



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, November 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. Bartz, Planner T. Stiles, Public Works	Case #23-0332 – City of Lacey Address/Parcel: Woodland Creek Community Park-11822130100 Zoning: Gen Co Description of Proposal: Pedestrian Bridge Replacement
11:00	R. Fant, Planner T. Stiles, Public Works	Case #23-0331 – Kamela James Address/Parcel: 6417 Shady Lane Rd SE Zoning: WD Description of Proposal: Variance for front yard setbacks.



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
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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:

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

REPRESENTATIVE:

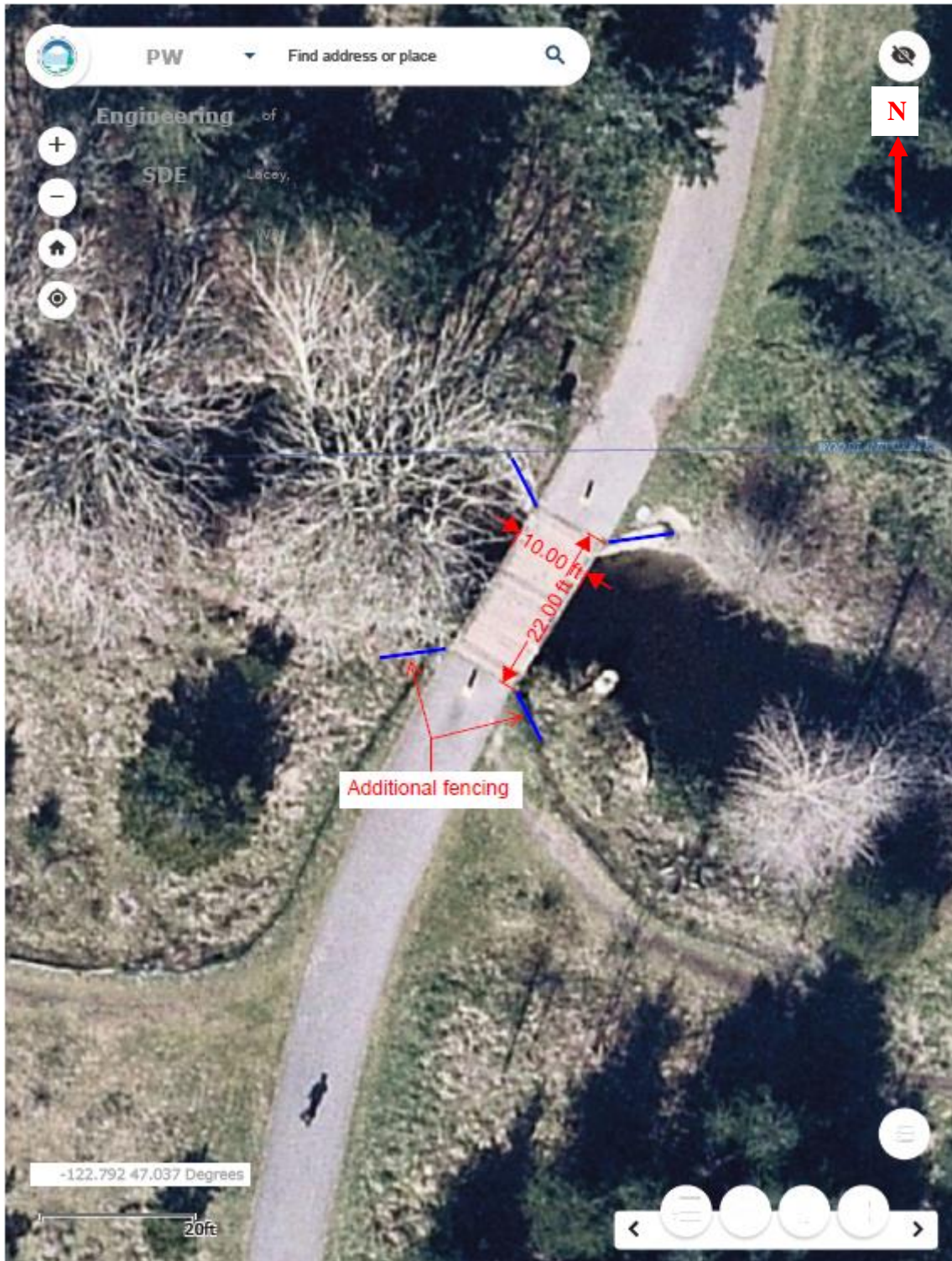
ADDRESS:	CITY:	STATE:	ZIP:
PHONE NUMBER:	EMAIL:		

PROJECT ADDRESS:
ASSESSOR'S TAX PARCEL NUMBER(S):
BRIEF DESCRIPTION OF PROJECT:
TOTAL ACREAGE: TOTAL SQ. FT OF BLDG: 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: 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.

SITE MAP:





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APPLICANT: Kamela James

ADDRESS: 209 Quince Street NE	CITY: Olympia	STATE: WA	ZIP: 98506
PHONE NUMBER: 360-943-0555	EMAIL:		

REPRESENTATIVE: Dan Penrose, SCJ Alliance

ADDRESS: 8730 Tallon Lane NE Suite 200	CITY: Lacey	STATE: WA	ZIP: 98516
PHONE NUMBER: 360-352-1465	EMAIL: dan.penrose@scjalliance.com		

PROJECT ADDRESS: 6417 Shady Ln SE, Lacey, WA 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 32400003500
BRIEF DESCRIPTION OF PROJECT: Front Yard Setback Variance
TOTAL ACREAGE: .31 TOTAL SQ. FT OF BLDG: 6,650 sf ZONING: Low Density Residential
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Shady Lane PROPOSED ACCESS: No change

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: Nov 22 TIME: 11 AM

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PROJECT DETAILS:
NEW CONSTRUCTION DETACHED SHOP WITH FINISHED SPACE ABOVE.

PARCEL NO:
32400003500

SITE ADDRESS:
6417 SHADY LANE SE
LACEY, WA 98503

OWNER:
MARION AND KAMELA JAMES

PERMITTING JURISDICTION:
CITY OF LACEY
SHORES (SHORELINE RESIDENTIAL)

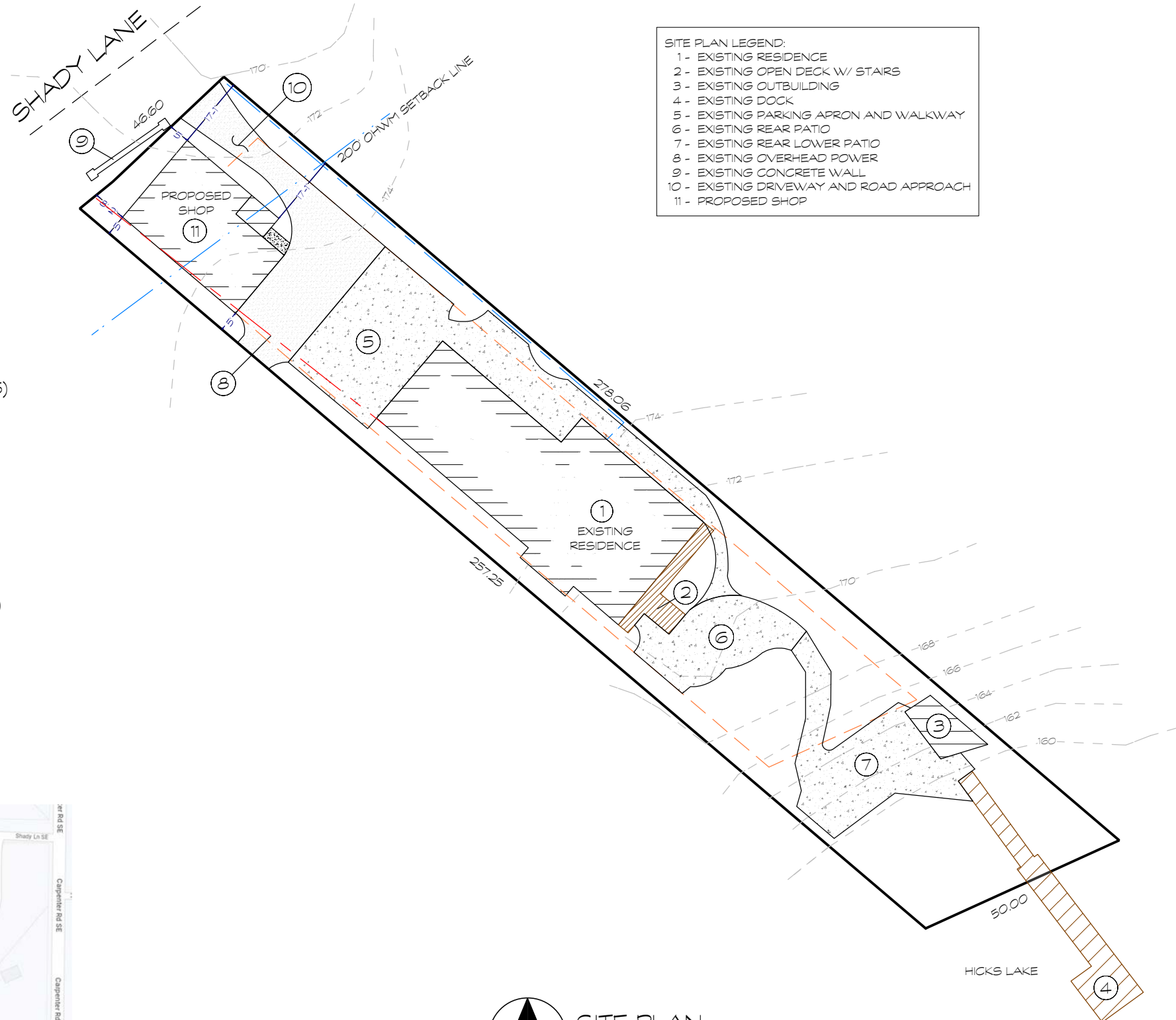
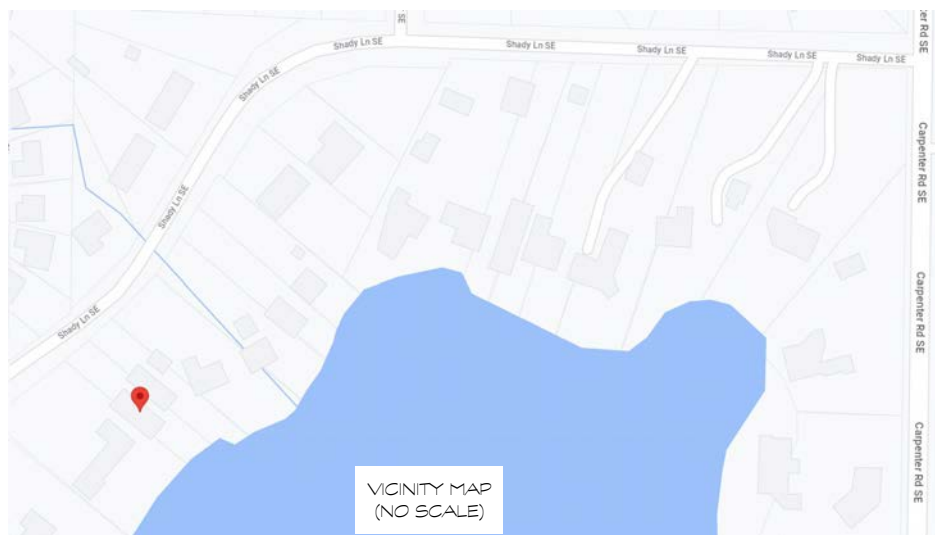
SETBACKS:
FRONT: 16 Feet
SIDE(S): 5 Feet
REAR: 50' OHM

IMPERVIOUS CALCULATIONS:
2,198 S.F. EXISTING RESIDENCE (ITEM 1)
1,168 S.F. EXISTING PARKING APRON AND WALKWAY (ITEM 5)
530 S.F. EXISTING REAR PATIO (ITEM 6)
835 S.F. EXISTING REAR LOWER PATIO (ITEM 7)
968 S.F. EXISTING DRIVEWAY (ITEM 10)
750 S.F. PROPOSED DETACHED SHOP (ITEM 11)
18 S.F. PROPOSED WALKWAY
6,467 S.F. TOTAL

6,467 S.F. TOTAL IMPERVIOUS SURFACES
13,350 S.F. LOT SIZE (.31 ACRES)
48.4% TOTAL IMPERVIOUS SURFACE RATIO (50% ALLOWED)

STORM WATER DRAINAGE PLAN:
GUTTER TO DOWNSPOUTS

EROSION CONTROL PLAN:
NATURAL VEGETATIVE STRIP



- SITE PLAN LEGEND:
- 1 - EXISTING RESIDENCE
 - 2 - EXISTING OPEN DECK W/ STAIRS
 - 3 - EXISTING OUTBUILDING
 - 4 - EXISTING DOCK
 - 5 - EXISTING PARKING APRON AND WALKWAY
 - 6 - EXISTING REAR PATIO
 - 7 - EXISTING REAR LOWER PATIO
 - 8 - EXISTING OVERHEAD POWER
 - 9 - EXISTING CONCRETE WALL
 - 10 - EXISTING DRIVEWAY AND ROAD APPROACH
 - 11 - PROPOSED SHOP



SITE PLAN
SCALE: 1" = 30'

DRAFT



City of Lacey

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

RESIDENTIAL TRAFFIC GENERATION WORKSHEET

Date: November 6, 2023

Project No.: _____

Project Name: James Front Yard Variance

Parcel No.: 32400003500

Project Address: 6417 Shady Lane, Lacey 98516

Applicant's Name: Kamela James

Phone: 360-943-0555

Applicant's Address: 209 Quince Street NE, Olympia WA 98506

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):

One Detached Single Family Dwelling

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

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

Remarks:

