



**DEVELOPMENT REVIEW COMMITTEE AGENDA
THURSDAY – JANUARY 18, 2024 VIA ZOOM CONFERENCING**

**APPLICANTS AND/OR THEIR REPRESENTATIVES
ARE REQUIRED TO ATTEND THE DRC MEETING.**

*** IF YOU ARE UNABLE TO ATTEND, PLEASE NOTIFY US BY PHONING *
360-754-4180**

PERMIT #:	TUM-23-1905
PROJECT TITLE:	Patagon Self Storage
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Patagon Ventures
REPRESENTATIVE(S):	Beth Zauner, AAI Engineering
OWNER(S):	James & Gayle Phillips
LOCATION:	2800 37 th Ave SW
PARCEL(S):	63040000100
REQUEST:	Construction of a single-story self-storage facility.
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0006
PROJECT TITLE:	Kirsop Village Division 2
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Lapis Investment, LLC
REPRESENTATIVE(S):	Jeff Pantier, PLS, Hatton Godat Pantier
OWNER(S):	Lapis Investment, LLC
LOCATION:	3347 66 th Ave SW
PARCEL(S):	12705410500, 12705410501, 12705440101 & 12705440200
REQUEST:	113 lot residential subdivision on 31.17 acres
TIME:	10:30 a.m. – 12:00 p.m.



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180
 Email: cdd@ci.tumwater.wa.us

FEASIBILITY SITE PLAN REVIEW
Application

TUM -	DATE STAMP

RCVD BY	

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre)
 In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 2800 37th Ave. SW
 PROJECT NAME: Tumwater # 37th PARCEL NUMBER(S): 63040000100

APPLICANT (please print neatly)

NAME OF APPLICANT: Patagon Ventures / Daniel Lyman
 APPLICANT'S MAILING ADDRESS (COMPLETE): 786 Redford Dr. Provo, VT 05464
 APPLICANT'S TELEPHONE(S): 802-550-6109 APPLICANT'S E-MAIL: dl@patagon.net

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: AAI Engineering / Beth Zauner
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 4875 SW Griffith Dr. #100, Beaverton, OR 97006
 REPRESENTATIVE'S TELEPHONE(S): 503-620-3030 REPRESENTATIVE'S E-MAIL: bethz@aaieing.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: same as applicant
 OWNER'S MAILING ADDRESS (COMPLETE): _____
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

Single story self storage facility.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

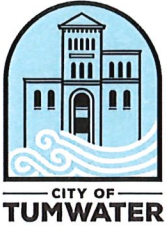
[Signature]
 Signature of Applicant/Representative

Dec 26, 2023
 Date

I. Site Summary

The project is located on the NW corner of 37th Ave. SW and RW Johnson Blvd. SW in the City of Tumwater, WA. The street address is 2800 37th Ave. SW. The parcel is located within the Mottman Industrial Park. The property is vacant with minimal vegetation and is approximately 2.6 acres in size.





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**FEASIBILITY SITE PLAN REVIEW
 Application**

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Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre)
 In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 3347 66th Avenue SW, Tumwater 98512
 PROJECT NAME: Kirsop Village Division 2 PARCEL NUMBER(S): 12705440101, 12705410500, 12705440200, 12706530000

APPLICANT (please print neatly)

NAME OF APPLICANT: Lapis Investment, LLC
 APPLICANT'S MAILING ADDRESS (COMPLETE): PO Box 6130 Olympia WA 98507
 APPLICANT'S TELEPHONE(S): _____ APPLICANT'S E-MAIL: rockwelltv@outlook.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Hatton Godat Pantier (Jeff Pantier, PLS)
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 3910 Martin Way E, Ste B, Olympia, WA 98506
 REPRESENTATIVE'S TELEPHONE(S): 360-943-1599 REPRESENTATIVE'S E-MAIL: jeffp@hattonpantier.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Same as applicant
 OWNER'S MAILING ADDRESS (COMPLETE): _____
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

Kirsop Village Division 2 is a proposed single family residential subdivision, located at 3347 66th ,
Avenue SW; consisting of 113 lots on 31.17 acres. Improvements include infrastructure and landscape improvements;
dedicated wetland/buffer area and active recreation tracts. Project to be constructed in 4 phases.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

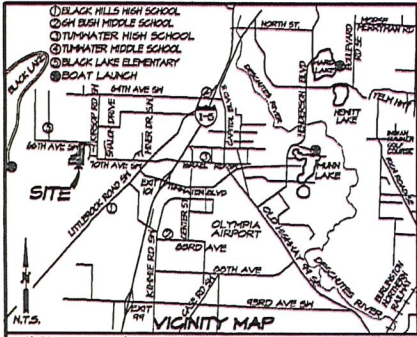
Signature of Applicant/Representative

Date

1/3/2024

AMENDED PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF KIRSOP VILLAGE DIVISION 2
A PORTION OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

-PREPARED FOR-
 NORTHWEST INVESTMENTS ENTERPRISES, LLC
 7612 KENT STREET
 HIGHLAND, CA 92346
 CONTACT: TRANG HUYNH



DESCRIPTION

PARCEL 1, 2 AND 3 OF LARGE LOT SUBDIVISION NO. LL-0173, AS RECORDED OCTOBER 11, 1982 UNDER AUDITOR'S FILE NO. 82010032; TOGETHER WITH PARCEL 4 OF LARGE LOT SUBDIVISION NO. LL-0245, AS RECORDED OCTOBER 14, 1994 UNDER AUDITOR'S FILE NO. 941040049; EXCEPTING THEREFROM PROPOSED LOT 122 OF KIRSOP VILLAGE DIVISION 2, WHICH IS THAT PORTION OF THE WEST 300 FEET OF LOT 4 OF LARGE LOT SUBDIVISION NO. LL-0245, AS RECORDED OCTOBER 14, 1994 UNDER AUDITOR'S FILE NO. 941040049 LYING NORTH OF A LINE PARALLEL WITH AND 570 FEET DISTANT NORTH OF THE SOUTH LINE OF SAID LOT 4, IN THURSTON COUNTY, WASHINGTON.

NOTES:

1. WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY ENCO ENVIRONMENTAL CORPORATION IN JULY, 2005
2. WETLAND FLAGS AND TEST PLOTS LOCATED BY HATTON GODAT PANTIER JULY 7 & 12, 2005 WITH LEICA GS-50GPS UNIT
3. ALL KNOWN WATER SUPPLIES WITHIN 200' OF THE PROJECT BOUNDARY ARE SHOWN HEREON.
4. THE SITE IS VEGETATED WITH PREDOMINATELY SCOTT'S BROOM. ALL VEGETATION LYING OUTSIDE WETLANDS AND BUFFERS WILL BE REMOVED.
5. CONTOURS SHOWN ARE BASED ON FIELD SURVEY BY MSP IN 2015
6. THE SETBACKS PROPOSED FOR THIS DEVELOPMENT ARE CONSISTENT WITH THOSE REQUIRED WITHIN THE UNDERLYING ZONING DESIGNATION.
7. AS PER FIRM COMMITMENT - PANEL NO. SB0106 0200C, A PORTION OF THE SUBJECT PROPERTY IS DESIGNATED ZONE B, AREAS SUBJECT TO 500 YEAR FLOODING.
8. THE PRIVATE STREETS DESIGNATED AS TRACTS "3" THRU "14" HEREON WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. TRACTS "1" THRU "2" AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOTS 1 THROUGH 24 AND 27 THROUGH 64 ARE DESIGNATED DETACHED COTTAGE HOMES

SITE DATA

PARCEL NO.'S 12705430000, 12705440101, 12705410500, 12705410501
 ZONING SFL(4-7) & SPM(6-9)
 TOTAL ACREAGE 60.81 AC.(GROSS)
 DENSITY CALCULATIONS
 SFM ZONING (6-9 UNITS PER ACRE)
 GROSS AREA 31.7 AC
 WETLANDS 2.54 AC
 BUFFERS 5.48 AC
 PUBLIC STREETS 3.39 AC
 ALLEYS/Private ST 0.50 AC
 BPA RD/(INCLUDING STORM) 0.06 AC
 NET AREA 11.20 AC
 MIN. DWELLING UNITS REQUIRED (6x11.20)=67
 MAX. DWELLING UNITS ALLOWED (9x11.20)=101
 NO. DWELLING UNITS PROPOSED=49
 TOTAL OPEN SPACE 21.73 AC (70%)

NUMBER OF LOTS

AVERAGE LOT SIZE
 SMALLEST LOT SIZE
 TOTAL OPEN SPACE
 TRACT USAGE

PHASE 2-A

TRACT 'A'	STORM WATER/ACTIVE REC	3.50 AC.
TRACT 'B'	ACTIVE RECREATION	0.63 AC.
TRACT 'C'	LANDSCAPING	0.24 AC.
TRACT 'D'	LANDSCAPING	0.17 AC.
TRACT 'E'	LANDSCAPING	0.17 AC.
TRACT 'F'	LANDSCAPING	0.17 AC.
TRACT 'G'	PRIVATE RD/ALLEY	0.06 AC.
TRACT 'H'	PRIVATE RD/ALLEY	0.05 AC.
TRACT 'I'	PRIVATE RD/ALLEY	0.05 AC.
TRACT 'J'	PRIVATE RD/ALLEY	0.05 AC.

PHASE 2-B

TRACT 'K'	WETLAND/BUFFER/BPA RD	4.70 AC.
TRACT 'L'	STORM WATER/ACTIVE REC	1.16 AC.
TRACT 'M'	BPA RD	1.17 AC.
TRACT 'N'	LANDSCAPING	0.11 AC.
TRACT 'O'	LANDSCAPING	0.14 AC.
TRACT 'P'	LANDSCAPING	0.14 AC.
TRACT 'Q'	LANDSCAPING	0.14 AC.
TRACT 'R'	PRIVATE ALLEY	0.02 AC.
TRACT 'S'	PRIVATE ALLEY	0.05 AC.
TRACT 'T'	PRIVATE ALLEY	0.05 AC.

PHASE 2-C

TRACT 'U'	WETLAND/BUFFER	22.50 AC.
TRACT 'V'	STORM WATER	0.32 AC.
TRACT 'W'	BPA RD	2.76 AC.
TRACT 'X'	PARK/ACTIVE RECREATION	0.04 AC.
TRACT 'Y'	PRIVATE ROAD	0.24 AC.
TRACT 'Z'	PRIVATE ROAD	0.21 AC.

PHASE 2-D

TRACT 'AA'	LANDSCAPING	0.16 AC.
TRACT 'BB'	LANDSCAPING	0.13 AC.
TRACT 'CC'	PRIVATE RD/ALLEY	0.05 AC.
TRACT 'DD'	PRIVATE RD/ALLEY	0.05 AC.

LENGTH OF PUBLIC AND PRIVATE ROADS

3,969 LF
 CITY OF TUMWATER
 CITY OF TUMWATER

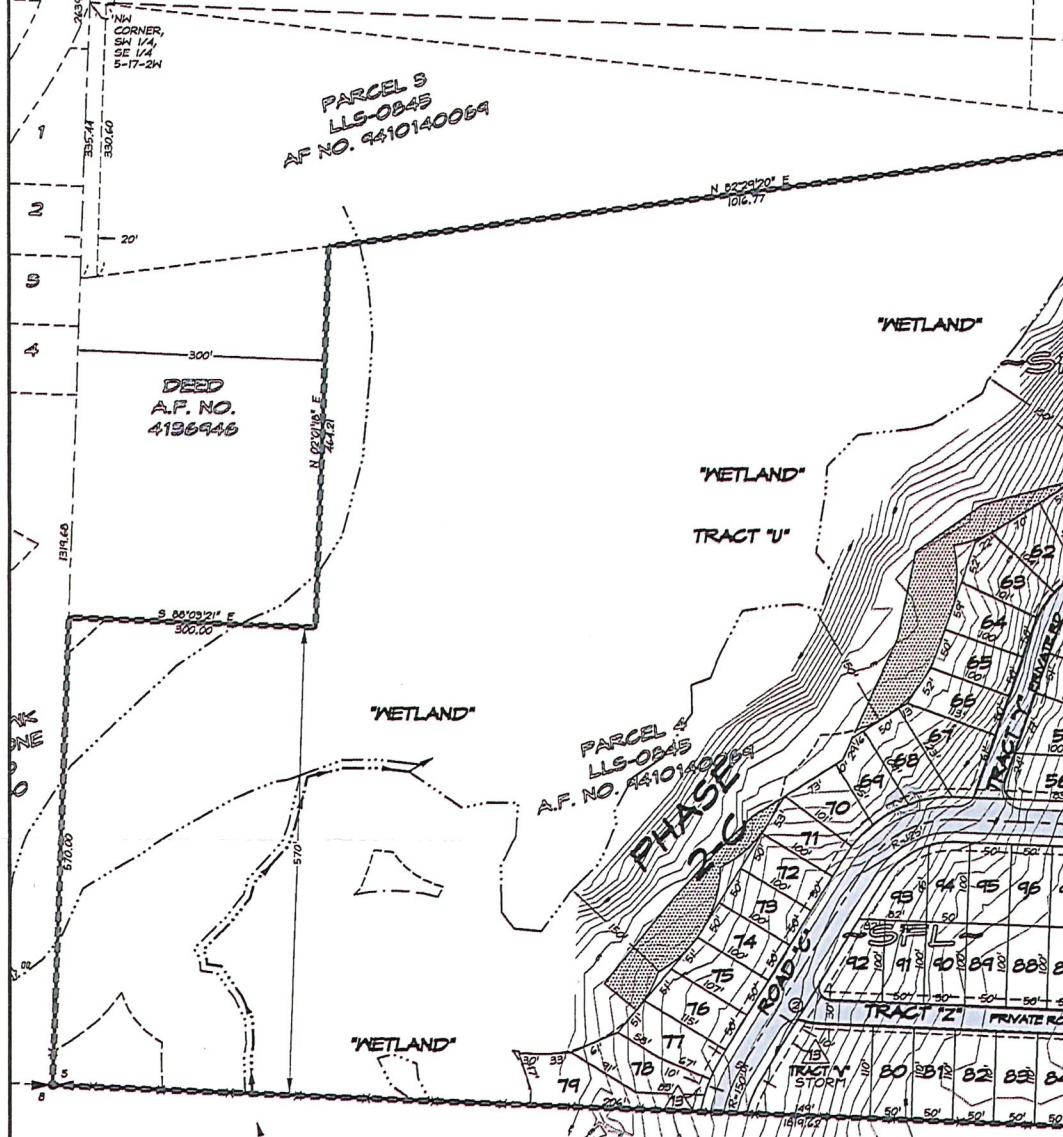
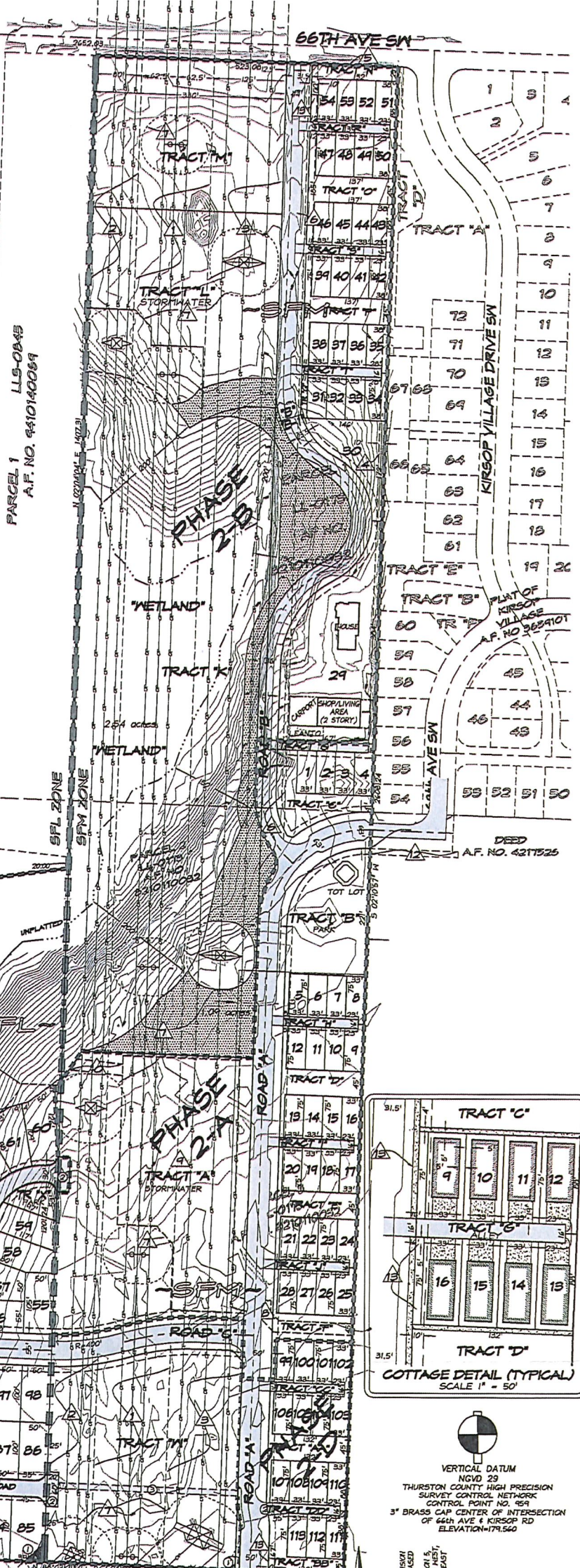
SANITARY SEWER WATER

LEGEND

- BPA TOWER
- THIN POWER POLE TOWER
- OVERHEAD TRANSMISSION LINE
- WETLAND BOUNDARY AS DELINEATED BY ENCO ENVIRONMENTAL CORPORATION IN JULY, 2005
- WETLAND BUFFER PER APPROVED PRELIMINARY PLAT
- WETLAND BUFFER ENHANCEMENT AREA PER APPROVED PRELIMINARY PLAT (2.17 AC.)
- 105' WIDE EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 406796
- 200' WIDE EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 816315
- 125' WIDE EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 816315
- 40' WIDE EASEMENT FOR GAS PIPELINE GRANTED TO WASHINGTON NATURAL GAS COMPANY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 928326
- 40' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS GRANTED IN LARGE LOT SUBDIVISION NO. 078 RECORDED UNDER AUDITOR'S FILE NO. 82010032
- 50' PROTECTION AREA DESCRIBED IN LAND USE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 3483245
- STORM DRAINAGE EASEMENTS DESCRIBED UNDER AUDITOR'S FILE NO. 3483245 (EASEMENT FOR STORM DRAIN CONVEYANCE/INLET.)
- STORM DRAINAGE EASEMENTS DESCRIBED UNDER AUDITOR'S FILE NO. 3483245 (EASEMENT FOR STORM DRAIN NET DETENTION/INFILTRATION POND)
- STORM DRAINAGE EASEMENTS DESCRIBED UNDER AUDITOR'S FILE NO. 3483245 (EASEMENT FOR STORM DRAIN CONVEYANCE/OUTLET)
- EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED UNDER AUDITOR'S FILE NO. 402021
- EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED UNDER AUDITOR'S FILE NO. 402021
- PLANNED UTILITY EASEMENT
- DISCREPANCY BETWEEN THE RIGHT OF WAY DESCRIBED IN AUDITOR'S FILE NO. 80820083 AND RIGHT-OF-WAY PLANS PREPARED BY BONVILLE POWER ADMINISTRATION TITLED "PAUL-G.T.P.P.A. NO. 2" DATED DECEMBER 16, 1978, JANUARY 10, 1980 AND DECEMBER 16, 1978, (HATCHED AREA)
- FIRE DEPARTMENT APPARATUS TURN-AROUND
- EMERGENCY SERVICES SECONDARY ACCESS W/ DOLLARS
- PHASE LINE

MINIMUM SETBACKS

(PER CITY OF TUMWATER CODE CHAPTER 7)
 FRONT 10 FEET, EXCEPT GARAGES ARE 15 FEET
 SIDE 5 FEET
 REAR 3 FEET



VERTICAL DATUM
 NGVD 29
 THURSTON COUNTY HIGH PRECISION
 SURVEY CONTROL NETWORK
 CONTROL POINT NO. 454
 3" BRASS CAP CENTER OF INTERSECTION
 OF 64th AVE & KIRSOP RD
 ELEVATION=719.560

HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com 13-062