

Development Review Committee is represented by:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

March 30, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM

Applicant Conference:

AC-22-007; 840, 841 Prindle St. Applicant is proposing the development of a four-story Candlewood Suites Hotel. Zoned CF, Commercial Freeway, "Hotel" is a permitted use in this zone. The applicant has prepared questions. LC Parcel # 005780005000, 005780003000.

9:30 AM

Site Plan Review:

ST-22-0004; 2100 N National Ave. Applicants are proposing to display portable buildings, like sheds, with banners containing contact information on the current Yard Birds site. The site is zone CG, retail is a permitted use. LC Parcel # 021650009000.

10:00 AM

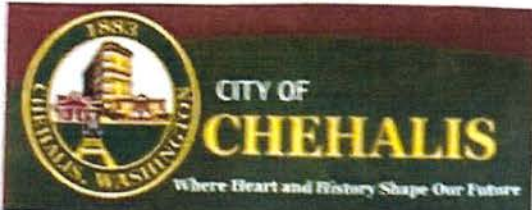
1. Interdepartmental meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/88064775734>



Vicinity Map for AC-22-007



Return your conference application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 840 + 840^{North} Prindle St PARCEL #: 005779001000 005778000001

APPLICANT / CONTACT PERSON:

NAME: Don Mitzel
 ADDRESS: 1111 Cleveland Ave
 CITY/ST/ZIP: Mount Vernon WA
 PHONE#: 360-661-2237 Suite 203
 EMAIL: don.mitzel@mitzel.net

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: M+H Contracting
 CONTACT NAME: Don Mitzel
 ADDRESS: 1111 Cleveland Ave Suite 203
 PHONE #: 360-404-2090
 EMAIL: don.mitzel@mitzel.net
 CONTRACTORS L&I #: _____

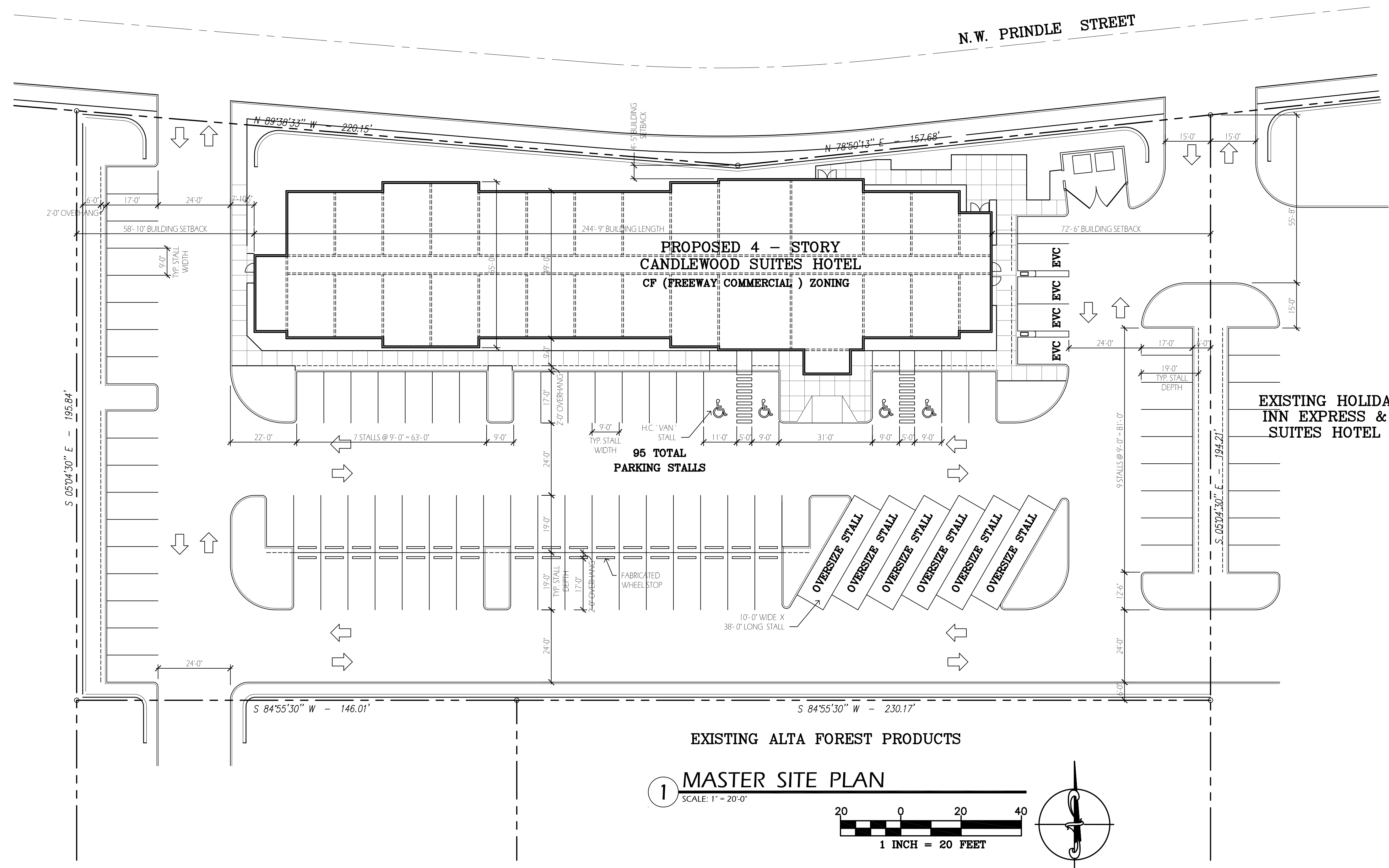
Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION: Development of a 92 unit extended stay hotel. This will be a prototypical Candlewood suites Hotel. Site is directly west of the Holiday Inn Express Hotel. Chehalis HI, LLC will be the developer

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: <u>Don Mitzel</u>	Date: <u>3/2/22</u>
Name (print): <u>Don R. Mitzel</u>	Telephone #: <u>360-661-2237</u>

Office use only	
Received by: <u>JF</u>	Date Received: <u>3/10/22</u>
Parcel #: <u>005780005000, 005780003000</u>	
Permit #: <u>AC-22-007</u>	
Zoning: <u>CF</u>	
Flood Zone: <u>Yes</u> No	
Zone Classification: <u>FEMA 100 Year Flood Zone A</u>	

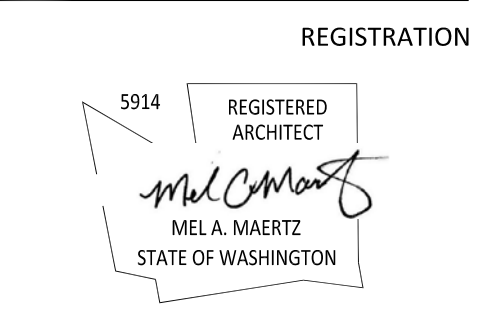


1 MASTER SITE PLAN
 SCALE: 1" = 20'-0"
 1 INCH = 20 FEET



M2 ARCHITECTS

ARCHITECTURE & PLANNING
 1111 CLEVELAND AVENUE, SUITE 102
 MOUNT VERNON, WA 98273
 TEL: 206.354.7100



CHEHALIS CANDLEWOOD SUITES HOTEL

0000 - N.W. PRINDLE ST.
 CHEHALIS, WA

DESIGN TEAM

PROJECT NO.	22-001
PRINCIPAL	MM
DRAWN BY	MM/GH
CHECKED BY	MM
DATE	2/3/2022

ISSUE / REVISIONS

3/7/2022	PRELIMINARY DESIGN

CONSULTANTS

SHEET TITLE

CANDLEWOOD SUITES
 MASTER SITE PLAN

SHEET NO.
A-1.00

From: [Dan Mitzel](#)
To: [Community Development](#)
Subject: Fwd: Hotel development
Date: Thursday, March 3, 2022 11:05:18 AM

NOTICE: This message originated outside of the City network - **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe!

Community Development / Amelia Schwartz

Below are the questions that I submitted yesterday to Amelia that should have gone to the comedy.ci.Chehalis.wa.us email address. Please include this with the Application that I just emailed.

Thanks!

Dan Mitzel

Sent from my iPad

Begin forwarded message:

From: Dan Mitzel <danmitzel@mitzel.net>
Date: March 2, 2022 at 12:33:27 PM PST
To: Amelia Schwartz <aschwartz@ci.chehalis.wa.us>
Cc: Maertz Mel <mmaertz@m2architects.net>, Dave Allegre <dave@dujardindev.com>
Subject: Hotel development

Amelia:

I do to have everything available that is on your checklist. My architect is working on dimensioning the site plan I sent to you after I sent the application form. I am in California for the month of March so I am doing what I can remotely. I should have a dimensioned plan by Monday morning to send to you. The questions that I would like to get information on during the Pre-app Teleconference are:

1. Are there any offsite improvements that our development may trigger in regards to reducing level of service on the street system to a point where it would trigger the requirement for street improvements or signalization upgrades.
2. Would the improvements to NW. Prindle St. be similar to those improvements that we made to Liberty when we built the Holiday Inn Express in 2008/09?
3. We intend to take our primary access off of NW. Prindle St. and secondary access will be through the existing easements for ingress and egress with the Holiday Inn Express property. Will the city consider the access points off of Northwest Prindle as being the primary access for the project?

4. The plan calls for making alterations to the Holiday Inn express Hotel's site layout to provide for cross access for vehicles and pedestrians between the parcels. We will have extra parking on the new hotel site including large vehicle parking. Will the city permit us to calculate the total parking requirement between the two hotels so that the overall parking count exceeds the code requirement of one stall per guest room?
5. Are there any improvements within the capital facilities plan planned for Northwest Prindle St?
6. Will the existing detention / treatment pond and the downstream open space be sufficient to provide for storm water treatment and detention requirements?

I may come up with some additional questions that I will get to you as they develop.

I will be sending another email with the sewer plan that I got from RB Engineering.

Thanks!

Dan Mitzel
360-661-2237

Sent from my iPad

From: [Dan Mitzel](#)
To: [Community Development](#)
Cc: [Amelia Schwartz](#)
Subject: Re: Application for pre application meeting.
Date: Tuesday, March 8, 2022 11:09:45 PM
Attachments: [image001.png](#)
[image001.png](#)
[841 NW Prindle Street.png](#)

NOTICE: This message originated outside of the City network - **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe!

Laura:

The correct Parcel # is 005780005000. The address is 841 NW Prindle St. We are also including the northerly 27,500 S.F of the property to the west which is 840 NW Prindle Street. The parcel number for this property is 005780-003-000.

Sorry for the confusion. If we cannot have a pre-application teleconference call tomorrow can we do one a week from tomorrow on March 16th. I am out of town on vacation and will be so until April 1. I need to push this project along while I am out of town.

Thank You!

Dan Mitzel

Sent from my iPad

On Mar 3, 2022, at 11:49 AM, Community Development <comdev@ci.chehalis.wa.us> wrote:

The address 841 NW Prindle has a different parcel number than what was written out on your permit application. I just need to confirm that this is the address you wish to use for the application. If so, I will need to enter the indicated parcel number on this map. Just let me know if that will work for you.

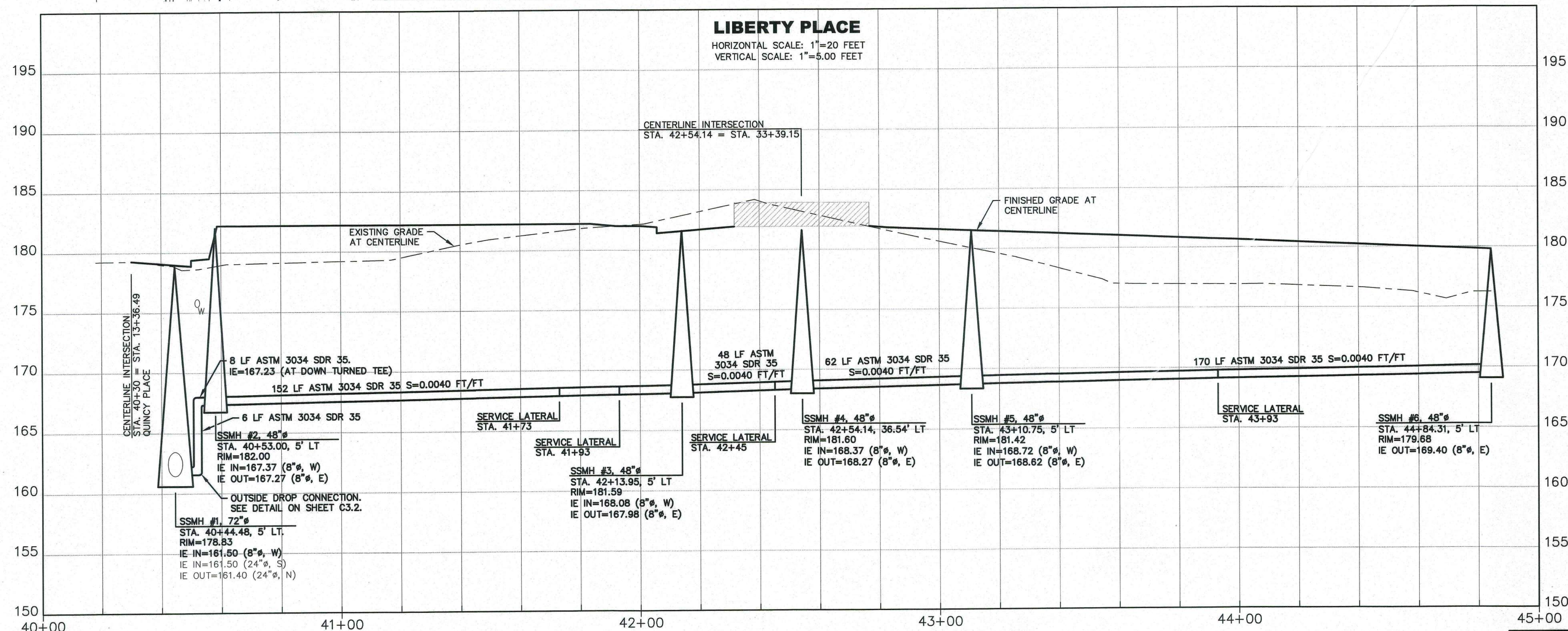
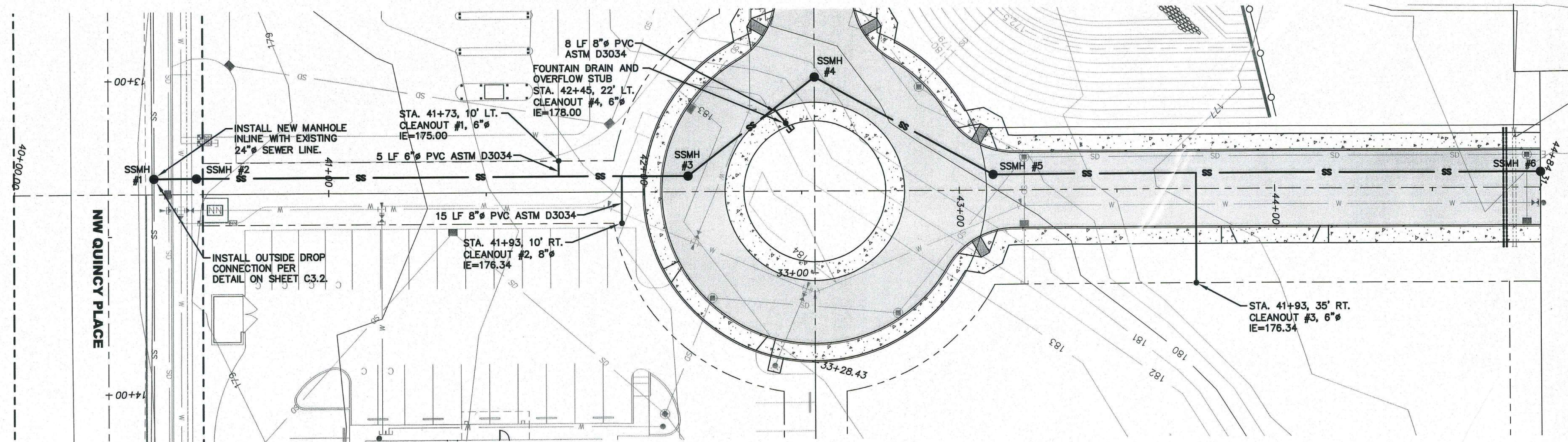
Laura Fisher

Permit Technician
1321 South Market Blvd.
Chehalis, WA. 98532
360-345-2229



From: Dan Mitzel <danmitzel@mitzel.net>

SEC 31, TWP 14 N, RGE 2 W, W.M.



RECORD DRAWING
3/19/09

APPROVED FOR CONSTRUCTION
BY: *Don Ore for Te* DATE: 8-1-08
PUBLIC WORKS DIRECTOR
APPROVAL EXPIRES: 8-1-09

"CALL UNDERGROUND LOCATE AT 1-800-424-5555 BEFORE YOU DIG"

NO.	DATE	REVISION
1	6/208	REVISED PER CITY AND CLIENT COMMENTS
2	7/208	REVISED PER CITY COMMENTS

DESIGNED BY:	CON
DRAWN BY:	CON/NG
CHECKED BY:	
DATE:	4/16/08
SCALE:	1" = 20'

LIBERTY PLAZA
AKA DEVELOPERS
3628 COOKS HILL RD
CENTRALIA, WA 98681
WA.

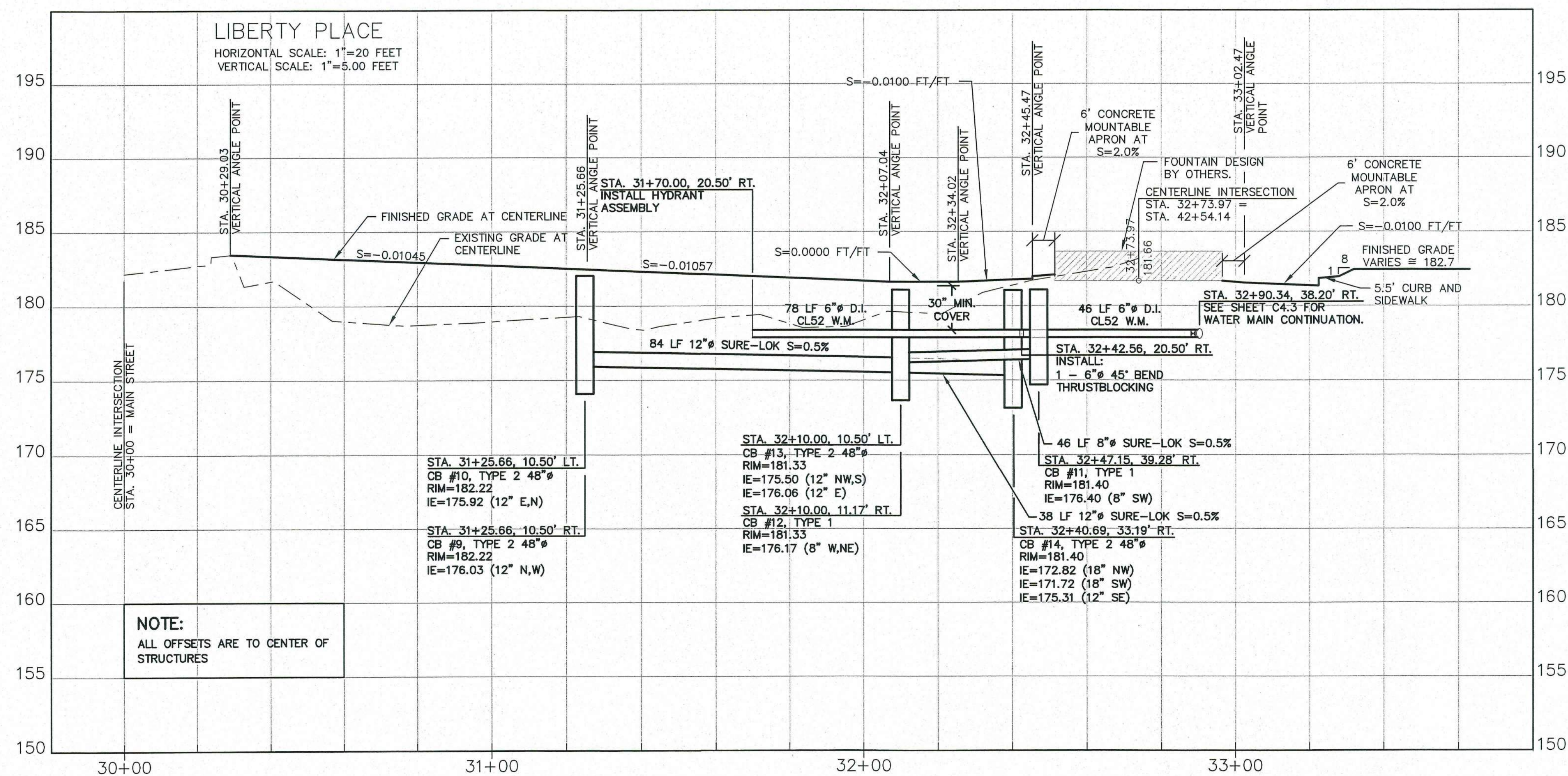
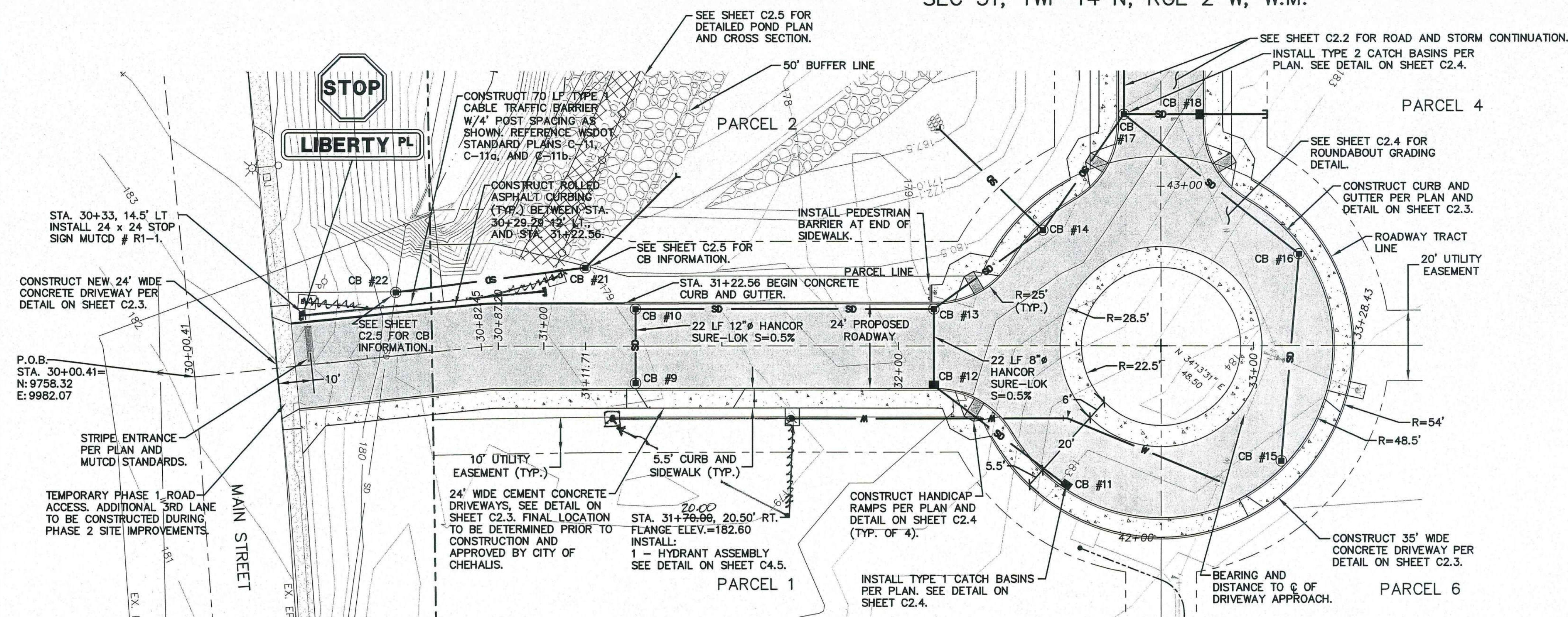
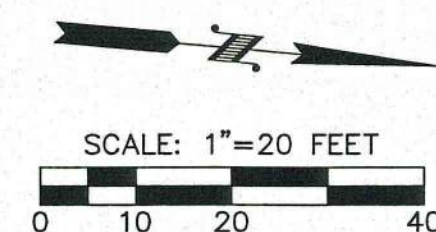
CHEHALIS

**SANITARY SEWER
PLAN AND PROFILE**

RB Engineering
CIVIL ENGINEERING - LAND PLANNING - UTILITIES
P.O. Box 923
CENTRALIA, WA 98622
OFF: (509) 746-8919
FAX: (509) 746-8912

JOB NUMBER	07036
DRAWING NAME	07036_SSPP
C3.1	
8 OF 16	

SEC 31, TWP 14 N, RGE 2 W, W.M.



"CALL UNDERGROUND LOCATE AT 1-800-424-5555 BEFORE YOU DIG"

NOTE:
PLEASE REFERENCE DECLARATION
OF COVENANT RECORD #3303950
FOR ROAD TRACT.

APPROVED FOR CONSTRUCTION	
BY: _____	DATE: _____
PUBLIC WORKS DIRECTOR	
APPROVAL EXPIRES: _____	

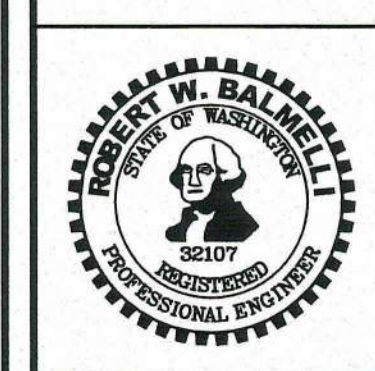
RECORD DRAWING
 3/19/09

NO.	DATE	REVISION
1	6/08	REVISED PER CITY AND CLIENT COMMENTS
2	7/08	REVISED PER CITY COMMENTS
3	11/08	REVISED PER CLIENT

DESIGNED BY: _____
 CDN / NUG
 DRAWN BY: _____
 CDN / NUG
 CHECKED BY: _____
 DATE: 4/16/08
 SCALE: 1" = 20'

LIBERTY PLAZA
 AKA DEVELOPERS
 3828 COOKS HILL RD
 CENTRALIA, WA 98531
 WA.
 CHEHALIS

**LIBERTY PLACE
 ROAD AND STORM
 PLAN AND PROFILE**



RB Engineering
 CIVIL ENGINEERING - LAND PLANNING - UTILITIES
 P.O. Box 923
 CENTRALIA, WA 98532
 OFF: (360) 746-8919
 FAX: (360) 746-8912

JOB NUMBER
 07036
 DRAWING NAME
 07036_RDPP1
C2.1
 3 OF 16



Vicinity Map for ST-22-0004



Return your permit application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 2100 N National Ave

Parcel #: 021650009000

Applicant/Contact person

Name: Heritage Portable Buildings/ Mark Martin

Mailing address: 353 Pease Road

City, State, and Zip: Burlington, WA 98233

Phone #: (360) 399-5098

Email: (required) mark@heritageportable.com

Contractor/Engineer/Surveyor

Contact Name: N/A

Company/Firm Name: _____

Mailing address: _____

City, State, and Zip: _____

Phone #: _____ Email: (required) _____

Contractor's L&I #: _____

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

Proposition to display portable buildings for sale with banners with phone numbers and website (please see attachment for sample photos) These buildings are generally used as garden/storage buildings in residential areas.

Current market value of proposed work:
 (Fair market labor and materials) _____

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: Mark Martin

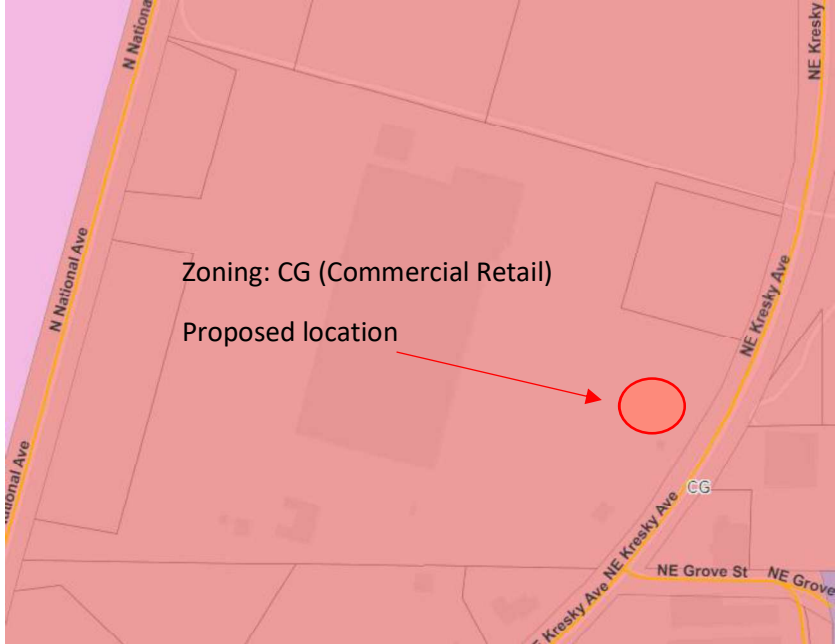
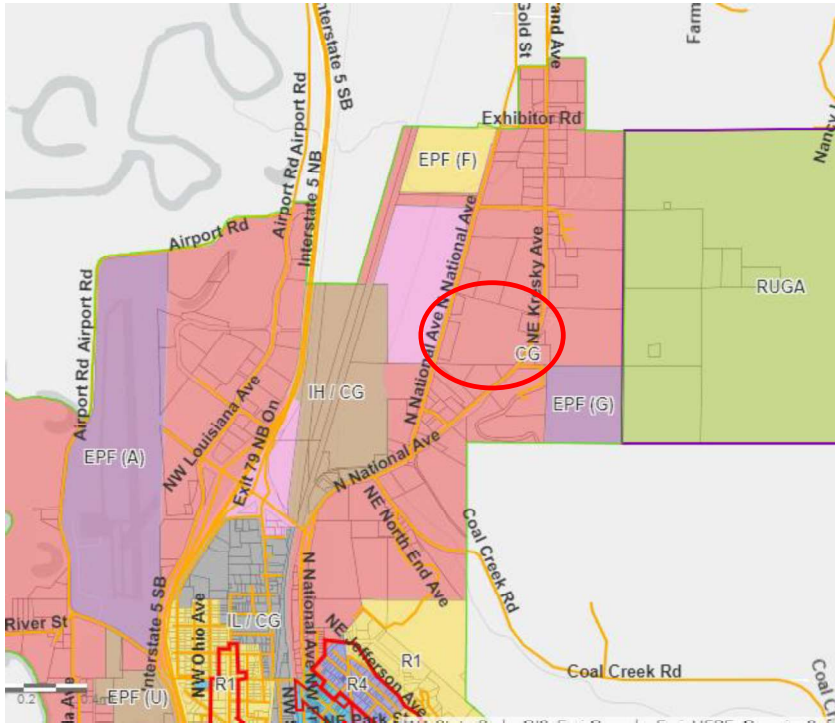
Date: 3/17/2022

Print Name: Mark Martin

Office use only

Received by: _____	Date Received: _____
Parcel #: _____	
Permit #: _____	
Zoning: _____	
Flood Zone: yes no Zone Classification: _____	

Parcel 021650009000 Proposed Display site is zoned CG (Commercial Retail)



A few sample photos of the buildings we will be displaying for sale. Buildings will be occasionally rotated as display models are sold and new stock is brought in. You can learn more about Heritage Portable Buildings at www.heritageportable.com. We will begin with 5-6 buildings and may expand to 8-10 over time.





Proposal:

We are proposing to display portable buildings for sale on the specified portion of Yardbirds paved or concrete parking area with some banners showing phone numbers, websites, etc., so that people can see physical examples of our product line. They can then go online and design a building for their needs using our 3D designer tool. Buildings are easily loaded and delivered to customers location using specialized truck and trailer and positioned using a mule (shown below). Our buildings are manufactured in Burlington, WA and transported to customers location.



From: [Mark Martin](#)
To: [Community Development](#); [Seth Erickson](#)
Subject: Re: Permit Application for Portable Building Display at Yardbirds
Date: Monday, March 21, 2022 4:14:17 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image008.png](#)
[image009.png](#)

NOTICE: This message originated outside of the City network - DO NOT CLICK on links or open attachments unless you are sure the content is safe!

Hi,

Thanks for replying to our request. I will do my best to provide a simple Project Narrative. If you have any questions, please feel free to ask additional questions as well. Heritage Portable Buildings presently has numerous locations located throughout the area between Chehalis and the Canadian border, primarily in western Washington.

1. **Project Description** - We are proposing to display portable buildings for sale in the Yardbirds parking area, near the north-bound NE Kresky Ave. The buildings will be built in Burlington, WA, and transported to the location where they will be put on display. We will have a local authorized salesperson to interact with the customers and finalize the sales. The buildings will be delivered to the customer's property and positioned by our delivery team. We will have banners with phone numbers, websites, etc. for customers to get our contact information. The authorized sales person may meet customers at the display location by an appointment basis.
2. **Goals** The buildings will be owned by Heritage Portable Buildings until sold and the authorized salesperson will receive a commission-based payment from the company when the buildings are sold. Many times the display buildings simply draw customers to local authorized salesperson who will help them design and order a building specifically for their needs. We are expecting to see annual sales in the range \$400,000 to \$850,000 per year at this location.
3. **Roles** - The primary person in charge of the display area will be the local authorized salesperson, who will be responsible to maintain and keep the area in an attractive appearance.
4. **Performance** Heritage Portable Buildings is a growing company with annual sales for 2021 of \$6,300,000.00. We intend to bring a superior product to the area for those customers desiring quality and longevity, as well as superior customer service to ensure our customers are raving fans of the company and our products.

I hope this gives you a clearer picture of what we are looking for, but if I have omitted anything you were hoping to see here, please feel free to ask us.

Sincerely,