



DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – April 18, 2024 VIA ZOOM CONFERENCING

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

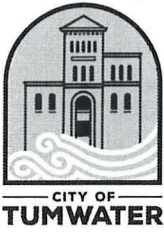
*** IF YOU ARE UNABLE TO ATTEND, PLEASE NOTIFY US BY PHONING ***

360-754-4180

PERMIT #:	TUM-24-0636
PROJECT TITLE:	Short Term Room Rental
REVIEW STATUS:	FEASIBILITY SITE PLAN REVIEW
APPLICANT(S):	Kathleen Kravitz
REPRESENTATIVE(S):	N/A
OWNER(S):	Kathleen Kravitz
LOCATION:	3727 Hoadly Loop SE
PARCEL(S):	67860002100
REQUEST:	Short term room rental – 1 room.
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-23-1905
PROJECT TITLE:	Patagon Self Storage
REVIEW STATUS:	FORMAL 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:	Construction of a single-story self-storage facility
TIME:	10:30 a.m. – 12:00 p.m.

PERMIT #: TUM-24-0572
PROJECT TITLE: Yorkshire TWB Commercial
REVIEW STATUS: **FEASIBILITY SITE PLAN REVIEW**
APPLICANT(S): Fourth Street Housing, LLC
REPRESENTATIVE(S):
OWNER(S): Fourth Street Housing, LLC
LOCATION: Undeveloped property on the north and south side
of Tumwater Blvd, between Littlerock Road and I-5
12704431300, 09230009001, & 09230003000
PARCEL(S):
REQUEST: Amend Yorkshire Binding Site Plan, and create
new commercial lots on Tumwater Blvd.
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
24-0636	RECEIVED
TRM	MAR 28 2024
RCVD BY	City Of Tumwater

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre) Conceptual Site Plan Required.
 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): 3727 Hoadly Loop SE
 PROJECT NAME: STR PARCEL NUMBER(S): Parkwood So. Lt. 21

APPLICANT (please print neatly)

NAME OF APPLICANT: Kathleen Kravitz
 APPLICANT'S MAILING ADDRESS (COMPLETE): 3727 Hoadly Loop SE
 APPLICANT'S TELEPHONE(S): (360) 790-4874 APPLICANT'S E-MAIL: Airmattresshost@gmail

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: same
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____
 REPRESENTATIVE'S TELEPHONE(S): _____ REPRESENTATIVE'S E-MAIL: _____

PROPERTY OWNER

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

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

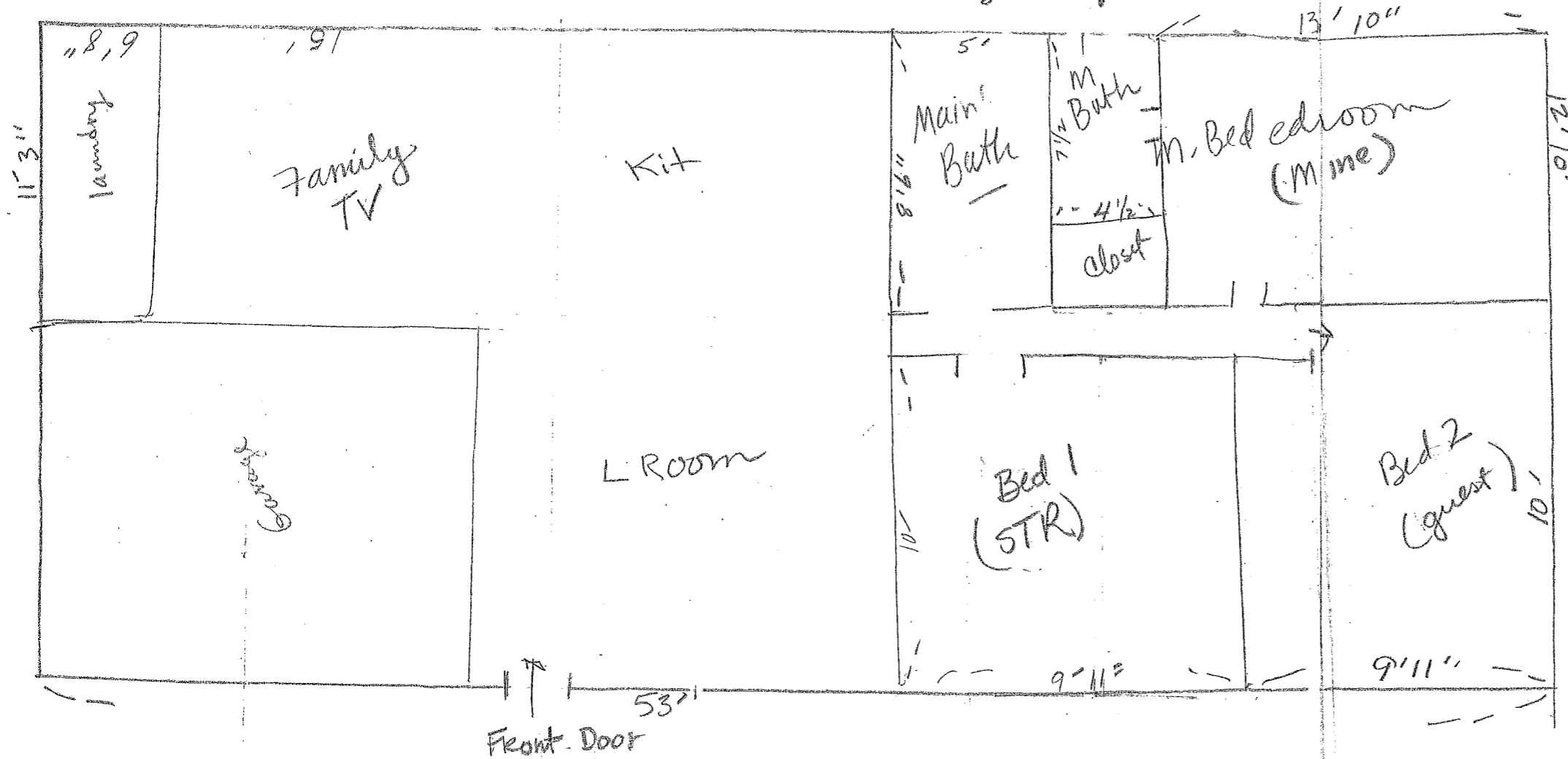
1 rm short term rental

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.

Kathleen Kravitz
 Signature of Applicant/Representative

March 29, 2024
 Date

3727 Hoody Loop SE



1347 sq feet
3bed
1 3/4 bath

Not to scale

STREET

RECEIVED
MAR 28 2024
CITY OF TUMWATER
Community Development



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

TUM - 23-1905	DATE STAMP 03-29-2024
TRM	
RCVD BY	

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)
 Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (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 SW 37th Ave. Tumwater, WA 98512
 PROJECT NAME: Tumwater and 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, 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]
 Signature of Applicant/Representative

3/29/2024
 Date

Signature of Port of Olympia representative (if applicable)

Date

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

TUMWATER AND 37TH

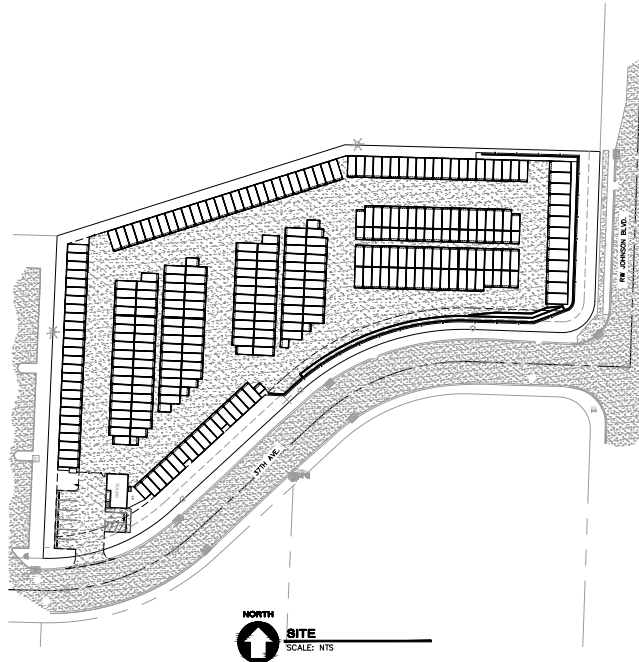
2800 37TH SW AVE TUMWATER, WA 98512
 S28 T18 R2W QUARTER SE SW PLAT ZONING JURISDICTION TUMWATER
 PARCEL No. 6304000100 ZONE LIGHT INDUSTRIAL (LI)
 TOTAL SITE 2.61 AC

SITE DATA / PROJECT INFORMATION	
LOT PARCEL NUMBER:	6304000100
ADDRESS:	2800 37TH AVE SW TUMWATER WA
LOT AREA:	2.6 ACRES
ZONING:	L-I LIGHT INDUSTRIAL
JURISDICTION:	TUMWATER
DENSITY REGULATIONS:	NO MINIMUM SITE AREA
FRONT: 20' SIDE: 30' REAR: 10'	
LOT COVERAGE (Impervious):	79.4%
LANDSCAPE REQUIREMENTS:	TYPE II 8-FEET PERIMETER YARD
	10-FEET BETWEEN PARKING AND ROW
PROPOSED IBC TYPE:	V-B
BUILDING SIZES:	
OFFICE	534 SF
BLDG. A	3,770SF
BLDG. B	7,150SF
BLDG. C	3,100SF
BLDG. D	6,918SF
BLDG. E	7,498SF
BLDG. F (INCLUDES OFFICE)	5,148SF
BLDG. G	6,210SF
BLDG. H	3,490SF
BLDG. I	2,522SF
BUILDING HEIGHT:	
OFFICE	14 FEET 7 INCHES
STORAGE BUILDINGS	8 FEET
PARKING REQUIREMENTS:	1 STALL/100 UNITS + 2 STALLS FOR EMPLOYEES (809 units = 3.09, 3.09+2=5.09 or 6 PARKING STALLS)
BISE PARKING:	2 SHORT TERM LONG TERM PROVIDED WITHIN UNITS
AREA SUMMARY:	2.6 ACRES
WATER PROVIDER:	CITY OF TUMWATER
SEWER PROVIDER:	CITY OF TUMWATER

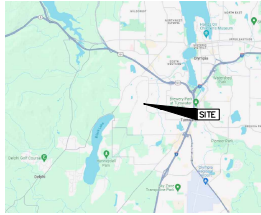
PROJECT DESCRIPTION:

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

THE USE OF THESE FLAT-PACKED SELF-STORAGE STRUCTURES 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'X8'X20' IN SIZE AND IS BUILT TO WITHSTAND WINDS OF UP TO 120 MPH AND SNOW LOADS OF 60 PSF ON THE ROOF. FURTHERMORE, ALL THE UNITS 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 DEVLEPT CONTACT: JEREMY LARSEN PHONE: 435-764-8984 EMAIL: LARSEN@DEVLEPT.COM	

SHEET INDEX

G0.0 COVER SHEET
G1.0 UNIT SPECIFICATIONS
C2.0 EXISTING CONDITIONS PLAN
C3.0 SITE PLAN
C4.0 GRADING AND EC PLAN
C4.1 SITE SECTIONS & WALL BLOWUP
C5.0 UTILITY PLAN
C6.0 DETAILS - CIVIL
C6.1 DETAILS - CIVIL
C6.2 DETAILS - CIVIL
C6.3 DETAILS - CIVIL
C6.4 DETAILS - CIVIL
A1.0 OFFICE CONCEPT SCHEMATIC PLANS
A1.1 OFFICE CONCEPT SCHEMATIC PLANS
E0.2 ELECTRICAL SITE PLAN
E0.3 SITE PHOTOMETRIC PLAN

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.
 THESE DRAWINGS ARE THE
 PROPERTY OF AAI ENGINEERING INC.
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 PERMISSION OF AAI ENGINEERING INC.

TUMWATER & 37TH AVE

SHEET NUMBER
GO.0

COVER SHEET

JOB NUMBER: A23143.10

03/29/24 FINAL SITE PLAN REVIEW



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
0572	04/04/2024
Kelly	
RCVD BY	

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre) Conceptual Site Plan Required.
 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): 2001 Tumwater Blvd and Yorkshire Property
 PROJECT NAME: Yorkshire and Tumwater Blvd commercial pads PARCEL NUMBER(S): 12704431300, 09230009001, 09230003000

APPLICANT (please print neatly)

NAME OF APPLICANT: Fourth Street Housing, LLC
 APPLICANT'S MAILING ADDRESS (COMPLETE): PO Box 159 Arlington WA 98223
 APPLICANT'S TELEPHONE(S): 360-239-5971 APPLICANT'S E-MAIL: glennwellsarchitect@gmail.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Glenn Wells
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 324 West Bay Dr Ste 214
 REPRESENTATIVE'S TELEPHONE(S): 360-239-5971 REPRESENTATIVE'S E-MAIL: same as applicant

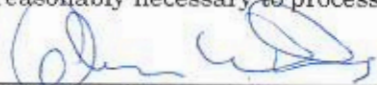
PROPERTY OWNER

NAME OF PROPERTY OWNER: Fourth Street Housing, LLC and Aspiri Group
 OWNER'S MAILING ADDRESS (COMPLETE): PO Box 159 Arlington WA 98223
 OWNER'S TELEPHONE(S): 206-484-0516 & 360-480-9387 OWNER'S E-MAIL: ray@aspiri.com & schraderfour@gmail.com

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

New commercial lots on the Yorkshire and Aspiri properties.

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.

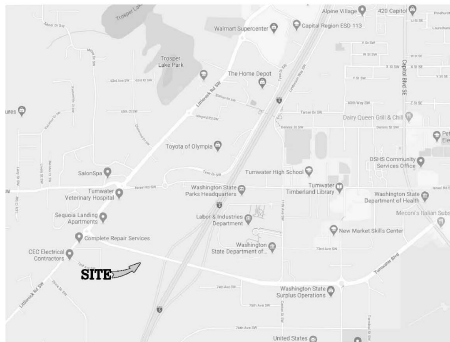
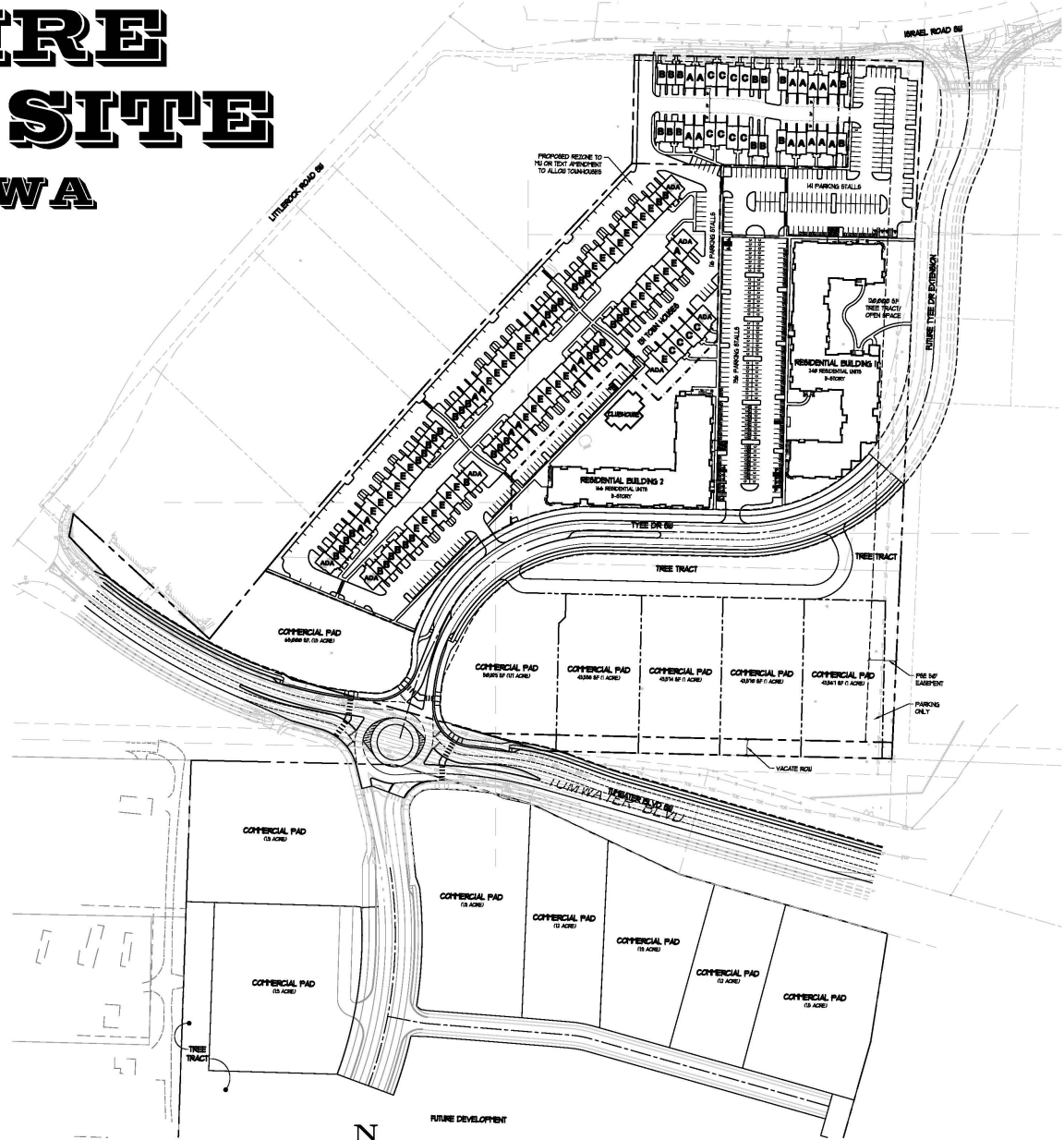


 Signature of Applicant/Representative

4-4-24

 Date

YORKSHIRE & 54 ACRE SITE TUMWATER, WA



N
VICINITY MAP
N.T.S.

N
FUTURE DEVELOPMENT
SITE PLAN
SCALE: 1" = 100'