

# NOTICE OF LAND USE APPLICATION

**ISSUED NOVEMBER 13, 2023**

## APPLICANT:

Jack Doyle  
349 NW 53<sup>rd</sup> Street  
Seattle, WA 98107  
425.530.0525, [jfdoyle@gmail.com](mailto:jfdoyle@gmail.com)

## OWNER:

Same as Applicant

## APPLICATION TYPE:

Site Plan Review, which is a Type III Project Action pursuant to DMC Chapter 14.08.

**Application Submittal:** September 5, 2023

**Application Complete:** October 31, 2023

**File Number:** SPR23-003

**City Regulations:** Title 14 Unified Development Code, Chapter 14.66, PW Development Design Standards

## DECISION MAKER:

A final decision on this application will be made by the City's Hearing Examiner following an open-record public hearing. Notice of the public hearing will be issued at least 10 days in advance of the hearing.

## PROJECT & PROPERTY INFORMATION:

**Name:** Farm Brewery

**Location:** 14300 block of the Duvall-Carnation Road (TPN 732580-0230)

**Zoning:** Commercial (CO)

**Lot Size:** 5.46 Acres (237,981 Square Feet)

**Current Use:** Vacant, Undeveloped

**Proposed Use:** New Development – Brewery

**Description:** This proposal is for the construction of a brewery replicating a winery/vineyard farm aesthetic. The brewery building will be pole barn style with post-frame and slab on grade structure. The building layout is an open concept floor plan that includes a walk-up tasting bar, barrel room, seating lounge, restrooms, cold room, and a 1,900 sq. foot brewery production area. The second floor serves as an open storage loft for mechanical and barrel storage purposes. Total square footage of the building including the 2nd story storage loft is 5,617 square feet. The exterior will host 2 separate patio areas with seating located on the west side of the building overlooking the farm. A comprehensive landscape plan has been developed proposing a variety of shrubs, flowers, ground cover, and new trees to be planted. In addition to the landscape oasis, a wetlands mitigation plan has also been developed to protect the natural fauna and flora of the site.

## PUBLIC COMMENT:

Any interested person, agency, or party may submit written comments. Comments on this application will be accepted until **4:30 PM on Monday, November 27, 2023**. Please submit comments to the City Contact listed below.

## CITY CONTACT:

Troy Davis, Senior Planner  
15535 Main Street NE (PO Box 1300)  
Duvall, WA 98019  
425.939.8078  
[troy.davis@duvallwa.gov](mailto:troy.davis@duvallwa.gov)

## OTHER CITY APPROVALS REQUIRED:

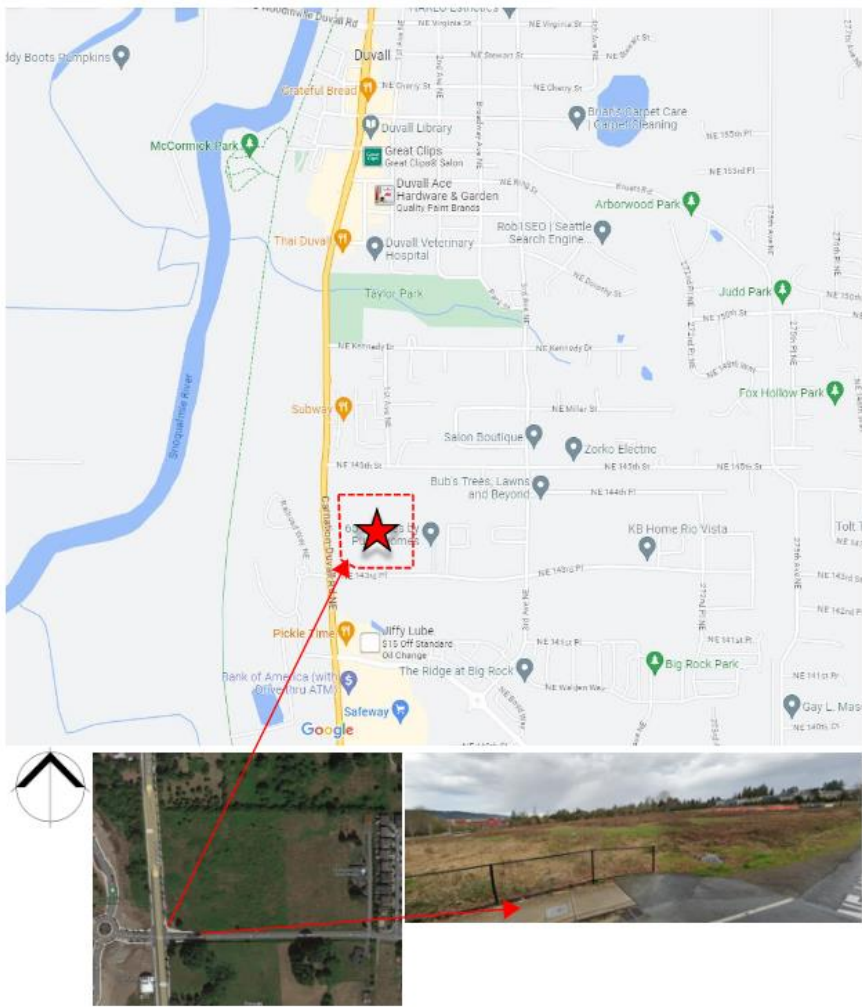
Construction Drawing Approval, Right-of-Way Permit, Final Site Plan Approval, Building Permits

## FILE REVIEW & APPEALS:

The application submittal for this project is available for review via the City's website at <https://www.duvallwa.gov/DocumentCenter/Index/899>. Additionally, anyone may view the contents of the application file by first filing a public records request with the City Clerk (John Botero) at (425) 939-8088. The application file for this project is available at City Hall, located at 15535 Main Street NE in Duvall by appointment. You may request a copy of any decision, information on hearings, and your appeal rights by reaching out to the City Contact listed above.

# VICINITY MAP & SITE PLAN:

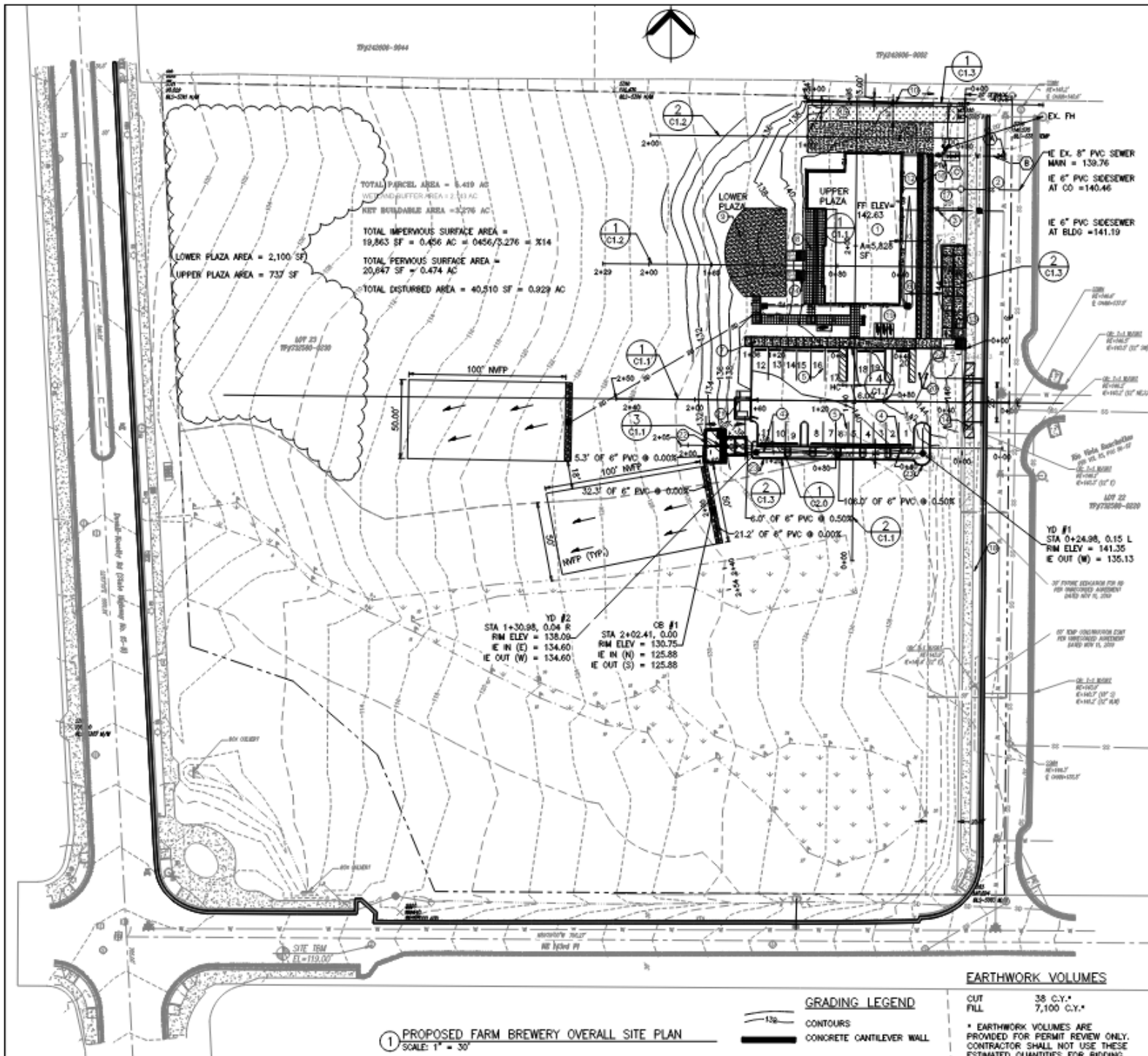
Vicinity Map:



Proposed Architectural Rendering:



Proposed Site Plan:



**Disclaimer:** Please note that architectural and site plans are subject to change during the land-use entitlement phase.