



## CASTLE ROCK PLANNING COMMISSION

Special Meeting & Public Hearings: Tuesday, July 29, 2025  
6:00 PM

**Location**  
Castle Rock Senior Center  
222 Second Ave SW  
Castle Rock, WA 98611

### AGENDA

To join this meeting from your computer, tablet or smartphone: <https://meet.goto.com/216918261>  
To join this meeting using your phone: +1 (224) 501-3412 Access Code: 216-918-261 (Press \*6 to speak)  
New to GoToMeeting? Get the app now and be ready: <https://global.gotomeeting.com/install/216918261>

#### 1. CALL TO ORDER

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- a. Roll Call

#### 2. CITIZEN COMMENTS

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#### 3. REPORTS

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#### 4. PUBLIC HEARING - GAME Properties, LLC: Comprehensive Plan Map Amendment, Rezone, and SEPA

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- a. Call to Order
- b. State the Public Hearing Agenda Topic
- c. Staff Presentation
- d. Applicant Presentation
- e. Public Testimony
- f. Close Public Testimony
- g. Planning Commission Questions & Discussion
- h. Close Public Hearing
- i. Open the Regular Meeting
- j. Decision or Recommendation

#### 5. PUBLIC HEARING - Julie and Brett Bates and JL White Enterprises, LLC: Comprehensive Plan Map Amendment, Boundary Line Adjustment, Rezone, and SEPA

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- a. Call to Order
- b. State the Public Hearing Agenda Topic
- c. Staff Presentation
- d. Applicant Presentation
- e. Public Testimony
- f. Close Public Testimony
- g. Planning Commission Questions & Discussion
- h. Close the Public Hearing

- i. Open the Regular Meeting
- j. Decision or Recommendation

**6. CONSENT AGENDA**

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- a. Approval of Minutes - May 20, 2025 Planning Commission Regular Meeting Minutes

**7. OLD BUSINESS**

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**8. NEW BUSINESS**

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**9. ADJOURNMENT**

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**UPCOMING MEETINGS:**

**August 19, 2025**

**September 16, 2025**

**October 21, 2025**

Non-Discrimination Statement: This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [https://www.ascr.usda.gov/sites/default/files/Complain\\_combined\\_6\\_8\\_12\\_508\\_0.pdf](https://www.ascr.usda.gov/sites/default/files/Complain_combined_6_8_12_508_0.pdf) or at any USDA office, or call 866.632.9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to USDA, Office of the Assistant Secretary for Civil Rights, 1400 Independence Ave, SW, Stop 9410, Washington, DC 20250-9410 or email to [program.intake@usda.gov](mailto:program.intake@usda.gov) or by fax (202) 690-7442.

Title VI: The City of Castle Rock ensures compliance with Title VI of the Civil Rights Act of 1964 and American Disabilities Act of 1990 by prohibiting discrimination against any person on the basis of race, color, national origin, sex or disabilities in the provision of benefits and services from its federal assisted programs and activities. If you need special accommodations to participate in this meeting, please contact Karlene Akesson at 360.274.8181 by 9:00 a.m. three days prior to the meeting.

Planning Commission may add and take action on other items not listed on this Agenda.

# GAME Properties

## Public Hearing



## STAFF REPORT

### Comprehensive Plan Map Amendment, Rezone and SEPA 341 & 333 A Street SW

**To:** Members of the City of Castle Rock Planning Commission  
**From:** Rachel Granrath, Contract Planner  
**Date:** July 29, 2025  
**Subject:** *Public Hearing:* GAME Properties LLC, 341 & 333 A Street SW

## Summary of Request and Recommendation

The applicant proposes to amend the City’s future land use map and zoning map. The current future land use map designation within the adopted comprehensive plan is high density residential, and the applicant is proposing a change to downtown commercial. Subsequently, the properties are proposed to be rezoned from high density residential to retail commercial. This property has been utilized as a commercial business since November 2014, when an approved conditional use permit (CUP) was approved by Castle Rock’s Hearing Examiner. Since then the property has conformed to the CUP allowing this use. The applicant seeks to add onto one building and remove another to allow a parking lot. This part of town is transitioning along the corridor to commercial uses and the applicant wishes to be consistent with the existing commercial use.

The Planning Commission is holding a public hearing and shall act in accordance with CRMC 17.72 to make findings of fact and provide a recommendation to the city council that this application be approved, disapproved, or approved with conditions.

**Staff Recommendation:** Staff recommends approval of this application as conditioned.

## General Information

**Location:** 341 & 333 A Street SW, Castle Rock, WA.  
**Proponent:** GAME Properties, LLC  
**Property Owner:** Addie Ashby

## Site Overview

Site/Proposal Description	341 A Street SW	333 A Street SW
<b>Parcel</b>	30298	30297
<b>Lot area</b>	0.11 acres	0.09 acres
<b>Assessor use</b>	Business/Professional Office	Business/Professional Office
<b>Building square footage</b>	1,200 sf	1,120 sf

## Vicinity Map



Figure 1: Vicinity Map- Subject Property, Cowlitz County GIS

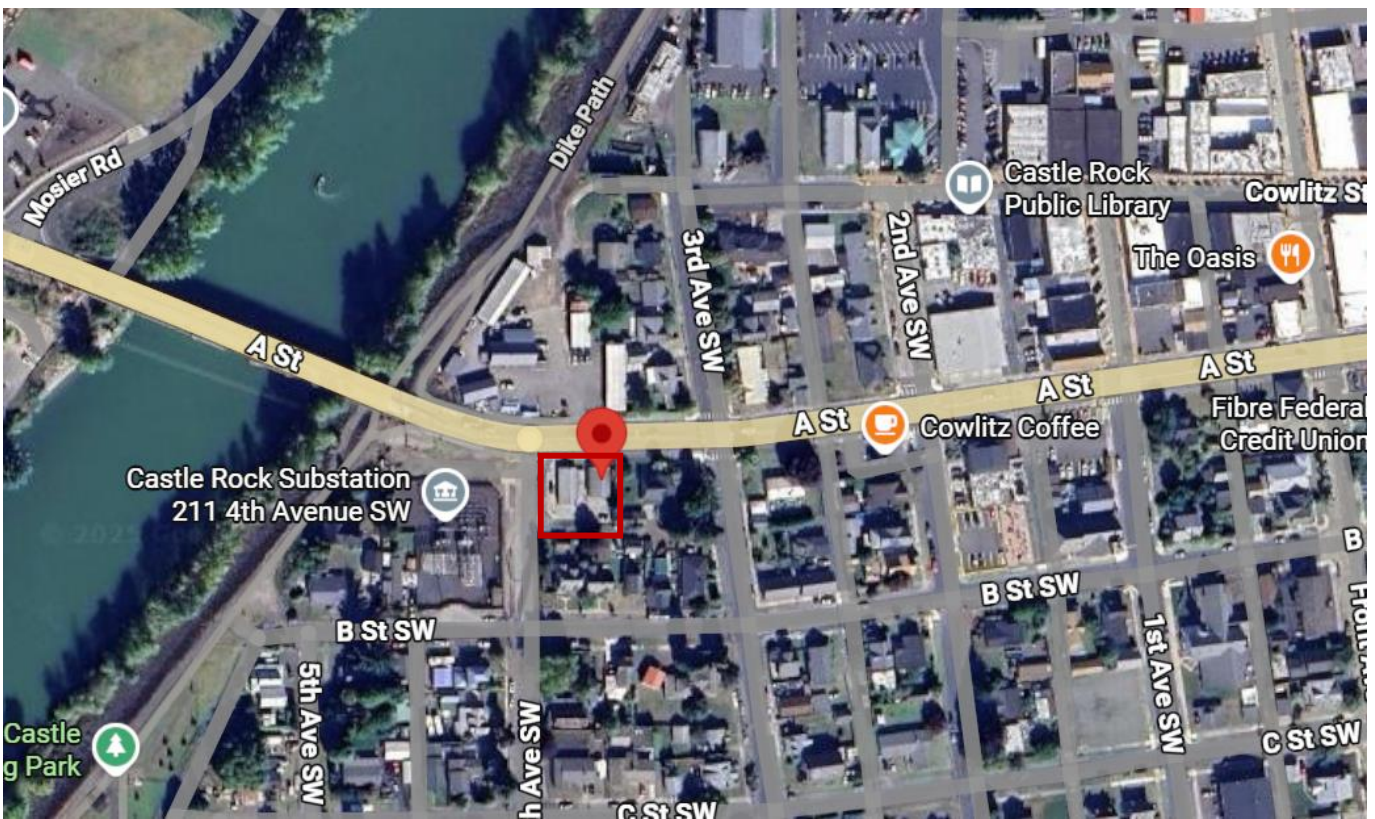
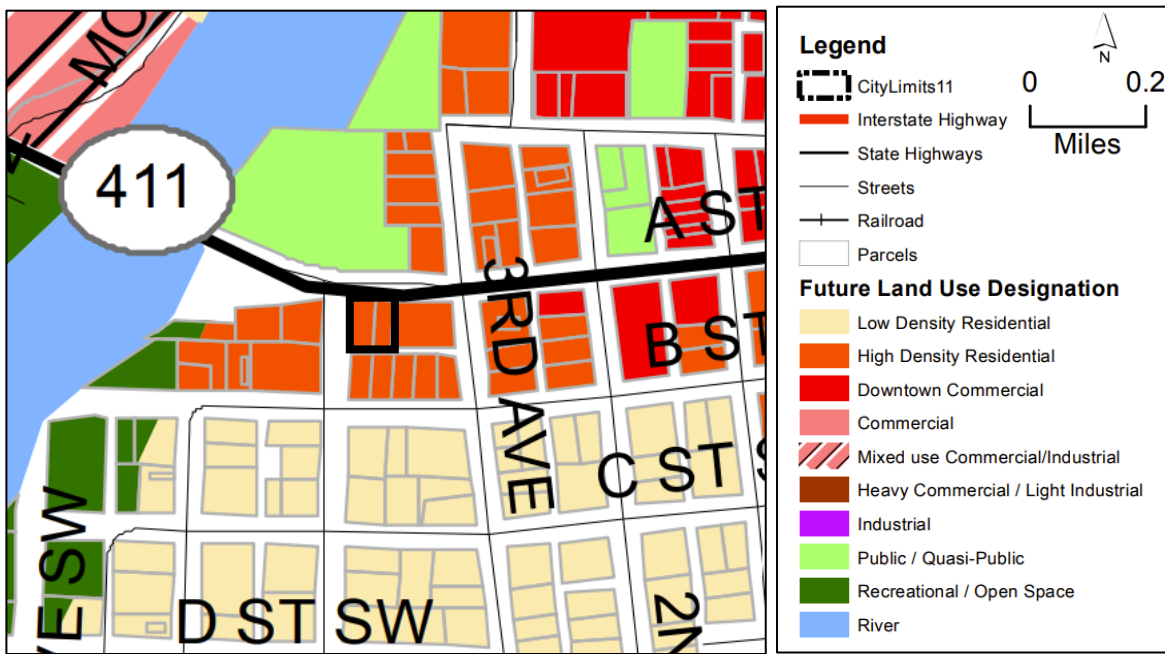
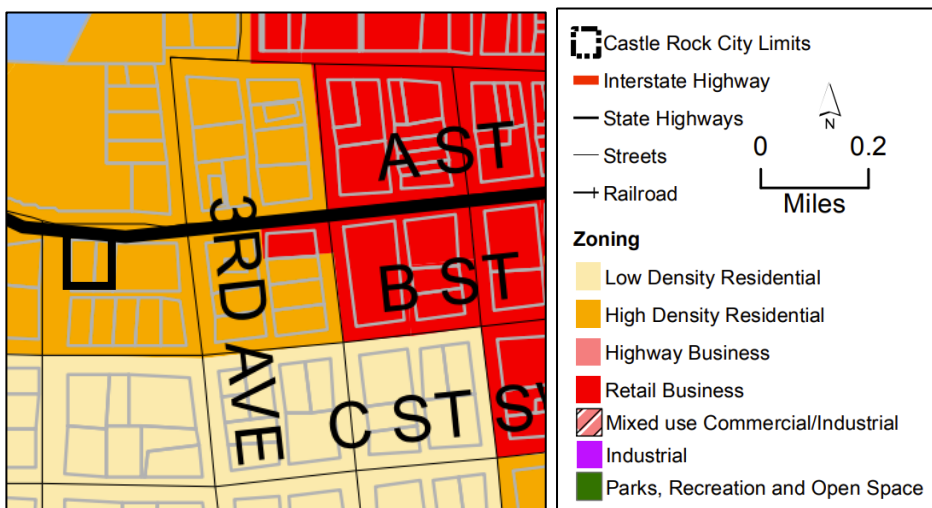


Figure 2: Vicinity Map – Google Maps

## Current Comprehensive Plan Map Designation



## Current Zoning Designation



## Development Standards

As the property is proposed to be rezoned, the site is reviewed against the Downtown Commercial development standards as outlined in CRMC 17.36 Retail Commercial (C-1) Zone District.

Table 2: Retail Commercial (C-1) Development and Zoning Standard Requirement

Standard	Current Site	Requirement Met
Building Height: no more than 40 ft.	Existing buildings meet standard	Met
Building site dimensions: no specific lot area for commercial structure	Existing buildings meet standard	Met
Front yard: no setback	Existing buildings meet standard	Met

Rear yard: 12 feet from centerline of alley or 5 feet from rear property line	Existing buildings meet standard	Met
Side yard: The side yard setback is based on the zoning district of the adjoining property. When the adjoining property is zoned R-1 or R-2, the abutting setback is five feet for single-story structures, eight feet for two-story structures, and one additional foot for each story above two. When the adjoining property is C-1, C-2 or I-1, there is no setback requirement for that side yard	Existing buildings meet standard	Met
Off-street parking 17.36.060	Applicant proposing demolishing a building to add parking to meet this standard	As conditioned
Landscaping for parking 17.36.080	Applicant will have to conform with these requirements	As conditioned

## Comprehensive Plan Consistency

Castle Rock Comprehensive Plan encourages business growth, retention and enhancement through goals and policies. The following elements of the comprehensive plan showcase how this application best supports a rezone and comprehensive plan map change with the intent of supporting an expanding business with primary jobs, while revitalizing an area on the corridor into downtown Castle Rock. As conditioned in this staff report, the following goals and policies illustrate the development’s consistency with the Castle Rock Comprehensive Plan.

**Land Development Goals and Policies:**

Goal 2. Encourage innovative techniques to residential and commercial land development that will be beneficial to the community and reflect sound planning.

**Downtown/Commercial/Industrial Goals and Policies**

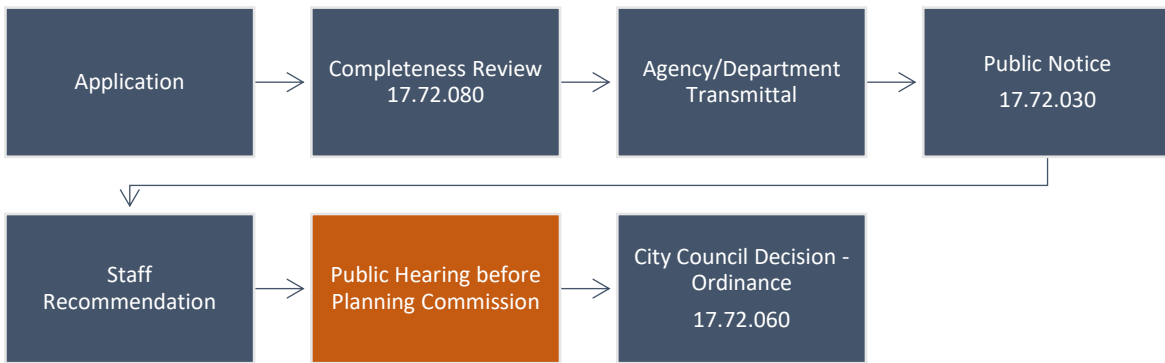
Goal 5: Encourage mixed uses in the commercial areas to help with revitalization.

Goal 6: Encourage the establishment of new commercial and industrial enterprises that will bring services and jobs to the community.

## Procedural Requirements

The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 17.72 and CRMC 17.77.040 (7) Type VII – Legislative relating to the Comprehensive Plan Amendment and Rezone permit process. The process is currently at the Public Hearing in the process.

### Comprehensive Plan Map Amendment & Rezone Process



*Table 3: Zoning and Comprehensive Plan Amendment Procedure: Key Dates and Milestones*

Procedure Action Item	Date
<b>Pre-Application Meeting</b>	April 17, 2025
<b>Application Submittal</b>	June 24, 2025
<b>Letter of Complete</b>	June 26, 2025
<b>Agency Notice</b>	July 8, 2025
<b>Determination of NonSignificance</b>	July 8, 2025
<b>Agency Comment Period</b>	July 8 – July 23
<b>SEPA/Public Notice</b>	Issued July 8, 2025 – Comment period ended July 23
<b>Public Hearing</b>	Tuesday, July 29, 2025

## Agency and Public Comment

The Development Review Committee reviewed the application materials and received detailed comments from Tom Gower, City Engineer. The comments are summarized below and included in the conditions of approval. Agency comment was issued on July 8<sup>th</sup>; one comment was received from the Department of Ecology. Public comment was issued on July 8<sup>th</sup>, and no public comments have been received.

*Table 4: Public and Agency Comments Received*

Commenter	Nature of Comment(s)
<b>Department of Ecology</b> Southwest Regional Office	<ul style="list-style-type: none"> <li>Follow the abatement process for demolition of structures per hazardous waste and toxics reduction requirements</li> <li>Any site fill shall follow solid waste management requirements</li> <li>If contamination is encountered, please report it to comply with WAC 173-340-120</li> </ul>

## Conclusions

Staff finds that the application materials have met the requirements outlined in CRMC 17.72, and as conditioned below.

### Planning Commission Action

CRMC 17.72.040. and 17.72.050 (below), states that the Planning Commission will review, make findings of fact and a recommendation to City Council that the preliminary plat be approved, disapproved or approved with

conditions. In the following pages, staff provides recommended findings of fact and conditions of approval. The City Planner will take the recommendations, findings of fact and conditions from the Planning Commission discussion and submit a formal recommendation report to City Council within 14 days of this public hearing.

**17.72.040. Planning commission – Decision on applications**

*Planning commission action on an application by property owners shall be based on consideration of the comprehensive plan; other plans of the city; the standards of this title and other ordinances and codes; and other factors necessary for consideration to protect the public health, safety, convenience, and general welfare. The planning commission shall be assisted in its deliberations by findings and recommendations prepared by staff, and action taken shall be based on written findings and conclusions supporting the decision. The commission may require such information as it deems necessary to judge the merits of the proposal and may continue the hearing to later dates without further notice if the date, time and place of the continuation is announced at the previous meeting. Conclusive action on an application shall be taken by the commission within 90 days from the date of the initial hearing upon the matter. This matter may be continued for a longer period of time with the written consent of the applicant.*

**17.72.050 Planning commission – Notice of decision.**

*When the commission's action is to recommend approval or denial of an amendment, the commission shall, within 14 days from the date of the action on such matter, notify the applicant by mailing a notice of the action of the commission to the applicant at the address shown on the application. Other persons at the hearing requesting notice of the action shall be notified in the same manner as the applicant. If the action of the commission is to recommend approval of an amendment, a copy of the action, together with staff reports, findings and any special conditions considered by the commission to be controlling and necessary shall be forwarded to the city council within 14 days of the action.*

## Staff Recommendation

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the intent and criteria in Castle Rock Municipal Code.

### Recommended Findings of Fact

1. GAME Properties, LLC applied for a rezone and comprehensive plan amendment on June 24, 2025.
2. The Comprehensive Plan Land Use Designation is currently High Density Residential. The applicant is proposing a redesignation to Downtown Commercial.
3. The subject property is zoned High Density Residential and is proposed to be zoned Retail Commercial (C-1).
4. SEPA review was conducted and a Determination of Non-significance (DNS) was issued on July 8, 2025.
5. The proposal is consistent with the goals and policies of the City of Castle Rock Comprehensive Plan. The site is already serviced by city services.
6. This proposal, as conditioned, is consistent with Title 17 CRMC Zoning.

7. This proposal, as conditioned, will meet Standards and Castle Rock Engineering Standards for Public Works Construction.

### Recommended Conditions of Approval

1. Boundary Line Adjustment:
  - a. The applicant has submitted a Boundary Line Adjustment (BLA). This application shall identify parking and landscaping standards in accordance with CRMC 17.36 Retail Commercial Zone requirements.
2. The applicant shall follow the recommendations outlined in the letter from the Department of Ecology letter dated July 23, 2025.
3. The applicant shall obtain all required building permits through Castle Rock Building and Public Works Department.
4. All local, state and federal laws shall be met.

### Exhibits:

**Exhibit A: Application Materials**

**Exhibit B: Noticing Materials**

**Exhibit C: SEPA DNS**

**Exhibit D: Comments Received**

# Exhibit A: Application Materials

CRP-25-016

1. Narrative
2. Signed Application Forms - Comprehensive Plan Amendment/Rezone
3. Signed Application Forms – Boundary Line Adjustment (BLA)/Lot Consolidation
4. SEPA Checklist
5. Pre-Application Notes
6. Letter of Completeness

**CRP-25-016**

**Exhibit A**

**1. Narrative**

Date: 6/24/2025

City of Castle Rock  
Planning Department  
141 "A" Street SW  
Castle Rock, WA 98611

RE: Request for Zoning Map and Comprehensive Plan Map Amendments – Parcels 30297 & 30298

Dear Planning Department,

I am writing to formally request an amendment to both the Zoning Map and the Future Land Use Map for the following properties:

- Parcel 30297, located at 333 A Street SW, and
- Parcel 30298, located at 341 A Street SW, Castle Rock, WA

Zoning Map Amendment Request:

We propose to rezone the above-listed parcels from High Density Residential (HDR) to Retail Commercial (RC). This change is being requested to better align with the current and intended commercial use of the properties and to support the economic vitality of the downtown area.

Future Land Use Map Amendment Request:

We also request a corresponding amendment to the Castle Rock Comprehensive Plan's Future Land Use Map, to redesignate the same parcels from Low Density Residential (LDR) to Downtown Commercial (DC). This adjustment would ensure consistency between zoning and future land use designations and reflect the existing character and use of the properties.

Additionally, as part of this process, we are initiating a lot consolidation to combine the two parcels into a single legal lot. This consolidation will better reflect the unified use of the property and allow for more efficient and cohesive development that meets both the current and future needs of the site.

Included below are the completed Comprehensive Plan Amendment/Rezone Application Packet and the Lot Consolidation Packet for your review and processing.

We appreciate your time and consideration and look forward to working with the City through this process.

Sincerely,

*Addie Ashby 6/24/2025*

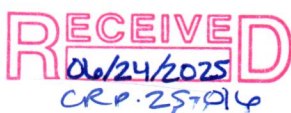
Addie Ashby, Member

GAME Properties LLC

*Garrett Ashby 6/24/25*

Garrett Ashby, Member

GAME Properties LLC



**CRP-25-016**

**Exhibit A**

**2. Signed Application Forms – Comprehensive Plan  
Amendment/Rezone**



# City of Castle Rock

Building & Planning Department

## Comprehensive Plan Amendment/ Rezone Application Packet Contents Page

141 A St SW / PO Box 370

Castle Rock, WA 98611

Phone: 360-274-8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

Complete & Submit	<input type="checkbox"/> = Forms that need to be completed and returned to the City of Castle Rock Finance Office. <input checked="" type="checkbox"/> = Forms and/or links that are informational and do not need to be submitted.
1	<input checked="" type="checkbox"/> <b>Comprehensive Plan Amendment/Rezone Application Packet Contents</b> (1 page)
2	<input checked="" type="checkbox"/> A Pre-Application Conference / Site Plan Review is required. Please contact City Hall for more information if you have not scheduled a pre-application conference.
3	<input checked="" type="checkbox"/> Environmental Questionnaire – <i>Submit with Pre-Application Forms – Please contact City Hall for more information if you have not scheduled a pre-application conference.</i>
4	<input checked="" type="checkbox"/> <b>Master Application</b> (1 page)
5	<input checked="" type="checkbox"/> <b>Comprehensive Plan Amendment/Rezone Application</b> (3 pages)
6	<input checked="" type="checkbox"/> <b>General Land Use Application</b> (2 pages)
7	<input checked="" type="checkbox"/> <b>SEPA - Environmental Checklist</b> – online printable form: <i>See Property line Adj</i> <a href="http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx">http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx</a>
8	<input checked="" type="checkbox"/> Castle Rock Municipal Code (CRMC) Chapter 17.72 Amendments and Review Procedures (4 pages)
9	<input checked="" type="checkbox"/> Fee Schedules 1 & 5 of Resolution No. 2025-03 (7 pages) Additional costs* (* = Additional costs apply. Additional costs may include but are not limited to copies, postage, publishing, engineering fees, city planner fees, contracted building official fees, and hearing examiner fees. Each additional cost will be billed at actual cost plus 10%). <b>Fees are nonrefundable.</b> The entire Master Fee Schedule (Resolution No. 2025-03) is available in the Finance Office or online at <a href="https://ci.castle-rock.wa.us">https://ci.castle-rock.wa.us</a>
10	<input checked="" type="checkbox"/> View the Castle Rock Municipal Code (CRMC) online at: <a href="https://www.codepublishing.com/WA/CastleRock/">https://www.codepublishing.com/WA/CastleRock/</a> The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall.
	<input checked="" type="checkbox"/> CRMC – Title 17 Zoning
	<input checked="" type="checkbox"/> CRMC – Title 18 Environmental Protection

I acknowledge the above documents and/or web addresses/links were provided to me in the Comprehensive Plan Amendment/Rezone Application Packet.

Furthermore, I acknowledge that information sheets are intended to assist the public in understanding the effect of codes and regulations. Information sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority. To ensure you have the most current information and applications, consult City Staff. It may also be beneficial to contact City Staff to be sure you understand all requirements before submitting materials or payments.

I also acknowledge there are fees associated with a Comprehensive Plan Amendment/Rezone Application and the applicant shall pay fees according to the City of Castle Rock Fee Schedule to defray a portion of the expenses encountered in processing the application.

**Fees are non-refundable.**

Name: GAME Properties LLC - Addie Ashby  
(Please Print)

Signature: Addie Ashby Date: 6/16/2025

**RECEIVED**  
06/24/2025  
CRP-25-016  
Rezone/Comp/SEPA



# City of Castle Rock

Department Of Building and Planning  
City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611  
Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CRP-25-016  
Rezone Comp/SEPA  
PLEASE PRINT IN INK OR TYPE

## MASTER APPLICATION

**PROPERTY INFORMATION**

Project Address: 341 A St SW / 333 A St SW City: Castle Rock Parcel #: 30297 & 30298  
 Short Plat/Subdivision: Gumms Block: 300 Lot: 485

**OWNER/APPLICANT INFORMATION**

Applicant/Authorized Agent: Addie Ashby Phone: 360 355 6477  
 Mailing Address: PO Box 121 City: Castle Rock State: WA Zip: 98611  
 Property Owner: GAME Properties LLC Phone: 360 355 6477  
 Mailing Address: PO Box 121 City: Castle Rock State: WA Zip: 98611  
 Contractor: \_\_\_\_\_ Lic #: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Lender Name: Umpqua Bank Phone: \_\_\_\_\_  
 Lender's Address: \_\_\_\_\_

**PROJECT INFORMATION**

<b>Building/Construction</b>	<b>Planning</b>	<b>Environmental</b>
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Critical Areas	<input type="checkbox"/> Critical Areas
<input type="checkbox"/> Excavation & Grading Permit	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Flood Plain Permits
<input type="checkbox"/> Manufactured/Structure Placement	<input type="checkbox"/> Home Occupation Business License	<input checked="" type="checkbox"/> SEPA
<input type="checkbox"/> Mechanical Permit	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Surface Mining
<input type="checkbox"/> Plumbing Permit	<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Other _____
<input type="checkbox"/> Roofing Permit	<input type="checkbox"/> Plat (Preliminary)	
<input type="checkbox"/> Signage Permit	<input type="checkbox"/> Plat (Final)	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Site Plan (Preliminary)	<input checked="" type="checkbox"/> Comprehensive Plan Amendment/Rezone
	<input type="checkbox"/> Site Plan (Final)	

RECEIVED  
06/24/2025

**PROJECT DESCRIPTION**

Occupancy Group: \_\_\_\_\_ Type of Construction: Addition Sq. Ft. 1000 No. of Stories: 1 No. of Bedrooms: 0  
 Is there any grading, filling, or excavation associated with this project? \_\_\_\_\_ Quantity (cubic yards): \_\_\_\_\_  
 (Including grading for road construction, site preparation, and landscaping.) **NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.**  
 Water Supply: City Sewage Disposal: City Type of Heat: HVAC Fair Market Value: \$250,000  
 Does project involve Asbestos?  YES  NO  
 PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT: Add an Office Space to existing building, Demolish 2nd building into a parking lot. Consolidate lots

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

APPLICANT'S SIGNATURE: Addie Ashby DATE: 6/16/25  
 APPLICATION ACCEPTED BY: Charlene Akerson DATE: 06/24/2025  
 APPLICATION APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT NUMBER  
CRP-25-016



# City of Castle Rock

Building & Planning Department

## Comprehensive Plan Amendment/Rezone Application

141 A St SW / PO Box 370  
 Castle Rock, WA 98611  
 Phone: (360) 274-8181  
 finance@ci.castle-rock.wa.us  
 bldgdept@ci.castle-rock.wa.us

### Owner/Applicant Information

Property Owner(s): GAME Properties LLC Daytime Phone: 360 355 6477

Mailing Address: PO Box 121 City: Castle Rock State: WA Zip Code: 98611

E-mail address: ashfam12@gmail.com Fax: \_\_\_\_\_

Applicant: Addie Ashby (owner) Daytime Phone: 360 355 6477

Mailing Address: PO Box 121 City: Castle Rock State: WA Zip Code: 98611

E-mail address: ashfam12@gmail.com Fax: \_\_\_\_\_

Applicant's Representative: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail address: \_\_\_\_\_ Fax: \_\_\_\_\_

### Property Information

Project Address(es): 333 / 341 Ast SW, Castle Rock, WA 98611

Property		Existing Designations		Requested Amendment	
Parcel #	Size (acres)	Comprehensive Plan Designation	Zoning District	Comprehensive Plan Designation	Zoning District
30297	.09	Low Density Res	High Density Res	Downtown Comm	Retail Comm
30298	.11	Low Density Res	High Density Res	Downtown Comm	Retail Comm

**RECEIVED**  
 06/24/2025  
 CRP-25-016

Application for Comprehensive Plan Amendment/Rezone

**RECEIVED**

Property Information - continued

Property Description: (Please discuss the natural and built environment). Existing office building and Storage building. Single level, paved parking

Will you need to extend water, sewer, or power to the property? NO If yes, how do you propose to do so? Existing

Please attach additional sheets as necessary, numbered and signed.

SURROUNDING USES

*See Additional Sheets*

Direction	Comprehensive Plan Designation	Zoning District	Land Use
North	<del>HD Residential</del>		
South			
East			
West			

Decision Criteria

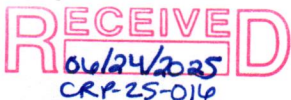
1. How is this proposal consistent with the provisions of state planning statutes? Will the amendment result in comprehensive plan or regulatory conflicts?
2. How will the proposed change increase the development or use potential of a site or area without creating significant adverse impacts on existing uses and critical areas?
3. How will the property be adequately served by applicable services, facilities, and utilities, including transportation?
4. How will the proposal help implement City goals and/or policies contained within the plan?

Please attach additional sheets as necessary, numbered and signed.

Site Plan

A site development plan for Comprehensive Plan Amendment proposals shall be reviewed in accordance with Castle Rock Municipal Code 17.77.040 and the results of the review shall accompany the application for amendment. The site development plan shall be drawn to a scale of not more than fifty feet to the inch showing at a minimum:

1. Identification of the proposed use;
2. Boundaries of the site;
3. Adjacent streets, properties, and land uses;
4. Site topography;
5. Proposed points of entrance and exit;
6. Interior streets and circulation pattern, if any;
7. Off-street parking and outdoor storage areas;
8. Railway sidings and loading areas, if any;
9. Location of all buildings and pertinent structures;
10. Horizontal (plan view) and vertical (elevation view) views of all buildings and pertinent structures, showing all dimensions and setbacks;
11. Location and, for development proposals, design of sewer lines and connection, drainage facilities and storm sewers, water lines, and fire hydrants;
12. Plans for general site grading, landscaping, signs and outdoor advertising structures, site screening, and other pertinent features required by this title and of the zoning district.



Application Checklist

- Comprehensive Plan Amendment/Rezone Application Packet Contents Page
- Pre-Application/Site-Plan Review Notes - One copy of the comments received after attending the required preapplication/Site-plan review meeting
- Master Application
- Comprehensive Plan Amendment/Rezone Application (this application-including attachments)
- One (1) reproducible copy (8-1/2" x 11" or 11" by 17") or (7) oversized copies of a site plan/drawing
- General Land Use Application
- SEPA (State Environmental Protection Act) checklist – completed and signed
- Any Additional Information/Documents Necessary and/or Required to Process the Request – all pages numbered and signed.
- The fees required for processing these permits. The fees differ depending on the scope of the project, such as whether a subdivision of land is involved or if a Shoreline Substantial Development permit is required. Please consult with the City Planner for fee determination.

Required Signatures

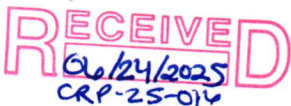
Only the property owner may sign an application to amend the Comprehensive Plan. I certify that I am the owner of the property(ies) included in this application and certify that the information provided in this application is true and correct.

<u>Addie Ashby</u> Property Owner's Signature	<u>Addie Ashby</u> Print Name	<u>6/16/25</u> Date
<u>Addie Ashby</u> Applicant's Signature	<u>Addie Ashby</u> Print Name	<u>6/16/25</u> Date
_____ Applicants Representative Signature	_____ Print Name	_____ Date

- Representation Authorization** I authorize the person(s) listed as the Applicant and Applicant's Representative on page 1 to represent me in this application process. Property Owner(s) initials: \_\_\_\_\_
- I **do** want to be sent a copy of all correspondence transmitted by the City. I understand I will be charged fees, as outlined in the fee schedule for copies of public records, per page for copied and/or electronic files. Property Owner(s) initials: \_\_\_\_\_
- I **do not** wish to be sent a copy of all correspondence transmitted by the City. Property Owner(s) initials: \_\_\_\_\_

There are 1 pages of additional information attached to this application.

AA Property Owner(s) initials



Adelle Ay (1)

1. How is this proposal consistent with the provisions of the state planning statues? Will the amendment reseal in comprehensive or regulatory convicts?
  - The application brings the property into greater conformance with the current uses and future development of the corridor, this is a corrective action to have the comprehensive plan and zoning map reflect actual uses. Thus, providing consistency with state and local regulations.
2. How will the proposal change increase the development or use potential of a site or area without creating significant adverse impacts on existing use and critical area?
  - No critical areas or adverse impacts by this zone change
3. How will the property be adequately served by applicable services, facilities, and utilities, including transportation?
  - The use is existing, and expansions/revisions are in line with development patterns, access and the proposed zone.
4. How will the proposal help implement City Goals and or policies contains within the plan?
  - Downtown/Commercial/Industrial
    - Goal 6. Encourage the establishment of new commercial and industrial enterprises that will bring services and jobs to the community.
  - Economic Development Goals:
    - Goal 2: Ensure sustained economic growth, and increase employment opportunities
    - Goal 9: Attain an improved level of commercial and service activities in the City.
    - Policy 8: Ensure that sufficient commercial lands exist to meet various retail, service, and general consumer needs.
    - Policy 9: Encourage the rehabilitation and re-use of historic buildings and /or dilapidated commercial areas. Improving our property acts as a catalyst/encouragement to the corridor

DIRECTION	COMP PLAN	ZONING	LAND USE
NORTH	LOW DENS RES	HIGH DENS RES	CITY SHOP/STATE ROUTE 411
SOUTH	LOW DENS RES	HIGH DENS RES	ALLEY, HOUSES
EAST	LOW DENS RES	HIGH DENS RES	HOUSE, ONE BLOCK FROM COMMERCIAL
WEST	LOW DENS RES	HIGH DENS RES	PUD SUB STATION

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09/24/2015  
CRP-25-616



General Land Use Application

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us

OFFICIAL USE ONLY

Case # Related File # Received By:

One or more of the following Supplements must be attached to this General Land Use Application:

TITLE 16 SUBDIVISIONS

- Binding Site Plan
Boundary Line Adjustment
Condominium Subdivision
Final Plat (Subdivision)
Final Short Plat
Preliminary Plat (Subdivision)
Preliminary Short Plat

TITLE 18 ENVIRONMENTAL PROTECTION

- Critical Areas Determination
Critical Areas Permit
Environmental Questionnaire
SEPA Checklist
Shorelines Conditional Use
Shorelines Substantial Development
Shorelines Variance

TITLE 17 ZONING

- Annexation
Bed & Breakfast - (CUP)
Comprehensive Plan Amendment
Conditional Use Permit = (CUP)
Home Occupancy Business License
Home Occupancy in an Accessory Building - (CUP)
Manufactured Home Park
Recreational Vehicle Park - (CUP)
Request for Clarification
Rezone
Similar Use Authorization
Special Use Permit
Variance

OTHER

- Request for Pre-Application Meeting
Wireless Communications Facilities - (CUP)
Other

Project Name: Ashby

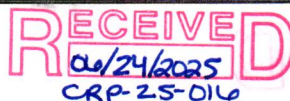
Project Address: 333/341 Ast SW
Castle Rock, WA 98611

Applicant: GAME Properties LLC
Phone: 360 335 6477
E-mail Address: aacrwa97@gmail.com

Mailing Address: PO Box 121
Castle Rock, WA 98611

Owner: Addie Ashby
Phone: 360 355 6477
E-mail Address: ashfam12@gmail.com

Mailing Address: PO Box 121
Castle Rock, WA 98611



Other Authorized Representative (if any): Garrett Ashby  
 Mailing Address: PO Box 121 Castle Rock, WA 98611  
 Phone: 360 749 9762  
 E-mail Address: ashfam12@gmail.com

Project Description: Ashby EDJ Building Expansion; Combine lots, expand building on 333 Ast, demolish building on 341 Ast to use as parking lot

Size of Project Site: 8526 Sq FT

Assessor Tax Parcel Number(s): 30297 & 30298

Full Legal Description of Subject Property (Attached ):

Zoning: HEAVY Residential

Special Areas On or Near Site (show areas on site plan):

- Creek, Stream or River (name): \_\_\_\_\_
- Wetland
- Steep Slopes/Draw/Gully/Ravine
- Flood Hazard Area \_\_\_\_\_
- None

**Water Service**

Existing pipe size and material: Per City

Proposed pipe size and material: \_\_\_\_\_

**Sewage Disposal**

Existing: Per City

Proposed: \_\_\_\_\_

**Access**

Name of Street(s) from which access will be gained: 4th Street (Existing)

**Owner's Consent and Authorization**

I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock 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.

Addie Ashby  
 Owner's Name (Print Name)

Addie A  
 Owner's Signature

6/16/25  
 Date



# CHECKLIST FOR LOT CONSOLIDATION

- ✓ **Scale all pertinent information shall be shown normally at a scale of 1 inch to 100 feet (Max paper size 18x24)**
  - **Standard drafting scale**      1 inch = 20 feet
  - **Appropriate identification of the drawing as a lot consolidation**
- ✓ **Plat Certificate verifying ownership and encumbrances**
- ✓ **Names and addresses of owners**
  - Garrett & Addie Ashby
  - Game Properties, LLC
- ✓ **The date, north point, and scale of the drawing**
- ✓ **Full legal description of the entire property**
  - Lot 4 Gumm's Addition to Castle Rock according to the plat thereof recorded in volume 3 of Plats, Page 23, Records of Cowlitz County, Washington
  - And
  - Lot 5, Gumm's Addition to Castle Rock, according to the plat thereof recorded in volume 3 of Plats, Page 23, Records of Cowlitz County, Washington
- ✓ **The locations' widths, lengths, and names of both improved and unimproved alleys within or adjacent to the proposed consolidated lot, with all existing easements and other important features such as section lines, sections, corners, city and urban growth area boundary lines, and monuments**
- ✓ **The address of each lot, including street name, city, state, and zip code**
  - 333 A St SW, Castle Rock, WA 98611
  - 341 A St SW, Castle Rock, WA 98611
- ✓ **The location and approximate dimensions of lots, proposed lot, and block numbers.**
  - Lot 5 98' x47'
  - Lot 4 98'x 40'
  - Proposed lot will be 98'x87'
- ✓ **Properties current zoning**
  - Heavy Residential
- ✓ **The locations and sizes of existing public and private sanitary sewers, water mains, public storm drains, culverts, fire hydrants, and electrical lines within and adjacent to the proposed combined lot**
- ✓ **Existing uses of property and locations of all existing buildings, and designating which buildings are to remain after completion of the project.**
- ✓ **The location of areas subject to inundation, stormwater overflow, and or within in designated 100-year floodplain**
  - None
- ✓ **Locations of existing natural features, such as wetlands**
  - None
- ✓ **Vicinity map showing location in relation to the rest of the city**
- ✓ **Lot area in square feet identified on each lot on the plat**
- ✓ **Existing and proposed easements are clearly identified and denoted by dashed lines, and if already recorded, their record reference. Include the width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the lot.**
- ✓ **A certificate signed and acknowledged by all parties having any record of title interest in the land, consenting to the preparation and recording of the project.**

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06/24/2025  
CRP-25-016



**CRP-25-016**

**Exhibit A**

**3. Signed Application Forms – Boundary Line  
Adjustment (BLA)/Lot Consolidation**



# City of Castle Rock

Building & Planning Department

## Boundary Line Adjustment/ Lot Consolidation Packet Contents Page

141 A St SW / PO Box 370  
Castle Rock, WA 98611  
Phone: 360-274-8181  
finance@ci.castle-rock.wa.us  
bldgdept@ci.castle-rock.wa.us

Complete & Submit	<input type="checkbox"/> = Forms that need to be completed and returned to the City of Castle Rock Finance Office. <input checked="" type="checkbox"/> = Forms and/or links that are informational and do not need to be submitted.
1	<input checked="" type="checkbox"/> <b>Boundary Line Adjustment / Lot Consolidation Packet Contents</b> (1 page)
2	<input checked="" type="checkbox"/> A Pre-Application Conference / Site Plan Review may be requested. Please contact City Hall for more information if you would like to schedule a pre-application conference.
3	<input checked="" type="checkbox"/> <b>Master Application</b> (1 page)
4	<input checked="" type="checkbox"/> <b>General Land Use Application</b> (2 pages)
5	<input checked="" type="checkbox"/> <b>Environmental Questionnaire</b> (2 pages)
6	<input checked="" type="checkbox"/> <b>SEPA Checklist</b> (State Environmental Policy Act) – When Applicable – Fillable form found online at: <a href="https://ci.castle-rock.wa.us/download/SEPAchecklist_2017_locked.docx">https://ci.castle-rock.wa.us/download/SEPAchecklist_2017_locked.docx</a>
7	<input checked="" type="checkbox"/> Fee Schedules 1 & 5 of Resolution No. 2025-02 (7 pages) <b>Fees are nonrefundable.</b> The entire Master Fee Schedule is available in the Finance Office or online at: <a href="https://ci.castle-rock.wa.us">https://ci.castle-rock.wa.us</a>
8	<input checked="" type="checkbox"/> CRMC Section 16.34 – Boundary Line Adjustment and Lot Consolidation (4 pages)
9	<input checked="" type="checkbox"/> CRMC Section 16.37 – Table of Required Information (18 pages)
10	<input checked="" type="checkbox"/> Castle Rock Development Policies and Public Works Standards – view this information online at: <a href="https://ci.castle-rock.wa.us/engineeringstandards.htm">https://ci.castle-rock.wa.us/engineeringstandards.htm</a>
11	<input checked="" type="checkbox"/> Please review the following Castle Rock Municipal Code (CRMC) online at: <a href="https://www.codepublishing.com/WA/CastleRock/">https://www.codepublishing.com/WA/CastleRock/</a> The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall. If you prefer a paper copy of the documents below, please contact City Hall. CRMC – Title 16 Subdivisions CRMC – Title 17 Zoning CRMC – Title 18 Environmental Protection

I acknowledge the above documents and/or web addresses were provided to me in the Boundary Line Adjustment / Lot Consolidation Packet. Furthermore, I acknowledge that information sheets are intended to assist the public in understanding the effect of codes and regulations. Information sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority. To ensure you have the most current information and applications, consult city staff. It may also be beneficial to contact city staff to be sure you understand all requirements before submitting materials or payments.

**Fees are non-refundable.**

Name: Addie Ashby  
(Please Print)

Signature: Addie Ashby Date: 5/8/2025

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05/24/2025  
CRP-25-014  
Lot Consolidation



City of Castle Rock

Department Of Building and Planning
City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611
Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CRP-25-016
Resonance An/SEPA
PLEASE PRINT IN INK OR TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: 333/341 Ast SW City: Castle Rock Parcel #: 30297 & 30298
Short Plat/Subdivision: Gumms Block: 300 Lot: 4 & 5

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Addie Ashby Phone: 360 355 6477
Mailing Address: PO Box 121 City: Castle Rock State: WA Zip: 98611
Property Owner: GAME Properties LLC Phone: 360 355 6477
Mailing Address: PO Box 121 City: Castle Rock State: WA Zip: 98611
Contractor: Lic #: Phone:
Mailing Address: City: State: Zip:
Lender Name: Umpqua Bank Phone:
Lender's Address:

PROJECT INFORMATION

- Building/Construction: Building Permit, Excavation & Grading Permit, etc.
Planning: Critical Areas, Flood Plain, etc.
Environmental: Critical Areas, Flood Plain Permits, etc.
Other: Lot Consolidation

RECEIVED 06/24/2025

PROJECT DESCRIPTION

Occupancy Group: Type of Construction: Addition Sq. Ft. 1000 No. of Stories: 1 No. of Bedrooms: 0
Is there any grading, filling, or excavation associated with this project? Yes Quantity (cubic yards): TBD
Water Supply: City Sewage Disposal: City Type of Heat: HVAC Fair Market Value: \$250,000
Does project involve Asbestos? NO
PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT: Add on Office Space to existing building
Demolish 2nd Building and turn into a parking lot. Consolidate lots

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

APPLICANT'S SIGNATURE: Addie Ashby DATE: 3/25/20
APPLICATION ACCEPTED BY: Charlene Atkesson DATE: 6/26/2025
APPLICATION APPROVED BY: DATE:

PERMIT NUMBER CRP-25-016



General Land Use Application

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us
bldgdept@ci.castle-rock.wa.us

OFFICIAL USE ONLY

Case # \_\_\_\_\_ Related File # \_\_\_\_\_ Received By: \_\_\_\_\_

One or more of the following Supplements must be attached to this General Land Use Application:

TITLE 16 SUBDIVISIONS

- Binding Site Plan
Boundary Line Adjustment
Condominium Subdivision
Final Plat (Subdivision)
Final Short Plat
Preliminary Plat (Subdivision)
Preliminary Short Plat

TITLE 18 ENVIRONMENTAL PROTECTION

- Critical Areas Determination
Critical Areas Permit
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SEPA Checklist
Shorelines Conditional Use
Shorelines Substantial Development
Shorelines Variance

TITLE 17 ZONING

- Annexation
Bed & Breakfast - (CUP)
Comprehensive Plan Amendment
Conditional Use Permit = (CUP)
Home Occupancy Business License
Home Occupancy in an Accessory Building - (CUP)
Manufactured Home Park
Recreational Vehicle Park - (CUP)
Request for Clarification
Rezone
Similar Use Authorization
Special Use Permit
Variance

OTHER

- Request for Pre-Application Meeting
Wireless Communications Facilities - (CUP)
Other \_\_\_\_\_

Project Name: Ashby

Project Address: 333/341 Ast SW
Castle Rock, WA 98611

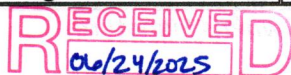
Applicant: GAME Properties, LLC
Phone: 360 355 6477
E-mail Address: aacrwa97@gmail.com

Mailing Address: PO Box 121
Castle Rock, WA 98611

Owner: Addie Ashby of GAME Properties
Phone: 360 355 6477
E-mail Address: ashfam12@gmail.com

Mailing Address: Same

CRP-25-016
Lot Consolidation



Other Authorized Representative (if any): Garrett Ashby  
 Mailing Address: SAME  
 Phone: 360 749 9762  
 E-mail Address: SAME

Project Description: Ashby EDJ Building; Combine lots w/ lot consolidation so a parking lot can be added and building at 333 can be expanded

Size of Project Site: 8526 sq ft of lots

Assessor Tax Parcel Number(s): 30297 & 30298

Full Legal Description of Subject Property (Attached ):  
 Zoning: High Density Residential  
 Special Areas On or Near Site (show areas on site plan):  
 Creek, Stream or River (name): \_\_\_\_\_  
 Wetland  Flood Hazard Area \_\_\_\_\_  
 Steep Slopes/Draw/Gully/Ravine  None

**Water Service**

Existing pipe size and material: yes  
 Proposed pipe size and material: \_\_\_\_\_

**Sewage Disposal**

Existing: yes  
 Proposed: \_\_\_\_\_

**Access**

Name of Street(s) from which access will be gained: 4th Avenue - (Existing Access)

**Owner's Consent and Authorization**

I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock 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.

Addie Ashby  
Owner's Name (Print Name)

Addie Ashby  
Owner's Signature

5/8/25  
Date



Environmental Questionnaire

141 A St SW/ PO Box 370

Castle Rock, WA 98611

Phone: 360.274.8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

OFFICIAL USE ONLY

CASE # \_\_\_\_\_ RELATED FILE # \_\_\_\_\_

RECEIVED BY: Akesson

Applicant: CoAME Properties LLC ; Addie Ashby  
 Project Name: Ashby EDJ

Please answer these questions to determine if your proposal will require a State Environmental Protection Act (SEPA) review under Castle Rock Municipal Code (CRMC) 18.04. The activities listed below are listed in Castle Rock Municipal Code 18.04.110, Flexible thresholds for categorical exemptions and WAC 197-11-800. An affirmative answer to any one question will trigger a SEPA review which requires submittal of a SEPA Checklist and associated Fees.

*If you indicate 'N' for any or all questions, this does not exempt you from having to complete additional environmental reviews such as, but not limited to the SEPA Environmental Checklist, Critical Areas Determination, Critical Areas Permit, Floodplain Permits, etc.*

*If you indicate 'Y' for any question, please complete the SEPA Environmental Checklist (contact Castle Rock City Hall for additional forms).*

Y	N	
		(1) Minor new construction – Flexible thresholds (WAC 197-11-800)
		(a) Does your project require a rezone?
	X	(b) Will your development activity be undertaken wholly or partly on lands covered by water?
	X	(i) Are you proposing to construct or locate more than ten (10) residential structures or dwelling units?
	X	(ii) Are you proposing to construct a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering greater than 10,000 square feet?
		If so, will the structure(s) be used for any activity other than farming?
		Is your proposal a feed lot?
	X	(iii) Does your proposal include constructing an office, school, commercial, recreational, service or storage building greater than 8,000 square feet of gross floor area or requiring more than thirty (30) parking spaces?
	X	(iv) Does your proposal include construction of a parking lot designed for more than twenty (20) automobiles?
	X	(v) Will you fill or excavate more than 500 cubic yards throughout the total lifetime of the fill or excavation? (FYI, a dump truck holds approximately 10-15 cubic yards)

CRP-25-06  
 Lot Consolidation

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Environmental Questionnaire

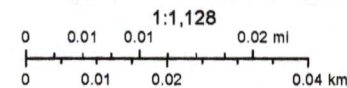
Y	N	
		<b>(3) Repair, remodeling and maintenance activities. (WAC 197-11-800)</b>
	X	(a) Does your project include dredging?
	X	(b) Does your project include reconstruction/maintenance of groins and similar shoreline protection structures?
	X	(c) Does your project include replacement of utility cables that must be buried under the surface of the bedlands?
	X	Does your project include repairing/rebuilding or a major dam, dike, or reservoir?
		<b>(4) Water rights. (WAC 197-11-800)</b>
	X	Will your project appropriate more than one cubic foot per second of surface water, or of 2,250 gallons per minute or less of ground water, for any purpose?
		<b>(6) Minor land use decisions. (WAC 197-11-800)</b>
	X	(a) Are you requesting approval of a short subdivision within a plat or subdivision previously exempted under this subsection?
		<b>(23) Utilities. (WAC 197-11-800)</b>
	X	(a) Does your proposal include a communication tower or relay station?
	X	(b) Will your storm water, water and sewer facilities, lines, equipment, hookups or appurtenances include, utilize or connect to lines more than eight (8) inches in diameter?
		<b>(24) Natural resources management. (WAC 197-11-800)</b>
	X	(c) Does your project include an agricultural lease for more than one hundred sixty (160) contiguous acres?
	X	(g) Does your proposal include development of recreational sites designed for all-terrain vehicles?
	X	Does your proposal include more than twelve (12) campsites?
	X	<b>(25) Personal wireless service facilities. (WAC 197-11-800)</b>
	X	(a) (i) Does your proposal include attaching a microcell to an existing residence or school?

# Assessor Web Map



5/9/2025, 2:38:01 PM

- |                |                 |                            |                             |
|----------------|-----------------|----------------------------|-----------------------------|
| Tax Parcels    | Streets         | 2 RURAL PRINCIPAL ARTERIAL | 8 RURAL MINOR COLLECTOR     |
| ADDRESS POINTS | 0 RURAL PRIVATE | 6 RURAL MINOR ARTERIAL     | 9 RURAL LOCAL ACCESS        |
|                | 1 INTERSTATE    | 7 RURAL MAJOR COLLECTOR    | 12 PRINCIPAL ARTERIAL (HWY) |



Cowlitz County GIS Department, Maxar, Microsoft, Cowlitz County GIS Department, Cowlitz County Assessor, GDR produced this file for use in the

ArcGIS Web AppBuilder

Maker, Microsoft | Cowlitz County Appraisal division of the Assessors office | Cowlitz County GIS Department | Cowlitz County GIS | Cowlitz County GIS Department, WA DNR. | GDR produced this file for use in the Intergraph CAD

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06/24/2025

CRP-25-016  
Lot Consolidation



# Cowlitz County Property Information

Property ID: 3039576

Parcel: 30298

Site Address: 341 SW A ST

## Owner Information

**Owner:** GAME PROPERTIES LLC  
**Mailing Address:** 335 MILITARY RD  
CASTLE ROCK, WA 98611

## General Property Info

**Jurisdiction:** CASTLE ROCK  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2024  
**Abbr Prop Ref:** 212 (GUMMS) -5 10 -9N -2W

**Sect/Township/Range:** 10-9N-2W  
**Property Use:** REPAIR SERVICE  
**Neighborhood:** CASTLE ROCK-COMM  
**Tax Code Area:** 600

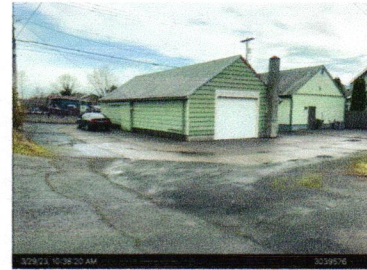
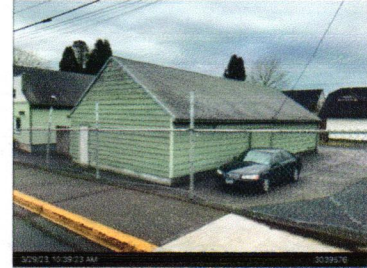
## Current Assessed Values For 2024

**Land Value:** \$36,850  
**Improvement Value:** \$29,340  
**Current Use:** \$0  
**Total Assessed Value:** \$66,190

## Current Taxes For 2025 Payable Year

**Taxes:** \$557.85  
**Assessments:** \$13.38  
**Total Charges:** \$571.23  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$285.65  
**Total Due:** \$285.58

## Photos



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OCT/24/2025

CRP-25-014  
Lot Consolidation

Disclaimer: I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Cowlitz County nor the Assessor/Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained



# Cowlitz County Property Information

Property ID: 3039576

Parcel: 30298

Site Address: 341 SW A ST

---

## Property Details

Year Built - COMM

1946

Area (SQFT) - COMM BASE

1,200

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06/24/2025

CRP-25-06  
Lot consolidation

Disclaimer: I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Cowlitz County nor the Assessor/Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained



# Cowlitz County Property Information

Property ID: 3039575

Parcel: 30297

Site Address: 333 SW A ST

## Owner Information

**Owner:** GAME PROPERTIES LLC  
**Mailing Address:** 335 MILITARY RD  
 CASTLE ROCK, WA 98611

## General Property Info

**Jurisdiction:** CASTLE ROCK  
**Acres:** 0.0900  
**Curr Assmt Yr:** 2024  
**Abbr Prop Ref:** 212 (GUMMS) -4 10 -9N -2W

**Sect/Township/Range:** 10-9N-2W  
**Property Use:** BUSINESS/PROF OFFICE  
**Neighborhood:** CASTLE ROCK-COMM  
**Tax Code Area:** 600

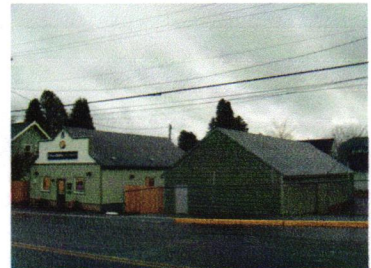
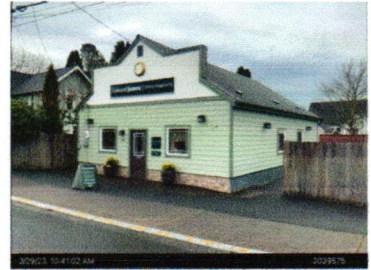
## Current Assessed Values For 2024

**Land Value:** \$31,360  
**Improvement Value:** \$133,220  
**Current Use:** \$0  
**Total Assessed Value:** \$164,580

## Current Taxes For 2025 Payable Year

**Taxes:** \$1,387.09  
**Assessments:** \$13.38  
**Total Charges:** \$1,400.47  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$700.27  
**Total Due:** \$700.20

## Photos



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06/24/2025

CRP-25-06  
Lot Consolidation

Disclaimer: I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Cowlitz County nor the Assessor/Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained



# Cowlitz County Property Information

Property ID: 3039575

Parcel: 30297

Site Address: 333 SW A ST

---

## Property Details

Year Built - COMM	1946
Area (SQFT) - COMM BASE	1,120

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CRP-25-11-16

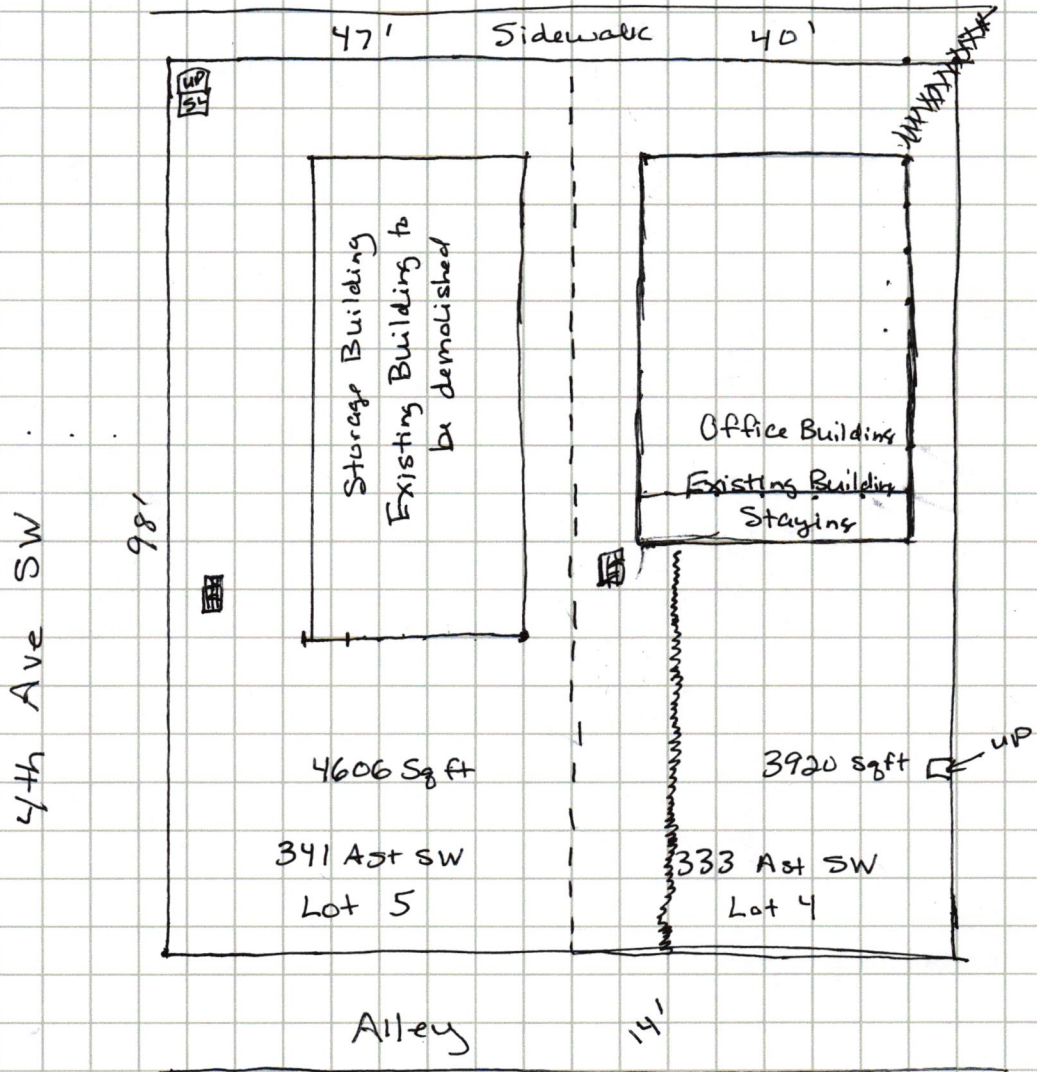
Lot Consideration

Disclaimer: I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Cowlitz County nor the Assessor/Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained

# Lot Consolidation of Lot 4 & 5

Owners GAME Properties, LLC  
 Keep Address  
 333 Ast SW

North ↑  
 1 in = 20 feet  
 5/9/2025



Lot 4 is currently  
 under a Conditional use permit  
 allowing a professional office  
 in R-2

Consolidation is to bring it more into  
 compliance regarding on-site parking

- UP Utility Pole
- SL Street Light
- [Hatched Box] Storm Drains
- Sewer Line
- xxxx Power Line

**RECEIVED**  
 06/24/2025  
 CRP-25-06

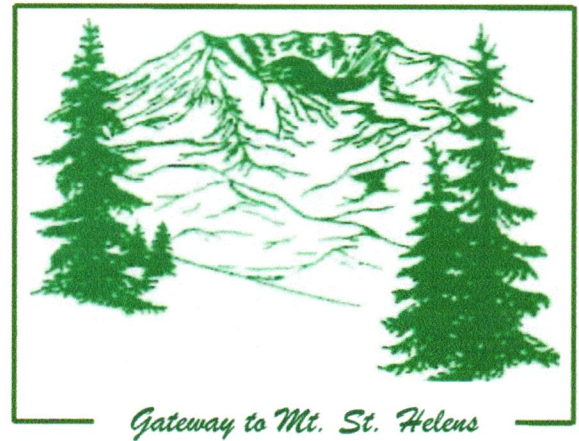
**CRP-25-016**

**Exhibit A**

**4. SEPA Checklist**

# City of Castle Rock

P.O. Box 370  
CASTLE ROCK, WA 98611  
(360) 274-8181



## SEPA ENVIRONMENTAL CHECKLIST

### **What is this for?**

The City and other governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information will also help determine if it's possible to avoid, minimize, or compensate (mitigate) for the probable significant impacts; or whether an environmental impact statement needs to be prepared to further analyze the proposal.

### **How to fill this out:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach, excerpt, or refer to additional studies or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decisionmaking process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City or other agencies may ask you to explain your answers or provide additional information to determine if there may be a significant adverse impact.

If you're using this checklist for a nonproject proposal (such as an ordinance, regulations, plans, or programs), complete the applicable parts of Parts A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. For nonproject actions, the lead agency may exclude questions in Part B that do not contribute meaningfully to the analysis of the proposal.

This form is set up as a Word table. Except for a few questions that ask for you to select options, each question is followed by a blank field in which you can type your answer. Type in the shaded box. Check boxes will fill in when you click them. Each field will expand to accommodate your text, and the overall form will expand to additional pages as you fill in answers.

CRP-25-016



## A. BACKGROUND

1. Name of proposed project, if applicable:

Edward Jones/Ashby Financial Building

2. Name of applicant:

Game Properties, LLC (Addie & Garrett Ashby)

3. Address and phone number of applicant or contact person:

452 Military Rd Castle Rock, WA 98611 360-355-6477

4. Date checklist prepared:

5/8/2025

5. Agency requesting checklist:

City of Castle Rock

6. Proposed timing or schedule (including phasing, if applicable):

Start as soon as approved.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  Yes  No

If yes, explain.

Once building is completed, then complete parking area and landscaping.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

none

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?  Yes  No

If yes, explain.

Amend Conditional use, Lot consolidation,

10. List any government approvals or permits that will be needed for your proposal, if known.

Amend Conditional Use, Building Plans, Lot consolidation, Building Demolition, Parking lot

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. (There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers here.)

Expand current professional building, raze the second building so area can be used for parking, This will provide for additional professional office space in Castle Rock without taking up prime retail, yet keep it in walking distance to downtown. This will also improve the west side entrance to Castle Rock.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description and, if you haven't already done so with the permit

application to which this checklist is related, a site plan, vicinity map, and topographic map, if reasonably available.

333 A st SW, Castle Rock, WA 98611

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:

Flat  Rolling  Hilly  Steep slopes  Mountainous

Other (specify): Insert text here.

b. What is the steepest slope on the site (approximate percent slope)?

Insert text here.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

None

d. Are there surface indications or history of unstable soils in the immediate vicinity?  Yes  No  
If so, describe.

N/A

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

We will be using existing soil to produce the necessary grading. The property is already covered in concrete and has adequate drain sysrtems in place.

f. Could erosion occur as a result of clearing, construction, or use?  Yes  No  
If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

95%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

### 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known:

None

b. Are there any off-site sources of emissions or odor that may affect your proposal?  Yes  No  
If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

**3. Water**

a. Surface Water

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?  Yes  No  
If yes, describe type and provide names. If applicable, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?  Yes  No  
If yes, please describe, and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions?  Yes  No  
Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain?  Yes  No  
If so, note location on the site plan.

- 6) Does the proposal involve any discharges of waste materials to surface waters?  Yes  No  
If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes?  Yes  No  
If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well.

N/A

Will water be discharged to groundwater?  Yes  No  
Give general description, purpose, and approximate quantities if known.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

One office building, minimal sewage and water usage.

c. Water runoff (including stormwater)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will flow into the city's system on C Street

- 2) Could waste materials enter ground or surface waters?  Yes  No  
If so, generally describe.

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?  
 Yes  No  
If so, describe.

N/A

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

#### 4. **Plants**

- a. Check the types of vegetation found on the site:

alder  maple  aspen  fir  cedar  pine  other tree(s) (specify): [Insert text here.](#)

shrubs  grass  pasture  crop or grain  orchards, vineyards or other permanent crops  
 cattail  buttercup  bulrush  skunk cabbage  other wet soil plant(s) (specify):

Weed/Hay Grass

water lily  eelgrass  milfoil  other water plant(s) (specify): [Insert text here.](#)

other types of vegetation [Insert text here.](#)

- b. What kind and amount of vegetation will be removed or altered?

Normal weed cleanup

- c. List threatened and endangered species known to be on or near the site.

None

- d. List all noxious weeds and invasive species known to be on or near the site.

None

#### 5. **Animals**

- a. Check any birds and other animals which have been observed on or near the site or are known to be on or near the site.

hawk  heron  eagle  songbirds,  other bird(s) (specify): [Click or tap here to enter text.](#)

deer  bear  elk  beaver  other mammal(s) (specify): [Insert text here.](#)

bass  salmon  trout  herring  shellfish  other fish (specify): [Insert text here.](#)

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Washington as whole lies within the Pacific Flyway. Is the site part of any other migration route?

Yes  No

If so, explain.

N/A

- d. Proposed measures to preserve or enhance wildlife, if any:

None

- e. List any invasive animal species known to be on or near the site.

None

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric for standard office uses

- b. Would your project affect the potential use of solar energy by adjacent properties?

Yes  No

If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

Yes  No

If so, describe.

N/A

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

Normal Fire and Emergency

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction and Operation when razing second building

- 3) Proposed measures to reduce or control noise impacts, if any:

Working during daytime hours.

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties?  Yes  No  
If so, describe.

Current use of the site is an office building and storage unit. Adjacent properties are roads, residences, public utilities

- b. Has the project site been used as working farmland or working forest land?  
 Yes  No  
If so, describe.

N/A

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

None.

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting?  Yes  No  
If so, how?

N/A

- c. Describe any structures on the site.

Current office building and Storage Building

- d. Will any structures be demolished?  Yes  No  
If so, what?

The storage building

- e. What is the current zoning classification of the site?

Heavy Residential

- f. What is the current comprehensive plan designation of the site?

Heavy Residential

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county?

Yes  No

If so, specify.

N/A

i. Approximately how many people would reside or work in the completed project?

5-6

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Working to get the city plan to align with the existing use in the area.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?

Tallest Height: Principal exterior building materials, wood and Stone.

b. What views in the immediate vicinity would be altered or obstructed?

None, it would open up the views.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Improvements to the entrance to town. Provide a welcoming entrance, work with the CRCDA, Blooms, and Public works to match the floral impact of the town.

## 11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Minimul if any, an uplight for the sign would not be facing any residences, mood lighting for flower beds optional, otherwise use existing street lamps.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

Directional lighting.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Walking Paths, Bike Pathes

- b. Would the proposed project displace any existing recreational uses?  Yes  No  
If so, describe.

NA

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

It will enhance as it will add parking to that section of the trail during the weekends.

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ?  Yes  No  
If so, specifically describe.

Click or tap here to enter text.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries.  Yes  No  
Are there any material evidence, artifacts, or areas of cultural importance on or near the site?  
 Yes  No  
Please list any professional studies conducted at the site to identify such resources.

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with local tribe(s) and the state Department of Archeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

## 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. If any, show on site plan.

C Street and A ST

- b. Is the site or affected geographic area currently served by public transit?  Yes  No  
If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have?  
How many would the project or proposal eliminate?

6-8 Would use parcel #2 AKA Lot 5 Adding 8-9 onsite  
Would add parking Parking

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways?  Yes  No  
If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation?  Yes  No  
If so, generally describe.

N/A

- f. How many vehicle trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

10 trips between 9am -5pm

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area?  Yes  No  
If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

None

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)?  Yes  No  
If so, generally describe.

Already established

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

**16. Utilities**

- a. Check utilities currently available at the site:

electricity  natural gas  potable water  irrigation water  refuse service  telephone   
sanitary sewer  septic system  other (specify): Insert text here.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, Sewer, Electricity, Cable lines for internet. All are already at property.

### C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

*Addie Ashby*

Manually sign above, print, & scan; or insert electronic signature here.

Name:

Insert text here. *Addie Ashby*

Position:

Insert text here. *Owner*

Agency/Organization:

Insert text here.

Date Submitted:

Insert text here. *3/9/2025*

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do NOT use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Insert text here.

Proposed measures to avoid or reduce such increases are:

Insert text here.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Insert text here.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Insert text here.

3. How would the proposal be likely to deplete energy or natural resources?

Insert text here.

Proposed measures to protect or conserve energy and natural resources are:

Insert text here.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species' habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Insert text here.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Insert text heret.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Insert text here.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Insert text here.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Insert text here.

Proposed measures to reduce or respond to such demand(s) are:

Insert text here.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Insert text here.

**CRP-25-016**

**Exhibit A**

**5. Pre-Application Notes**

# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



## Pre-Application Conference Notes

G.A.M.E. Properties – Parcel #30297 (333 A St SW) & Parcel #30298 (341 A St SW)  
CRP-25-005

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### CRMC 17.77.040 Development Permit Review Procedures

**A. Preapplication.** Prior to applying for a development permit, a developer may present to the city clerk-treasurer a preliminary or conceptual floor plan, plot plan, drawing, site plan, or narrative which shall contain (in a rough and approximate manner) as much of the permit application requirements as is known, together with the forms provided by the city. The purpose of the pre-application meeting is to enable the developer presenting the proposal to obtain the assessment of the development review committee as to the proposal's compliance with the adopted plans, policies and ordinances of the city and obtain information of a general nature regarding such issues as city services, access, and other factors as appropriate. This consultation should include obtaining preliminary facts and data pertaining to the proposed site, as well as the types of concerns that might be anticipated for the proposed use at the proposed site. Information obtained from city staff at this stage shall not be considered binding upon the city.

On March 25, 2025, members of the Development Review Committee met with property/business owner, Addie Ashby to discuss preliminary plans to expand the 333 A St SW building and demolish the 341 A St SW building. Parcel #30298 (341 A St SW) would become a new parking lot for the expanded building located on Parcel #30297 (333 A St SW). The business is currently operating under a Conditional Use Permit that was approved on November 24, 2014. At the time the Conditional Use Permit was granted, Professional Uses were allowed in the R-2 Zoning District with a Conditional Use Permit. The current Castle Rock Municipal Code does not allow Professional Offices in the R-2 Zoning District.

#### Attendees:

- Addie Ashby - Owner
- Rachel Granrath – Kimley-Horn, Castle Rock Contracted City Planner

- Tom Gower – Gibbs & Olson, Castle Rock Consulting Engineer
- Michael Wilson – Castle Rock Contracted Building Official
- Bill LeMonds – Fire Chief, Cowlitz Fire District #6
- Paul Helenberg – Mayor, City of Castle Rock
- Dave Vorse – Public Works Director, City of Castle Rock
- Tyler Stone – Public Works Senior Operator, City of Castle Rock
- Carie Cuttonaro – Clerk-Treasurer, City of Castle Rock
- Karlene Akesson – Deputy Clerk, City of Castle Rock

## **Planning**

**Parcel consolidation:** Does not necessarily have to happen as long as buildings do not cross lot lines and meet setbacks.

- The City does prefer the applicant to consolidate the lots to help mitigate any future complications on site use and layout.
  - Given the CUP approval still stands on the lot addressed at 333 A St SW, with associated parking on the lot proposed for building demolition, should the lot be consolidated the CUP is restricted to the scope in the original approval by the hearing examiner. The building at 333 A Street and use is approved with the parking as a permitted use on the adjacent property even if combined.

The applicant shall add appropriate notes on the lot consolidation exhibit that address CUP conditions and changes to the plat must be compliant with approved CUP or current Castle Rock zoning and development standards.

**Amendment to Conditional Use Permit:** Recommendation for process to amend the existing conditional use permit (from 2014) to account for current conditions and changes to property – request before hearing examiner. Suggest that this application is bringing into greater conformity, through net reduction in square footage, parking, and improvements. Conditional use considerations:

- Parking on separate lot will be subject to CUP conditions and if sold could not be covered on CUP conditions/ uses
- Amend the CUP to account for current conditions as use for CUP is not changing but City Code has changed (considered legal nonconforming under CUP)

### **17.52.020 Parking standards.**

C. All parking spaces will be located on the same lot as the use for which the parking spaces are needed.

D. All other uses will provide one parking space for each 200 square feet of gross floor area.

**17.32.070 Minimum yard requirements.**

The minimum yard requirements in the R-2 district are as follows:

- A. Front yard: not less than 15 feet from the front property line.
- B. Garage entrance: set back a minimum of 20 feet from the front property line.
- C. Rear yard: not less than 20 feet in depth. The rear yard may be reduced by the development review committee to five feet if provisions are made for off-street parking and the property abuts an alley. The development review committee can include conditions necessary to maintain the residential character of the neighborhood.
- D. Side yard: not less than five feet in width on sides of dwelling. For two-family dwellings (duplex), each side yard shall be a minimum of eight feet in width. The side yard for every building shall be increased by one additional foot in width for each story of the structure above two stories in height.
- E. Corner lot/side yard: 15 feet in width along the flanking or side street line.

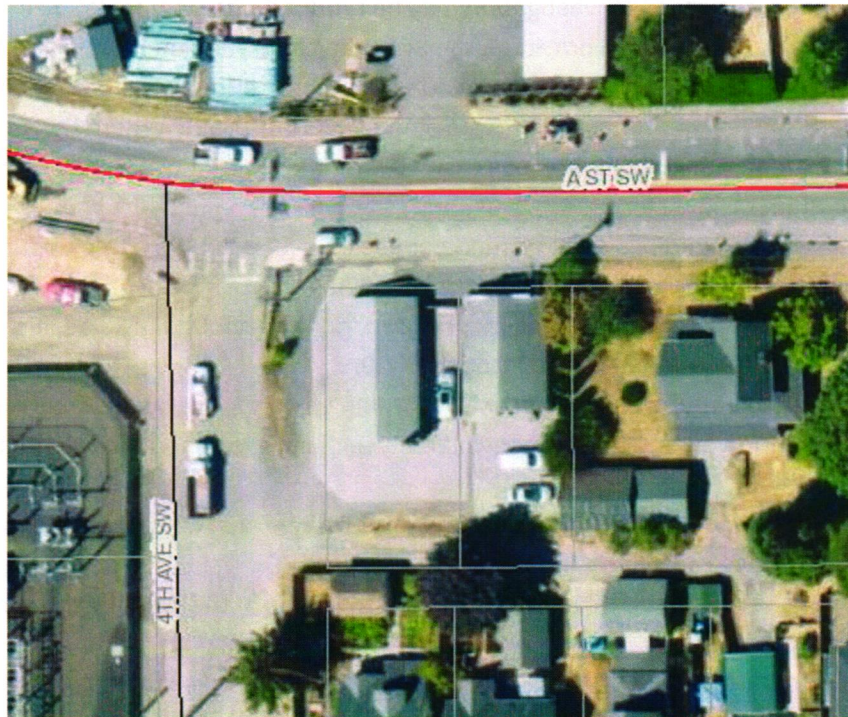


Figure 1: Site Aerial - Subject Property

## **Building Official/Fire Department**

Discussion: Existing office building located a 333 A St.: Occupancy Group B, 1120 sq. feet, Type VB construction. Add approximately 1000 sq. feet to the existing office building and interior alterations made to existing space as necessary. Demolish the utility building located at 341 A St and construct a parking lot on the site.

The following comments are provided after our meeting:

1. The building addition and alterations shall comply with the International Existing Building Code.
2. Provide building plans for the project. Requested plans shall be prepared to scale of not less than  $\frac{1}{8}$ -inch equals 1 foot, dimensioned, and prepared with sufficient clarity to reveal the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of the code.
3. Where a building of otherwise conventional construction contains structural elements exceeding the limits of prescriptive design or otherwise not conforming to the International Building Code, these elements shall be designed in accordance with accepted engineering practice.
4. For foundation design, soil investigation may be required pursuant to IBC Sec 1803.
5. According to the information provided, the distance separating the existing building and property line is less than 10 feet. For the addition, the exterior walls shall be set back from the property line in accordance with IBC Sec 705 and Tab 705.5. Where the setback distance is greater than 5 feet but less than 10 feet, the exterior walls shall be 1-hour fire-resistant rated.
6. The premises and buildings shall be made accessible for disabled persons pursuant to International Building Code Ch. 11 and ICC A117.1.
7. Plumbing fixtures and systems shall be provided for each occupancy classification as prescribed by International Building Code Ch. 29.
8. For facilities and structures provided with plumbing fixtures, the owner shall provide evidence of approved potable water availability and sewer connection prior to building permit issuance.
9. Light, heat and ventilation shall be provided for buildings in accordance with requirements for each occupancy classification.
10. The building shall be made to comply with the provisions of the Washington State Energy Code as required.
11. For the new parking lot. Electric vehicle charging infrastructure shall be provided for each occupancy classification in accordance with International Building Code Sec 429. This section applies only to on-site parking spaces.
12. The applicant shall obtain permits for occupancy, construction, alterations, demolition, fire protection systems, and grading work as directed by the Washington State Building Code and the Castle Rock Municipal Code unless specifically exempt. Permits shall be obtained

from the Castle Rock Department of Building and Planning. Permits for electrical construction are administered by the Washington State Department of Labor and Industries. The work of alterations necessary to achieve change of occupancy shall comply with the International Existing Building Code and the International Building Code as directed.

13. Premises identification. The application shall identify the building address, and building number and tenant space(s). Premises identification shall comply with International Fire Code Sec 505.
14. Washington State Energy Code technical support is available at the following sites:  
Commercial: Washington State Energy Code ([waenergycodes.com](http://waenergycodes.com))

## **Engineering/Public Works Department**

### **Water/Sewer**

1. Water and Sewer Connections are not expected to change.
  - A second meter may already exist at one of the properties. It is possible this meter may be utilized if the applicant chooses to do so.
  - A backflow preventer may be required depending on what will be connected to the water service in the building.

### **Stormwater**

1. The City has adopted the 1992 Stormwater Management Manual for the Puget Sound Basin.
  - If the new impervious surface and/or replacement of impervious surface is greater than 5,000 square feet, the applicant will need to meet the requirements set forth in the adopted manual.
  - The current stormwater line being utilized is quite old. It may be beneficial to the applicant to replace the stormwater line since they will likely be performing work in that area.

### **Streets/Access**

1. No proposed changes to access the site. Access will continue to be from 4<sup>th</sup> Street.

## **General Notes**

1. Parking
  - ADA parking will need to be provided.
  - If EV Charging Stall(s) are required, it may be beneficial to install the EV Charging Station so that it may be utilized by both the ADA stall and the designated EV Charging Stall.
  - The ADA and/or EV Charging Stalls may be located at the front or rear of the building.
2. Conditional Use Permit
  - Conditional Use Amendment – To amendment to the current Conditional Use, the applicant would go through the same process and be subject to the same fees as applying for a new Conditional Use Permit.
  - Parking requirements may be an item that is addressed through the Conditional Use Permit Amendment Process
3. SEPA – the State Environmental Policy Act process may be required.
4. Lot Consolidation - preferred
5. General Permits - Permits for occupancy, construction, alterations, demolition, fire protection systems, and grading work as directed by the Washington State Building Code and the Castle Rock Municipal Code unless specifically exempt. Permits shall be obtained from the Castle Rock Department of Building and Planning. Permits for electrical construction are administered by the Washington State Department of Labor and Industries. The work of alterations necessary to achieve change of occupancy shall comply with the International Existing Building Code and the International Building Code as directed.
6. Southwest Clean Air Agency Approval – The applicant will need to provide to the City, at the time of application for a demolition permit, the approval certificate from the Southwest Clean Air Agency.

**CRP-25-016**

**Exhibit A**

**6. Letter of Completeness**

# City of Castle Rock

## Letter of Completeness



City of Castle Rock  
PO Box 370  
Castle Rock, WA 98611

June 26, 2025

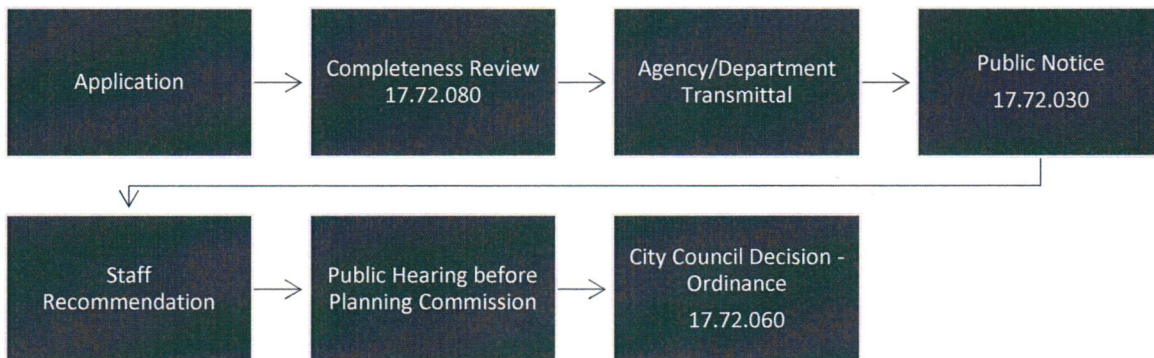
**Re: Letter of Completeness:** Comprehensive Plan Map Amendment and Rezone Request for 341 & 333 A Street SW, CRP-25-016

Dear GAME Properties, LLC,

The city has reviewed your application materials submitted on June 24, 2025, regarding a Comprehensive Plan map amendment and rezone for 341 & 333 A Street SW.

This letter confirms that the application has been determined to be **complete** for the purpose of beginning the formal review process. Further review may identify the need for additional information or clarification as the project proceeds. The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 17.72 and CRMC 17.77.040 (7) Type VII – Legislative relating to the Comprehensive Plan Amendment and Rezone permit process.

### Comprehensive Plan Map Amendment & Rezone Process



If you have any questions, please don't hesitate to contact us at 360-274-8181.

Sincerely,

Rachel Granrath, Contract City Planner  
[Rachel.granrath@kimley-horn.com](mailto:Rachel.granrath@kimley-horn.com)

Cc: Karlene Akesson, Deputy Clerk, [kakesson@ci.castle-rock.wa.us](mailto:kakesson@ci.castle-rock.wa.us)  
Carie Cuttonaro, Clerk-Treasurer, [ccuttonaro@ci.castle-rock.wa.us](mailto:ccuttonaro@ci.castle-rock.wa.us)

# Exhibit B: Noticing Materials

CRP-25-016

**AFFIDAVIT OF PUBLICATION**

**Longview Daily News  
770 11th Ave  
(360) 577-2525**

State of Florida, County of Orange, ss:

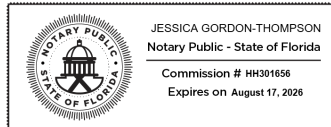
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Longview Daily News, published in Cowlitz county, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at [www.tdn.com](http://www.tdn.com) , for publication dates as listed below, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is as listed below, and is \$3.50 per line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

**PUBLICATION DATES:** July. 8 2025

**NOTICE ID:** MjHBRzqyfEUe1stxkNUB  
**PUBLISHER ID:** COL-WA-101041  
**NOTICE NAME:** GAME Properties Public Hearing  
**Publication Fee:** \$347.00

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 07/11/2025

*J. Gordon-Thompson*

Notary Public  
Notarized remotely online using communication technology via Proof.

**PUBLIC HEARING NOTICE**  
Notice of SEPA, Comprehensive  
Plan Map Amendment, and  
Rezoning Public Hearing  
341 & 333 A Street SW

**Lead Agency:** City of Castle  
Rock, WA

**Proponent:** GAME Properties,  
LLC

**Project Application:** CRP-25-  
016

**Location:** 341 & 333 A Street  
SW, Castle Rock, WA.

**Description of proposal:** The  
applicant proposes to amend the  
City's future land use map and  
zoning map. The current future  
land use map designation with-  
in the adopted comprehensive  
plan is high density residential,  
and the applicant is proposing  
a change to downtown commer-  
cial. Subsequently, the proper-  
ties are proposed to be rezoned  
from high density residential to  
retail commercial.

**Determination of Non-Sig-  
nificance (DNS):** The City of  
Castle Rock has determined  
that this proposal does not have  
a probable significant adverse  
impact on the environment. An  
environmental impact statement  
is not required under RCW  
43.21C.030 (2)(c). This decision  
was made after review of a com-  
pleted environmental checklist  
and other information on file with  
the lead agency.

Materials are available at the  
City's website [www.ci.castle-rock.wa.us](http://www.ci.castle-rock.wa.us) or available to  
the public on request at: 141  
"A" Street SW, Castle Rock, WA  
98611.

**Notice of Public Hearing of the  
Planning Commission:**

**Date:** July 29, 2025

**Time :** 6:00 pm

**Location :** Castle Rock Senior  
Center 222 2nd Ave SW, Castle  
Rock, WA 98611

Virtual connection information  
will be included on the agenda  
and posted online.

**Purpose:** To review the pro-  
posed comprehensive plan map  
amendment, rezone and SEPA.  
This DNS is issued under WAC  
**197-11-340** (2); the lead agency  
will not act on this proposal for  
14 days from the date of issua-  
nce. **Comments must be sub-  
mitted by:** Wednesday, July 23,  
2025, by 5:00 pm

**Agency Contact :** City Contract  
Planner Rachel Granrath,

**Submit written comments to :**  
City of Castle Rock Building De-  
partment at City of Castle Rock,  
PO Box 370, Castle Rock, WA  
98611 or to [bldgdept@ci.castle-rock.wa.us](mailto:bldgdept@ci.castle-rock.wa.us)

**Signature:** Rachel Granrath,  
July 8, 2025

**Appeal :** Castle Rock Municipal  
Code (CRMC) 18.04.210 and  
18.04.220 (E)  
7/8 COL-WA-101041

# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



## PUBLIC HEARING NOTICE

Notice of SEPA, Comprehensive Plan Map Amendment, and Rezone Public Hearing  
341 & 333 A Street SW

---

**Lead Agency:** City of Castle Rock, WA  
**Proponent:** GAME Properties, LLC  
**Project Application:** CRP-25-016  
**Location:** 341 & 333 A Street SW, Castle Rock, WA.

**Description of proposal:** The applicant proposes to amend the City's future land use map and zoning map. The current future land use map designation within the adopted comprehensive plan is high density residential, and the applicant is proposing a change to downtown commercial. Subsequently, the properties are proposed to be rezoned from high density residential to retail commercial.

**Determination of Non-Significance (DNS):** The City of Castle Rock has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under [RCW 43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Materials are available at the City's website [www.ci.castle-rock.wa.us](http://www.ci.castle-rock.wa.us) or available to the public on request at: 141 "A" Street SW, Castle Rock, WA 98611.

### Notice of Public Hearing of the Planning Commission:

**Date:** July 29, 2025

**Time:** 6:00 pm

**Location:** Castle Rock Senior Center 222 2nd Ave SW, Castle Rock, WA 98611

Virtual connection information will be included on the agenda and posted online.

**Purpose:** To review the proposed comprehensive plan map amendment, rezone and SEPA.

This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** Wednesday, July 23, 2025, by 5:00 pm

**Agency Contact:** City Contract Planner Rachel Granrath,

**Submit written comments to:** City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [blgddept@ci.castle-rock.wa.us](mailto:blgddept@ci.castle-rock.wa.us)

**Signature:** Rachel Granrath, July 8, 2025

**Appeal:** Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)

Posted at: City Hall  
Post Office  
Library

07/08/2025  
mailed on: 7/07/2025



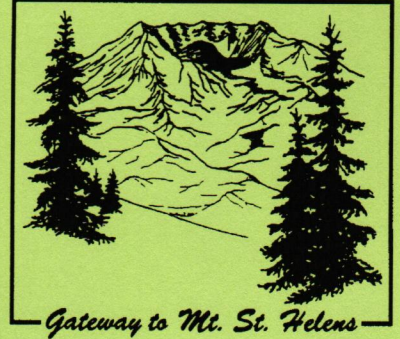
CRP-25-016 - GAME Properties Mailing List

	PIN	Owner Mailing Address
1	30558	PO BOX 1082 CASTLE ROCK WA 98611
2	30632	PO BOX 1231 CASTLE ROCK WA 98611
3	30633	133 3RD AVE SW CASTLE ROCK WA 98611
4	30028	C/O KRISTY KING PO BOX 172 CASTLE ROCK WA 98611-0172
5	30563	PO BOX 1716 CASTLE ROCK WA 98611
6	30027	PO BOX 548 CASTLE ROCK WA 98611
7	30034	PO BOX 1072 CASTLE ROCK WA 98611
8	30303	611 23RD AVE LONGVIEW WA 98632
9	30394	1254 BERNITA RD EL CAJON CA 92020-8209
10	30400	PO BOX 644 CASTLE ROCK WA 98611
11	30325	BOX 3007 LONGVIEW WA 98632-0307
	30564	BOX 3007 LONGVIEW WA 98632-0307
	30565	BOX 3007 LONGVIEW WA 98632-0307
12	30359	PO BOX 946 CASTLE ROCK WA 98611-0946
13	30360	323 4TH AVE SW CASTLE ROCK WA 98611
14	30396	PO BOX 1377 CASTLE ROCK WA 98611
15	30362	245 BULAND DR CASTLE ROCK WA 98611
16	30026	228 SW A ST CASTLE ROCK WA 98611
17	30035	237 SW A ST CASTLE ROCK WA 98611
18	30296	319 A ST W CASTLE ROCK WA 98611
19	30297	335 MILITARY RD CASTLE ROCK WA 98611 - PO Box 121, Castle Rock, WA
	30298	335 MILITARY RD CASTLE ROCK WA 98611 - PO Box 121, Castle Rock, WA
	30562	PO BOX 370 CASTLE ROCK WA 98611
20	30033	2029 SE 101ST AVE PORTLAND OR 97216
21	3006601	PO BOX 1378 CASTLE ROCK WA 98611-1378
22	30302	322 SW B ST CASTLE ROCK WA 98611
23	30301	HARKEY GILBERT L/JULIE A TRUSTEES PO BOX 930 CASTLE ROCK WA 98611
24	30395	PO BOX 1709 CASTLE ROCK WA 98611
25	30300	ROSS ROBERT M/PAULETTE S TRUSTEES PO BOX 63 CASTLE ROCK WA 98611
26	30299	350 B ST SW CASTLE ROCK WA 98611
27	3032601	432 B ST SW CASTLE ROCK WA 98611-8810
28	30398	342 C ST SW CASTLE ROCK WA 98611-8984
29	30397	PO BOX 1118 CASTLE ROCK WA 98611
30	30025	PO BOX 1706 CASTLE ROCK WA 98611-1706
31	30363	PO Box 1045, Castle Rock, WA 98611-1045
32	30566	446 B St SW, Castle Rock, WA 98611
	3032701	446 B St SW, Castle Rock, WA 98611

Pasted on-site: 7/7/2025  
WO# 19729729

# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



## PUBLIC HEARING NOTICE

Notice of SEPA, Comprehensive Plan Map Amendment, and Rezone Public Hearing  
341 & 333 A Street SW

---

**Lead Agency:** City of Castle Rock, WA  
**Proponent:** GAME Properties, LLC  
**Project Application:** CRP-25-016  
**Location:** 341 & 333 A Street SW, Castle Rock, WA.

**Description of proposal:** The applicant proposes to amend the City’s future land use map and zoning map. The current future land use map designation within the adopted comprehensive plan is high density residential, and the applicant is proposing a change to downtown commercial. Subsequently, the properties are proposed to be rezoned from high density residential to retail commercial.

**Determination of Non-Significance (DNS):** The City of Castle Rock has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Materials are available at the City’s website [www.ci.castle-rock.wa.us](http://www.ci.castle-rock.wa.us) or available to the public on request at: 141 “A” Street SW, Castle Rock, WA 98611.

**Notice of Public Hearing of the Planning Commission:**

**Date:** July 29, 2025  
**Time:** 6:00 pm  
**Location:** Castle Rock Senior Center 222 2nd Ave SW, Castle Rock, WA 98611  
Virtual connection information will be included on the agenda and posted online.  
**Purpose:** To review the proposed comprehensive plan map amendment, rezone and SEPA.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** Wednesday, July 23, 2025, by 5:00 pm

**Agency Contact:** City Contract Planner Rachel Granrath,  
**Submit written comments to:** City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [blgddept@ci.castle-rock.wa.us](mailto:blgddept@ci.castle-rock.wa.us)

**Signature:** Rachel Granrath, July 8, 2025  
**Appeal:** Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)





# Exhibit C: SEPA DNS

CRP-25-016

# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



## STATE ENVIRONMENTAL POLICY ACT Determination of NonSignificance

July 8, 2025

**Lead Agency:** City of Castle Rock, Washington

**Agency Contact:** City Contract Planner Rachel Granrath,

Comments submitted to the City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [bldgdept@ci.castle-rock.wa.us](mailto:bldgdept@ci.castle-rock.wa.us)

**Project Description:** The applicant proposes to amend the City's future land use map and zoning map. The current future land use map designation within the adopted comprehensive plan is high density residential, and the applicant is proposing a change to downtown commercial. Subsequently, the properties are proposed to be rezoned from high density residential to retail commercial.

**Project Location:** 341 & 333 A Street SW, Castle Rock, WA.

**Proponent:** GAME Properties, LLC

**Property Owner:** Addie Ashby

**Mailing Address:** PO Box 121, Castle Rock WA 98611

**Telephone:** (360) 355-6477

**Email:** [ashfam12@gmail.com](mailto:ashfam12@gmail.com)

**Determination of Non-Significance (DNS):** The City of Castle Rock has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under [RCW 43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** Wednesday, July 23, 2025, by 5:00 pm

### **Responsible Official:**

**Agency Contact:** City Contract Planner Rachel Granrath,

Submit written comments to: City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [bldgdept@ci.castle-rock.wa.us](mailto:bldgdept@ci.castle-rock.wa.us)

**Telephone:** (360) 274-8181.

A handwritten signature in black ink, appearing to be 'Ran', written above a horizontal line.

Signature

July 8, 2025

**Appeal process:** Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)

# Exhibit D: Comments Received

CRP-25-016



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office  
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

July 23, 2025

Rachel Granrath, City Contract Planner  
City of Castle Rock  
PO BOX 370  
Castle Rock, WA 98611

Dear Rachel Granrath:

Thank you for the opportunity to comment on the determination of non-significance for the Game Properties - Rezone/Comprehensive Plan Amendment Project as proposed by GAME Properties (Addie Ashby). The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836**

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Katy Harvey of Ecology's Hazardous Waste and Toxics Reduction Program at [katy.harvey@ecy.wa.gov](mailto:katy.harvey@ecy.wa.gov) for more information about safely handling dangerous wastes and demolition debris.

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176**

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.



Rachel Granrath  
July 23, 2025  
Page 2

**TOXICS CLEANUP: Katie McNulty (564) 669-4460**

There appears to be a listed cleanup site within 1/4 mile of the proposed project area, Castle Rock City Maintenance Shop (CSID: 6789, FSID: 86769959). This site has received a no further action opinion and is likely to impact the project. Available electronic documents for the above-referenced cleanup site can be found listed on Ecology's cleanup site search page at: <https://apps.ecology.wa.gov/cleanupsearch/>

There appear to be two underground storage tank (UST) sites within a 1/4 mile of the proposed project area. These sites are the City of Castle Rock (UST ID: 99035) and Castle Rock Co 070050 (UST ID: 9958), both sites are not active and are not expected to impact the project. Available electronic documents for the above-referenced UST sites can be found listed on Ecology's UST site search page at: <https://apps.ecology.wa.gov/cleanupsearch/reports/ust>

If contamination is encountered, please report it to comply with WAC 173-340-120 and -310 by using the online statewide environmental incident reporting (ERTS) form at: <https://ecology.wa.gov/footer-pages/report-an-environmental-issue/statewide-reporting-form-erts>

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(JKT:202502817)

cc: Garret Peck, HWTR  
Derek Rockett, SWM  
Katie McNulty, TCP



# Bates/JL White Enterprises, LLC

## Public Hearing



## STAFF REPORT

### Comprehensive Plan Map Amendment, Rezone, Boundary Line Adjustment (BLA) and SEPA

Parcels 309100100 and 308980100, Castle Rock, WA.

**To:** Members of the City of Castle Rock Planning Commission  
**From:** Rachel Granrath, Contract Planner  
**Date:** July 29, 2025  
**Subject:** *Public Hearing:* JL White Enterprises, LLC, Parcels 309100100 and 308980100, Castle Rock, WA.

---

## Summary of Request and Recommendation

As part of a Boundary Line Adjustment (BLA), the applicant is requesting changes to the City's future land use and zoning maps. The current future land use map designation for parcel 309100100 is designated Mixed Use commercial (MX) within the adopted comprehensive plan, and the applicant is proposing a portion of the parcel changed to Low Density Residential (LDR). Subsequently, the same portion of parcel 309100100 is proposed to be rezoned from Mixed Use commercial (MX) to Low Density Residential (R-1). The associated BLA will incorporate the comprehensive plan amendment and zone change into parcel 308980100 in order to accommodate a future subdivision application for single family homes.

The Planning Commission is holding a public hearing and shall act in accordance with CRMC 17.72 to make findings of fact and provide a recommendation to the city council that this application be approved, disapproved, or approved with conditions.

**Staff Recommendation:** Staff recommends approval of this application as conditioned.

## General Information

**Location:** Parcels 309100100 and 308980100, Castle Rock, WA.

**Proponent:** Julie and Brett Bates; and JL White Enterprises, LCC

## Site Overview

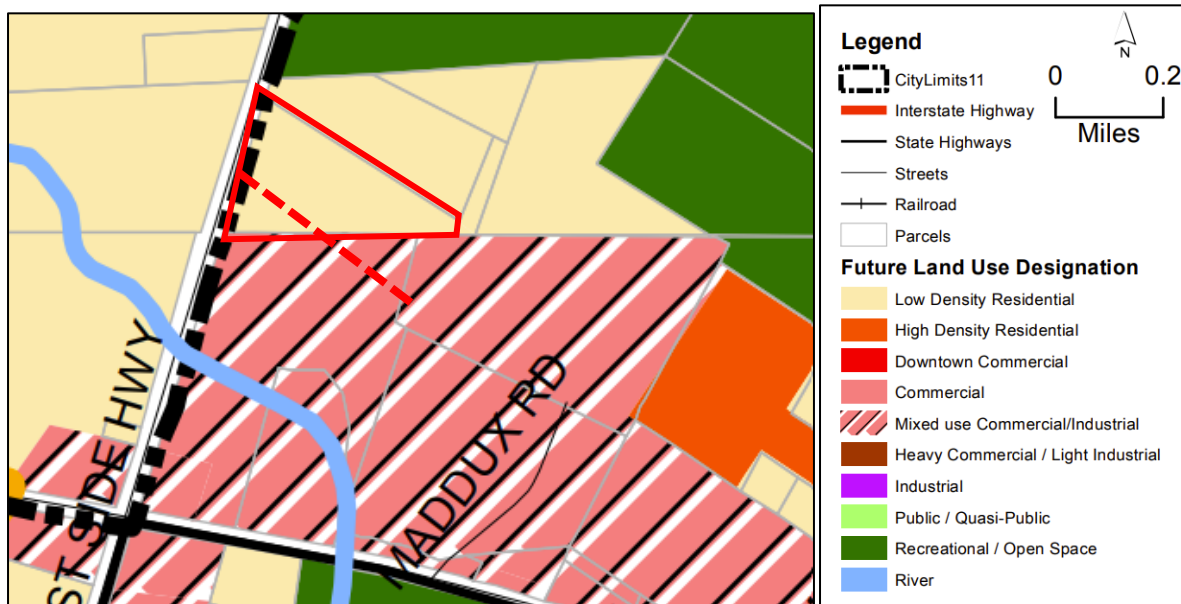
Site/Proposal Description	Parcel 309100100	Parcel 308980100
Site Area	10.807 acres	2.83 acres
BLA Proposed Site Revisions	10.09 acres	3.556 acres

## Vicinity Map

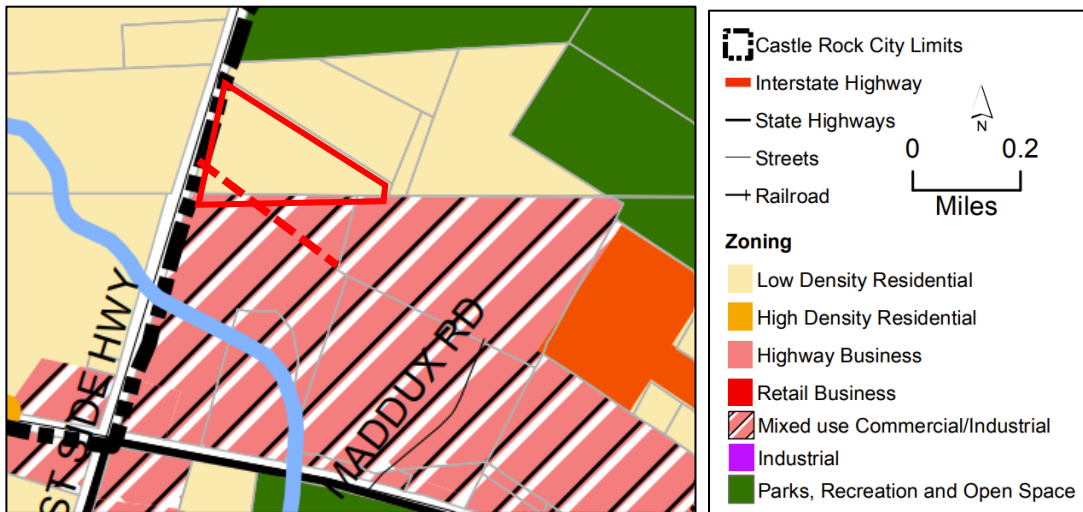


Figure 1: Vicinity Map- Subject Property, Cowlitz County GIS

## Current Comprehensive Plan Map Designation



## Current Zoning Designation



## Development Standards

As the property is proposed to be rezoned, the site is reviewed against the Low Density Residential (R-1) Zone District requirements in CRMC 17.28. Since this property is not yet developed any future applications will need to be consistent with the Zoning and Supplemental Code sections.

## Comprehensive Plan Consistency

Castle Rock Comprehensive Plan encourages housing and development to support current and future residence of Castle Rock. The following elements of the comprehensive plan showcase how this application best supports a rezone and comprehensive plan map change with the intent of supporting housing development in Castle Rock. As conditioned in this staff report, the following goals and policies illustrate the development's consistency with the Castle Rock Comprehensive Plan.

### Housing Goals and Policies:

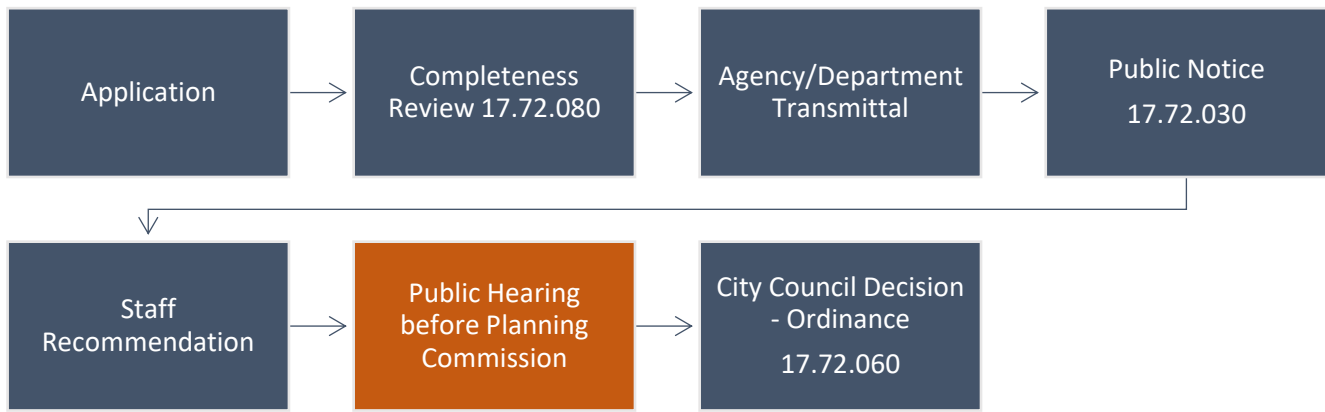
Goal 3: Provide an adequate supply of land in order to promote housing costs that are affordable.

Goal 5: First promote infill development of residential land, and then encourage annexation of residential property to provide adequate land supply for future housing needs.

## Procedural Requirements

The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 17.72 and CRMC 17.77.040 (7) Type VII – Legislative relating to the Comprehensive Plan Amendment and Rezone permit process. The process is currently at the Public Hearing in the process.

*Comprehensive Plan Map Amendment & Rezone Process*



*Table 3: Zoning and Comprehensive Plan Amendment Procedure: Key Dates and Milestones*

Procedure Action Item	Date
<b>Pre-Application Meeting</b>	February 26, 2025
<b>Application Submittal</b>	June 9, 2025
<b>Letter of Complete</b>	June 26, 2025
<b>Agency Notice</b>	July 8, 2025
<b>Determination of NonSignificance</b>	July 8, 2025
<b>Agency Comment Period</b>	July 8 – July 23
<b>SEPA/Public Notice</b>	Issued July 8, 2025 – Comment period ended July 23
<b>Public Hearing</b>	Tuesday, July 29, 2025

## Agency and Public Comment

Agency comment was issued on July 8<sup>th</sup>; no comments were received.

## Conclusions

Staff finds that the application materials have met the requirements outlined in CRMC 17.72, and as conditioned below.

### Planning Commission Action

CRMC 17.72.040. and 17.72.050 (below), states that the Planning Commission will review, make findings of fact and a recommendation to City Council that the preliminary plat be approved, disapproved or approved with conditions. In the following pages, staff provides recommended findings of fact and conditions of approval. The City Planner will take the recommendations, findings of fact and conditions from the Planning Commission discussion and submit a formal recommendation report to City Council within 14 days of this public hearing.

**17.72.040. Planning commission – Decision on applications**

*Planning commission action on an application by property owners shall be based on consideration of the comprehensive plan; other plans of the city; the standards of this title and other ordinances and codes; and other factors necessary for consideration to protect the public health, safety, convenience, and general welfare. The planning commission shall be assisted in its deliberations by findings and recommendations prepared by staff, and action taken shall be based on written findings and conclusions supporting the decision. The commission may require such information as it deems necessary to judge the*

*merits of the proposal and may continue the hearing to later dates without further notice if the date, time and place of the continuation is announced at the previous meeting. Conclusive action on an application shall be taken by the commission within 90 days from the date of the initial hearing upon the matter. This matter may be continued for a longer period of time with the written consent of the applicant.*

**17.72.050 Planning commission – Notice of decision.**

*When the commission's action is to recommend approval or denial of an amendment, the commission shall, within 14 days from the date of the action on such matter, notify the applicant by mailing a notice of the action of the commission to the applicant at the address shown on the application. Other persons at the hearing requesting notice of the action shall be notified in the same manner as the applicant. If the action of the commission is to recommend approval of an amendment, a copy of the action, together with staff reports, findings and any special conditions considered by the commission to be controlling and necessary shall be forwarded to the city council within 14 days of the action.*

## Staff Recommendation

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the intent and criteria in Castle Rock Municipal Code.

### Recommended Findings of Fact

1. Julie and Brett Bates; and JL White Enterprises, LCC applied for a rezone and comprehensive plan amendment on June 9, 2025.
2. The Comprehensive Plan Land Use Designation is currently Mixed Use commercial (MX). The applicant is proposing a redesignation to Low Density Residential (LDR)Density Residential.
3. The subject property is zoned Mixed Use commercial (MX) to Low Density Residential (R-1).
4. SEPA review was conducted and a Determination of Non-significance (DNS) was issued on July 8, 2025.
5. The proposal is consistent with the goals and policies of the City of Castle Rock Comprehensive Plan.
6. This proposal, as conditioned, is consistent with Title 17 CRMC Zoning.
7. This proposal, as conditioned, will meet Standards and Castle Rock Engineering Standards for Public Works Construction.

### Recommended Conditions of Approval

1. Boundary Line Adjustment:
  - a. The applicant has submitted a Boundary Line Adjustment (BLA), this shall be reviewed against the new zoning designation for R-1 Zoning in CRMC 17.28 Zoning and Supplemental Standards. The zoning designations are tied to the boundary line adjustment as presented. Approval will be issued pending the zoning and future land use decision.
2. The applicant shall submit a short plat or subdivision application depending on number of lots being divided, all regulations shall be addressed at time of application.

3. The applicant shall obtain all required building permits through Castle Rock Building and Public Works Department.
4. All local, state and federal laws shall be met.

## Exhibits:

**Exhibit A: Application Materials**

**Exhibit B: Noticing Materials**

**Exhibit C: SEPA DNS**

**Exhibit D: Comments Received**

# Exhibit A: Application Materials

CRP-25-012

1. Signed Application Forms - Comprehensive Plan Amendment/Rezone
2. Critical Areas Report
3. SEPA Checklist
4. Pre-Application Notes
5. Letter of Completeness

**CRP-25-012**

**Exhibit A**

**1. Signed Application Forms – Comprehensive Plan  
Amendment/Rezone**



# City of Castle Rock

Building & Planning Department

## Comprehensive Plan Amendment/ Rezone Application Packet Contents Page

141 A St SW / PO Box 370  
Castle Rock, WA 98611  
Phone: 360-274-8181  
finance@ci.castle-rock.wa.us  
bldgdept@ci.castle-rock.wa.us

Complete & Submit	<input type="checkbox"/> = Forms that need to be completed and returned to the City of Castle Rock Finance Office. <input type="checkbox"/> = Forms and/or links that are informational and do not need to be submitted.
1	<input checked="" type="checkbox"/> Comprehensive Plan Amendment/Rezone Application Packet Contents (1 page)
2	<input type="checkbox"/> When applicable: Pre-Application Conference/Site Plan Review Request Forms (6 pages)
3	<input type="checkbox"/> When Applicable: Environmental Questionnaire – Submit with Pre-Application Forms (2 pages)
4	<input checked="" type="checkbox"/> Master Application (1 page)
5	<input checked="" type="checkbox"/> Comprehensive Plan Amendment/Rezone Application (3 pages)
6	<input checked="" type="checkbox"/> General Land Use Application (2 pages)
7	<input checked="" type="checkbox"/> SEPA - Environmental Checklist – online printable form: <a href="http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx">http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx</a>
8	<input type="checkbox"/> Castle Rock Municipal Code (CRMC) Chapter 17.72 Amendments and Review Procedures (4 pages)
9	<input type="checkbox"/> Fee Schedules 1 & 5 of Resolution No. 2025-02 (7 pages) Additional costs* (* = Additional costs apply. Additional costs may include but are not limited to copies, postage, publishing, engineering fees, city planner fees, contracted building official fees, and hearing examiner fees. Each additional cost will be billed at actual cost plus 10%). <b>Fees are nonrefundable.</b> The entire Master Fee Schedule (Resolution No. 2025-02) is available in the Finance Office or online at <a href="https://ci.castle-rock.wa.us">https://ci.castle-rock.wa.us</a>
10	<input type="checkbox"/> View the Castle Rock Municipal Code (CRMC) online at: <a href="https://www.codepublishing.com/WA/CastleRock/">https://www.codepublishing.com/WA/CastleRock/</a> The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall.
	<input type="checkbox"/> CRMC – Title 17 Zoning
	<input type="checkbox"/> CRMC – Title 18 Environmental Protection

I acknowledge the above documents and/or web addresses/links were provided to me in the Comprehensive Plan Amendment/Rezone Application Packet.

Furthermore, I acknowledge that information sheets are intended to assist the public in understanding the effect of codes and regulations. Information sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority. To ensure you have the most current information and applications, consult City Staff. It may also be beneficial to contact City Staff to be sure you understand all requirements before submitting materials or payments.

I also acknowledge there are fees associated with a Comprehensive Plan Amendment/Rezone Application and the applicant shall pay fees according to the City of Castle Rock Fee Schedule to defray a portion of the expenses encountered in processing the application.

Fees are non-refundable.

Name: Nick Taylor

(Please Print)

Signature: [Handwritten Signature]

Date: 5/15/2025

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City of Castle Rock

Department Of Building and Planning
City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611
Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CRP-25-012
Rezone - Comp Plan
PLEASE PRINT IN INK OR TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: No Sites Address City: Castle Rock Parcel #: 308920100, 309100100
Short Plat/Subdivision: Do not know Block: Do not know Lot: Do not know

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Nick Taylor Phone: 360 890 8955
Mailing Address: 299 N Market Blvd City: Chehalis State: WA Zip: 98532
Property Owner: #1 Brett and Julie Bates & Jim White Phone: 360-9524789
Mailing Address: 185 Brodie Ln City: Longview State: WA Zip: 98682
Property Owner #2: Jim White
Contractor: JL Enterprises LLC Phone: 360 623 9342
Mailing Address: PO Box 974 City: Kelso State: WA Zip: 98626
Lender Name: N/A Phone:
Lender's Address:

PROJECT INFORMATION

- Building/Construction: Building Permit, Excavation & Grading Permit, Manufactured/Structure Placement, Mechanical Permit, Plumbing Permit, Roofing Permit, Signage Permit, Other
Planning: Critical Areas, Flood Plain, Home Occupation Business License, Master Plan, Mobile Home Park, Plat (Preliminary), Plat (Final), Site Plan (Preliminary), ~~Site Plan (Final)~~
Environmental: Critical Areas, Flood Plain Permits, SEPA, Surface Mining, Other
[ ] ~~Site Plan (Final)~~ [x] Comp Plan Amendment and Rezone

PROJECT DESCRIPTION - N/A

Occupancy Group: Type of Construction: Sq. Ft. No. of Stories: No. of Bedrooms:
Is there any grading, filling, or excavation associated with this project? Quantity (cubic yards):
(Including grading for road construction, site preparation, and landscaping.) NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.
Water Supply: Sewage Disposal: Type of Heat: Fair Market Value:
Does project involve Asbestos? [ ] YES [ ] NO
PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT: Boundary Line Adjustment

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

APPLICANT'S SIGNATURE: [Signature] DATE: 5/15/2025
APPLICATION ACCEPTED BY: Yvonne Atkesson DATE: 06/09/2025
APPLICATION APPROVED BY: DATE:

PERMIT NUMBER
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# City of Castle Rock

Building & Planning Department

## Comprehensive Plan Amendment/Rezone Application

141 A St SW / PO Box 370  
Castle Rock, WA 98611  
Phone: (360) 274-8181  
finance@ci.castle-rock.wa.us  
bldgdept@ci.castle-rock.wa.us

Owner/Applicant Information

#1  
Property Owner(s): Brett Bates & Jim White Daytime Phone: 360 957 4789  
Mailing Address: 185 Brodie Ln City: Longview State: WA Zip Code: 98632  
E-mail address: brett@batesmch.com Fax: \_\_\_\_\_

Applicant: Same as above Daytime Phone: 360 623 9242  
Property Owner #2 - Jim White JL Enterprises LLC  
Mailing Address: PO Box 974 City: Kelso State: WA Zip Code: 98626  
E-mail address: Jwhite@rootconstructioninc.com Fax: \_\_\_\_\_

Applicant's Representative: Nick Taylor Daytime Phone: 360 890 0955  
Mailing Address: 299 N Market Blvd City: Chehalis State: WA Zip Code: 98532  
E-mail address: ntaylor@invisgroupconsulting.com Fax: \_\_\_\_\_

Property Information

Project Address(es): No sites Address Cowlitz County TPN 308980100, 309100100

Property		Existing Designations		Requested Amendment	
Parcel #	Size (acres)	Comprehensive Plan Designation	Zoning District	Comprehensive Plan Designation	Zoning District
A portion of 309100100 →	0.95	MX	MX	LDR	R-1
that will become a portion of 308980100 →	10.75	MX	MX		
	3.24	LDR	R-1		

\*A 0.95 acre portion of 309100100 will be added to 308980100 by City of Castle Rock Application for Comprehensive Plan Amendment/Rezone B.A. That 0.95 Acres is proposed for Rezone and comp plan amendment. Page 1 of 3

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Property Information - continued

Property Description: (Please discuss the natural and built environment). Undeveloped land

Will you need to extend water, sewer, or power to the property?  If yes, how do you propose to do so? From Westside Hwy

Please attach additional sheets as necessary, numbered and signed.

SURROUNDING USES			
Direction	Comprehensive Plan Designation	Zoning District	Land Use
North	LNR	R-1	Residential
South	MX	MX	Commercial
East	MX	MX	Res/comm
West	County	County	Residential

Decision Criteria

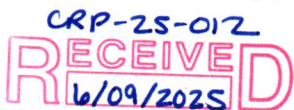
1. How is this proposal consistent with the provisions of state planning statutes? Will the amendment result in comprehensive plan or regulatory conflicts?
2. How will the proposed change increase the development or use potential of a site or area without creating significant adverse impacts on existing uses and critical areas?
3. How will the property be adequately served by applicable services, facilities, and utilities, including transportation?
4. How will the proposal help implement City goals and/or policies contained within the plan?

Please attach additional sheets as necessary, numbered and signed.

Site Plan

A site development plan for Comprehensive Plan Amendment proposals shall be reviewed in accordance with Castle Rock Municipal Code 17.77.040 and the results of the review shall accompany the application for amendment. The site development plan shall be drawn to a scale of not more than fifty feet to the inch showing at a minimum:

1. Identification of the proposed use;
2. Boundaries of the site;
3. Adjacent streets, properties, and land uses;
4. Site topography;
5. Proposed points of entrance and exit;
6. Interior streets and circulation pattern, if any;
7. Off-street parking and outdoor storage areas;
8. Railway sidings and loading areas, if any;
9. Location of all buildings and pertinent structures;
10. Horizontal (plan view) and vertical (elevation view) views of all buildings and pertinent structures, showing all dimensions and setbacks;
11. Location and, for development proposals, design of sewer lines and connection, drainage facilities and storm sewers, water lines, and fire hydrants;
12. Plans for general site grading, landscaping, signs and outdoor advertising structures, site screening, and other pertinent features required by this title and of the zoning district.

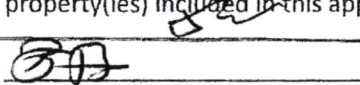
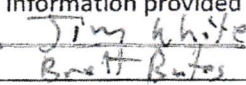
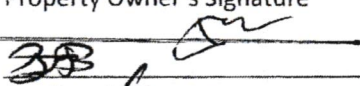
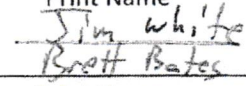
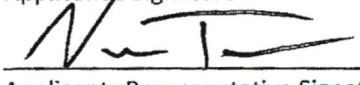


**Application Checklist**

- Comprehensive Plan Amendment/Rezone Application Packet Contents Page
- Pre-Application/Site-Plan Review Notes - One copy of the comments received after attending the required preapplication/Site-plan review meeting
- Master Application
- Comprehensive Plan Amendment/Rezone Application (this application-including attachments)
- One (1) reproducible copy (8-1/2" x 11" or 11" by 17") or (7) oversized copies of a site plan/drawing
- General Land Use Application
- SEPA (State Environmental Protection Act) checklist – completed and signed
- Any Additional Information/Documents Necessary and/or Required to Process the Request – all pages numbered and signed.
- The fees required for processing these permits. The fees differ depending on the scope of the project, such as whether a subdivision of land is involved or if a Shoreline Substantial Development permit is required. Please consult with the City Planner for fee determination.

**Required Signatures**


Only the property owner may sign an application to amend the Comprehensive Plan. I certify that I am the owner of the property(ies) included in this application and certify that the information provided in this application is true and correct.

		
Property Owner's Signature	Print Name	Date
	Jim White	5-16-2025
		
Applicant's Signature	Print Name	Date
	Jim White	5-16-2025
	Nicholas Taylor	5/29/2025
Applicants Representative Signature	Print Name	Date

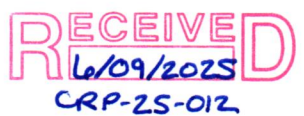
**Representation Authorization** I authorize the person(s) listed as the Applicant and Applicant's Representative on page 1 to represent me in this application process. Property Owner(s) initials: BOB ←

I do want to be sent a copy of all correspondence transmitted by the City. I understand I will be charged fees, as outlined in the fee schedule for copies of public records, per page for copied and/or electronic files. Property Owner(s) initials: BOB ←

I do not wish to be sent a copy of all correspondence transmitted by the City. Property Owner(s) initials: \_\_\_\_\_

 There are 4 pages of additional information attached to this application.

→ BOB Property Owner(s) initials



1. How is this proposal consistent with the provisions of state planning statutes? Will the amendment result in comprehensive plan or regulatory conflicts?

**It is not anticipated that the proposed amendment would result in comprehensive plan or regulatory conflicts. Although Cowlitz County is not fully planning under the Growth Management Act, the proposal is consistent with the planning goals of the Growth Management Act listed in RCW 36.70A.020, as listed and annotated below.**

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. **The project is proposed within an incorporated City, and it is intended to make the construction of single-family housing feasible at the project site.**

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. **The project is intended to convert mixed-use land within an incorporated City as necessary to allow construction of single-family residences on lots as small as 6,000 SF, which combats sprawl.**

(3) Transportation. Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans. **Although the site is not adjacent to public transportation, public transportation services are available with one mile of the site. The proposed amendment will not discourage multimodal transportation.**

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. **The proposed amendment would increase the availability of housing, which typically makes housing in the area more affordable.**

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. **The proposed amendment would encourage growth within the City of Castle Rock due to increased housing availability.**

Attachment 1 BOB  
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(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions. **The proposed amendment would not affect the property rights of others.**

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability. **This is not applicable to the proposed amendment.**

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses. **This is not applicable to the proposed amendment.**

(9) Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities. **The proposed amendment would require any development of the subject property to provide recreational space.**

(10) Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. **The proposed amendment would not have a negative effect on the environment.**

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts. **This is not applicable to the proposed amendment.**

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. **Based on conversations with the Public Works Department, it is understood that there is existing utility capacity available to serve future single-family residences at the subject property.**

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. **This is not applicable to the proposed amendment.**

(14) Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support

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BoB  
CR

reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. **The proposed amendment would encourage a decrease in per capita vehicle miles travelled.**

(15) Shorelines of the state. For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan. **This is not applicable to the proposed amendment.**

2. How will the proposed change increase the development or use potential of a site or area without creating significant adverse impacts on existing uses and critical areas?

**The proposed change would influence construction of single-family housing, as the existing MX zoning designation requires construction of commercial space in order to construct residential space. As there is a low demand for commercial space, there is little likelihood that residential space would be constructed under the current zoning. Given the natural topographic and vegetative separation between the site and the residences to the North and the East, it is anticipated that there will be little to no impact on surrounding residential areas. As there are no known critical areas besides flood zones, it is not anticipated that the proposed amendment would have an effect on critical areas.**

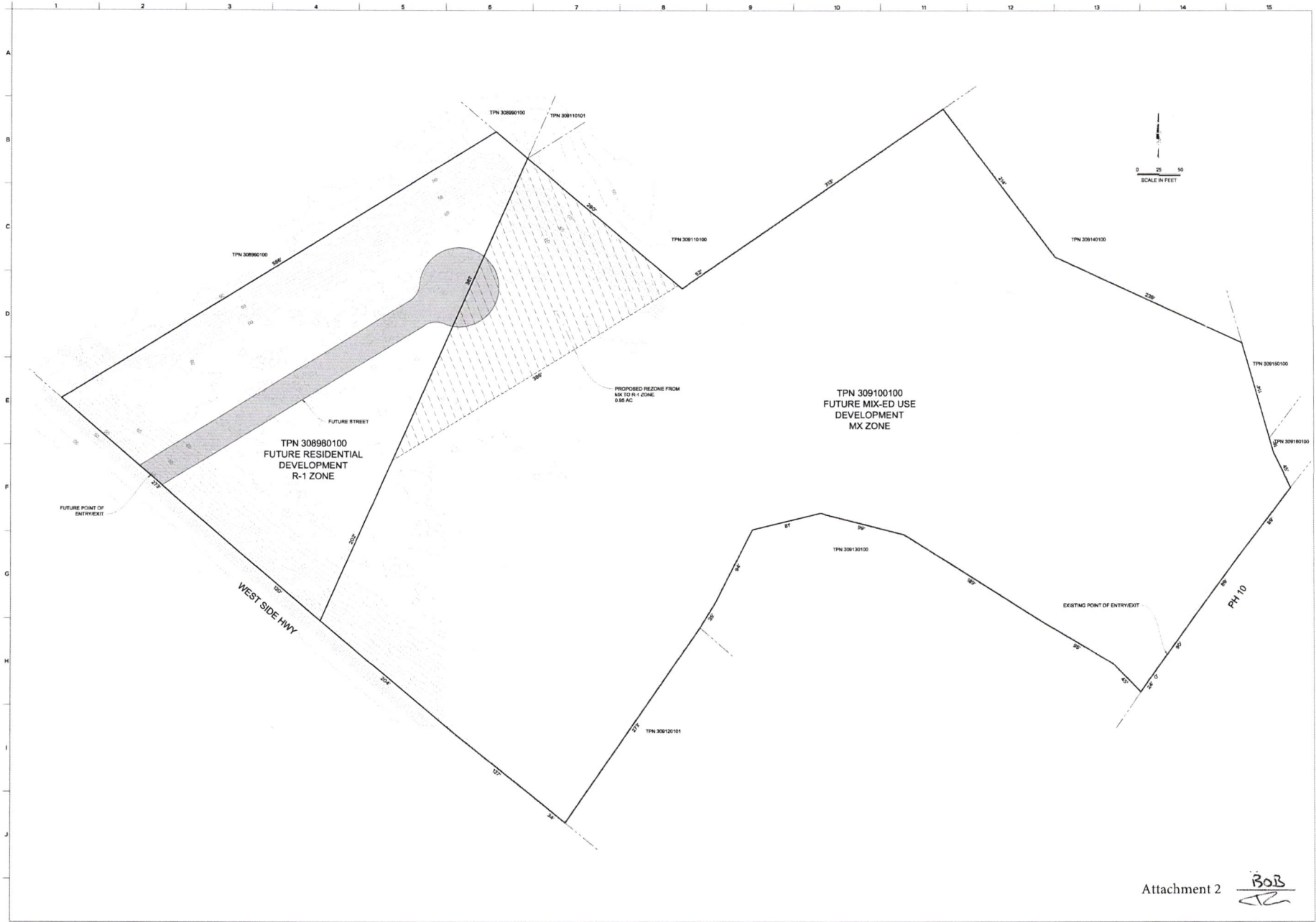
3. How will the property be adequately served by applicable services, facilities, and utilities, including transportation?

**Based on conversations with the Public Works Department, it is understood that there is existing utility capacity available to serve single-family residences at the subject property. It is our understanding that West Side Highway, which would be the primary vehicular access for the site, is not capacity constrained.**

4. How will the proposal help implement City goals and/or policies contained within the plan?

**The proposed amendment would influence the construction of affordable housing within the City, while not affecting critical areas or putting a strain on public works.**

FILE NAME: Z:\P\18205\CAD\Sheets\18205\_Rev001.dwg DATE/TIME: 5/22/2025 8:48:39 AM



**IRISGROUP**  
civil engineers

360-890-8955 | 299 N Market Blvd, Chehalis, WA 98532

PROPOSED COMPREHENSIVE  
PLAN AMENDMENT  
AND REZONE  
LOCAL USE DISTRICT  
TPN 309100100, 308980100

SITE PLAN

NOI NO: BB205  
 REVIEWED BY: NDT  
 DESIGNED BY: NDT  
 DRAWN BY: RCB  
 DATE: 05-23-2025

Know what's BELOW  
Call 811 before you dig.

C1  
1 of 1

Attachment 2

*Bob*  
RCB

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CRP-25-012



# City of Castle Rock

Building & Planning Department

## General Land Use Application

141 A St SW / PO Box 370  
 Castle Rock, WA 98611  
 Phone: (360) 274-8181  
 finance@ci.castle-rock.wa.us  
 bldgdept@ci.castle-rock.wa.us

OFFICIAL USE ONLY

Case # \_\_\_\_\_ Related File # \_\_\_\_\_ Received By: \_\_\_\_\_

One or more of the following Supplements must be attached to this General Land Use Application:

### TITLE 16 SUBDIVISIONS

- Binding Site Plan
- Boundary Line Adjustment
- Condominium Subdivision
- Final Plat (Subdivision)
- Final Short Plat
- Preliminary Plat (Subdivision)
- Preliminary Short Plat

### TITLE 18 ENVIRONMENTAL PROTECTION

- Critical Areas Determination
- Critical Areas Permit
- Environmental Questionnaire
- SEPA Checklist
- Shorelines Conditional Use
- Shorelines Substantial Development
- Shorelines Variance

### TITLE 17 ZONING

- Annexation
- Bed & Breakfast - (CUP)
- Comprehensive Plan Amendment
- Conditional Use Permit = (CUP)
- Home Occupancy Business License
- Home Occupancy in an Accessory Building - (CUP)
- Manufactured Home Park
- Recreational Vehicle Park - (CUP)
- Request for Clarification
- Rezone
- Similar Use Authorization
- Special Use Permit
- Variance

### OTHER

- Request for Pre-Application Meeting
- Wireless Communications Facilities - (CUP)
- Other \_\_\_\_\_

Project Name: Bates/white BLA

Project Address: No site address  
TPUS - 308980100, 309100100

Applicant: Brett Bates, Jim White\*  
 Phone: 360 957 4789  
 E-mail Address: brett@batesmch.com

Mailing Address: 185 Brookline Ln  
Longview, WA 98630

Owner: same as above  
(if other than applicant)  
 Phone: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

Mailing Address: Same as above

\* Jim White - 360 623 9142 jwhite@rootconstructioninc.com

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 6/19/2025  
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Other Authorized Representative (if any): Nick Taylor  
 Mailing Address: 299 N Market Blvd Chehalis WA 98532  
 Phone: 360 890 8955  
 E-mail Address: ntaylor@irisgroupconsulting.com

Project Description: Rezone and Comp Plan Amendment

Size of Project Site: 0.95 Acres

Assessor Tax Parcel Number(s): 308980100, 309100100

Full Legal Description of Subject Property (Attached ):  
 Zoning: LDB, MX  
 Special Areas On or Near Site (show areas on site plan):  
 Creek, Stream or River (name): \_\_\_\_\_  
 Wetland  Flood Hazard Area \_\_\_\_\_  
 Steep Slopes/Draw/Gully/Ravine  None

**Water Service**

Existing pipe size and material: N/A  
 Proposed pipe size and material: \_\_\_\_\_

**Sewage Disposal**

Existing: N/A  
 Proposed: \_\_\_\_\_

**Access**

Name of Street(s) from which access will be gained: N/A

**Owner's Consent and Authorization**

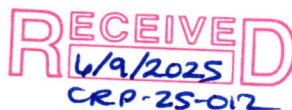
I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other 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.

Brett Bates  
Jim White  
Owner's Name (Print Name)

[Signature]  
Owner's Signature

5-16-2025  
3-16-2025  
Date

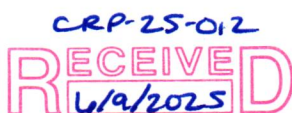


TPN 308980100 (PARCEL A) ORIGINAL PARCEL DESCRIPTION:

A PORTION OF THE WILLIAM M. WHITTLE DONATION LAND CLAIM AND WILLIAM CAGLE DONATION LAND CLAIM, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 2 WEST, W.M. IN COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF P.H. 10 (S.R. 411) AND THE EASTERLY MARGIN OF WEST SIDE HIGHWAY; THENCE N15'22'54"E ALONG SAID EAST MARGIN A DISTANCE OF 450.00 FEET TO THE THREAD OF WHITTLE CREEK AND TRUE POINT OF BEGINNING; THENCE S83'57'27"E ALONG SAID THREAD A DISTANCE OF 284.91 FEET TO THE NORTHWEST CORNER OF THE "MOORE" PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 940331008, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE S80'59'09"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 34.26 FEET; THENCE

S88'39'24"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 93.79 FEET; THENCE S39'01'39"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 80.54 FEET; THENCE S11'13'52"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 98.78 FEET; THENCE S06'37'57"W ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 188.90 FEET; THENCE S05'03'30"W ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 138.43 FEET TO THE NORTH MARGIN OF SAID P.H. # 10 AND INTERCEPT OF A CURVE WHOSE RADIUS BEARS S09'52'09"W A DISTANCE OF 5759.17 FEET; THENCE EASTERLY ALONG SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 02'52'50" FOR AN ARC DISTANCE OF 289.54 FEET TO THE CENTERLINE OF MADDUX ROAD (AS-BUILT); THENCE N38'03'24"E ALONG SAID CENTERLINE A DISTANCE OF 43.50 FEET; THENCE N48'20'27"E ALONG SAID CENTERLINE A DISTANCE OF 132.13 FEET TO A STAINLESS STEEL SPIKE; THENCE N01'08'51"W A DISTANCE OF 237.89 FEET TO A 5/8" REBAR; THENCE N27'26'12"E ALONG AN EXISTING GARDEN FENCE A DISTANCE OF 214.32 FEET MORE OR LESS TO THE SOUTH LINE OF THE "HUGHES" PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3331396, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE N61'00'51"W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 320.00 FEET; THENCE N54'49'51"W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N20'29'09"E ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 281.02 FEET MORE OR LESS TO THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3267779, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE



LINE OF SAID PARCEL A DISTANCE OF 140.05 FEET; THENCE N08°33'00"E ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 188.90 FEET; THENCE N09°18'49"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 98.78 FEET; THENCE N37°06'36"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 80.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N86°44'21"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 93.79 FEET; THENCE N83°03'24"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 33.38 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CASTLE ROCK SHORT PLAT # SP 20-01 AS RECORDED IN BOOK 18 OF SHORT PLAT MAPS AT PAGE 72, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE N79°13'44"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 270.72 FEET TO THE EAST MARGIN OF WEST SIDE HIGHWAY; THENCE N15°13'05"E ALONG SAID EAST MARGIN A DISTANCE OF 178.12 FEET; THENCE N17°05'08"E ALONG SAID EAST MARGIN A DISTANCE OF 304.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORDS INCLUDING THOSE SHOWN ON THE FACE OF ANY PLAT OR SURVEY.

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Environmental Questionnaire

141 A St SW/ PO Box 370

Castle Rock, WA 98611

Phone: 360.274.8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

OFFICIAL USE ONLY

CASE # \_\_\_\_\_

RELATED FILE # \_\_\_\_\_

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Applicant: Brett Bates & Jim White  
 Project Name: Bates/White BLA

Please answer these questions to determine if your proposal will require a State Environmental Protection Act (SEPA) review under Castle Rock Municipal Code (CRMC) 18.04. The activities listed below are listed in Castle Rock Municipal Code 18.04.110, Flexible thresholds for categorical exemptions and WAC 197-11-800. An affirmative answer to any one question will trigger a SEPA review which requires submittal of a SEPA Checklist and associated Fees.

*If you indicate 'N' for any or all questions, this does not exempt you from having to complete additional environmental reviews such as, but not limited to the SEPA Environmental Checklist, Critical Areas Determination, Critical Areas Permit, Floodplain Permits, etc.*

*If you indicate 'Y' for any question, please complete the SEPA Environmental Checklist (contact Castle Rock City Hall for additional forms).*

Y	N	
		(1) Minor new construction – Flexible thresholds (WAC 197-11-800)
X		(a) Does your project require a rezone?
	X	(b) Will your development activity be undertaken wholly or partly on lands covered by water?
	X	(i) Are you proposing to construct or locate more than ten (10) residential structures or dwelling units?
	X	(ii) Are you proposing to construct a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering greater than 10,000 square feet?
		If so, will the structure(s) be used for any activity other than farming?
		Is your proposal a feed lot?
	X	(iii) Does your proposal include constructing an office, school, commercial, recreational, service or storage building greater than 8,000 square feet of gross floor area or requiring more than thirty (30) parking spaces?
	X	(iv) Does your proposal include construction of a parking lot designed for more than twenty (20) automobiles?
	X	(v) Will you fill or excavate more than 500 cubic yards throughout the total lifetime of the fill or excavation? (FYI, a dump truck holds approximately 10-15 cubic yards)

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## Environmental Questionnaire

Y	N	
		<b>(3) Repair, remodeling and maintenance activities. (WAC 197-11-800)</b>
	X	(a) Does your project include dredging?
	X	(b) Does your project include reconstruction/maintenance of groins and similar shoreline protection structures?
	X	(c) Does your project include replacement of utility cables that must be buried under the surface of the bedlands?
	X	Does your project include repairing/rebuilding or a major dam, dike, or reservoir?
		<b>(4) Water rights. (WAC 197-11-800)</b>
	X	Will your project appropriate more than one cubic foot per second of surface water, or of 2,250 gallons per minute or less of ground water, for any purpose?
		<b>(6) Minor land use decisions. (WAC 197-11-800)</b>
	X	(a) Are you requesting approval of a short subdivision within a plat or subdivision previously exempted under this subsection?
		<b>(23) Utilities. (WAC 197-11-800)</b>
	X	(a) Does your proposal include a communication tower or relay station?
	X	(b) Will your storm water, water and sewer facilities, lines, equipment, hookups or appurtenances include, utilize or connect to lines more than eight (8) inches in diameter?
		<b>(24) Natural resources management. (WAC 197-11-800)</b>
	X	(c) Does your project include an agricultural lease for more than one hundred sixty (160) contiguous acres?
	X	(g) Does your proposal include development of recreational sites designed for all-terrain vehicles?
	X	Does your proposal include more than twelve (12) campsites?
		<b>(25) Personal wireless service facilities. (WAC 197-11-800)</b>
	X	(a) (i) Does your proposal include attaching a microcell to an existing residence or school?

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**Exhibit A**

**2. Critical Areas Report**

# BATES SUBDIVISION CRITICAL AREAS REPORT

*Applicant:*

Brett Bates  
185 Brodie Lane  
Longview, WA 98632

*Prepared By:*



*Date:*

**May 30, 2025**

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This report has been prepared and compiled under the supervision and direction of the undersigned, a qualified professional, following the requirements of the City of Castle Rock Municipal Code (CRMC) Chapter 18.10 Critical Areas Protection.



Andrea W. Aberle  
Sr. Biologist  
AshEco Solutions, LLC

SITE INFORMATION:

Parcel No(s):	308980100
Acreage:	3.24 acres
Local Jurisdiction:	City of Castle Rock, Washington
Section/Township/Range:	SE 1/4 S10, T9N, R2W
Site Address:	Not addressed; south of 5018 West Side Highway, Castle Rock, WA 98611
Legal Landowners:	Brett & Julie Bates

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Bates Subdivision  
Critical Areas Report



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## FIGURE SET

- Figure 1 – Vicinity Map
- Figure 2 – Soil Survey Map
- Figure 3 – National Wetlands Inventory (NWI) Map
- Figure 4 – Forest Practices Application Review System (FPARS)
- Figure 5 – Existing Conditions & Proposed Site Plan

## APPENDICES

- Appendix A – Site Photos
- Appendix B – Wetland Determination Datasheets

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## INTRODUCTION

### Project Description

Brett and Julie Bates contracted AshEco Solutions LLC (AES) to assess a study area located in the City of Castle Rock, Washington, for the presence of critical areas (Figure 1). The landowners propose to develop the study area with a 16-lot single family subdivision (Figure 5). It should be noted that the Cowlitz County GIS website list the parent/subject parcel as 3.24 acres in size, but that appears to be incorrect from our area calculations. AES assessed the study area for critical areas following the City of Castle Rock Municipal Code (CRMC) 18.10 Critical Areas.

### Project Location and Background Information

The unaddressed study area is located south of 5018 West Side Highway, Castle Rock, Washington and under the jurisdiction of the City of Castle Rock, Figure 1. The study area includes a subject parcel (Parcel No. 308980100) owned by Bates with an additional 0.95-acre area to the south that will be boundary line adjusted (and re-zoned) and connected to the subject parcel to allow for a total project area of 3.77 acres, Figure 5. Land uses surrounding the area include a mix of agricultural, commercial, and institutional uses and single-family residences on large lots. The bulk of the study area consists of historic dredge spoils placed onsite after the May 18, 1980, eruption of Mt. St. Helens. Under the CRMC zoning the parcel land use designation is R-1 Low Density Residential (R-1), which the project intends to meet.

## EXISTING CONDITIONS

The study area is undeveloped (Figure 5). Access to the study area is provided by the West Side Highway, directly adjacent to the area's western boundary. The is comprised of nearly level dredge spoils from the Cowlitz River were historically placed. Onsite vegetation is sparse except for hedge row, primarily comprised of shrubs and scattered trees, located along the northern and eastern boundaries. A stream is located offsite to the south, approximately 400 ft from the study area's southern boundary.

## CRITICAL AREAS MAP RESEARCH

### Soil Survey

The soils identified within the study area are mapped by the NRCS USDA Soil Conservation Service, Soil Survey of Cowlitz County, Washington, as Cowlitz extremely gravelly sand, disturbed, 0 to 5 percent slopes (36), and Caples silty clay loam, 0 to 3 percent slopes (17) (Figure 2).

Cowlitz soils formed in more than 5 feet of gravelly dredge material over mudflow from the May 18, 1980, eruption of Mt. St. Helens. The Cowlitz series consists of very deep, somewhat excessively drained soils formed in gravelly dredge material over mudflow or gravelly debris flow. Cowlitz soils occur on low river terraces, bottomlands, and terrace escarpments along the Cowlitz and Toutle River at elevations of 10 to 200 feet. This soil type is not listed on the Washington State Hydric Soils List for Cowlitz County (NRCS 2022).

The Caples series consists of very deep, somewhat poorly drained soils that occur on flood plains and low terraces at elevations of less than 40 feet. The Caples soil series formed in alluvium from mixed basic material. The soils The Caples soil type is listed on the Washington State Hydric Soils List for Cowlitz County (NRCS 2022).

Mapped hydric soils do not necessarily mean that the area is a wetland; hydrology and wetland vegetation must be present to classify an area as a wetland. The same is true for soils that are not mapped as hydric. Wetlands can be found in areas without mapped hydric soils.

As the study area is predominately comprised of dredge spoils placed onsite after the eruption of Mt. St. Helens, onsite soil test plot data was gathered at fill slope edges where native soils were more likely to be encountered. Onsite soils are comprised of 10YR 3/2 and 10YR 4/2 sand soils (Appendix B). Soils comprised of a 100 percent matrix soil color of 10YR 3/2 and 10YR 4/2 are not considered hydric soils.

## **Wetlands**

### *National Wetlands Inventory*

The National Wetlands Inventory (NWI) does not map wetlands onsite or immediately offsite (Figure 3). South of the study area the NWI maps a narrow wetland channel that corresponds with the location of an offsite stream.

AES's routine wetland determination investigation of the study area did not identify hydrophytic vegetation, hydric soils or hydrologic indicators present onsite. The bulk of the study area consists of historic dredge spoils placed onsite after the May 18, 1980, eruption of Mt. St. Helens. The dredge spoils have seeded in with grasses, herbs, Himalayan blackberry and Scotch broom seedlings. The only forested vegetation present onsite is located along the northern and eastern outer limits of the study area and is predominantly comprised of black cottonwood (*Populus trichocarpa*, FAC).

Test plot (TP) data was gathered at toe of the fill slope limits in the north and east where native soils were more likely to be encountered. Onsite soils are comprised of 10YR 3/2 and 10YR 4/2 sandy soils (See Appendix B for the formal test plot data sheets). The onsite soils were comprised of a 100- percent matrix soil color of either 10YR 3/2 or 10YR 4/2 which are not considered hydric soils. Therefore, AES concurs with NWI mapping. No jurisdictional wetlands are present onsite, or immediately adjacent to the site (Figure 5).

## **Streams**

Forest Practices Application Review System (FPARS) mapping shows a Type F Water (fish bearing) offsite to the south (Figure 4). The stream is approximately 400 ft from the study area's southern boundary. This distance is greater than the buffers required for this water, thus the required stream buffer will not extend into the project area limits.

## **METHODOLOGY**

### **Wetlands**

The study area was evaluated for the presence of wetlands using the Routine Determination Method per the U.S. Army Corps of Engineers' (USACE's) *Wetland Delineation Manual* (1987), the *Washington State Wetlands Identification and Delineation Manual* (1997), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE 2010). The Routine Determination Method examines three parameters to determine if wetlands exist in a given area: vegetation, hydrology, and soils. The presence of hydrology is critical in identifying wetlands; however, since hydrologic conditions can change periodically (hourly, daily, or seasonally), it is necessary to determine if hydrophytic vegetation and hydric soils are also present. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation

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typically adapted for life in saturated soil conditions. Wetlands are regulated as “Waters of the United States” by the USACE, “Waters of the State” by Washington State Department of Ecology (ECY), and locally the City of Castle Rock Municipal Code (CRMC) Chapter 18.10 Critical Areas Protection.

AES’s routine determination investigation of the study area determined that no hydrophytic vegetation, hydric soils or hydrologic indicators occur onsite. See Appendix B for the formal test plot data sheets collected (TP-1 through TP-4).

## DOCUMENTED VEGETATION

Much of the study area consists of minimally vegetated dredge spoils. Vegetation located along the perimeter of the historic fill area is predominantly comprised of facultative black cottonwood with upland species also present including bitter cherry, beaked hazelnut and sword fern (Appendix B).

The indicator categories following the common and scientific name of each vegetation species indicate the likelihood of the species to be found in wetlands. Listed from most-likely to least-likely to be found in wetlands, the indicator categories are:

1. **OBL (obligate wetland)** – Occur almost always under natural conditions in wetlands.
2. **FACW (facultative wetland)** – Usually occur in wetlands but occasionally found in non- wetlands.
3. **FAC (facultative)** – Equally likely to occur in wetlands or non-wetlands.
4. **FACU (facultative upland)** – Usually occur in non-wetlands but occasionally found in wetlands.
5. **UPL (obligate upland)** – Occur almost always under natural conditions in non-wetlands.
6. **NI (no indicator)** – Insufficient data to assign to an indicator category.

## CRITICAL AREA CONCLUSIONS

The AES investigation of the study area determined that no wetlands or other critical areas are present. The three wetland criteria required by the Routine Determination Method to classify an area as wetland are hydric vegetation, hydric soils and hydrologic indicators. Much of the study area consists of historic dredge spoils placed onsite after the May 18, 1980, eruption of Mt. St. Helens. The test plot data collection reflected soils that do not meet the hydric soil criteria, vegetation that is a mix of both facultative species an non-facultative species and no evidence of hydrologic indicators (Appendix B).

## DISCLAIMER

AES personnel base the above-listed conclusions on standard scientific methodology and best professional judgment. This report documents the investigation, best professional judgment, and conclusions of the investigator. It is correct and complete to the best of our knowledge. It should be considered preliminary and used at your own risk until it has been reviewed and approved in writing by the local agency with jurisdiction over the site.

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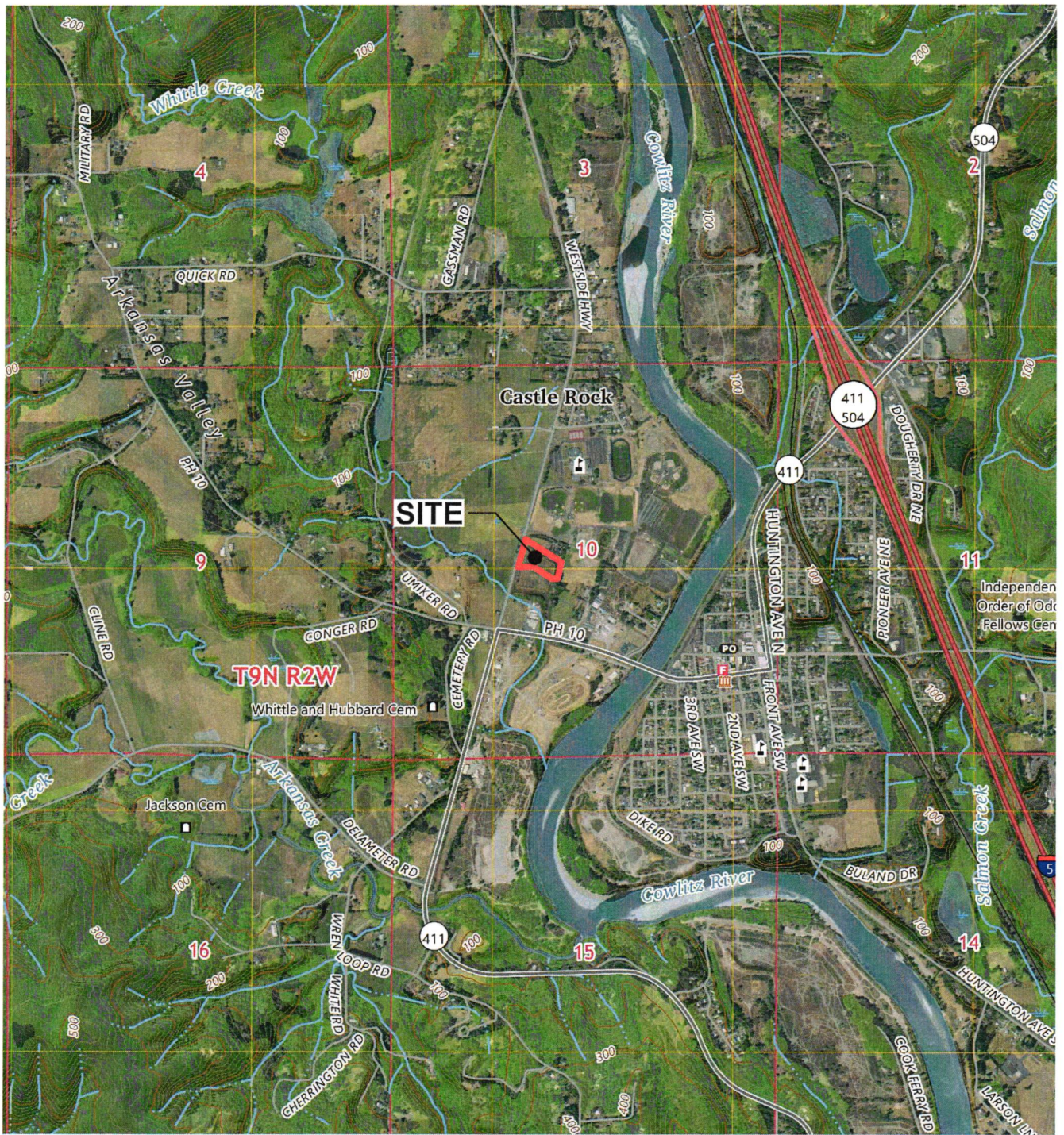
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**NOTE(S):**  
 USGS, CASTLE ROCK QUADRANGLE  
 WASHINGTON-COWLITZ CO  
 7.5 MINUTE SERIES (TOPOGRAPHIC)



**PURPOSE:** XX

Line 1  
 Line 2

**DATUM:** NAVD 88

**ADJACENT PROPERTY OWNERS:**

Adj 1  
 Adj 2

VICINITY MAP

**APPLICANT:** Brett Bates  
**PROJECT NAME:** Castle Rock Feasibility  
**PARCEL #:** 308980100  
**SITE LOCATION ADDRESS:**  
 South of 5018 West Side Hwy

**PROPOSED:** XX

**IN:** Castle Rock  
**NEAR:** XX  
**COUNTY:** Cowlitz    **STATE:** WA  
**FIGURE:** 1  
**DATE:** 5-29-25

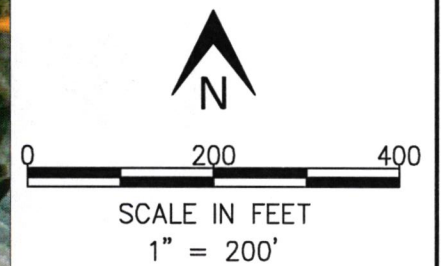
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36 - Cowlitz extremely gravelly sand, disturbed, 0-5% slopes.

17 - Caples silty clay loam, 0-3% slopes



**PURPOSE:** XX  
 Line 1  
 Line 2  
**DATUM:** NAVD 88  
**ADJACENT PROPERTY OWNERS:**  
 Adj 1  
 Adj 2

**SOIL SURVEY MAP**

**APPLICANT:** Brett Bates  
**PROJECT NAME:** Castle Rock Feasibility  
**PARCEL #:** 308980100  
**SITE LOCATION ADDRESS:**  
 South of 5018 West Side Hwy

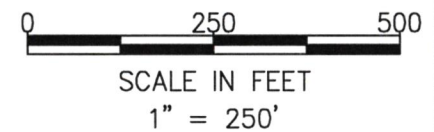
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**FIGURE:** 2  
**DATE:** 5-29-25

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Wetlands		
	Estuarine and Marine Deepwater	
	Estuarine and Marine Wetland	
	Freshwater Emergent Wetland	
	Freshwater Forested/Shrub Wetland	
	Freshwater Pond	
	Lake	
	Other	
	Riverine	



**PURPOSE:** XX  
 Line 1  
 Line 2  
**DATUM:** NAVD 88  
**ADJACENT PROPERTY OWNERS:**  
 Adj 1  
 Adj 2

**NATIONAL WETLANDS INVENTORY MAP**

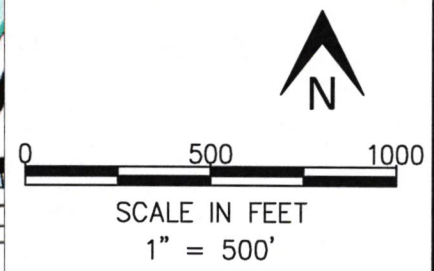
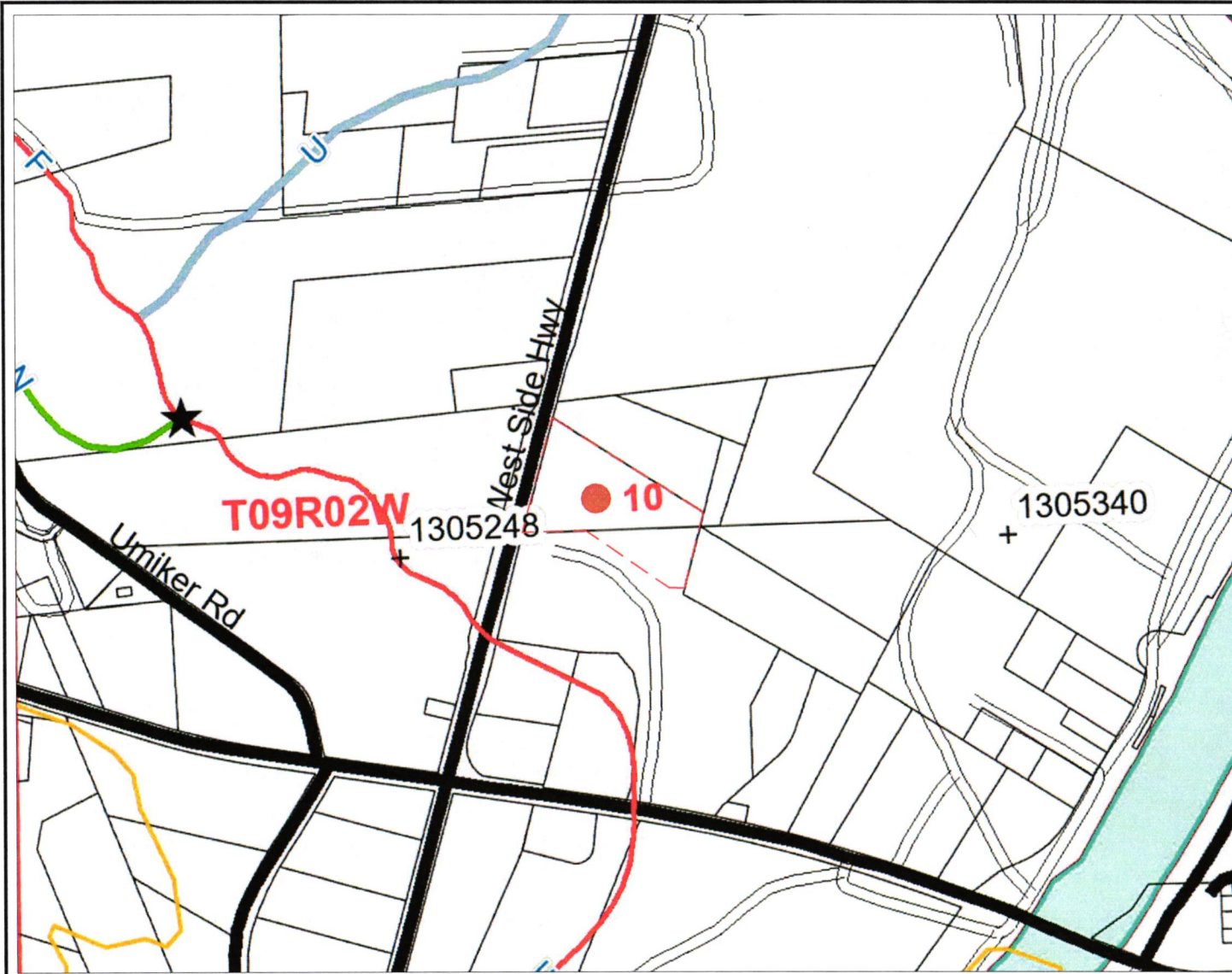
**APPLICANT:** Brett Bates  
**PROJECT NAME:** Castle Rock Feasibility  
**PARCEL #:** 308980100  
**SITE LOCATION ADDRESS:**  
 South of 5018 West Side Hwy

**PROPOSED:** XX

**IN:** Castle Rock  
**NEAR:** XX  
**COUNTY:** Cowlitz    **STATE:** WA  
**FIGURE:** 3  
**DATE:** 5-29-25

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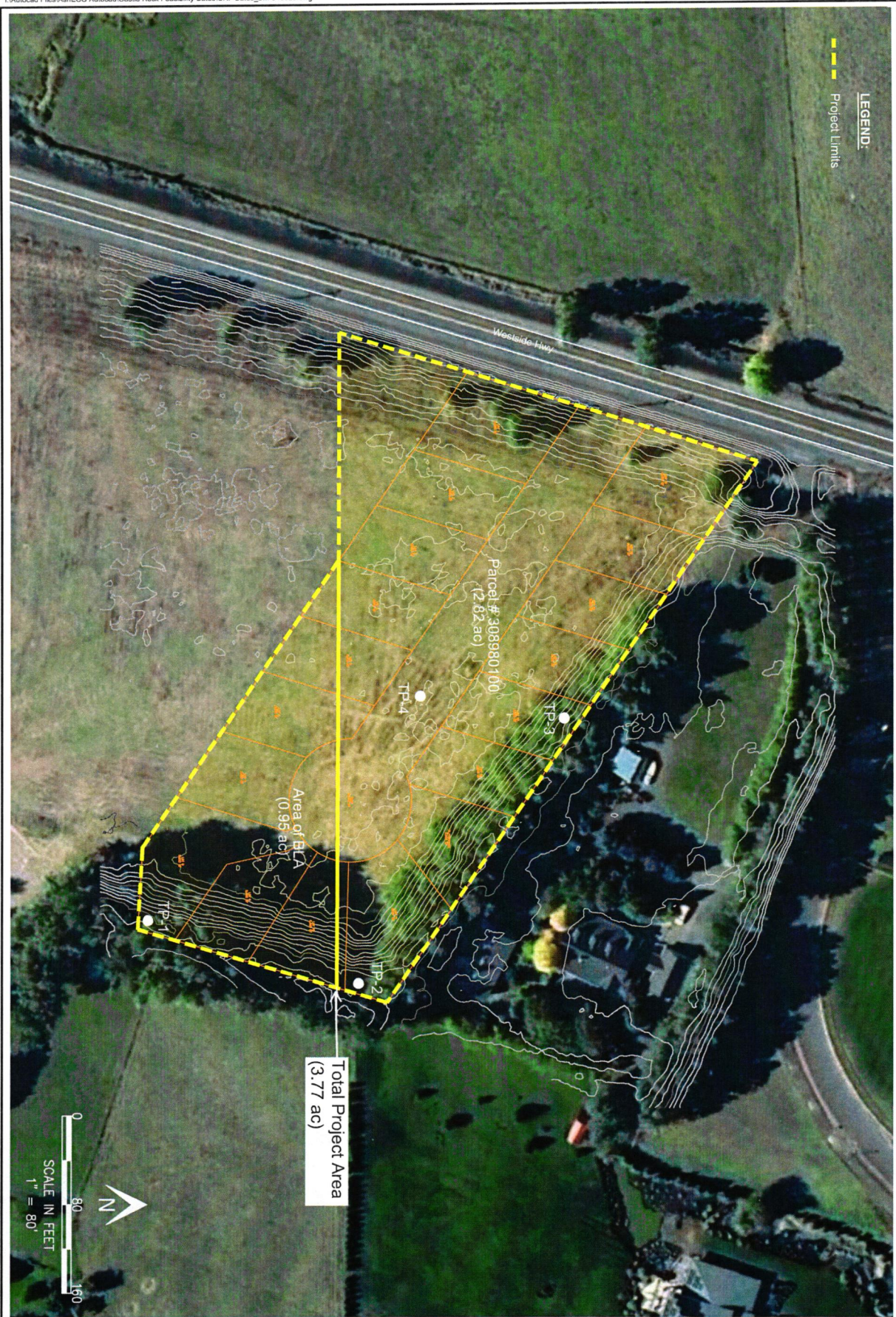
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 Line 1  
 Line 2  
**DATUM:** NAVD 88  
**ADJACENT PROPERTY OWNERS:**  
 Adj 1  
 Adj 2

FPARS MAP

**APPLICANT:** Brett Bates  
**PROJECT NAME:** Castle Rock Feasibility  
**PARCEL #:** 308980100  
**SITE LOCATION ADDRESS:**  
 South of 5018 West Side Hwy

**PROPOSED:** XX  
**IN:** Castle Rock  
**NEAR:** XX  
**COUNTY:** Cowlitz    **STATE:** WA  
**FIGURE:** 4  
**DATE:** 5-29-25

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**PURPOSE:** XX  
 Line 1  
 Line 2  
**DATUM:** NAVD 88  
**ADJACENT PROPERTY OWNERS:**  
 Adj 1  
 Adj 2

**EXISTING CONDITIONS MAP & PROPOSED SITE PLAN**  
**APPLICANT:** Brett Bates  
**PROJECT NAME:** Castle Rock Feasibility  
**PARCEL #:** 308980100  
**SITE LOCATION ADDRESS:**  
 South of 5018 West Side Hwy

**PROPOSED: XX**  
**IN:** Castle Rock  
**NEAR:** XX  
**COUNTY:** Cowlitz **STATE:** WA  
**FIGURE:** 5  
**DATE:** 5-29-25

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## Appendix A

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### Site Photos

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**Bates Subdivision - Site Photos**



**Photo 1.**

View north over TP-1 in the southeast corner of the project area. This location is near the eastern toe of the historic fill material.



**Photo 2.**

View east over TP-2 in the northeast corner of the project area. This location is near the eastern toe of the historic fill material.



**Photo 3.**

View north over TP-3 located near the northern property boundary.

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**Bates Subdivision - Site Photos**



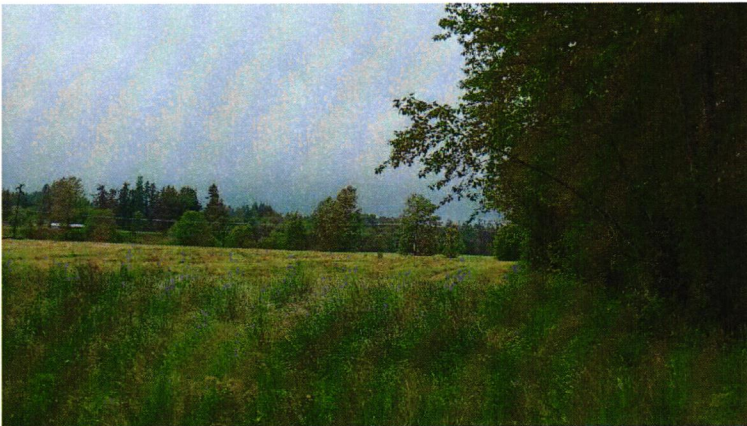
**Photo 4.**

View west over the central open field area of the project site. The open area has grasses, herbs and mowed Scotch broom shrubs that have seeded in a top the historic fill pile. TP-4 was located in the middle of this open area.



**Photo 5.**

View south down the treeline located along the eastern project boundary.



**Photo 6.**

View west down the treeline located along the northern project boundary.

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## Appendix B

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### Wetland Determination Datasheets

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## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025  
 Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-1  
 Investigator(s): A. Aberle Section, Township, Range: S10, T9N, R2W  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-3%  
 Subregion (LRR): LRR -A Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: 17 - Caples silty clay loam, 0-3% slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes _____	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____	No <input checked="" type="checkbox"/>	
Remarks:			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30-diameter</u> )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Black cottonwood (Populus trichocarpa)</u>	<u>60%</u>	<u>Y</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. <u>Douglas fir (Pseudotsuga menziesii)</u>	<u>20%</u>	<u>Y</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50%</u> (A/B)
4. _____	_____	_____	_____	<b>Prevalence Index worksheet:</b>
<u>80%</u> = Total Cover				
<b>Sapling/Shrub Stratum (Plot size: <u>30-diameter</u>)</b>				Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
1. <u>Beaked hazelnut (Corylus cornuta)</u>	<u>30%</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ___ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants <sup>1</sup> ___ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <small><sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.</small>
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>30%</u> = Total Cover				
<b>Herb Stratum (Plot size: _____)</b>				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
<b>Woody Vine Stratum (Plot size: <u>30-diameter</u>)</b>				
1. <u>Himalayan blackberry (Rubus armeniacus)</u>	<u>80%</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
<u>80%</u> = Total Cover				
<b>% Bare Ground in Herb Stratum _____</b>				
Remarks:				



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

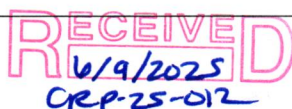
Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025  
 Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-2  
 Investigator(s): A. Aberle Section, Township, Range: S10. T9N. R2W  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-3%  
 Subregion (LRR): LRR -A Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: 17 - Caples silty clay loam, 0-3% slopes NWI classification: \_\_\_\_\_  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes _____	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____	No <input checked="" type="checkbox"/>	
Remarks:			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30ft-diameter)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Black cottonwood (Populus trichocarpa)</u>	<u>70%</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>80%</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
<b>Sapling/Shrub Stratum (Plot size: 30ft-diameter)</b>				
1. <u>Wild cucumber (Marah oreganus)</u>	<u>30%</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>40%</u> = Total Cover				
<b>Herb Stratum (Plot size: 5ft-diameter)</b>				
1. <u>Western swordfern (Polystichum munitum)</u>	<u>5%</u>	<u>Y</u>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ___ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants <sup>1</sup> ___ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>5%</u> = Total Cover				
<b>Woody Vine Stratum (Plot size: 30-diameter)</b>				
1. <u>Himalayan blackberry (Rubus armeniacus)</u>	<u>80%</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
<u>80%</u> = Total Cover				
<b>% Bare Ground in Herb Stratum _____</b>				
<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>				
Remarks:				





**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

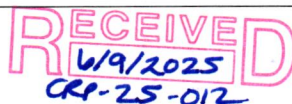
Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025  
 Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-3  
 Investigator(s): A. Aberle Section, Township, Range: S10, T9N, R2W  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-3%  
 Subregion (LRR): LRR -A Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: 17 - Caples silty clay loam, 0-3% slopes NWI classification: \_\_\_\_\_  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes _____	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____	No <input checked="" type="checkbox"/>	
Remarks:			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30-diameter</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Black cottonwood (Populus trichocarpa)</u>	<u>60%</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>40%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>60%</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index = B/A = _____
<b>Sapling/Shrub Stratum (Plot size: <u>30-diameter</u>)</b>				
1. <u>Wild cucumber (Marah oreganus)</u>	<u>30%</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Beaked hazelnut (Corylus cornuta)</u>	<u>20%</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Cherry (Prunus spp.)</u>	<u>15%</u>	<u>Y</u>	<u>FACU</u>	
<u>65%</u> = Total Cover				
<b>Herb Stratum (Plot size: _____)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
<b>Woody Vine Stratum (Plot size: <u>30-diameter</u>)</b>				
1. <u>Himalayan blackberry (Rubus armeniacus)</u>	<u>80%</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
<u>80%</u> = Total Cover				
% Bare Ground in Herb Stratum _____				
<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>				
Remarks:				



**SOIL**

Sampling Point: TP-3

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-16"	10YR 4/2	100%					very sandy loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>		<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

<b>Restrictive Layer (if present):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <input checked="" type="checkbox"/>
--------------------------------------------------------------------------------	------------------------------------------------------------------------------

Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>	
<u>Primary Indicators (minimum of one required; check all that apply)</u>	<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> Shallow Aquitard (D3)
	<input type="checkbox"/> FAC-Neutral Test (D5)
	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
	<input type="checkbox"/> Frost-Heave Hummocks (D7)

<b>Field Observations:</b>	<b>Wetland Hydrology Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____	
Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____	
Saturation Present? (includes capillary fringe) Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



## WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025  
 Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-4  
 Investigator(s): A. Aberle Section, Township, Range: S10, T9N, R2W  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-5%  
 Subregion (LRR): LRR -A Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: 36 - Cowlitz extremely gravelly sand, disturbed, 0-5% slopes NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes _____	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____	No <input checked="" type="checkbox"/>	
Remarks:			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50%</u> (A/B)
4. _____	_____	_____	_____	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
60% = Total Cover				
<b>Sapling/Shrub Stratum (Plot size: 30-diameter )</b>				
1. <u>Scotch broom (Cytisus scoparius)</u>	<u>50%</u>	<u>Y</u>	<u>NI</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
50% = Total Cover				
<b>Herb Stratum (Plot size: 5ft-diameter )</b>				
1. <u>Sheep sorrel (Rumex acetosella)</u>	<u>30%</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Dandelion (Taraxacum officinale)</u>	<u>20%</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Oxeye daisy (Leucanthemum vulgare)</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>	
4. <u>Velvet grass (Holcus lanatus)</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>	
5. <u>Sweet vernal grass (Anthoxanthum odoratum)</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
80% = Total Cover				
<b>Woody Vine Stratum (Plot size: 30-diameter )</b>				
1. <u>Himalayan blackberry (Rubus armeniacus)</u>	<u>80%</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
80% = Total Cover				
<b>% Bare Ground in Herb Stratum _____</b>				
Remarks:				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>



**SOIL**

Sampling Point: TP-4

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-16"	10YR 4/2	100%					very sandy loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b>		<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) <b>(except MLRA 1)</b>	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>		
<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) <b>(except MLRA 1, 2, 4A, and 4B)</b>	<input type="checkbox"/> Water-Stained Leaves (B9) <b>(MLRA 1, 2, 4A, and 4B)</b>
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) <b>(LRR A)</b>	<input type="checkbox"/> Raised Ant Mounds (D6) <b>(LRR A)</b>
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_

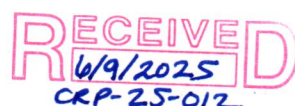
Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_

Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



**CRP-25-012**

**Exhibit A**

**3. SEPA Checklist**

# City of Castle Rock

P.O. Box 370  
CASTLE ROCK, WA 98611  
(360) 274-8181



## SEPA ENVIRONMENTAL CHECKLIST

### **What is this for?**

The City and other governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information will also help determine if it's possible to avoid, minimize, or compensate (mitigate) for the probable significant impacts; or whether an environmental impact statement needs to be prepared to further analyze the proposal.

### **How to fill this out:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach, excerpt, or refer to additional studies or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decisionmaking process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City or other agencies may ask you to explain your answers or provide additional information to determine if there may be a significant adverse impact.

If you're using this checklist for a nonproject proposal (such as an ordinance, regulations, plans, or programs), complete the applicable parts of Parts A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. For nonproject actions, the lead agency may exclude questions in Part B that do not contribute meaningfully to the analysis of the proposal.

This form is set up as a Word table. Except for a few questions that ask for you to select options, each question is followed by a blank field in which you can type your answer. Type in the shaded box. Check boxes will fill in when you click them. Each field will expand to accommodate your text, and the overall form will expand to additional pages as you fill in answers.

CRP-25-012  
RECEIVED  
6/9/2025

## A. BACKGROUND

1. Name of proposed project, if applicable:  
Bates/White Rezone
2. Name of applicant:  
Brett Bates and Jim White
3. Address and phone number of applicant or contact person:  
299 N Market Blvd, Chehalis, WA 98532 360 890 8955
4. Date checklist prepared:  
5/19/2020
5. Agency requesting checklist:  
City of Castle Rock
6. Proposed timing or schedule (including phasing, if applicable):  
As soon as possible.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  Yes  No  
If yes, explain.  
Click or tap here to enter text.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
None.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?  Yes  No  
If yes, explain.  
Click or tap here to enter text.
10. List any government approvals or permits that will be needed for your proposal, if known.  
Comprehensive Plan Amendment and Rezone approval.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. (There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers here.)  
Rezone of 0.95 acres of MX zone to LDR zone.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description and, if you haven't already done so with the permit application to which this checklist is related, a site plan, vicinity map, and topographic map, if reasonably available.  
See attached map.

## B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:  
 Flat  Rolling  Hilly  Steep slopes  Mountainous  
 Other (specify): Flat with slopes at edges.
- b. What is the steepest slope on the site (approximate percent slope)?  
 20%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.  
 Sand.
- d. Are there surface indications or history of unstable soils in the immediate vicinity?  Yes  No  
 If so, describe.  
 Click or tap here to enter text.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.  
 None.
- f. Could erosion occur as a result of clearing, construction, or use?  Yes  No  
 If so, generally describe.  
 Click or tap here to enter text.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
 NA for rezone.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
 NA for rezone.

**2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known:  
 NA for rezone.
- b. Are there any off-site sources of emissions or odor that may affect your proposal?  Yes  No  
 If so, generally describe.  
 NA for rezone.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
 NA for rezone.

**3. Water**

- a. Surface Water
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?  Yes  No  
 If yes, describe type and provide names. If applicable, state what stream or river it flows into.  
 Click or tap here to enter text.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?  
 Yes  No  
If yes, please describe, and attach available plans.

Click or tap here to enter text.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA for rezone.

- 4) Will the proposal require surface water withdrawals or diversions?  Yes  No  
Give general description, purpose, and approximate quantities if known.

Click or tap here to enter text.

- 5) Does the proposal lie within a 100-year floodplain?  Yes  No  
If so, note location on the site plan.

- 6) Does the proposal involve any discharges of waste materials to surface waters?  Yes  No  
If so, describe the type of waste and anticipated volume of discharge.

Click or tap here to enter text.

b. Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes?  Yes  No  
If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well.

Click or tap here to enter text.

Will water be discharged to groundwater?  Yes  No  
Give general description, purpose, and approximate quantities if known.

Click or tap here to enter text.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NA for rezone.

c. Water runoff (including stormwater)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NA for rezone.

- 2) Could waste materials enter ground or surface waters?  Yes  No  
If so, generally describe.

Click or tap here to enter text.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?  
 Yes  No  
If so, describe.

Click or tap here to enter text.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

NA for rezone.

**4. Plants**

a. Check the types of vegetation found on the site:

alder  maple  aspen  fir  cedar  pine  other tree(s) (specify): Insert text here.

shrubs  grass  pasture  crop or grain  orchards, vineyards or other permanent crops

cattail  buttercup  bulrush  skunk cabbage  other wet soil plant(s) (specify): Insert text here.

water lily  eelgrass  milfoil  other water plant(s) (specify): Insert text here.

other types of vegetation Insert text here.

b. What kind and amount of vegetation will be removed or altered?

NA for rezone.

c. List threatened and endangered species known to be on or near the site.

None known.

d. List all noxious weeds and invasive species known to be on or near the site.

None known.

**5. Animals**

a. Check any birds and other animals which have been observed on or near the site or are known to be on or near the site.

hawk  heron  eagle  songbirds,  other bird(s) (specify): Insert text here.

deer  bear  elk  beaver  other mammal(s) (specify): Insert text here.

bass  salmon  trout  herring  shellfish  other fish (specify): Insert text here.

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Washington as whole lies within the Pacific Flyway. Is the site part of any other migration route?

Yes  No

If so, explain.

Click or tap here to enter text.

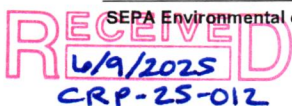
d. Proposed measures to preserve or enhance wildlife, if any:

NA for rezone.

e. List any invasive animal species known to be on or near the site.

None known.

**6. Energy and Natural Resources**



- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

NA for rezone.

- b. Would your project affect the potential use of solar energy by adjacent properties?

Yes  No

If so, generally describe.

Click or tap here to enter text.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

NA for rezone.

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

Yes  No

If so, describe.

Click or tap here to enter text.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

NA for rezone.

- 4) Describe special emergency services that might be required.

NA for rezone.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

NA for rezone.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NA for rezone.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

NA for rezone.

- 3) Proposed measures to reduce or control noise impacts, if any:

NA for rezone.

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties?  Yes  No  
If so, describe.

NA for rezone. Site is vacant. Residential to North and East. Commercial to South.

- b. Has the project site been used as working farmland or working forest land?  
 Yes  No  
If so, describe.

Click or tap here to enter text.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

NA for rezone.

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

NA for rezone.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting?  Yes  No  
If so, how?

Click or tap here to enter text.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished?  Yes  No  
If so, what?

Click or tap here to enter text.

- e. What is the current zoning classification of the site?

MX

- f. What is the current comprehensive plan designation of the site?

MX

- g. If applicable, what is the current shoreline master program designation of the site?

NA

- h. Has any part of the site been classified as a critical area by the city or county?  
 Yes  No  
If so, specify.

Click or tap here to enter text.

- i. Approximately how many people would reside or work in the completed project?

NA for rezone.

- j. Approximately how many people would the completed project displace?

NA for rezone.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

NA for rezone.

- I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NA for rezone.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

NA for rezone.

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NA for rezone.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NA for rezone.

- c. Proposed measures to reduce or control housing impacts, if any:

NA for rezone.

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?

NA for rezone.

- b. What views in the immediate vicinity would be altered or obstructed?

NA for rezone.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

NA for rezone.

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA for rezone.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NA for rezone.

- c. What existing off-site sources of light or glare may affect your proposal?

NA for rezone.

- d. Proposed measures to reduce or control light and glare impacts, if any:

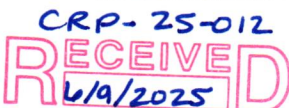
NA for rezone.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Castle Rock Raceway

- b. Would the proposed project displace any existing recreational uses?  Yes  No



If so, describe.

Insert text here.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Insert text here.

### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ?  Yes  No  
If so, specifically describe.

Click or tap here to enter text.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries.  Yes  No  
Are there any material evidence, artifacts, or areas of cultural importance on or near the site?  
 Yes  No  
Please list any professional studies conducted at the site to identify such resources.

NA for rezone.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with local tribe(s) and the state Department of Archeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.

NA for rezone.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NA for rezone.

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. If any, show on site plan.

West Side Hwy

- b. Is the site or affected geographic area currently served by public transit?  Yes  No  
If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

1 mile

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

NA for rezone.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways?  Yes  No  
If so, generally describe (indicate whether public or private).

Click or tap here to enter text.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation?  Yes  No  
If so, generally describe.

Click or tap here to enter text.

- f. How many vehicle trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

NA for rezone.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area?  Yes  No  
If so, generally describe.

Click or tap here to enter text.

- h. Proposed measures to reduce or control transportation impacts, if any:

NA for rezone.

### 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)?  Yes  No  
If so, generally describe.

NA for rezone.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

NA for rezone.

### 16. Utilities

- a. Check utilities currently available at the site:

electricity  natural gas  potable water  irrigation water  refuse service  telephone   
sanitary sewer  septic system  other (specify): Insert text here.

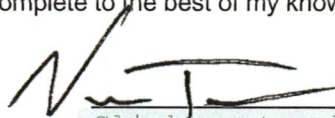
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NA for rezone.

## C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Click or tap here to enter text.

Name:

Nick Taylor

Position:

Civil Engineer

Agency/Organization:

Iris Group Civil Engineers

Date Submitted:

5/21/2025

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do NOT use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

NA for rezone.

Proposed measures to avoid or reduce such increases are:

NA for rezone.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

NA for rezone.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

NA for rezone.

3. How would the proposal be likely to deplete energy or natural resources?

NA for rezone.

Proposed measures to protect or conserve energy and natural resources are:

NA for rezone.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species' habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

NA for rezone.

Proposed measures to protect such resources or to avoid or reduce impacts are:

NA for rezone.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NA for rezone.

Proposed measures to avoid or reduce shoreline and land use impacts are:

NA for rezone.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NA for rezone.

Proposed measures to reduce or respond to such demand(s) are:

NA for rezone.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

NA for rezone.

**CRP-25-012**

**Exhibit A**

**4. Pre-Application Notes**

# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



**Pre-Application Conference Notes**  
**Bates Subdivision – Parcel #s 308980100 & 309100100**  
**CRP-25-002**

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## **CRMC 17.77.040 Development Permit Review Procedures**

**A. Preapplication.** Prior to applying for a development permit, a developer may present to the city clerk-treasurer a preliminary or conceptual floor plan, plot plan, drawing, site plan, or narrative which shall contain (in a rough and approximate manner) as much of the permit application requirements as is known, together with the forms provided by the city. The purpose of the pre-application meeting is to enable the developer presenting the proposal to obtain the assessment of the development review committee as to the proposal's compliance with the adopted plans, policies and ordinances of the city and obtain information of a general nature regarding such issues as city services, access, and other factors as appropriate. This consultation should include obtaining preliminary facts and data pertaining to the proposed site, as well as the types of concerns that might be anticipated for the proposed use at the proposed site. Information obtained from city staff at this stage shall not be considered binding upon the city.

On February 26, 2025, members of the Development Review Committee met with Brett Bates, Nick Taylor, and Matt Rich to discuss preliminary plans for developing a 16-lot Single-Family subdivision on Parcel No. 308980100, the possibility of multi-family dwellings on Parcel No. 309100100, possible boundary line adjustment, and possible request for re-zoning.

### Attendees:

- Brett Bates – Owner
- Nick Taylor – Iris Group Consulting
- Matt Rich – Rich Enterprises
- Rachel Granrath – Kimley-Horn, Castle Rock Contracted City Planner
- Tom Gower – Gibbs & Olson, Castle Rock Consulting Engineer
- Michael Wilson – Castle Rock Contracted Building Official

- Bill LeMonds – Fire Chief, Cowlitz Fire District #6
- Paul Helenberg – Mayor, City of Castle Rock
- Dave Vorse – Public Works Director, City of Castle Rock
- Tyler Stone – Public Works Senior Operator, City of Castle Rock
- Carie Cuttonaro – Clerk-Treasurer, City of Castle Rock
- Karlene Akesson – Deputy Clerk, City of Castle Rock

## Planning

**Current Zone:** Low Density Residential (adjacent to MX Zone)

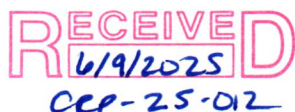
- Permitted uses in R-1 Chapter 17.26.010 Table of Permitted Land Use
  - Residential – duplex
  - Residential single family
  - Specialty housing – conditional use permit
- 17.28 – R-1 Low Density Residential District
  - Street Frontage - Chapter 17.28.070 R-1 Low Density Residential District
    - Every single-family dwelling or manufactured home shall be located on a lot that has **60 feet fronting upon a public street** without any other building intervening between such dwelling and the street upon which it fronts.
    - If compliance with the above requirement would cause undue hardship or would be nearly impossible to comply with, the property owner may apply for a variance to allow for 60' fronting upon a private street. This request would be heard by the Hearings Examiner who would hold a public hearing on the application and within 10 days of the hearing, render a decision. Additional Fees Apply for the Variance process.

**MX Zone District:**

**17.42.005 Purpose.**

*The purpose of the mixed-use MX district is to help facilitate the application of zoning to properties that were previously unzoned while in the unincorporated county. The mixed use district is intended to provide the community with a mix of mutually supporting retail, service, office, light industrial, and multifamily residential uses. It promotes physically and functionally coordinated and cohesive site planning and design which maximizes land use. It also encourages development of a mix of uses expected to:*

- A. Allow for the continued operation of existing uses;
- B. Provide neighborhood retail commercial and professional services uses to serve the residents of the city and immediate surrounding area;
- C. Provide regional commercial opportunities for the greater North Cowlitz County area;



- D. Provide commercial opportunities and services that support the family oriented recreational uses that attract visitors from throughout southwest Washington;
- E. Provide light industrial employment-based opportunities;
- F. Provide residential uses only as part of a mixed use development; and
- G. Serve as a gateway to the city of Castle Rock. [Ord. 2018-02 § 2 (Exh. A), 2018].

**MX Zone Chapter 17.26.010 Table of Permitted Land Use**

- Mixed use (residential/ commercial is permitted) – applicability notes from code below:
  - (16) Dwellings may be permitted as an accessory use; provided, that:
    - a. All provisions of the International Building Codes, as adopted by the city of Castle Rock, are met;
    - b. Residential uses must be on the upper floors in the C-1 and C-2 districts; and
    - c. Residential uses may be on the ground floor in the MX district, but not fronting the street.
- Duplex is permitted by right
- Residence (Multifamily 3+) not permitted
- Residence Single Family – not permitted

**Design Standards in MX Zone**

- Building heights, dimensions and yard requirements 17.42.040; 17.42.050; 17.42.060
- Site planning 17.42.120
- Structures 17.42.130
- Amenities 17.42.140

**17.42.050 Building Site Dimensions:**

*There are no minimum site dimension requirements for the MX district except the multifamily residential component of a mixed-use project must meet the standards of the R-2 zoning district.*

This statement is specific to building site dimensions with multifamily development components in a mixed-use development. (Applicable code section is 17.32.050 Building site dimensions) – code standard is as follows:

*17.32.050 A. (4) (building site dimensions) Multiple-family dwellings, 7,500 square feet for the first two dwelling units, plus 1,000 square feet for each additional dwelling unit.*

**Change in Zoning** - Increased zoning – Current zoning and future land use designates as low density residential and R-1 Single Family zoning. Applicant could apply for an amendment to the Comprehensive Plan Future Land Use Map and Zone Change (additional fees apply): in accordance with Chapter 17.72 Amendments and Procedures

- Process Public Hearing before Planning Commission
- Planning Commission issues notice of decision
- Council decision enacting ordinance is final action

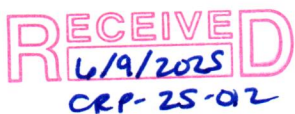




Figure 1: Castle Rock Comprehensive Plan Future Land Use Map

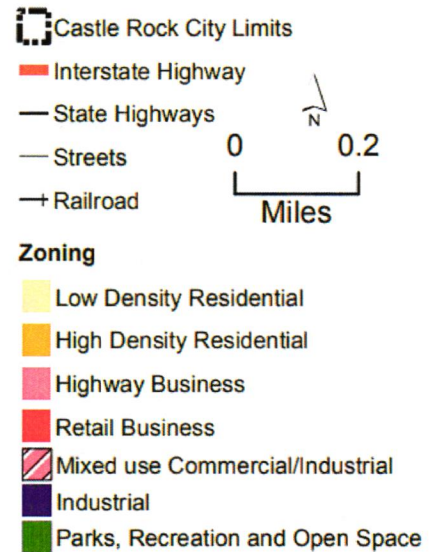
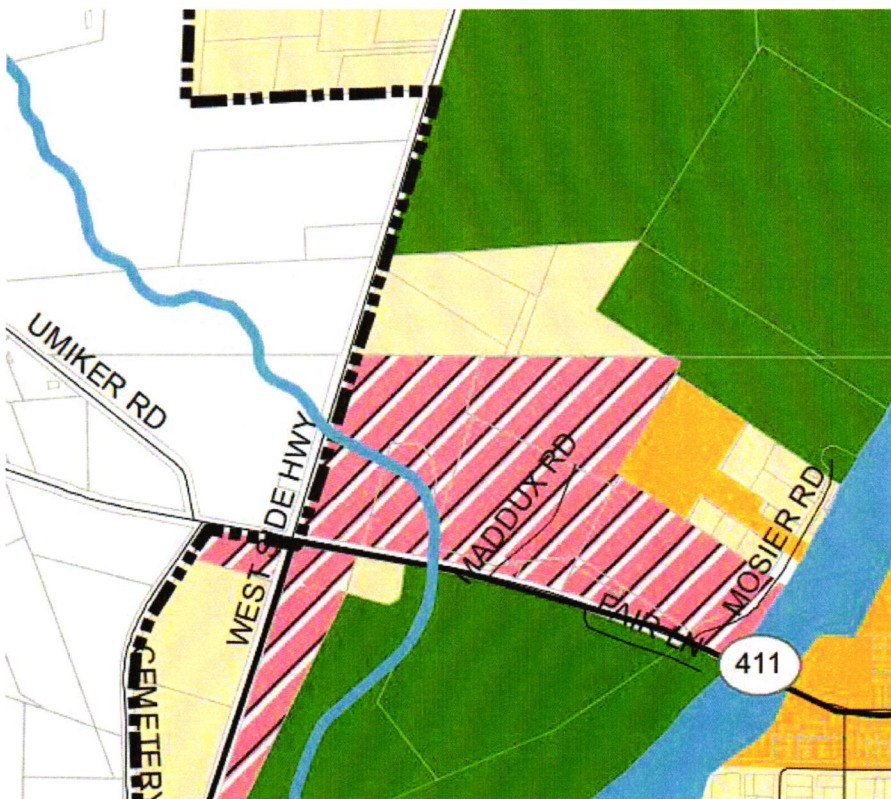


Figure 2: Castle Rock Adopted Zoning Map

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 W9/2025  
 CRP-25-012

## **Building Official/Fire Department**

No Base Flood Elevation (BFE) determined.

**Per City of Castle Rock Code 15.24 Flood Damage Prevention, in unnumbered A zones where flood elevation information is not available and cannot be obtained by practical means, reasonably safe from flooding means that the lowest floor is at least two feet above the highest adjacent grade.**

**Per City of Castle Rock Code, 15.24.240(D) where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less).**

**In Special Flood Hazard, Zone A; the applicant, or consultant, must provide the BFE through (44 CFR § 60.3)**

1. Backup data from effective FEMA study
2. Backup data from FEMA prelim, restudy, or BLE
3. Study from Federal, State, or Local Agency
4. Backup data from previously determined BFE through detailed methods
5. Hydrologic and Hydraulic analyses
6. Combination of above sources (utilize highest value)

### **Structures**

- No noticeably identifiable issues with buildings if they are at least 1' above BFE or outside the identified flood hazard area.
- Generally foundation design is based on geotechnical understanding of the lot.
- Because there is an understanding that homogeneous soils exist on the site, it may be useful to get a geotechnical assessment.
- If the soils on the site are dredge spoils, it may be liquifiable in which case a Geotech report for the foundation may be necessary.

## **Engineering/Public Works Department**

### **Property Considerations**

- Possible easement and/or Right-of-Way on the North side of Parcel No. 308980100

### **Water**

- There is an existing 10" AC water main in West Side Highway
- Fire hydrants are required every 600'
- It is anticipated that an 8" – 10" main water line into the development would be required
- Water services would need to comply with City standards

## Sewer

- There is an existing 10" concrete sewer main
- Depth is unknown, however, there are no anticipated problems with extending the sewer main.
- There may be an existing manhole that may potentially be to be utilized, if not a new manhole in the City main may be necessary.
- An 8" gravity line would be required into the subdivision.
- The sewer laterals will need to comply with City standards.

## Stormwater

- If 5,000 square feet of new impervious surface area is created, including building, asphalt and graveled areas, then the applicant will need to meet the requirements of the City adopted 1992 Stormwater Management Manual for the Puget Sound Basin.
- **Bioretention**
  - A geotechnical investigation with infiltration testing and identification of the groundwater level would be required as a certain separation from that groundwater level is needed.
  - The investigation will need to show where the dredge spoils and the native layer meet and have some identification of what the anticipated groundwater movement is going to be when it hits that layer.

## Streets

- A Traffic Impact Analysis may be required due to the proximity to the Four Corners intersection.
- 60' of right-of-way is required per the City standards for a Local Access road.
- The City has allowed 50' of right-of-way when it can be shown that there will be 4 off-street parking spots provided per single-family dwelling.
- Cul-de-sac: 45' of paved plus 10' for the right-of-way which is 110'
- Street Lighting will need to comply with the City standards

## Frontage Improvements

- Sidewalks along West Side Highway will be required across the frontage of the property.
  - Attached/Detached sidewalks: There is flexibility in this area as it is preferred the sidewalk not be directly located against West Side Highway.
  - If the applicant would like to pursue the possibility of filling in the swale, engineering analysis for sizing of a culvert would be required. (Permit would be required.)

## Infrastructure

- Sidewalks are required – curb and gutter.
- Planter strip between sidewalks and street
- Street Trees will be required.

- See: Development Policies and Public Works Standards (<https://ci.castle-rock.wa.us/engineeringstandards.htm>), Castle Rock Municipal Code (CRMC) Titles 16 and 17, Chapter 16.20 – Design and Layout Standards, and CRMC Chapter 17 – Zoning (<https://www.codepublishing.com/WA/CastleRock/>). Additional codes may apply.
- Utility Easements are required for any utilities outside of the right of way.
- Flag lots are not allowed. Sixty feet (60') of public road frontage is required.
  - Lots 15 & 16 as shown on the conceptual parcel map (submitted on 1/28/2025) cannot be accessed as shown.
  - If applicants propose to utilize a private road to meet the 60' of public road frontage requirement, a variance would be required. This request would be heard by the Hearings Examiner who would hold a public hearing on the application and within 10 days of the hearing, render a decision. Additional Fees Apply for the Variance process.
  - A hammerhead or similar option that could meet the criteria for emergency access/turn-around may need to be implemented if a private road is proposed.
  - Secondary access off West-Side Highway to access lots 15 & 16:
    - This approach would not allow lot 15 to comply with the 60' street frontage rule.
- Park and Open Space Requirement
  - Find a way to incorporate parks for children to play on-site that will meet the recreational needs for the children in the area. See the City of Castle Rock Parks and Recreation for more information - <https://ci.castle-rock.wa.us/download/CR-2022-Park-Plan.pdf>
  - Fee in Lieu of Park Land Dedication may be an option in some instances (if subdivision is for Single-Family Residential – not applicable if in the MX Zone)

### **General Notes**

- If a property touches an identified flood hazard area sometimes insurance companies and/or lending agencies may still require flood insurance, even if the structure is not in the flood hazard area.
  - It is unknown if the area of land that is shown outside of the flood hazard areas but does touch the 0.2% Annual Chance Flood Hazard Area would be required to have flood insurance.
  - It is unknown if the 0.2% Annual Chance Flood Hazard Area would be required to have flood insurance.
  - It is unknown if the area within the 0.2% Annual Chance Flood Hazard Area but touching the Zone A Special Flood Hazard Area would be required to have flood insurance.
  - It may be beneficial for the applicant to perform due diligence in this matter. The City does not have control over how FEMA, insurance companies, lenders, mortgage companies, etc. evaluate and process their items.
- Consider a looped road versus a cul-de-sac if possible.

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CRP-25-42

- There is an 18" raw water line that runs in the slope on the upper side in the Right-of-Way
- Access from West Side Hwy – There may be minimum spacing requirements between access points per WSDOT

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6/9/2025  
CRP-25-012

**CRP-25-012**

**Exhibit A**

**5. Letter of Completeness**

# City of Castle Rock

## Letter of Completeness



City of Castle Rock  
PO Box 370  
Castle Rock, WA 98611

June 26, 2025

**Re: Letter of Completeness:** Comprehensive Plan Map Amendment, Rezone and Boundary Line Adjustment (BLA) Request for parcel 30910100 and 308980100, CRP-25-012

Dear Mr. Bates,

The city has reviewed your application materials submitted on June 9, 2025, regarding a Comprehensive Plan map amendment, rezone and boundary line adjustment for parcels 30910100 and 308980100.

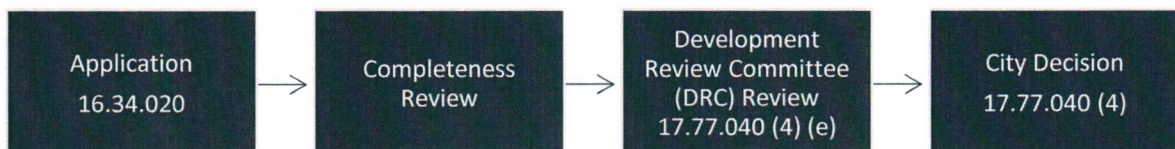
This letter confirms that the application has been determined to be **complete** for the purpose of beginning the formal review process. Further review may identify the need for additional information or clarification as the project proceeds. The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 17.72 and CRMC 17.77.040 (7) Type VII – Legislative relating to the Comprehensive Plan Amendment and Rezone permit process and CRMC 16.34 and CRMC 17.77.040 (4) Type IV – Administrative for the Boundary Line Adjustment (BLA) permit process.

The city is processing all land use permits concurrently. It is important to note that the Boundary Line Adjustment (BLA) cannot be approved until a decision is rendered for the Comprehensive Plan Amendment and Rezone applications.

### Comprehensive Plan Map Amendment & Rezone Process



### Boundary Line Adjustment (BLA) Process



If you have any questions, please don't hesitate to contact us at 360-274-8181.

Sincerely,

A handwritten signature in black ink, appearing to read 'RGR', with a long horizontal flourish extending to the right.

Rachel Granrath, Contract City Planner

[Rachel.granrath@kimley-horn.com](mailto:Rachel.granrath@kimley-horn.com)

Cc: Karlene Akesson, Deputy Clerk, [kakesson@ci.castle-rock.wa.us](mailto:kakesson@ci.castle-rock.wa.us)  
Carie Cuttonaro, Clerk-Treasurer, [ccuttonaro@ci.castle-rock.wa.us](mailto:ccuttonaro@ci.castle-rock.wa.us)

# Exhibit B: Noticing Materials

CRP-25-012

**AFFIDAVIT OF PUBLICATION**

**Longview Daily News  
770 11th Ave  
(360) 577-2525**

State of Florida, County of Orange, ss:

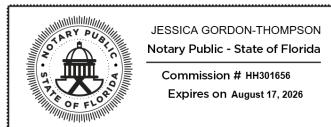
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Longview Daily News, published in Cowlitz county, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at [www.tdn.com](http://www.tdn.com) , for publication dates as listed below, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is as listed below, and is \$3.50 per line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

**PUBLICATION DATES:** July. 8 2025

**NOTICE ID:** cMvTfKkFOuEwU4AQUjpk  
**PUBLISHER ID:** COL-WA-101040  
**NOTICE NAME:** Bates/White Public Hearing  
**Publication Fee:** \$391.28

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 07/11/2025

*J. Tra*

Notary Public  
Notarized remotely online using communication technology via Proof.

**PUBLIC HEARING NOTICE**  
Notice of SEPA, Comprehensive Plan Map Amendment, Boundary Line Adjustment and Rezone Public Hearing  
**Lead Agency:** City of Castle Rock, WA  
**Proponent:** Julie and Brett Bates and JL Enterprises, LCC  
**Project Application:** CRP-25-012  
**Location:** Parcels 309100100 and 308980100, Castle Rock, WA.  
**Description of proposal:** As part of a Boundary Line Adjustment (BLA), the applicant is requesting changes to the City's future land use and zoning maps. The current future land use map designation parcel 309100100 is designated Mixed Use commercial (MX) within the adopted comprehensive plan, and the applicant is proposing a portion of the parcel changed to Low Density Residential (LDR). Subsequently, the same portion of parcel 309100100 is proposed to be rezoned from Mixed Use commercial (MX) to Low Density Residential (R-1). The associated BLA will incorporate the comprehensive plan amendment and zone change into parcel 308980100 in order to accommodate a future subdivision application for single family homes.  
**Determination of Non-Significance (DNS):** The City of Castle Rock has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. Materials are available at the City's website [www.ci.castle-rock.wa.us](http://www.ci.castle-rock.wa.us) or available to the public on request at: 141 "A" Street SW, Castle Rock, WA 98611.  
**Notice of Public Hearing of the Planning Commission:**  
**Date:** July 29, 2025  
**Time :** 6:00 pm  
**Location :** Castle Rock Senior Center 222 2nd Ave SW, Castle Rock, WA 98611  
Virtual connection information will be included on the agenda and posted online.  
**Purpose:** To review the proposed comprehensive plan map amendment, rezone and SEPA. This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** Wednesday, July 23, 2025, by 5:00 pm  
**Agency Contact :** City Contract Planner Rachel Granrath,  
**Submit written comments to :** City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [bldgdept@ci.castle-rock.wa.us](mailto:bldgdept@ci.castle-rock.wa.us)  
**Signature:** Rachel Granrath, July 8, 2025  
**Appeal :** Castle Rock Municipal Code (CRMC) 18.04.210 and



# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



## PUBLIC HEARING NOTICE

### Notice of SEPA, Comprehensive Plan Map Amendment, Boundary Line Adjustment and Rezone Public Hearing

**Lead Agency:** City of Castle Rock, WA

**Proponent:** Julie and Brett Bates and JL Enterprises, LCC

**Project Application:** CRP-25-012

**Location:** Parcels 309100100 and 308980100, Castle Rock, WA.

**Description of proposal:** As part of a Boundary Line Adjustment (BLA), the applicant is requesting changes to the City's future land use and zoning maps. The current future land use map designation parcel 309100100 is designated Mixed Use commercial (MX) within the adopted comprehensive plan, and the applicant is proposing a portion of the parcel changed to Low Density Residential (LDR). Subsequently, the same portion of parcel 309100100 is proposed to be rezoned from Mixed Use commercial (MX) to Low Density Residential (R-1). The associated BLA will incorporate the comprehensive plan amendment and zone change into parcel 308980100 in order to accommodate a future subdivision application for single family homes.

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**Signature:** Rachel Granrath, July 8, 2025

**Appeal:** Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)

*Posted at: City Hall  
Post Office  
Library  
07/08/2025  
Mailed on: 07/07/2025*



Mailing List - CRP-25-012 - Bates/White

	PIN	Owner Mailing Address
1	308980100	185 Brodie Ln, Longview, WA 98632
2	309100100	PO Box 974, Kelso, WA 98626
3	308960100	5018 West Side Hwy, Castle Rock, WA 98611
4	308810100	600 Huntington Ave S, Castle Rock, WA 98611
5	308990100	124 North County Dr, Castle Rock, WA 98611-3009
	308970100	
6	6357905	PO Box 400, Castle Rock, WA 98611
	6357904	
7	63581	191 Umiker Rd, Castle Rock, WA 98611
	6047701	
8	309120101	70 PH 10, Castle Rock, WA 98611
9	309130100	70 PH 10, Castle Rock, WA 98611
10	309120100	Michelelynn Murray & Richard Douglas Roux Trustees - 7210 Scenic Dr, Yakima, WA 98908
11	309280100	71 PH 10, Castle Rock, WA 98611
12	309340100	PO Box 555, Castle Rock, WA 98611
13	309330100	PO Box 655, Castle Rock, WA 98611
	309160100	PO Box 370, Castle Rock, WA 98611
14	309150100	PO Box 131, Castle Rock, WA 98611
	309170100	
	309110100	
	309110101	
15	309140100	191 Crooked Creek Rd, Castle Rock, WA 98611

# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



## PUBLIC HEARING NOTICE

### Notice of SEPA, Comprehensive Plan Map Amendment, Boundary Line Adjustment and Rezone Public Hearing

---

**Lead Agency:** City of Castle Rock, WA

**Proponent:** Julie and Brett Bates and JL Enterprises, LCC

**Project Application:** CRP-25-012

**Location:** Parcels 309100100 and 308980100, Castle Rock, WA.

**Description of proposal:** As part of a Boundary Line Adjustment (BLA), the applicant is requesting changes to the City's future land use and zoning maps. The current future land use map designation parcel 309100100 is designated Mixed Use commercial (MX) within the adopted comprehensive plan, and the applicant is proposing a portion of the parcel changed to Low Density Residential (LDR). Subsequently, the same portion of parcel 309100100 is proposed to be rezoned from Mixed Use commercial (MX) to Low Density Residential (R-1). The associated BLA will incorporate the comprehensive plan amendment and zone change into parcel 308980100 in order to accommodate a future subdivision application for single family homes.

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**Agency Contact:** City Contract Planner Rachel Granrath,

**Submit written comments to:** City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [bldgdept@ci.castle-rock.wa.us](mailto:bldgdept@ci.castle-rock.wa.us)

**Signature:** Rachel Granrath, July 8, 2025

**Appeal:** Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)







CRP-25-012





# Exhibit C: SEPA DNS

CRP-25-012

# City of Castle Rock

PO Box 370  
Castle Rock, WA 98611  
(360) 274-7478



## STATE ENVIRONMENTAL POLICY ACT Determination of NonSignificance

July 8, 2025

**Lead Agency:** City of Castle Rock, Washington

**Agency Contact:** City Contract Planner Rachel Granrath,

Comments submitted to the City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [bldgdept@ci.castle-rock.wa.us](mailto:bldgdept@ci.castle-rock.wa.us)

**Project Description:** As part of a Boundary Line Adjustment (BLA), the applicant is requesting changes to the City's future land use and zoning maps. The current future land use map designation parcel 309100100 is designated Mixed Use commercial (MX) within the adopted comprehensive plan, and the applicant is proposing a portion of the parcel changed to Low Density Residential (LDR). Subsequently, the same portion of parcel 309100100 is proposed to be rezoned from Mixed Use commercial (MX) to Low Density Residential (R-1). The associated BLA will incorporate the comprehensive plan amendment and zone change into parcel 308980100 in order to accommodate a future subdivision application for single family homes.

**Project Location:** Parcels 309100100 and 308980100, Castle Rock, WA.

**Proponent:** Julie and Brett Bates; and JL Enterprises, LCC

**Mailing Address:** 185 Brodie Ln, Longview WA 98632

**Telephone:** (360) 957-4789 and (360) 890-8955

**Email:** [brett@batesmech.com](mailto:brett@batesmech.com) and [ntaylor@irisgroupconsulting.com](mailto:ntaylor@irisgroupconsulting.com)

**Determination of Non-Significance (DNS):** The City of Castle Rock has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under [RCW 43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

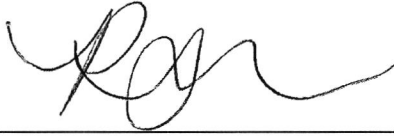
This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** Wednesday, July 23, 2025, by 5:00 pm

**Responsible Official:**

**Agency Contact:** City Contract Planner Rachel Granrath,

Submit written comments to: City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [bldgdept@ci.castle-rock.wa.us](mailto:bldgdept@ci.castle-rock.wa.us)

**Telephone:** (360) 274-8181.

A handwritten signature in black ink, appearing to be 'Ran', written above a horizontal line.

Signature

July 8, 2025

**Appeal process:** Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)

# Exhibit D: Comments Received

CRP-25-012

# **Minutes For Approval**

**1. CALL TO ORDER**

---

Chairperson Rick Sullivan called the regular meeting to order at 6:00 PM.

a. Roll Call

Members present: Chairperson Rick Sullivan, Commissioners Richard Skreen, Ryane Olin, and David VanCamp; Commissioner Rasmussen arrived during roll call. Memebers absent: Robert Frazier  
Staff present: Contracted Planner Rachel Granrath, Secretary Karlene Akesson. Mayor Paul Helenberg arrived at approximately 7:00 pm.

**2. CITIZEN COMMENTS**

---

**3. CONSENT AGENDA**

---

a. Approval of Minutes - February 18, 2025 Planning Commission Regular Meeting Minutes

Commissioner Matt Rasmussen motioned, seconded by Commissioner Ryane Olin, to approve the February 18, 2025 Planning Commission Regular Meeting minutes as presented. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, and David VanCamp voted 'Aye'.

b. Request for Special Meeting - July Planning Commission

Commissioner Rick Sullivan provided comment. Secretary Karlene Akesson provided comment, clarified that the July 29, 2025 Special Planning Commission Meeting would be held in place of the canceled July 15, 2025 Regular Planning Commission Meeting.

Commissioner Matt Rasmussen motioned, seconded by Commissioner Ryane Olin, to approve the request for the July 15, 2025 Regular Planning Commission Meeting to be canceled, and a Special Meeting to be held on July 29, 2025. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, and David VanCamp voted 'Aye'.

**4. REPORTS**

---

Contracted City Planner -

Planner Rachel Granrath gave a verbal report. Commissioner Matt Rasmussen and Planner Rachel Granrath provided additional comment. Commissioner Rick Sullivan and Planner Rachel Granrath provided comment.

**5. OLD BUSINESS**

---

a. Periodic Update Grant (PUG) Update

- o Draft Critical Areas Checklist
- o Draft Development Regulations Checklist
- o Draft Public Participation Plan

Planner Rachel Granrath presented the Draft Critical Areas Checklist. Commissioners Richard Skreen, Rick Sullivan, and Ryane Olin provided comment. Planner Rachel Granrath provided additional comment.

Planner Rachel Granrath presented the Draft Development Regulations Checklist.

Planner Rachel Granrath presented the Draft Public Participation Plan. Commissioner Richard Skreen suggested communicating with the Castle Rock Community Development Alliance, a non-profit organization, would be good. Commissioner Matt Rasmussen provided comment. Planner Rachel Granrath provided comment. Commissioner Rick Sullivan and Planner Rachel Granrath provided comment.

#### b. Food Truck Ordinance

Planner Rachel Granrath presented. Commissioners Richard Skreen, Rick Sullivan, and Matt Rasmussen provided comment. Planner Rachel Granrath provided comment. Commissioners Richard Skreen, Rick Sullivan, and Planner Granrath provided comment. Commissioner Matt Rasmussen and Planner Rachel Granrath provided comment.

Commissioners Matt Rasmussen and Rick Sullivan conveyed the signage regulations (in the draft Mobile Food Vendors code) seem too restrictive, though sandwich board/exterior of the unit type of signs should be addressed. Planner Rachel Granrath stated that she could amend this section to say "exterior of the unit, not the vehicle specifically". The Commissioners were in favor of this proposal. Planner Rachel Granrath went over parking considerations. Commissioners Matt Rasmussen and Rick Sullivan conveyed the intent of section E. 1. e. of the draft Mobile Food Vendors code was to ensure that mobile food vendors could not pull into any parking lot and open their trucks. In addition, if a parking lot is to be occupied by a mobile food vendor, they prefer there to be adequate parking for both cars and food trucks, as it is preferred that the mobile food vendor be located in the parking lot, not on the street. Commissioner Richard Skreen referenced the Langley Municipal Code and read the following excerpt: "food trucks on city property or right-of-way may only operate in designated food truck zones and in spaces assigned by the city to the operator". Commissioner Richard Skreen asked if a reference similar to this might cover where they are allowed to locate/park. Commissioner Matt Rasmussen, Planner Rachel Granrath, and Commissioner Rick Sullivan provided comment. There was discussion regarding the possibility of mobile food vendors parking on the street and what that would look like. It was conveyed that it would not be unusual for mobile food vendors to park on the street during a special event, where the streets are blocked off, but that it would be unusual for them to park on a street that was not closed to traffic. There was also discussion regarding limiting the number of mobile food trucks allowed to be licensed within the city. It was the consensus of the Planning Commissioners that designated mobile food vendor areas should be established (not including special events) and not to limit the total number of mobile food vendor permits allowed. Planner Rachel Granrath and Commissioner Matt Rasmussen provided comment.

Planner Rachel Granrath went over collecting fees for mobile food vendors. Commissioners Matt Rasmussen, Richard Skreen, Secretary Karlene Akesson, and Commissioner Rick Sullivan provided comment. There was a discussion about how fees are currently assessed and how they should be assessed within the new mobile food vendor ordinance. Secretary Karlene Akesson relayed that the city of Castle Rock has a master fee schedule and that the draft code could reference the master fee schedule. Commissioners Rick Sullivan, Ryane Olin, Matt Rasmussen and Secretary Karlene Akesson provided comment. The commissioners were in favor of this proposal. There was discussion regarding how often the fees would apply. The conversation focused on how often the applicants would have to apply. It was asked if they would be required to apply for each event separately or apply for one permit annually. It was the consensus of the Planning Commission that fees should be assessed and the frequency for which they are required to apply should not be burdensome to the applicants or city staff.

Planner Rachel Granrath went over the frequency portion of the draft code (section F. of the draft

code). Commissioner Rick Sullivan stated he recalled the Commissioners had intended this section to mean mobile food vendors could operate no more than 15 days total per calendar year and no more than 3 consecutive days. Commissioner Richard Skreen asked if the frequency could be regulated by something like a short-term permit that states the timeframe. Commissioners Matt Rasmussen and Rick Sullivan provided comment. Commissioner Matt Rasmussen asked for clarification on how often a permit would need to be applied for. The examples given were: would a permit cover an event for three days, or would it cover an annual permit for anywhere? Secretary Karlene Akesson conveyed that business licensing is currently done on an annual basis, and that the permit to operate a mobile food vending unit within city limits would likely be assessed through the business licensing procedures, with additional application forms that would be sent to food vendor business license applicants. Commissioners Matt Rasmussen, Richard Skreen, and Rick Sullivan provided comments. Secretary Karlene Akesson suggested possibly wording section F. of the draft ordinance to state "Mobile food vendors operating trailers and/or stands outside Special Events approved by the City, can occur up to three days per calendar year". Commissioner Matt Rasmussen suggested stating it as three consecutive days and possibly capping the number of days allowed. Commissioner Rick Sullivan provided comment. Commissioner Ryane Olin conveyed there may be instances where an event might last more than three days. Commissioner Richard Skreen agreed and asked what the mechanism would be for establishing the duration of a short-term permit. Commissioner Matt Rasmussen provided comment. Planner Rachel Granrath conveyed that she could look into what mechanism could be used for establishing the duration of short-term permits. Commissioner Richard Skreen asked if it could be an administrative decision. Planner Rachel Granrath provided additional comment and stated it could probably be an administrative decision. Commissioner Matt Rasmussen conveyed that they were trying to avoid letting someone file for a bunch of permits, which could block others from obtaining permits. Commissioner Ryane Olin suggested looking at Kelso's codes regarding food trucks. Commissioner Rick Sullivan provided comment. Planner Rachel Granrath and Commissioner Ryane Olin provided comment.

Planner Rachel Granrath asked if there were any other sections to comment on. Secretary Karlene Akesson stated section C.7. and provided additional comment. Commissioner Matt Rasmussen suggested combining number 8 of section C with number 7. Secretary Karlene Akesson suggested taking out number 8 and rewording number 7 to say: "Provide proof of license/permit approval from the following agencies: Cowlitz County Health and Human Services Department, Washington State Department of Labor and Industries, and other applicable license/permit approvals associated with the proposed business operations." Planner Rachel Granrath, Commissioners Richard Skreen and Ryane Olin provided comment in favor of the proposal. Commissioner Matt Rasmussen addressed section C number 8 in the draft ordinance that states that the licensing requirements listed "shall be met within 30 days of approval" and asked if the City would issue the permit without having those approvals and if the City could take back the permit if they didn't get the approvals. Secretary Karlene Akesson conveyed the business license could be revoked if the proper licensing was not obtained within thirty days. Commissioner Matt Rasmussen and Secretary Karlene Akesson provided comment. Commissioner Ryane Olin conveyed that food vendors may be licensed in more than one county, and they may need time to schedule inspections with Cowlitz County. Commissioner Matt Rasmussen agreed and there was no opposition to retaining the "shall be met within 30 days of approval" statement. Commissioner Rick Sullivan addressed section D. where there is no mention of a previously discussed item: not having open flames (such as barbecue grills) under canopies. Commissioner Richard Skreen cited that the draft regulations (section C.5.) states: "awnings shall be no less than eight feet above ground level". Commissioners Matt Rasmussen, Richard Skreen, Rick Sullivan, Ryane Olin, and Matt Rasmussen provided comment. It was the consensus of the

commission to not include language regarding open flame in section D. of the draft ordinance. Commissioner Ryane Olin addressed the insurance requirement (section C.9. of the draft ordinance). Secretary Karlene Akesson, Mayor Paul Helenberg and Commissioner Matt Rasmussen provided comment. Secretary Karlene Akesson asked the Commission if the section on insurance should reference the Master Fee Schedule for insurance requirements instead of stating the insurance requirements within this section of the code. Commissioner Matt Rasmussen and Planner Rachel Granrath suggested wording the ordinance to say: "Insurance is required as outlined in the most recently adopted fee schedule". There was no opposition to this proposal.

Planner Rachel Granrath went over the language on page 34 item 3. (Section E.3. of the draft ordinance). Planner Rachel Granrath wanted to make it clear that the allowed locations were listed above (items 1 and 2 of Section E.) and prohibited locations were listed in items 3.a. through 3.e. Planner Rachel Granrath stated they could add language to item number 3.a. that says there may be some approved locations, which would probably likely not be right-of-ways like through ways of streets, but probably a parking stall or something like that. Commissioner Richard Skreen provided comment.

Commissioner Ryane Olin addressed section D.2.a. of the draft ordinance, asking if the vendors are attending an event for multiple days, would they have to clean and vacate each night. Planner Rachel Granrath conveyed this section could be amended to clarify the intent. The Commissioners did not oppose amending this section to clarify its intent.

Commissioners Ryane Olin and Rick Sullivan provided comments regarding hours of operation (section C.6. of the draft ordinance). Commissioner Ryan Olin inquired about how this requirement may affect vendor operations during special events. Secretary Karlene Akesson provided comment. Commissioners Ryane Olin and Matt Rasmussen provided additional comment.

## **6. NEW BUSINESS**

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## **7. ADJOURNMENT**

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Commissioner Matt Rasmussen motioned, seconded by Commissioner Ryane Olin, to adjourn the regular meeting. All were in favor.

At 7:09 PM, Chairperson Rick Sullivan adjourned the regular meeting.

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Karlene Akesson, Secretary