



*Shaping
our community
together*

420 College Street SE
Lacey, WA 98503
360-491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED AT CITY HALL,
420 COLLEGE STREET SE.

MEETING DATE: **Wednesday, May 11, 2016**

TIME	PRE-SUBMISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.				
10:00 a.m.				16-110 Network Transmission Authority Utility Pole Project Multiple ROW Sites Seymour/Stiles PW File #MISC-30
11:00 a.m.				16-106 Mutual Materials Manufacturing Facility 63720000100/00200 Schelling/Stiles 8780/8945 Commerce Pl Dr NE LI PW File #118-01-340000
12:00 p.m.				
1:30 p.m.				16-114 Jessie Dunnam Subdivide lot 58100003700 Schelling/Stiles 825 Ulery St SE LHN PW File #118-16-4403700
2:30 p.m.				
3:30 p.m.				



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:
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:		

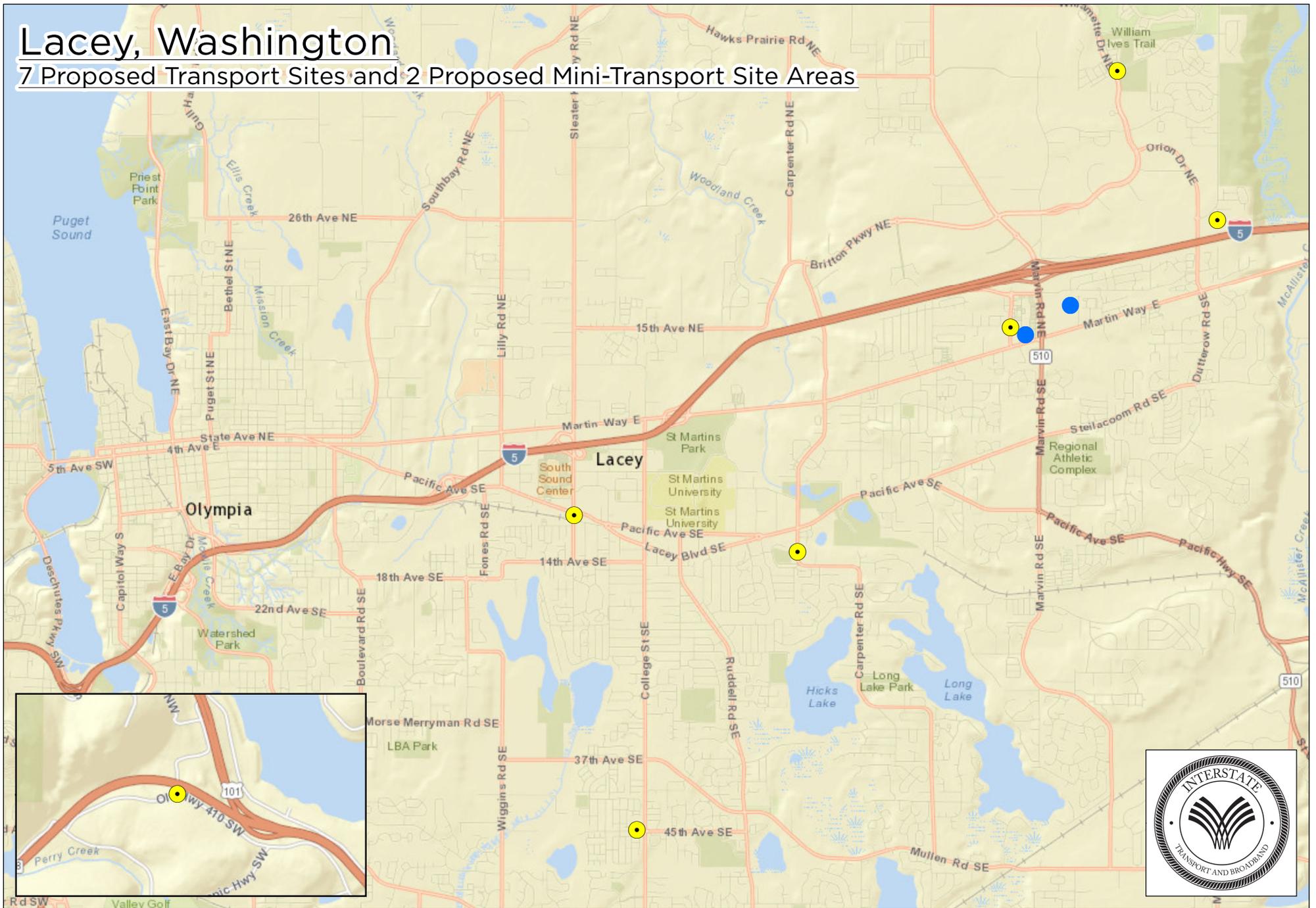
PROJECT ADDRESS:
ASSESSOR'S TAX PARCEL NUMBER(S):
BRIEF DESCRIPTION OF PROJECT:
TOTAL ACREAGE: TOTAL SQ. FT OF BLDG: ZONING:
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: PROPOSED ACCESS:

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.

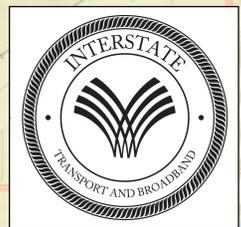
Lacey, Washington

7 Proposed Transport Sites and 2 Proposed Mini-Transport Site Areas



Legend

-  Transport Site
-  Mini-Transport Site Area







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

OFFICIAL USE ONLY

CASE NUMBER:	16-106
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: Mutual Materials

ADDRESS: 8760 Commerce Pl Dr NE **CITY:** Lacey **STATE:** WA **ZIP:** 98516
PHONE NUMBER: 208-484-2532 **EMAIL:** grayb@mutualmaterials.com

REPRESENTATIVE: Bryce Gray

ADDRESS: 8760 Commerce Pl Dr NE **CITY:** Lacey **STATE:** WA **ZIP:** 98516
PHONE NUMBER: Same **EMAIL:** Same

PROJECT ADDRESS: 8760 Commerce Pl Dr NE
ASSESSOR'S TAX PARCEL NUMBER(S): 63720000100 and 63720000200
BRIEF DESCRIPTION OF PROJECT: Site development with manufacturing facility Please see attached description of project.
TOTAL ACREAGE: 10.22 TOTAL SQ. FT OF BLDG: 80,000 ZONING: light industrial
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Commerce Place and Borealis PROPOSED ACCESS: Commerce Place and Borealis

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: May 11th TIME: Morning (after 10:30)

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.

Bryce Gray



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

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: 4/26/16

Project No.: _____

Project Name: Mutual Materials

Parcel No.: 63720000100 and
63720000200

Project Address: 8760 Commerce PI Dr NE

Applicant's Name: Bryce Gray

Phone: 208 484-2532

Applicant's Address: Same

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.):

Please see "Description of Project".

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling Positions:
Building	Size	Gross	Feet:	Number of Drive-through Windows:
Number	of		Employees:	Number of Service Bays:
Number	of	Parking	Stalls:	Number of Car Wash Stalls:
Number of Students / Children: _____				Number of Seats (Theaters, etc.): _____
Number of Rooms (Hotels, etc.): _____				Number of Courts / Fields / Tees: _____

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

Please see "Description of Project"

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 Bryce Gray Date: 4/26/16

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: _____			

Description of Project

In 1999, Mutual Materials developed approximately 10 acres on the site located at 8760 Commerce Pl Dr NE in the Meridian Campus Industrial Park. We manufacture concrete pavers and block that are used locally in homes and businesses throughout the Puget Sound. We have traditionally operated 24 hours/day 5 or 6 days/week in a 38,000 sqft building on 10 acres. Mutual employees 12 employees +/- and has produced over 90,000,000 sqft of paving surfaces that has offered a more sustainable solution than traditional concrete and asphalt as well as providing permeable solutions that are increasingly more critical in the Puget Sound landscape. Local municipalities are increasingly relying upon permeable interlocking pavement solutions to reduce storm water runoff as well as offering better land usage options for both public and private projects.

As part of a potential expansion project, Mutual Materials is considering the development of adjacent properties with parcel numbers 63720000100 and 63720000200. Both these lots are owned by Mutual Materials and are vacant, undeveloped lots.

The project would consist in a very similar developmental scope as the existing manufacturing facility. This could include approximately two 40,000 sqft facilities on paved surfaces. This would be a long term plan and more likely start with one 40,000 sqft building on one of the parcels. However, we include both to allow a long term plan to be discussed. Approximately 12 to 20 employees would be needed as well as drawing upon local services such as aggregate suppliers, machine shops, and industrial suppliers. Approximately 25 parking spaces would be required. Corresponding deliveries of supplies and raw materials would closely match the existing business, which is approximately 25 trucks entering and leaving daily.

Due to the nature of our business, flat usable storage that maximizes land usage is critical. To the best of our knowledge, a power easement and storm drainage easement exist, which we need to consider what, if any, building restrictions exist around these. This could change how effective we could use the space.

Attached are the following

- “Contours July 12, 2012” is a contour drawing of the undeveloped land, which shows the desirable flat attribute we hope will facilitate in the storage of product and usage of forklifts.
- “RCA Binding Site Plant” from RCA/Huitt-Zollars.
- “Lacey Consolidation A” is a simple rendition of what the site could look like with two buildings and storage of product in the yard. Because there are many unknowns, these are very conceptual showing the approximate size of buildings and desired storage.

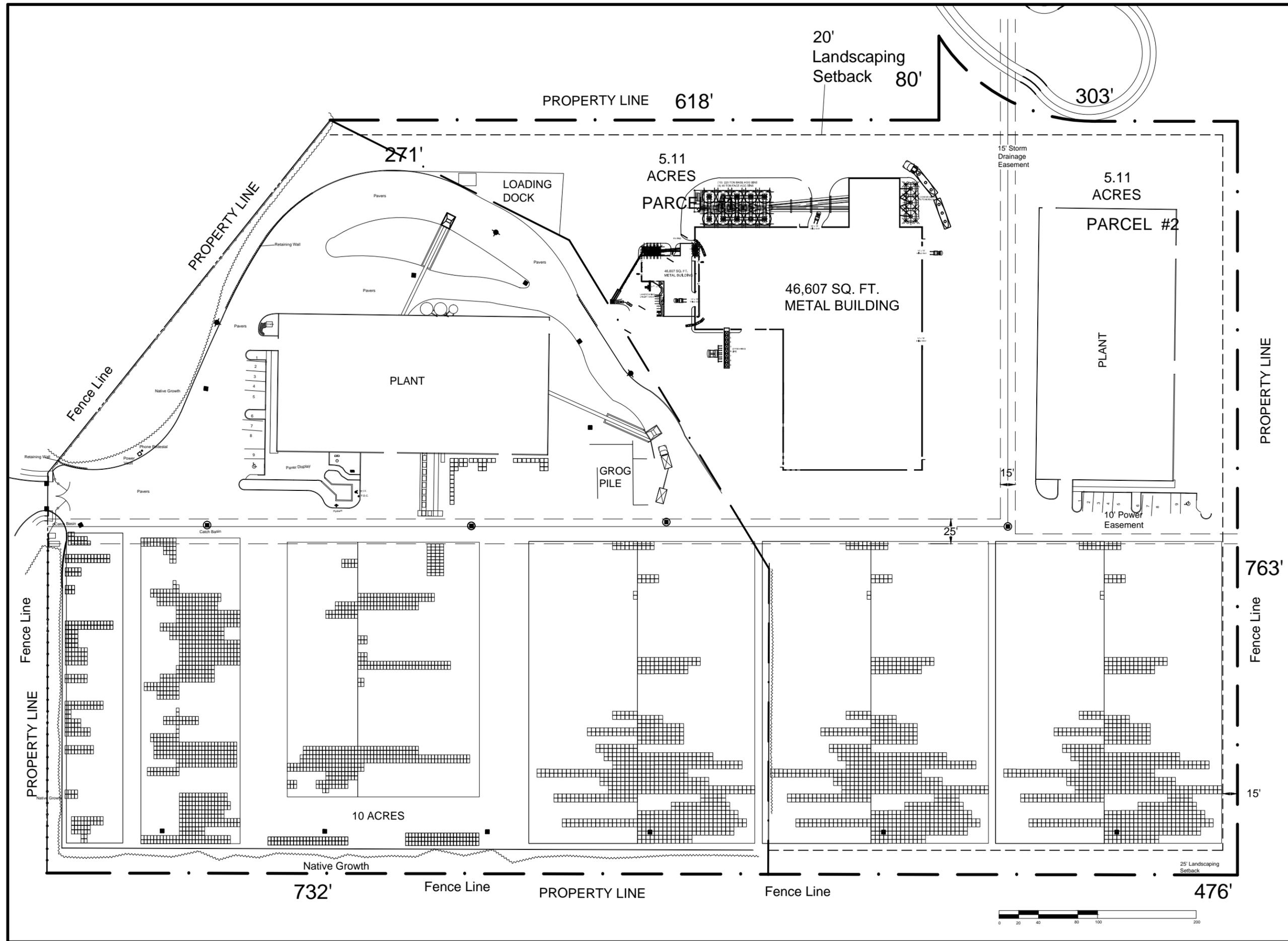
Once the many questions are answered and easement concerns are addressed, actual placement of buildings and storage could be more effective in different positions.

- “Lacey Consolidation B” is another option showing approximate building sizes with an appropriately sized storage surface.
- “Mutual Materials Photos” shows photos and aerial location of proposed project.
- Presubmission Conference Request Form
- Commercial Traffic Generation Worksheet

If additional information would be helpful in advance of the presubmission conference, I can provide it and can be reached at grayb@mutualmaterials.com or 208-484-2532. A site visit is certainly welcomed.

Regards,

Bryce Gray



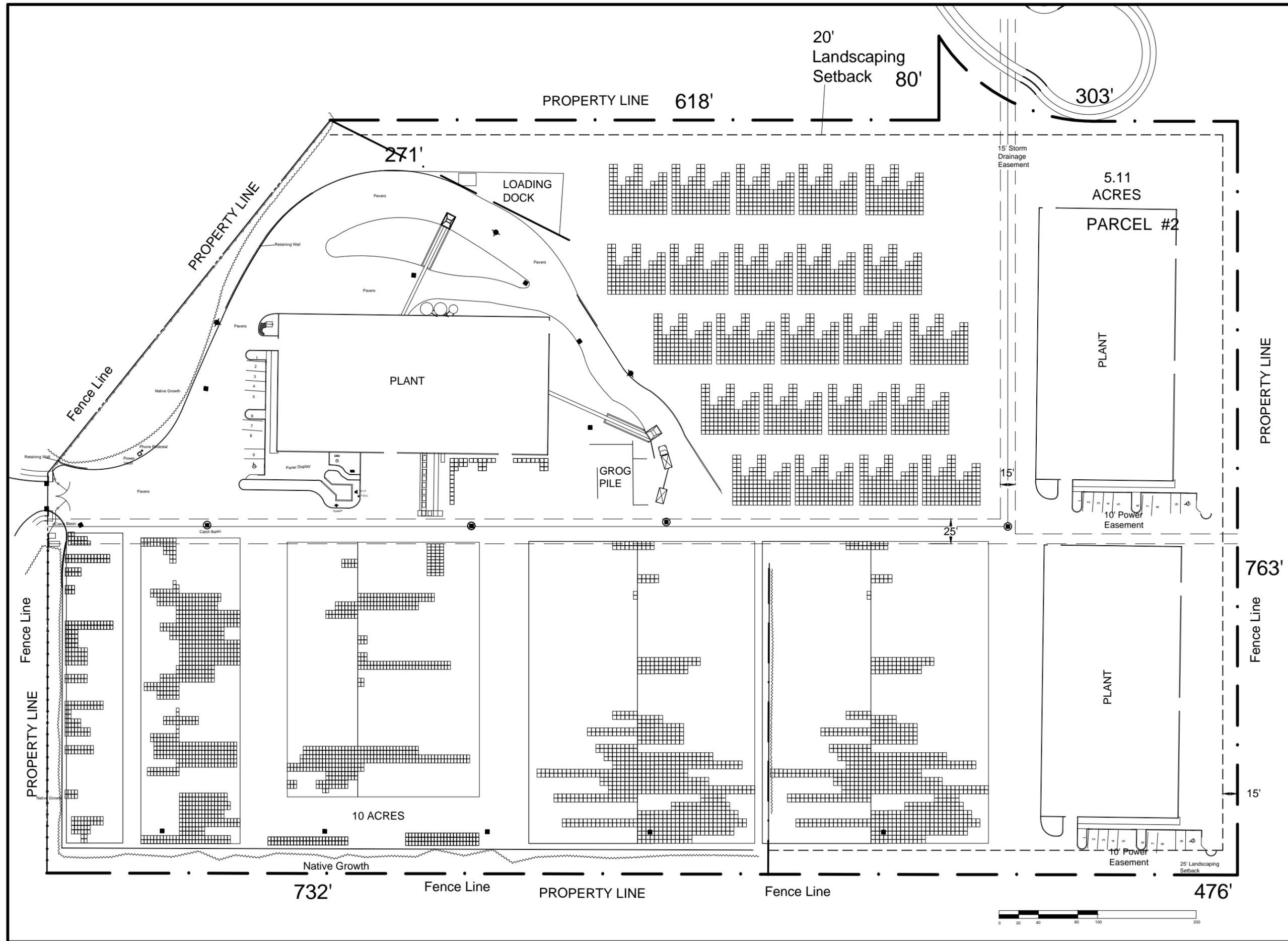
Date: AUGUST 12, 2013
 Drawn By: Linstad

PROPOSED LAND USE
 OCHEM PLANT

Site Plan

Lacey Facility
 8760 Commerce Place Drive NE
 Lacey, WA 98516





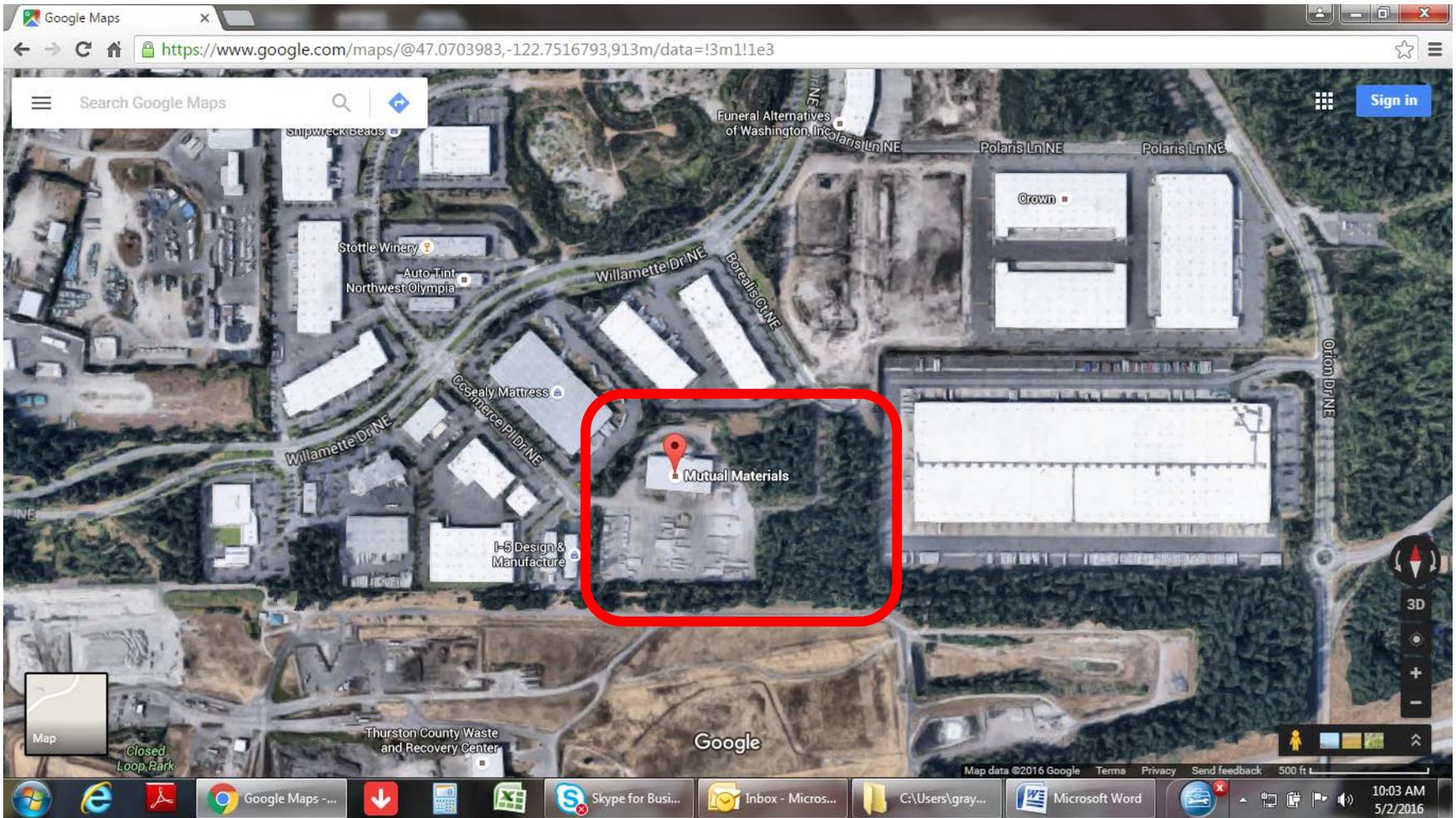
Date: AUGUST 12, 2013
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PROPOSED LAND USE
 OCHEM PLANT

Site Plan

Lacey Facility
 8760 Commerce Place Drive NE
 Lacey, WA 98516







BSP AFN 3183427

LINE	LENGTH	BEARING
L1	2.07	N43°23'08"W
L2	35.15	S73°57'46"E
L3	9.80	S43°23'08"E
L4	NOT USED	
L5	18.50	N23°11'29"E
L6	NOT USED	
L7	NOT USED	

LEGEND

- CASED MONUMENT
- SET REBAR & CAP LS #29278
- (R) RADIAL BEARING
- XXX STREET ADDRESS, LACEY, WA. 98516

LINE	LENGTH	DELTA
C1	10.10'	03°12'59"
C2	14.76'	56°23'10"
C3	14.76'	56°23'10"
C4	16.59'	05°16'55"
C5	55.92'	21°21'29"
C6	61.32'	23°25'23"
C7	54.98'	90°00'00"

NOTE

THE LOT WITHIN THIS BINDING SITE PLAN MUST CONFORM TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE MERIDIAN CAMPUS COMMERCIAL OWNERS ASSOCIATION.



RCA/HUITT-ZOLLARS

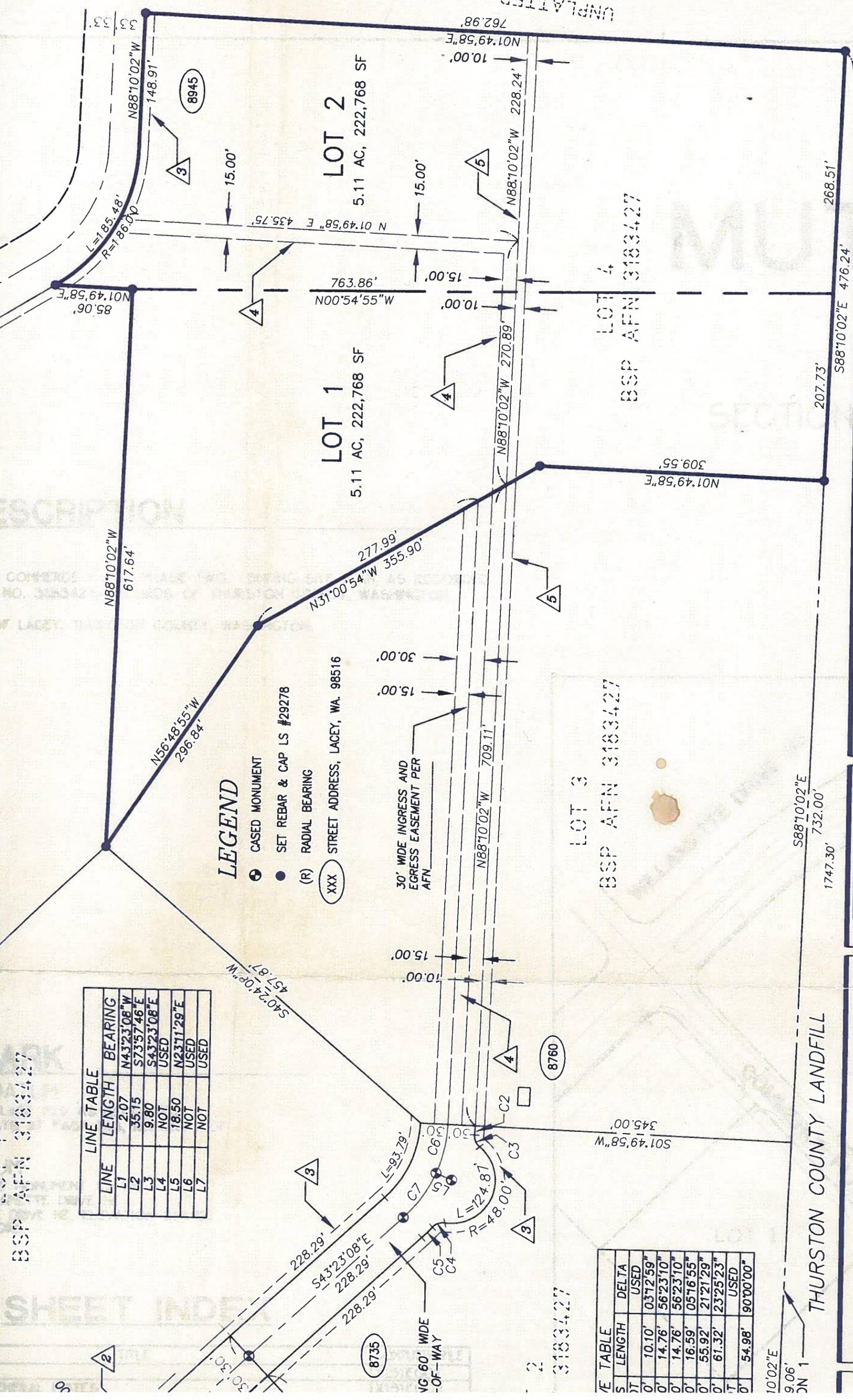
Land Planning Civil Engineering Surveying
 Landscape Architecture Environmental Services
 221 South 28th Street Tacoma, Wa 98402
 Phone (253)627-9131 Fax (253)627-4730

Index Data--SW 1/4, SEC 1, T 18N, R 1W, W.M.

BINDING SITE PLAN

FOR
VICWOOD MERIDIAN PARTNERSHIP

SHT
 2



UNPLATTED

THURSTON COUNTY LANDFILL

S88°10'02"E
 732.00'

207.73'

268.51'

S88°10'02"E 476.24'

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15.00'

10.00'

15.00'

10.00'

15.00'

30.00'

15.00'

10.00'

15.00'

10.00'

10.02"E

9.06'

DN 1

2
 3183427

LOT 3
 BSP AFN 3183427

LOT 4
 BSP AFN 3183427

LOT 2
 5.11 AC, 222,768 SF

LOT 1
 5.11 AC, 222,768 SF

85.06'
 N01°49'58"E

617.64'
 N88°10'02"W

296.84'
 N56°48'55"W

277.99'
 N31°00'54"W

355.90'
 N31°00'54"W

457.87'
 S40°24'02"W

228.29'
 S43°23'08"E

228.29'

148.91'
 N88°10'02"W

435.75'
 N01°49'58"E

763.86'
 W55°45'00N

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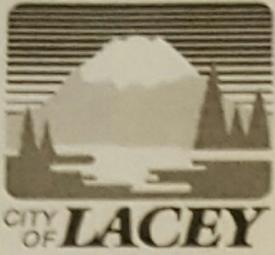
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CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	16-114
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: Jessie Dunnam

ADDRESS: 825 Wery St. SE CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-500-2154 EMAIL: jessiedunnam@gmail.com

REPRESENTATIVE:

ADDRESS: CITY: STATE: ZIP:

PHONE NUMBER: EMAIL:

PROJECT ADDRESS: 825 Wery St. SE Lacey 98503 (Historic Lacey)

ASSESSOR'S TAX PARCEL NUMBER(S):

BRIEF DESCRIPTION OF PROJECT: Just looking for information on how my lot can be subdivided and the regulations related to that.

TOTAL ACREAGE: 1.07 TOTAL SQ. FT OF BLDG: 1,200 ZONING: Residential

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: March 11th 2016 TIME: Any

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