



DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – MARCH 21, 2024 VIA ZOOM CONFERENCING

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

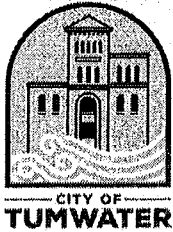
*** IF YOU ARE UNABLE TO ATTEND, PLEASE NOTIFY US BY PHONING ***

360-754-4180

PERMIT #:	TUM-24-0317
PROJECT TITLE:	SOMERSET HILL SFR
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Alastair Bennett
REPRESENTATIVE(S):	
OWNER(S):	Dan Oneill
LOCATION:	XXX Somerset Hill Dr. SW
PARCEL(S):	12828130100
REQUEST:	Construct a 2,300 sq. ft. home
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-23-1905
PROJECT TITLE:	Patagon Self-Storage
REVIEW STATUS:	PRELIMINARY SITE PLAN REVIEW
APPLICANT(S):	Patagon Ventures
REPRESENTATIVE(S):	AAI Engineering
OWNER(S):	James Phillips
LOCATION:	2800 37 th Ave. SW
PARCEL(S):	63040000100
REQUEST:	Construct self-storage facility with leasing office
TIME:	10:30 a.m. – 12:00 p.m.

PERMIT #:	TUM-24-0274
PROJECT TITLE:	Steady State Energy Station
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Steady State Energy Station LLC
REPRESENTATIVE(S):	Jessica Graeber
OWNER(S):	James Lunsford
LOCATION:	3144 54 th Ave SW
PARCEL(S):	12833320500
REQUEST:	Develop a steady state energy storage system.
TIME:	1:30 p.m. – 3:00 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
24-0317	02-26-2024
TRM	
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): NKA Somerset Hill Dr SW, Tumwater, WA 98512
 PROJECT NAME: SFH Construction PARCEL NUMBER(S): 12828130100

APPLICANT (please print neatly)

NAME OF APPLICANT: Alastair Bennett
 APPLICANT'S MAILING ADDRESS (COMPLETE): 6903 34th Ave SE, Lacey, WA 98503
 APPLICANT'S TELEPHONE(S): 360 513 8623 APPLICANT'S E-MAIL: alastair@p53s.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Alastair Bennett
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 6903 34th Ave SE, Lacey, WA 98503
 REPRESENTATIVE'S TELEPHONE(S): 360 513 8623 REPRESENTATIVE'S E-MAIL: alastair@p53s.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Dan & Carla Oneill
 OWNER'S MAILING ADDRESS (COMPLETE): N/A
 OWNER'S TELEPHONE(S): 360 584 6769 OWNER'S E-MAIL: mattperkins@olympicsir.com

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

Construction of 2,300 sqft SFH on the parcel. Attachments include survey with wetland delineation, tentative site plan, and floor plan of SFH to build.
NOTE: property currently under contract for Alastair Bennett to purchase.

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.

A Bennett
 Signature of Applicant/Representative

2-26-24
 Date



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180

Email: cdd@ci.tumwater.wa.us

**Preliminary Site Plan Review
 APPLICATION**

TUM -
 23-1905
 TRM
 RCVD BY

DATE STAMP
 03-01-2024

Application fee: \$330.00 (one acre or less); \$440.00 (greater than one acre); Resubmittal application fee: \$165.00 (one acre or less); \$275.00 (greater than one acre). Please inquire if credit from the Feasibility Site Plan Review application fee applies.
 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 SW 37th Ave. Tumwater, WA 98512
 PROJECT NAME: Tumwater and 37th Patagon Self Storage PARCEL NUMBER(S): 63040000100

APPLICANT (please print neatly)

NAME OF APPLICANT: Patagon Ventures/Daniel Lyman
 APPLICANT'S MAILING ADDRESS (COMPLETE): 786 Redford Dr. Provo, UT 84604
 APPLICANT'S TELEPHONE(S): 801.550.6109 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 97005
 REPRESENTATIVE'S TELEPHONE(S): 503.620.3030 REPRESENTATIVE'S E-MAIL: bethz@aaieng.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: James A. and Gayle L. Phillips
 OWNER'S MAILING ADDRESS (COMPLETE): P.O. Box 3628 Ketchum ID 83340
 OWNER'S TELEPHONE(S): 360.701.4154 OWNER'S E-MAIL: jap123@comcast.net

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

This project is a single story, mini-storage facility with associated improvements.

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: 3/1/2024

Signature of Port of Olympia representative (if applicable) _____ Date _____

Please attach the **Preliminary Site Plan Review submittal checklist** to this Application.

TUMWATER AND 37TH

2800 37TH SW AVE TUMWATER, WA 98512
 S28 T18 R2W QUARTER SE SW PLAT ZONING JURISDICTION TUMWATER
 TOTAL SITE 2.61 AC ZONE LIGHT INDUSTRIAL (LI)

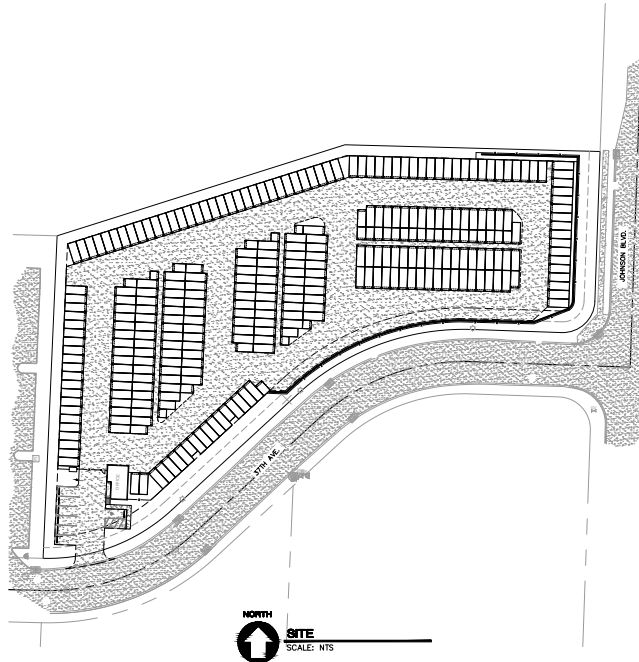
CODE REVIEW:
 TUMWATER WA

Standard	Required	Provided
Zone: Light Industrial		
Use: Self-storage/Mini Storage is a PERMITTED use in the LI zone. (Table 18.07.030)		
Definition of Use: "Ministorage facilities" means a storage facility providing garages, rooms, closets and lockers for rent on an individual basis, usually by month.		
Land Use Applications (14.02.070)		
Pre-app	Yes, prelim. and formal	
Design Review	None indicated	
Setbacks (18.25.050)		
Front	20'	
All streets	20'	
Rear	10'	
Side	10'	
Abutting multi-family residential	25'	
Site Coverage (18.25.050)		
Impervious	85%	
Pervious	15%	
Landscape (18.47.050)		
Landscape %	Assume 15%	
Buffer: Parking adjacent to RCW	10-foot min landscape	
Building		
Max. height	65'	
Special Standards	None indicated	
Fences (18.46.030)		
Height/Materials	No max height on sides or rear	
Other		
18.42.130 Park and open space area standards for development without divisions of land.	5%	

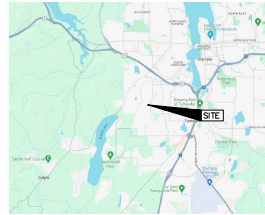
PROJECT DESCRIPTION:

WHILE PRIMARILY A SITE DEVELOPMENT PROJECT, THE PROPOSED LOCATION OFFERS THE OPPORTUNITY FOR LOCAL, PERSONALIZED SELF-STORAGE SOLUTIONS THROUGH THE UTILIZATION OF PREFABRICATED STORAGE CONTAINERS ARRANGED IN SINGLE-LEVEL ROWS, A DESIGN REMINISCENT OF MANY EXISTING OLDER FACILITIES. TO ENHANCE THE PROJECT, A THOUGHTFULLY DESIGNED SMALL OFFICE BUILDING WILL BE INCLUDED TO MANAGE THE PROPERTY EFFECTIVELY, ENSURING IT REMAINS CLEAN, WELL-LIT, AND USER-FRIENDLY. THIS APPROACH, WHICH INCLUDES THE EFFICIENT DELIVERY OF FLAT-PACKED PREFABRICATED STORAGE CONTAINERS, RESULTS IN A SIGNIFICANT REDUCTION IN TRAFFIC, UTILITIES, AND DISTURBANCES DURING BOTH THE CONSTRUCTION PHASE AND ONGOING OPERATION OF THE STORAGE FACILITY.

THE USE OF FLAT-PACKED PREFABRICATED STORAGE CONTAINERS IS HIGHLY EFFICIENT, ALLOWING UP TO TWENTY-FOUR COLLAPSIBLE UNITS TO BE TRANSPORTED ON A SINGLE TRUCK, A NOTABLE IMPROVEMENT COMPARED TO THE INDUSTRY'S PREVIOUS LIMIT OF ONE TO THREE ASSEMBLED UNITS. EACH UNIT MEASURES 8'X12'0" IN SIZE AND IS BUILT TO WITHSTAND WINDS OF UP TO 120 MPH AND SNOW LOADS OF 50 PSF ON THE ROOF. FURTHERMORE, ALL THE CONTAINERS ARE FULLY WEATHER-RESISTANT, FEATURING CORRUGATED ROOFS FOR OPTIMAL DURABILITY AND WATER DRAINAGE, WHILE THE FLOORS ARE COATED TO ENSURE A WATERPROOF, NON-SLIP, NON-TOXIC, AND NON-FLAMMABLE SURFACE. THIS INNOVATIVE APPROACH NOT ONLY ENHANCES STORAGE CAPACITY BUT ALSO DEMONSTRATES A COMMITMENT TO SUSTAINABILITY AND COST-EFFICIENCY.



NORTH
 VICINITY MAP - SITE
 SCALE: NTS



NORTH
 VICINITY MAP - CITY
 SCALE: NTS

STAMPS AND SIGNATURES:

Blank area for stamps and signatures.

DEVELOPER PATAGON VENTURES: CONTACT: DANIEL LYMAN EMAIL: DL@PATAGON.NET	
PLANNING AAI ENGINEERING: CONTACT: BETH ZAUNER PH: 503-352-7682 EMAIL: BETH@AAIENG.COM 4875 SW GRIFFITH DRIVE, SUITE 100 BEAVERTON, OREGON 97005 FAX: 503-620-5539	
CIVIL ENGINEER AAI ENGINEERING: CONTACT: NORM SCHEG PH: 503-352-7687 EMAIL: NORMS@AAIENG.COM 4875 SW GRIFFITH DRIVE, SUITE 100 BEAVERTON, OREGON 97005 FAX: 503-620-5539	
STRUCTURAL ENGINEER AAI ENGINEERING: CONTACT: UGO COSTA PH: 503-352-7683 EMAIL: UGO@AAIENG.COM 4875 SW GRIFFITH DRIVE, SUITE 100 BEAVERTON, OREGON 97005 FAX: 503-620-5539	
LANDSCAPE ARCHITECT AAI ENGINEERING: CONTACT: TERESA LONG PH: 503-352-7685 EMAIL: TERESAL@AAIENG.COM 4875 SW GRIFFITH DRIVE, SUITE 100 BEAVERTON, OREGON 97005 FAX: 503-620-5539	
ARCHITECT DEVELOPT: CONTACT: JEREMY LARSEN PHONE: 435-764-9854 EMAIL: LARSEN@DEVELOPT.COM	

SHEET INDEX

G0.0 COVER SHEET
G1.0 CONTAINER SPECIFICATIONS
C2.0 EXISTING CONDITIONS PLAN
C3.0 SITE PLAN
C4.0 GRADING AND EC PLAN
C5.0 UTILITY PLAN
C6.0 DETAILS - CIVIL
C6.1 DETAILS - CIVIL
C6.2 DETAILS - CIVIL
C6.3 DETAILS - CIVIL
L1.0 LANDSCAPE PLAN
A1.0 OFFICE CONCEPT SCHEMATIC PLANS

PRELIMINARY
 FOR REVIEW
 ONLY

TUMWATER AND 37TH AVE
 COVER SHEET

DATE: 12/13/23
 DRAWN: AMW
 CHECKED: NWS
 REVISIONS:

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 2024. ALL RIGHTS RESERVED.
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 EXCEPT WITH THE PRIOR WRITTEN
 PERMISSION OF AAI ENGINEERING INC.

TUMWATER & 37TH AVE

SHEET NUMBER
GO.0

COVER SHEET

JOB NUMBER: A23143.10



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180
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FEASIBILITY SITE PLAN REVIEW
Application

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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): _____

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 Signature of Applicant/Representative

 Date



- LEGEND**
- PCS INVERTER EPC CAB 1000 (QTY 4) WITH TRANSFORMER
 - BATTERY ENCLOSURE
 - AUXILIARY TRANSFORMER AND SWITCHGEAR
 - SECURITY FENCE
 - AREAS TO AVOID

- NOTES**
1. NOT FOR CONSTRUCTION - ALL LAYOUTS ARE CONCEPTUAL AND SHALL BE FINALIZED BY OTHERS.
 2. ALL DIMENSIONS ARE IN FT - IN.
 3. NOT ALL EQUIPMENT IS SHOWN.
 4. BESS INVERTER AND TRANSFORMER MFG. TYPE, MODEL, AND COUNT PENDING FINAL DESIGN.
 5. SITE COORDINATES 47°00'04.7"N, 122°56'57.1"W

PRELIMINARY

NOT FOR CONSTRUCTION

CSP1-1_OLYMPIA.DWG

THE DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
A	INITIAL LAYOUT FOR REVIEW	9/27/2023	LY	LY	JAV		

DSGN	LY	9/27/2023
DRN	LY	9/27/2023
CKD	JAV	
SCALE:	N/A	
FOR 2D/3D DWG ONLY		



CORDELO POWER	JOB NUMBER	REV
OLYMPIA 1.0 & 2.0 BESS	0246249	A
CONCEPTUAL SITE PLAN	DRAWING NUMBER	
	CSP1-1	