



**DEVELOPMENT REVIEW COMMITTEE AGENDA
THURSDAY – FEBRUARY 22, 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-24-0089
PROJECT TITLE:	Wood Apartments
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Taylor Wood
REPRESENTATIVE(S):	Taylor Wood
OWNER(S):	Zech-Owens Revocable Trust
LOCATION:	7321 Henderson Blvd SE
PARCEL(S):	12711110205
REQUEST:	Development of parcel for multifamily housing
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0202
PROJECT TITLE:	Velkommen MHP Expansion
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Tumwater 70 th Ave LLC
REPRESENTATIVE(S):	Ross Jarvis, LDC, Inc.
OWNER(S):	Tumwater 70 th Ave LLC
LOCATION:	2535 70 th Ave SW
PARCEL(S):	31560000100
REQUEST:	Sewer extension to connect new and existing units, addition of fire main & hydrants and addition of 10 new manufactured home pads
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 - 24-	DATE STAMP
0089	01/16/2024
Kelly	
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): 7321 Henderson Blvd SE Tumwater, WA 98501
 PROJECT NAME: Wood Apartments PARCEL NUMBER(S): 12711110205

APPLICANT (please print neatly)

NAME OF APPLICANT: Taylor Wood
 APPLICANT'S MAILING ADDRESS (COMPLETE): 2105 18th Ave SE Olympia, WA
 APPLICANT'S TELEPHONE(S): (360) 878-7615 APPLICANT'S E-MAIL: taylorwood42@gmail.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Taylor Wood
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 2105 18th Ave SE Olympia, WA 98501
 REPRESENTATIVE'S TELEPHONE(S): (360) 878-7615 REPRESENTATIVE'S E-MAIL: taylorwood42@gmail.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: ZECH-OWENS REVOCABLE TRUST
 OWNER'S MAILING ADDRESS (COMPLETE): 75301 MONTECITO DR Indian Wells, CA 92210
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

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

Currently this is raw land that I am in the process of buying - My plan is to develop multifamily units with an attractive aesthetic
 This project would consist of 2 bed/1 bath units ideally, with a focus on attainable rental rates and local management.
 Based on the MFM zoning, we are allowed a maximum of 15 units per acre and my goal would be to maximize the allowable land.

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.

T Wood
 Signature of Applicant/Representative

01/16/2024
 Date



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 - 24-	DATE STAMP
0202	02-02-2024
Kelly	
RCVD BY	

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SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): _____

PROJECT NAME: _____ PARCEL NUMBER(S): _____

APPLICANT (please print neatly)

NAME OF APPLICANT: _____

APPLICANT'S MAILING ADDRESS (COMPLETE): _____

APPLICANT'S TELEPHONE(S): _____ APPLICANT'S E-MAIL: _____

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: _____

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____

REPRESENTATIVE'S TELEPHONE(S): _____ REPRESENTATIVE'S E-MAIL: _____

PROPERTY OWNER

NAME OF PROPERTY OWNER: _____

OWNER'S MAILING ADDRESS (COMPLETE): _____

OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

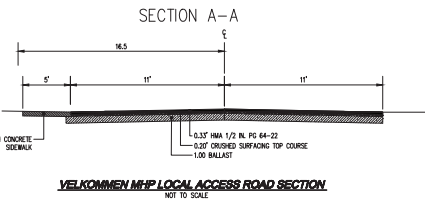
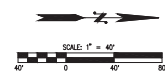
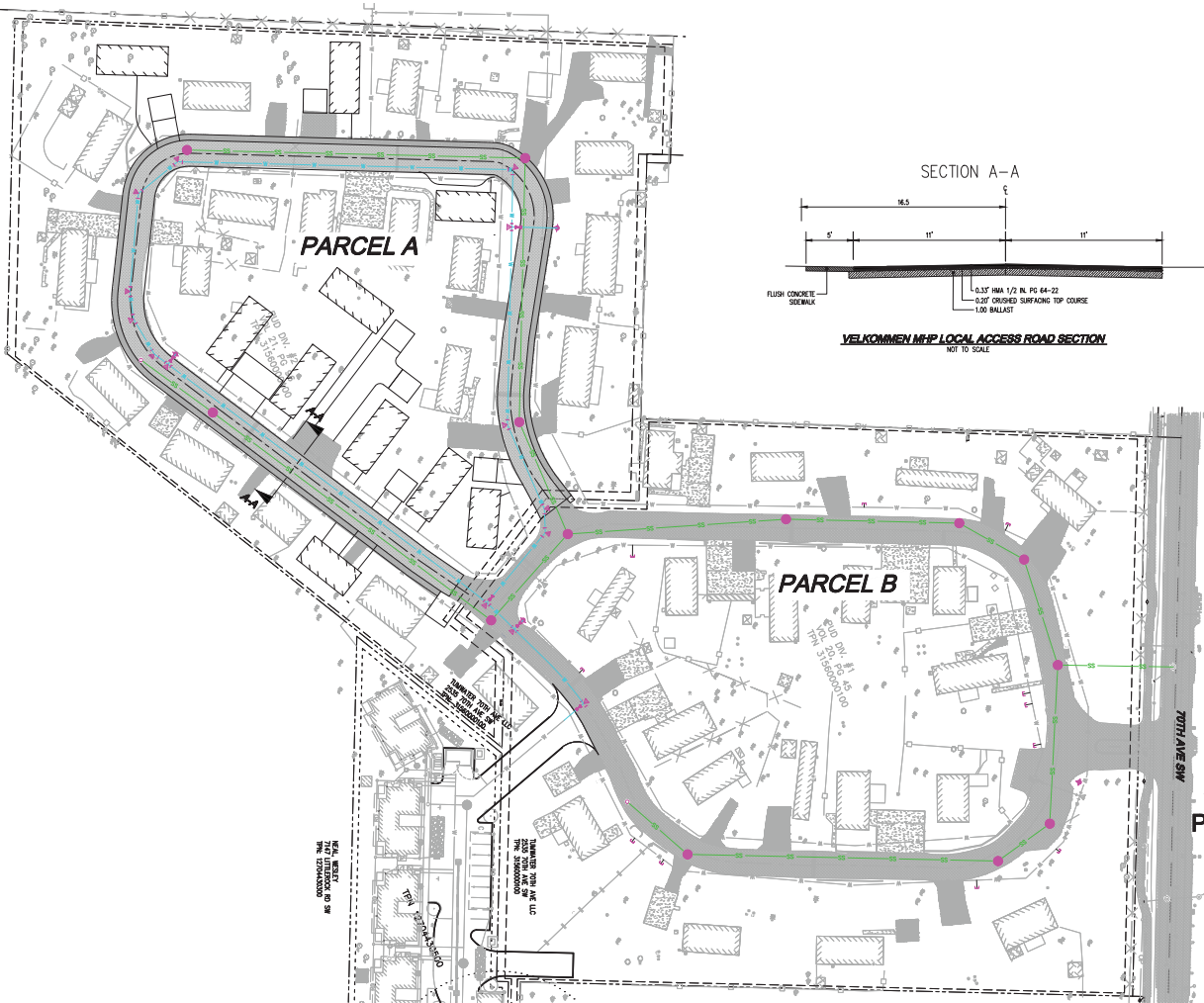
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Ross Jarvis

Signature of Applicant/Representative

Date



VELKOMMEN MHP LOCAL ACCESS ROAD SECTION
NOT TO SCALE

LEGEND

	PROPOSED MOBILE HOME LOCATION
	PROPOSED CAR PORT
	PROPOSED DRIVEWAY
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN BEND W/ THRUST BLOCKING
	PROPOSED GATE VALVE

PROJECT INFORMATION - PARCEL A

ZONING:	MHP - MANUFACTURED HOME PARK
REQUIRED DENSITY:	6-9 UNITS PER ACRE
EXISTING HOMES:	5.29 ACRES
PARCEL AREA:	4.87 ACRES
EXISTING DENSITY:	4.1 UNITS PER ACRE
ADDITIONAL HOMES:	10
TOTAL HOMES:	29
NET ACRES:	4.43 ACRES
PROPOSED DENSITY:	6.5 UNITS PER ACRE
MIN DENSITY:	6 UNITS PER ACRE
MIN HOMES:	27

TOTAL HOMES (29) IS GREATER THAN THE MINIMUM REQUIRED (27)

PROPOSED AREA CALCULATIONS - PARCEL A

GROSS PARCEL AREA:	24,261 SF (0.55 ACRES)
INTERNAL ROADS/SIDEWALK:	29,470 SF (0.68 ACRES)
DRIVEWAYS, SERVING 2+ PADS:	7,867 SF (0.18 ACRES)
NET PARCEL AREA:	163,150 SF (4.43 ACRES)

CONTACT LIST

APPLICANT:	TUMWATER 70TH AVENUE LLC	CIVIL ENGINEER:	LDC INC.
12800 SE 30TH STREET, STE 103	12800 SE 30TH STREET, STE 103	321 CLEVELAND AVE SE, #209	321 CLEVELAND AVE SE, #209
RELLISVILLE, WASHINGTON 98051	RELLISVILLE, WASHINGTON 98051	TUMWATER, WASHINGTON 98512	TUMWATER, WASHINGTON 98512
CONTACT: OREG PAPERLANDIA	CONTACT: OREG PAPERLANDIA	CONTACT: ROSS JERRARD, P.E.	CONTACT: ROSS JERRARD, P.E.
EMAIL: greg@paperlandia.com	EMAIL: greg@paperlandia.com	PHONE: (425) 804-1983	PHONE: (425) 804-1983
		FAX: (425) 462-2993	FAX: (425) 462-2993
		EMAIL: ross@ldcorp.com	EMAIL: ross@ldcorp.com
		SURVEYOR:	WOODCOCK
		15200 IRVING ST. SW, STE. B	15200 IRVING ST. SW, STE. B
		TUMWATER, WASHINGTON 98512	TUMWATER, WASHINGTON 98512
		CONTACT: BRUCE G. STEEDMAN	CONTACT: BRUCE G. STEEDMAN
		PHONE: (360) 357-5583	PHONE: (360) 357-5583

TUMWATER 70TH AVENUE LLC
VELKOMMEN MOBILE HOME PARK
PROPOSED WATER AND SEWER

LDC | Surveying
Engineering
Planning

Woodville Tumwater Kent
321 Cleveland Ave SE, #209
Tumwater, WA 98512
T 425.806.1849 www.LDCorp.com F 425.482.2893

ISSUE DATE: 08-08-2024