

p: 206.639.2248 (direct)

p: 253.514.8952 (office)





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

**RECEIVED**

MAY 16 2023

BY 23-0139

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, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Jason Wells + Megan Buchanan

ADDRESS: 5125 Kehkiau Rd SE CITY: Olympia STATE: WA ZIP: 98513

PHONE NUMBER: 360-508-2034 EMAIL: meganb@vandorm.com

REPRESENTATIVE: Megan Buchanan

ADDRESS: 5125 Kehkiau Rd SE CITY: Olympia STATE: WA ZIP: 98513

PHONE NUMBER: 360-508-2036 EMAIL:

PROJECT ADDRESS: 2626 College St SE, Lacey

ASSESSOR'S TAX PARCEL NUMBER(S): 11828220400

BRIEF DESCRIPTION OF PROJECT: ① Use existing structures as duplexes ② Tear down existing structures + build Apartments ③ Tear down + build SF w/ ADV

TOTAL ACREAGE: 0.91 TOTAL SQ. FT OF BLDG: 1324 + 2520 ZONING: I03 - SRV ADV

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

EXISTING ACCESS: College St PROPOSED ACCESS: College St

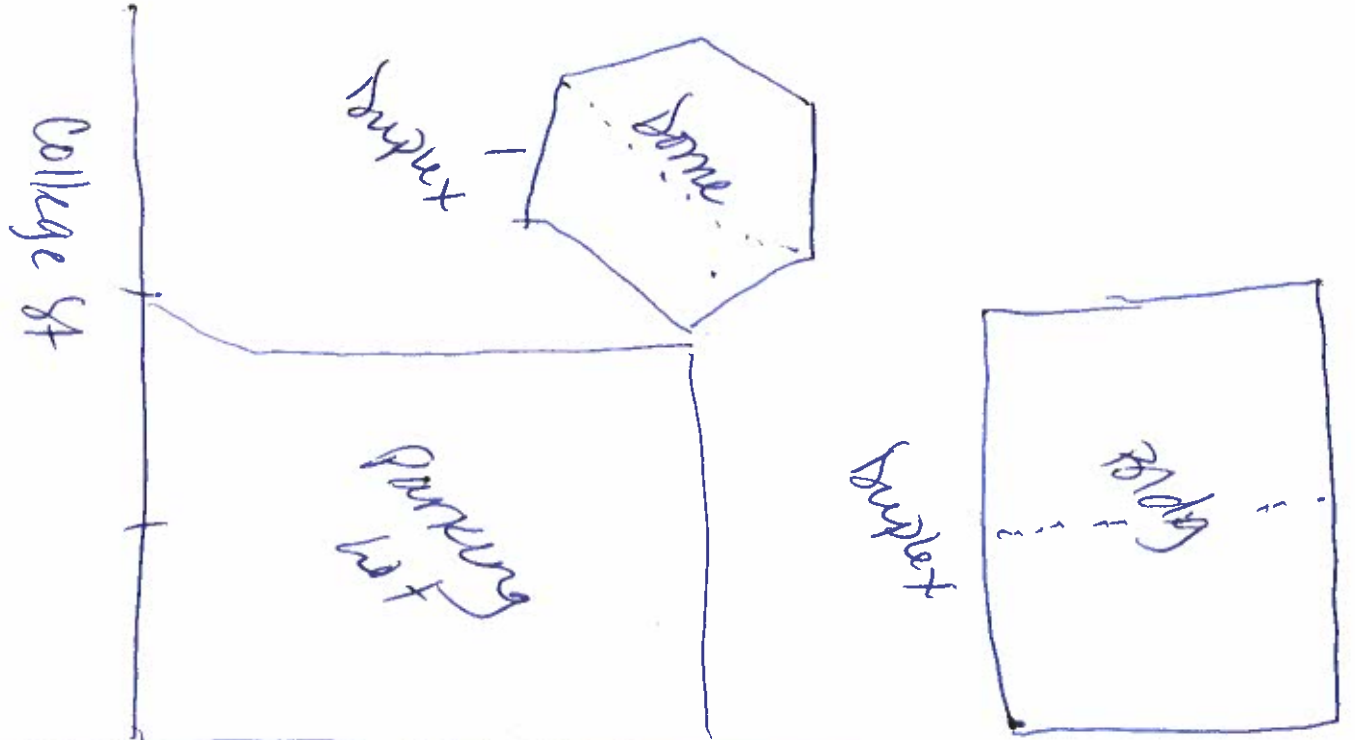
INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: TIME:

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.



#1



#2



#3



ACCESS Street

Similar layout to Liberty Lane in Tumwater

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MAY 17 2023



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

BY 23-0140  
Samra

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, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Sage Homes NW c/o Ryan Kohlmann

ADDRESS: 9505 19th Ave SE	CITY: Everett	STATE: WA	ZIP: 98208
PHONE NUMBER: 425-922-9805	EMAIL: ryank@sagehomesnw.com		

REPRESENTATIVE: same as applicant

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

PROJECT ADDRESS: 5216 15th Ave NE, Olympia, 98516
ASSESSOR'S TAX PARCEL NUMBER(S): 11809310100, 11809310700, 11809310600
BRIEF DESCRIPTION OF PROJECT: A 216 unit apartment development within 9 3-story buildings, plus a leasing and recreational building and other open space amenities. The property will be annexed in to Lacey.
TOTAL ACREAGE: 18.7      TOTAL SQ. FT OF BLDG: 180,000      ZONING: HD, MD, and LD
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: 15th Ave      PROPOSED ACCESS: Int 15th Ave & Century Ct

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: 5/24      TIME:

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.



## Williams Crossing: Pre-App Meeting

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### Project Description:

The property is currently in un-incorporated Thurston County and within Lacey's Urban Growth Area (UGA). The applicant proposes to begin the annexation process as soon as possible. The proposal for the site includes (9) 3-story apartment buildings along 15<sup>th</sup> Ave NE and one accessory building for leasing/recreational use. The site plan includes surface parking, open/community space, play areas, and landscaping throughout in accordance with Lacey Municipal Code. In addition, a lot consolidation will be proposed to convert the three lots into one.

### Annexation:

The applicant recently learned that in order to receive utility service to the redeveloped property it would need to be annexed into the City of Lacey. We propose to begin the process and submit the Notice of Intent to Commence Annexation Proceedings very soon. We expect we would be ready to submit for Site Plan/Design review around the time the 60 Percent Petition is being submitted.

### Site Description:

The site is located along 15<sup>th</sup> Ave NE along the north side of the road in Thurston County. The site is mixed zoned with High Density, Medium Density, and Low Density. It is comprised of three tax parcels (Thurston County Parcel Nos. 11809310100, 11809310700 and 11809310600), totaling approximately 18.70 acres of land. These lots would be consolidated during the site plan/design review. The site is bordered east and west by single family residential homes. On the south side of 15<sup>th</sup> Ave is a new apartment development (Modera Lacey Apartments) that is currently under construction. We understand part of the development of that site includes a regional sewer lift station that would serve this proposal, and that latecomer fees would accompany any future sewer connections on site. The site currently is lightly developed with one single family home and several accessory buildings. Vegetation on site is primarily tall grass, with some evergreen trees on the south end. The north portion of the property is heavily forested and within a wetland. The existing topography is relatively level with an approximate 3' elevation change until the mapped wetland boundary where it slopes steeply to a basin at the rear of the property. The Site work portion of construction will take approximately 1 year to complete and vertical construction will have an overall duration of 2 years. Stormwater treatment and detention would be provided throughout the site as either vaults under parking/circulation roads or surface ponds along the perimeter of the site. Detention, treatment, and discharge would be provided as required in the City of Lacey Stormwater Design Manual.

### Utilities:

- Water – Yes
- Electrical – Yes
- Storm Drain and Sanitary Sewer – Not currently (sewer in 15<sup>th</sup> Ave).
- Gas line - No
- Cable/phone – Unknown

## **Proposed Site Amenities**

Units Allowed – 223

Units Proposed – 216

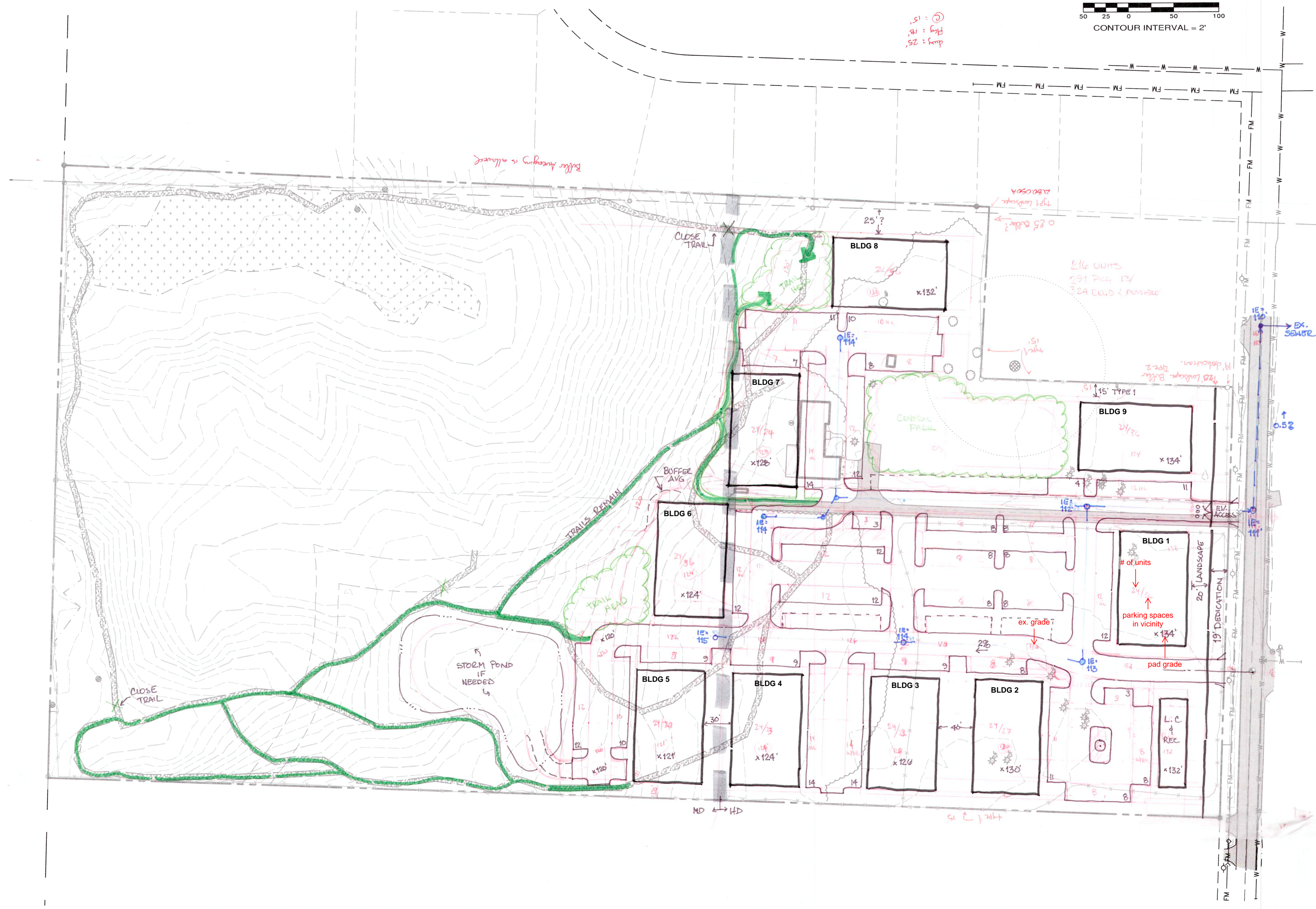
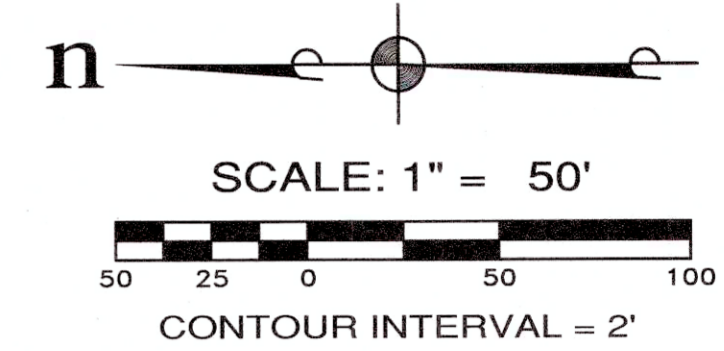
Parking – 274 (~1.3/unit)

Open Space (MD zone only) - ~51,500 square feet (22,216 required)

## **Pre-Submittal Application Questions:**

1. Confirm what frontage improvements will be needed along the property on 15<sup>th</sup> Ave.
2. What is the lane width required for compliance with fire department access to and within the drive aisles on the lot?
3. Can the density allowed within the entire property be averaged across the site? For example, can the number of proposed units in the HD zone exceed what is calculated within the HD zoned property, but not across the property as a whole?
4. For internal parking, we propose to widen the sidewalk to 8' to accommodate vehicle overhang. Please confirm this is acceptable as opposed to wheel stops.
5. Please confirm that a Type I landscape area is required only on the east property lines.
6. What is the existing fire flow at the site?
7. What are current review timelines for site plan/design review?
8. Can the lot consolidation process be done concurrently with the design/site plan review?
9. Are there any restrictions regarding detention vaults for stormwater? Could open space/park areas be located above them?
10. The property has existing trails within the wetland buffer areas. Can these be used/counted toward open space requirements?
11. What types of improvements (e.g. parking, buildings) are allowed within well protection areas?
12. Are there restrictions on wall heights proposed for grading purposes?
13. Presuming the proposed International Building Code is adopted, we understand it includes regulations requiring the separation of structures and woody vegetation (Wildland Urban Interface). However, the zoning code requires a densely planted vegetated barrier between the HD zone and LD single family properties. Does the City of Lacey have any direction on how to resolve these conflicting code provisions?

REVISIONS		
NO.	DESCRIPTION/DATE	BY



File: \\server\projects\2023\2345\02\03\Williams\Williams\_P-01.dwg  
 Plotted: 5/16/2023 8:25 AM  
 Plotted By: Eric LaBrie

**ESM** CONSULTING ENGINEERS LLC  
 33400 8th Ave S, Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY  
 LYNNWOOD  
 (206) 835-4113  
 (206) 297-9900

www.esmcivil.com  
 Civil Engineering  
 Public Works  
 Land Surveying  
 Project Management  
 Landscape Architecture

WASHINGTON  
 THURSTON COUNTY  
**SAGE HOME NORTHWEST**  
**WILLIAMS CROSSING**  
 CONCEPTUAL SITE PLAN

JOB NO.: 2345-002-023  
 DWG. NAME: PL-01  
 DESIGNED BY: EGL  
 DRAWN BY: EGL  
 CHECKED BY:  
 DATE: 2023-05-15  
 DATE OF PRINT:

OF SHEETS



# City of Lacey

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

## RESIDENTIAL TRAFFIC GENERATION WORKSHEET

Date: May 17, 2023

Project No.: 11809310100, 11809310700,  
Parcel No.: 11809310600

Project Name: Williams Crossing

Project Address: 5216 15th Ave NE, Olympia 98516

Applicant's Name: Sage Homes NW c/o Ryan Kohlmann Phone: 425-922-9805

Applicant's Address: 9505 19th Ave SE, Everett, 98208

**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):

Single family residential, one existing unit

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 checked="" type="checkbox"/> Apartment	<u>216</u>	<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: May 17, 2023

**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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MAY 08 2023

23-0141



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

BY

*Samra*

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, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Rashid Ghafoor

ADDRESS: 6311 W Antelope Flat Way      CITY: Herriman      STATE: Utah      ZIP: 84096  
 PHONE NUMBER: 925-864-7444-      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): *11820121600*

BRIEF DESCRIPTION OF PROJECT: Tire Shop--tire changes, tire sales

TOTAL ACREAGE: .28      TOTAL SQ. FT OF BLDG: 1437      ZONING: Woodland District

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

EXISTING ACCESS: Pacific AVE SE      PROPOSED ACCESS: Pacific Ave Se

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: May 10      TIME: *3:00*

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.