



## CITY OF LAKE STEVENS NOTICE OF DESIGN REVIEW BOARD MEETING and PUBLIC MEETING

**PROJECT NAME(S) / FILE NUMBER(S):** Chapel 5 Preliminary Plat / LUA2016-0145, LUA2016-146;  
Eagle Glen North Preliminary Plat / LUA2016-0138; and  
5 Rights Brewery Tenant Improvements / LUA2016-0159

**DATE OF PUBLIC MEETING / TIME:** December 14, 2016 / 5:00 p.m. (Chapel 5 Preliminary Plat only)

**DATE OF DRB MEETINGS / TIME:** December 14, 2016 / 6:00 p.m.

**MEETING LOCATION:** Lake Stevens Community Center, 1808 Main Street, Lake Stevens, WA 98258

### PROPOSED PROJECT DESCRIPTION:

Three separate projects will be considered by the Design Review Board at their December 14, 2016 meeting. The following are project descriptions for the three projects to be reviewed by the DRB:

1. Chapel 5 Preliminary Plat

Applicant proposes a 23-lot residential subdivision with associated public improvements located in the High Urban Residential zoning district and Lake Stevens Center Subarea on three parcels totaling 3.14 acres. The plat is proposed to be accessed via two ingress/egress points; one along 99th Ave NE and one along 101st Ave NE. **APPLICANT:** Land Pro Group Inc. on behalf of Matt Monahan **PROJECT LOCATION:** NW corner of 101st Ave NE and Chapel Hill Road, Lake Stevens, WA / APN's 00493400600701, 00493400600702, and 00493400600804.

2. Eagle Glen North Preliminary Plat

Applicant proposes a 53-lot residential subdivision with associated public improvements located in the High Urban Residential zoning district and the 20<sup>th</sup> Street SE Corridor Subarea on four parcels totaling 10.7 acres. The plat is proposed to be accessed via two ingress/egress points; one along 99<sup>th</sup> Avenue SE and one to the subdivision directly south. **APPLICANT:** Mathew Recknagel with Lennar Northwest, Inc. **PROJECT LOCATION:** 1425, 1429, 1431 and 1433 99<sup>th</sup> Avenue SE / APN's 00493401800300, -301, -302 and 303.

3. 5 Rights Brewery

Applicant proposes tenant improvements to the existing building for a brewery. Proposed improvements include adding a second floor to the building and external improvements will include rollup glass doors, metal awnings, upgraded windows and outdoor seating. Long-term plans include a pub/restaurant. **APPLICANT:** Dave Madle on behalf of 5 Rights Brewing LLC **PROJECT LOCATION:** 8928 Vernon Rd, Lake Stevens, WA / APN# 29051300203700.

### PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments before the meetings. Comments can be submitted to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or by email at [mplace@lakestevenswa.gov](mailto:mplace@lakestevenswa.gov). Please state which project you are commenting on. Persons who submit written or oral testimony may appeal the decision.



## **CITY OF LAKE STEVENS NOTICE OF DESIGN REVIEW BOARD MEETING and PUBLIC MEETING**

The project files, including the staff reports, site map and recommendations are available for review at the Permit Center, located behind City Hall, Monday-Friday 9:00 am- 4:00 pm. Limited materials are available at: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>. For additional information please contact the Department of Planning and Community Development at 425-377-3223.

***It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.***

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Distribution:    Applicants  
                      Posted at Permit Center, City Hall and Website  
                      Mailed to property Owners within 300 feet of project site  
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