



CASTLE ROCK PLANNING COMMISSION

Regular Meeting: Tuesday, September 16, 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)
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1. CALL TO ORDER

- a. Roll Call

2. INTRODUCTIONS

- a. Commissioner Boyd Owen
- b. Commissioner Frank Lovejoy

3. NEW BUSINESS

- a. Nominate and Elect a Planning Commission Chairperson
- b. Nominate and Elect a Planning Commission Vice Chairperson

4. CITIZEN COMMENTS

5. REPORTS

6. Public Hearing - Zoning Text Amendment Mobile Food Vendor Code

- a. Open the Public Hearing for the Mobile Food Vendor Code
 - Statement of Topic
 - Staff Presentation
 - Public Testimony
 - Planning Commission Questions & Discussion
 - Close the Public Hearing
 - Open the Regular Meeting
 - Decision or Recommendation

7. Public Hearing - Citywide Rezone and Comprehensive Plan Map Amendment

- a. Open the Public Hearing for the Citywide Zoning Map and Comprehensive Plan Map Amendments
 - Statement of Topic
 - Staff Presentation
 - Public Testimony
 - Planning Commission Questions & Discussion
 - Close the Public Hearing
 - Open the Regular Meeting
 - Decision or Recommendation

8. CONSENT AGENDA

- a. Approval of Minutes — June 17, 2025 Planning Commission Regular Meeting and Public Hearings

& July 29, 2025 Planning Commission Special Meeting and Public Hearings

9. OLD BUSINESS

10. ADJOURNMENT

UPCOMING MEETINGS:

October 21, 2025

November 18, 2025

December 16, 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 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 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.

Mobile Food Vendors Ordinance

Public Hearing



STAFF REPORT

Public Hearing: Mobile Food Vendor Code

To: City of Castle Rock Planning Commission
From: Rachel Granrath, Contract Planner
Date: September 16, 2025
Subject: *Public Hearing:* Zoning Text Amendment Mobile Food Vendor Code & SEPA, Public Hearing

Summary of Request and Recommendation

Pursuant to Castle Rock Municipal Code (CRMC) 17.72.010 (Amendments – Permitted Conditions), the City is considering a zoning code text amendment. The proposed amendment introduces a new section, Castle Rock Municipal Code (CRMC) 17.48.160, to establish regulations for Mobile Food Vendors within the City of Castle Rock. This new section outlines standards, location criteria, and permitting requirements for mobile food vendors to ensure safe and compatible integration into the community and special events. In addition, the amendment adds a definition of "Mobile Food Vendor" to CRMC 17.16 (Definitions) to provide clarity and consistency throughout the code. To support these changes, the amendment also updates the CRMC 17.26 Table of Permitted Land Uses by adding Mobile Food Vendors as a new, distinct land use category and specifying the zoning districts in which this use is permitted.

Amendments may occur through changes to the zoning map, zoning text, comprehensive plan map, comprehensive plan text, or a combination of these (CRMC 17.72.010). In this case, staff is recommending a text amendment to the zoning ordinance.

Planning Commission Discussions

At Planning Commission study sessions held in Fall 2024 and the Spring of 2025, commissioners identified several key issues:

- **Food Carts at Sporting Events:** Current code does not clearly allow food carts at school or community sporting events, since these are not classified as "Special Events."
- **Limit on Vending Days:** The existing limit of three (3) vending days per year was viewed as overly restrictive. Commissioners supported expanding this allowance, while maintaining a distinction between routine vending and permitted special events.
- **School Concession Stands:** The Commission emphasized protecting existing school concession operations, ensuring they remain the primary vendor at school sporting events.
- **Licensing & Insurance:** Requiring insurance as part of the mobile food vendor licensing process was suggested to protect the City and public.

Procedural Requirements

The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 17.72 classifying the process for amendments and review procedures.

Zoning Text Amendment Process Flow Chart

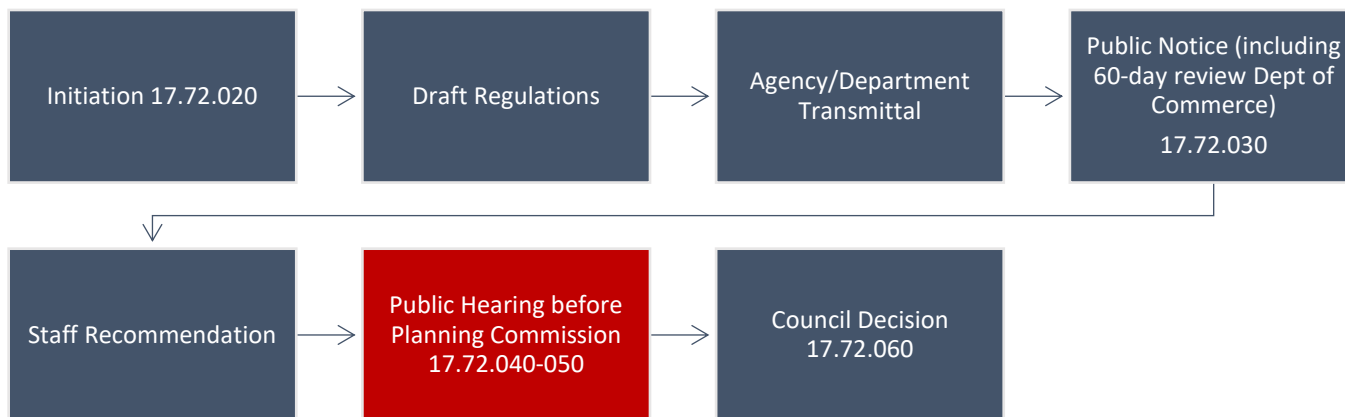


Table 3: Variance Procedure: Key Dates and Milestones

Procedure Action Item	Date
City initiated amendment	Discussions in 2024, draft code by Planning Commission
Department of Commerce 60-day review	Submitted July 7, 2025 60-day review window complete: September 5, 2025
Agency Notice	September 2, 2025
SEPA	Determination of Non-Significance (DNS) issued on September 2, 2025
Agency and Public Comment Period	September 2 – August 16
Public Hearing	September 16, 2025

Agency and Public Comment

Agency comment was issued on September 2nd along with a 60-day review period submitted to the Department of Commerce on July 7th which concluded on September 2nd; no comments were received at the time of this staff report.

Findings

Staff findings determine that the zoning text amendment is in accordance with the Castle Rock Comprehensive Plan, local regulation, as well as state and federal laws. Additionally, the Planning Commission evaluated with best practices and resources from MRSC and other similar jurisdictions mobile food vendor regulations. The following goals and policies from the current Comprehensive Plan are supported as part of this code amendment:

- Economic Development Goal 2: Ensure sustained economic growth and increase employment opportunities.
- Economic Development Goal 11: Encourage entrepreneurship to strengthen the business community and engage Castle Rock’s youth.

- Economic Development Policy 4: Evaluate local infrastructure capacity and business-related regulations and amend as necessary to attract and retain the desired economic base, without sacrificing Castle Rock's high quality of life.

Staff Recommendation

Staff recommends approval of the Mobile Food Vendor Code, as drafted in [Exhibit A](#).

Planning Commission Action

Per CRMC 17.72.040, Planning Commission shall recommend approval, approval with conditions or denial of an amendment to City Council for final decision.

Exhibits:

Exhibit A: Mobile Food Vendor Code Draft

Exhibit B: SEPA DNS and SEPA Checklist

Exhibit C: Noticing Materials – 60-day notice; newspaper publication, public notice

Exhibit A: Mobile Food Vendor Code Draft

CRP-25-020

Add Definition on Mobile Food Vendors to CRMC 17.16. Definitions

Mobile Food Vendors: A business that sells food or beverages from a movable vehicle, cart, or trailer. The unit is not permanently affixed to the ground and is capable of being moved from place to place. This includes food trucks and food carts that typically require health department approval. Vendors that exclusively sell pre-packaged food items (such as ice cream trucks) and are exempt from health department permitting may be excluded from this definition, unless otherwise specified by local regulations.

CRMC 17.26 Table of Permitted Land Uses

Status	Use	R-1	R-2	C-1	C-2	MX	I	PROS
Current	Food cart/stand/mobile sales	X	X	S	S	S	S	S
Proposed	Mobile Food Vendors	P(14)	P(14)	P(14)	P(14)	P(14)	P(14)	P(14)
(14) Requires permission of the property owner, a city business license, and must comply with Cowlitz County health department regulations. See CRMC 17.48.160 for specific mobile food vendor standards								

New Code Section

CRMC 17.48.160 Mobile Food Vendors

- A. Purpose. The purpose of this chapter is to provide guidance on mobile food vending within the city limits, promote the city’s vision and values, allow mobile food vending as a special amenity, and protect the health and welfare of residents and visitors.
- B. Permit Required. An approved permit for use of mobile food facilities must be obtained from the Building and Planning department prior to any mobile food facility operating within city limits. The permit type shall be based on the intended activity:
1. Event Permit – For mobile vendors participating in approved city-sanctioned or private special events.
 2. Site Permit – For vendors seeking to operate at a specific location on a recurring or stand-alone basis (not associated with a special event). Site permits may have more detailed requirements and associated costs.
- C. Application Requirements. The following requirements shall be addressed on forms provided and maintained by the city, and at a minimum shall include:
1. Name, signature, phone number, email contact and current business address of the applicant.
 2. Information on the food vehicle to include year, make, and model of the vehicle and the vehicle or trailer’s license plate number, if applicable.
 3. The intended location of the mobile food unit, subject to locational limitations set forth by the city of Castle Rock.
 4. A photo or drawing of the proposed mobile food unit, showing the business name.
 5. An indication of whether awnings are proposed. Awnings shall be no less than eight feet above ground level.
 6. The proposed hours of operation, unless written authorization from all neighbors, shall in no case extend past ten (10) p.m. or begin before six (6) a.m.
 7. Provide proof of license/permit approval requirement shall be met within thirty (30) days of approval of a mobile food unit license by the city of Castle Rock. However, no mobile food unit shall locate or operate within the city until such applicable city, county and state licenses have been issued as well as approval from the following agencies:
 - a. Cowlitz County Health and Human Services Department
 - b. Washington State Department of Labor and Industries

- c. Other applicable license/permit approvals associated with the proposed business operations
- 8. Proof of insurance in an amount designated in the most recent adopted Castle Rock fee schedule. Proof of insurance shall designate the City of Castle Rock as a named insured when mobile food units are conducting business on city property.
- 9. If operating on private property, written consent from the property owner is required.

D. General Requirements.

- 1. Operators of mobile food facilities must:
 - a. Have a valid business license within the city.
 - b. Have a valid operating permit from the Cowlitz County Health and Human Services Department.
 - c. Operators must pay all appropriate fees set forth by the adopted City fee schedule, including an annual Mobile Food vendor license fee.
 - d. Mobile food units stationed on public rights-of-way using external signage, bollards, seating, or any other equipment not contained within the unit shall not reduce or obstruct the sidewalk to less than five feet.
 - e. Vendor shall obey any lawful order of a police officer to move to a different permitted location to avoid congestion or obstruction of a public way or to remove the unit entirely from the public way if necessary to avoid such congestion or obstruction.
 - f. No power cable or equipment shall be extended at grade across any city street, alley, or sidewalk.
 - g. Any exterior lighting used by the mobile food unit shall be designed and placed in such a manner that it does not result in glare or light spillage onto other properties or interfere with vehicular traffic. Lighting shall be directed in a downward manner to minimize light pollution.
 - h. Exterior, freestanding signs shall conform to Chapter 17.82
 - i. The food truck shall be kept in good repair, and free of graffiti.
 - j. No portion of the mobile food vending unit may be used as sleeping quarters.
- 2. Trash and Other Waste:
 - a. The mobile food vendor shall leave the site clean each day, including picking up all trash and litter within 100 feet of the mobile food vending unit.

- b. Trash receptacles not intended for customer use shall be screened from public view and securely covered.
- c. The mobile food vendor shall install and maintain an adequate grease trap in the mobile food vending unit.
- d. Grease shall be properly disposed of per adopted Washington State health regulations.
- e. Wastewater generated by the mobile food vending unit shall be disposed of in a proper manner and documented.

E. Allowed Locations.

- 1. Mobile food vending may be allowed on city-owned properties approved pursuant to either a city contract or a special event permit.
- 2. Mobile food vending may be allowed in designated curbside food zones as established and on file with the City, vehicles may be parked within one foot of the curb in these designated zones.
- 3. Mobile food vending units shall be located at least 100 feet from an existing eating and drinking place except when the legal owner of the eating and drinking place provides written permission for the vendor to be located closer. Distance shall be measured using the shortest possible straight line from the closest edge of the mobile food vending unit to the closest edge of the restaurant building.
- 4. Prohibited Locations: Mobile food vendors may be allowed within the prohibited areas if approved as part of a special event permit. Unless a special event permit is obtained, mobile food vendors shall be prohibited in the following areas:
 - a. In no instances shall a mobile food vendor block or impede passage of any pedestrian, bike, or street right-of-way.
 - b. Any residential zones or the abutting rights-of-way
 - c. City rights-of-way, unless a right-of-way permit is obtained from the City of Castle Rock
 - d. Private streets
 - e. Parking areas, unless it can be demonstrated that minimum parking requirements for the primary use(s) served by the parking area are met on site.

F. Frequency.

- 1. Mobile food vendors operating under a Site Permit may operate up to fifteen (15) days per calendar year and no more than three (3) consecutive days, unless otherwise authorized by the City.

2. Mobile food vendors operating under an Event Permit are subject to the dates and locations approved as part of the permitted event and are not limited by the fifteen-day annual cap.
- G. Revocation. A mobile food vendor, permitted pursuant to this chapter, may have its license revoked, suspended, or denied if the city finds:
1. The vendor has violated or failed to meet the terms of this chapter or other applicable sections of the municipal code or conditions of approval; or
 2. The mobile food vending unit operation is detrimental to the surrounding businesses or to the public due to either appearance or conditions of the unit.

Exhibit B: SEPA DNS and SEPA Checklist

CRP-25-020

City of Castle Rock

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



STATE ENVIRONMENTAL POLICY ACT Determination of NonSignificance

September 2, 2025

Lead Agency: City of Castle Rock, Washington

Application: Zoning Text Amendment Mobile Food Vendor Code

Location: Citywide, Castle Rock, WA.

Project Description: The proposed code amendment introduces a new section, Castle Rock Municipal Code (CRMC) 17.48.160, to establish regulations for Mobile Food Vendors within the City of Castle Rock. This new section outlines standards, location criteria, and permitting requirements for mobile food vendors to ensure safe and compatible integration into the community and special events. In addition, the amendment adds a definition of "Mobile Food Vendor" to CRMC 17.16 (Definitions) to provide clarity and consistency throughout the code. To support these changes, the amendment also updates the CRMC 17.26 Table of Permitted Land Uses by adding Mobile Food Vendors as a new, distinct land use category and specifying the zoning districts in which this use is permitted.

Proponent: City of Castle Rock

Mailing Address: PO Box 370, Castle Rock, WA 98611

Telephone: (360) 274-7478

Email: bldgdept@ci.castle-rock.wa.us

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.

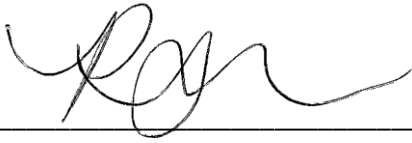
This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** September 16, 2025, by 5:00 pm

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

Telephone: (360) 274-8181.

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

Signature

September 16, 2025

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

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

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 or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making 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 agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections 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. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Zoning Text Amendment Mobile Food Vendor Code

2. Name of applicant:

City of Castle Rock, WA - Agency Contact: City Contract Planner Rachel Granrath

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

Agency Contact: City Contract Planner Rachel Granrath, 720-273-7172

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

4. Date checklist prepared:

August 19, 2025

5. Agency requesting checklist:

City of Castle Rock, WA

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

Public Hearing – Castle Rock Planning Commission September 16, 2025, adoption at City Council expected at the end of September or October

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

N/A – non-project action

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

N/A – non-project action

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A

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

N/A – non-project action

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 on this page. (Lead agencies may modify this form to include additional specific information on project description.)

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

N/A – non-project action

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, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Citywide ordinance

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

City wide ordinance

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other.

Citywide – depends on location of mobile food vendor

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

N/A site specific evaluation will occur at time of application

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.

N/A site specific evaluation will occur at time of application

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A site specific evaluation will occur at time of application

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.

N/A

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

N/A

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

N/A

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

N/A

2. Air

[Find help answering air questions](#)⁴

- 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.**

N/A – temporary uses

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

N/A – temporary uses

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

Yes – conditions of approval include nothing injurious to the public with emissions of mobile vendor vehicles

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

- 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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

N/A site specific evaluation will occur at time of application

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A site specific evaluation will occur at time of application

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 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.**

N/A site specific evaluation will occur at time of application

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

N/A site specific evaluation will occur at time of application

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

b. Ground:

[Find help answering ground water questions⁷](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No

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.**

N/A site specific evaluation will occur at time of application

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

N/A site specific evaluation will occur at time of application

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

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

None – temporary use

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

N/A site specific evaluation will occur at time of application

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

N/A temporary use

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

N/A temporary use

5. Animals

[Find help answering animal questions](#)⁸

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

N/A site specific evaluation will occur at time of application

- c. Is the site part of a migration route? If so, explain.

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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 hook up or self-service internal system for food truck

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

N/A

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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

None

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

N/A site specific evaluation will occur at time of application

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.**

N/A

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)?**

N/A

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)?**

N/A site specific evaluation will occur at time of application

3. **Proposed measures to reduce or control noise impacts, if any:**

Site specific evaluation will occur at time of application

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Citywide ordinance

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? 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? If so, how?**

N/A

- c. **Describe any structures on the site.**

N/A site specific evaluation will occur at time of application

- d. **Will any structures be demolished? If so, what?**

N/A

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

Citywide

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

N/A Citywide ordinance

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

N/A Citywide Ordinance not permitted in shoreline

- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

N/A ordinance refers back to critical areas ordinance

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

N/A temporary uses

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

None

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- 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.**

Proposal is consistent

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

N/A

9. Housing

[Find help answering housing questions](#)¹²

- 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.**

None

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

N/A

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Permitted mobile food vendor trucks as permitted at DMV and Dept of Health

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

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The proposed hours of operation, unless written authorization from all neighbors, shall in no case extend past ten (10) p.m. or begin before six (6) a.m.

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

Site specific evaluation at time of application

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

None known

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

Any exterior lighting used by the mobile food unit shall be designed and placed in such a manner that it does not result in glare or light spillage onto other properties or interfere with vehicular traffic. Lighting shall be directed in a downward manner to minimize light pollution.

12. Recreation

[Find help answering recreation questions](#)

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

N/A depends on location of event or food vendors application

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

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

N/A

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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? If so, specifically describe.**

N/A not site specific

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

N/A not site specific

- 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 tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A not site specific

- 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 not site specific

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

N/A site specific evaluation will occur at time of application

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

N/A site specific evaluation will occur at time of application

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

N/A site specific evaluation will occur at time of application

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N/A site specific evaluation will occur at time of application

- e. **How many vehicular 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?**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

N/A site specific evaluation will occur at time of application

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

15. Public services

[Find help answering public service questions¹⁷](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No – temporary use

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

N/A – temporary use or with special events

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

N/A electrical may be needed but all other utilities within unit

- 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.**

N/A temporary use

C. Signature

[Find help about who should sign¹⁹](#)

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.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>



Signature

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

Telephone: (360) 274-7478.

Date submitted: September 2, 2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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?

Not applicable – this is a city-wide ordinance intended for allowing mobile food vendor units as temporary uses and special events

- **Proposed measures to avoid or reduce such increases are:** Application and permits required

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Not allowed in shoreline or critical areas, and permitted on a case-by-case basis

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** See above

3. How would the proposal be likely to deplete energy or natural resources? N/A – temporary or special event use

- **Proposed measures to protect or conserve energy and natural resources are:** Requiring permits and review on site specific applications

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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?

Will not affect environmentally sensitive areas as it is not permitted

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
Requiring permits and review on site specific applications

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?

Will not be permitted in shoreline designated areas

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**
Requiring permits and review on site specific applications

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

We will review if there is an increased demand on transportation services and utilities, and amend the ordinance, the city has the right to refuse an application if the demands are too high

- **Proposed measures to reduce or respond to such demand(s) are:** Requiring permits and review on site specific applications

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

Does not conflict

Exhibit C: Noticing Materials

CRP-25-020

1. 60-day Notice – Department of Commerce
2. Newspaper Publication
3. Public Notice



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

07/08/2025

Ms. Rachel Granrath
Contract Planner
City of Castle Rock
141 "A" Street SW
Post Office Box 370
Castle Rock, WA 98611

Sent Via Electronic Mail

Re: City of Castle Rock--2025-S-9600--60-day Notice of Intent to Adopt Amendment

Dear Ms. Granrath:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed addition of mobile food vendor regulations to support economic development and community events by allowing food trucks under both special event and site-specific permits.

We received your submittal on 07/07/2025 and processed it with the Submittal ID 2025-S-9600. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/05/2025.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Catherine McCoy, (360) 280-3147.

Sincerely,

Review Team
Growth Management Services

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

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

State of New Jersey, County of Camden, ss:

Yuade Moore, 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 , 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: September. 2 2025

NOTICE ID: fL0imS4nWPEHKrNVA9Z5
PUBLISHER ID: COL-WA-101147
NOTICE NAME: Mobile Food Vendor - Public Hearing/SEPA
Publication Fee: \$411.40

(Signed) Yuade Moore

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 09/03/2025

SM S. R. Poe

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC HEARING NOTICE

Notice of Zoning Text Amendment Mobile Food Vendor Code & SEPA,
Public Hearing

Lead Agency/Proponent: City of Castle Rock, WA

Application: Zoning Text Amendment Mobile Food Vendor Code

Location: Citywide, Castle Rock, WA.

Description of proposal: The proposed code amendment introduces a new section, Castle Rock Municipal Code (CRMC) 17.48.160, to establish regulations for Mobile Food Vendors within the City of Castle Rock. This new section outlines standards, location criteria, and permitting requirements for mobile food vendors to ensure safe and compatible integration into the community and special events. In addition, the amendment adds a definition of "Mobile Food Vendor" to CRMC 17.16 (Definitions) to provide clarity and consistency throughout the code. To support these changes, the amendment also updates the CRMC 17.26 Table of Permitted Land Uses by adding Mobile Food Vendors as a new, distinct land use category and specifying the zoning districts in which this use is permitted.

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 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: September 16, 2025

Time : 6:00 pm

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

Virtually: To join this meeting from your computer, tablet, or smart-phone: <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) To get the app: <https://meet.goto.com/install>

Purpose: To review the proposed code amendment 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: September 16, 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 bidgdept@ci.castle-rock.wa.us

Signature: Rachel Granrath, September 2, 2025

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

9/2 COL-WA-101147

City of Castle Rock

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



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Posted 09/02/2025: City Hall
Post Office
Library

Planning Commission Meetings Page/
Notices

City of Castle Rock

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



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

09-02-2025

Posted to website

City Wide Rezone
&
Comprehensive
Plan Map
Amendment

Public Hearing



STAFF REPORT

Public Hearing: Proposed Map Amendments

To: City of Castle Rock Planning Commission
From: Rachel Granrath, Contract Planner
Date: September 16, 2025
Subject: *Public Hearing:* Zoning Map and Comprehensive Plan Map Amendments

Summary of Request and Recommendation

The City of Castle Rock is considering zoning map and comprehensive plan map amendments to align zoning designations with existing development patterns, correct mapping inconsistencies, and support community needs. The proposed amendments address six groups of properties, including undeveloped parcels, existing apartment developments, school district lands, and industrial sites. Each proposed amendment has been reviewed for consistency with the Comprehensive Plan (per CRMC 17.72), compliance with development standards, and impacts to public health, safety, and welfare. Staff finds that all criteria are met.

Key Actions – Proposed Map Amendments

Per Exhibit A, the following amendments are being considered to accurately reflect zoning and development patterns in line with current uses.

Table 1. Proposed Map Amendments

#	Location	Parcels	Zoning Change	Comp Plan Map Re-Designation	Reasoning Summary
1	West Side Highway / Umiker Road	9	R-1 to R-2	Low Density Residential to High Density Residential	Supports increased density; utilities available
2	Existing Apartment Developments	2	R-1 to R-2	Low Density Residential to High Density Residential	Updates zoning/land use to reflect the existing multifamily development.
3	Undeveloped Land Adjacent to R-2	3	R-1 to R-2	Low Density Residential to High Density Residential	Provides consistency with surrounding R-2 properties and future growth
4	School District Property	1	R-1 to Parks, Recreation & Open Space (PROS)	Low Density Residential to Recreational Open Space	Reflects public ownership and future recreational/educational uses
5	Swanson Property	1	Split zoning of Industrial/R-2 to single zoning of R-2	Split designation of High Density Residential and	Cleans up mapping error and aligns with current use (single-family home)

				Public/Quasi-Public to single High Density Residential designation	
6	Stash-it Self Storage	3 & vacated ROW	R-2 / Industrial mix to Industrial		Supports expansion of existing mini-storage and RV storage business

Procedural Requirements

The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 17.72 classifying the process for amendments and review procedures.

Map Amendment Process Flow Chart

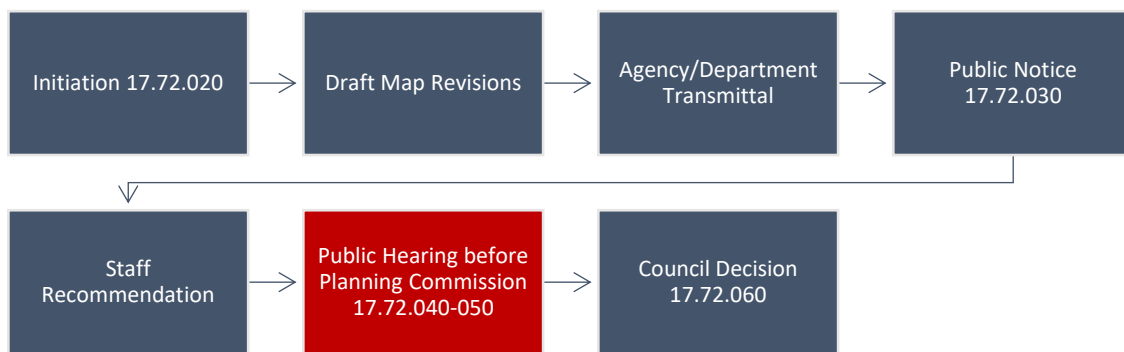


Table 3: Variance Procedure: Key Dates and Milestones

Procedure Action Item	Date
City initiated amendment	Map amendments city wide drafted by city
Department of Commerce 60-day review	Not required for partially planning communities
Agency Notice	September 2, 2025
SEPA	Determination of Non-Significance (DNS) issued on September 2, 2025
Agency and Public Comment Period	September 2 – August 16
Public Hearing	September 16, 2025

Agency and Public Comment

Agency comment was issued on September 2nd no comments were received at the time of this staff report.

Findings

Staff finds that the proposed zoning and comprehensive plan map amendments are in accordance with the Castle Rock Comprehensive Plan, local regulation, as well as state and federal laws. The following goals and policies from the current Comprehensive Plan are supported as part of this amendment:

- Residential Development Goal 2. Provide opportunity for a broad range of housing choices to meet the changing needs of the community.

- Residential Development Goal 3. Discourage the conversion of residential use to non-residential use to protect existing residential neighborhoods
- Residential Development Policy 2. Infill development of vacant residentially classified land in the city is encouraged.
- Land Development/Subdivision 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 Goal 2. Vacant sites classified for industrial use by the land use map should not be encroached upon by incompatible nonindustrial uses.

Staff Recommendation

Staff recommends approval of the Zoning Man and Comprehensive Plan Map Amendments as drafted in Exhibit A.

Planning Commission Action

Per CRMC 17.72.040, Planning Commission shall recommend approval, approval with conditions or denial of an amendment to City Council for final decision.

Exhibits:

Exhibit A: Site Evaluation and Narrative for various property zoning and future land use map changes

Exhibit B: SEPA DNS and SEPA Checklist

Exhibit C: Noticing Materials – Newspaper publication, public notice

Exhibit A: Site Evaluation and Narrative for Various Property Zoning and Future Land Use Map Changes

CRP-25-021

City of Castle Rock

Zoning Map and Comprehensive Plan Map Amendments

Date: September 2025

Overview on Proposed Property revisions:

- Note 1: Properties between West Side Highway/Umiker Road – 9 parcels
- Note 2: Properties: Existing Apartment Developments – 2 parcels
- Note 3: Properties: Undeveloped Land Adjacent to R-2 Zone – 3 parcels
- Note 4: School District Property: Currently R1 – Recommend change to Parks, Rec & OS – 1 parcel
- Note 5: Swanson Property Split Zone - Current I – Recommend change to R2 – 1 parcel
- Note 6: Stash-it Self Storage: Current R2 & I – Recommend change all to Industrial – 3 parcels

Note 1: Subject Properties: Undeveloped land between West Side Highway/Umiker Road

Reasoning: Property owner expressed interest in increased density and subject properties can be adequately serviced by utilities



Figure 3: Subject Property – Cowlitz County GIS Aerial



Figure 1: Subject Property - Current Zoning Map



Figure 2: Subject Property - Future Land Use Map

Table 1: Property details in rezone/ future land use map amendments

Parcel	Owner	Acreage	Current future land use	Proposed future land use	Current zoning	Proposed zoning
308850100	GARDNER RANDAL S ETAL	33.37 acres	Low density residential	High density residential	R-1	R-2
308860100	MINTZ JOSEPH E JR	4.68 acres				
308880100	MINTZ JOSEPH E JR	1.75 acres				
308890100	MINTZ JOSEPH E JR	7.9 acres				
308930100	MINTZ JOSEPH E JR	1.59 acres				
308900100	MINTZ JOSEPH E JR	1.42 acres				
308940100	MINTZ JOSEPH E JR	2.60 acres				
308920100	MINTZ JOSEPH E JR	1.72 acres				
308910100	MINTZ JOSEPH E JR	1.45 acres				

Analysis per CRMC 17.72:

- Comprehensive plan consistency: **Met.** Consistent with comprehensive plan if future land use is amended
- Development/code standards: **Met.** If subdivision in the future is proposed as the property is not developed
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

Note 2: Subject Properties: Existing Apartment Developments: Current R1: Proposed to R2

Reasoning: Existing apartment building current development reflects an R2 density versus the current R-1 zone and designation

- Parcel 30611 is a 6-12 unit apartment building
- Parcel 30603002: 4 unit apartment building



Figure 6: Subject Properties Cowlitz County GIS Aerial



Figure 5: Parcel 30603002 Existing Development



Figure 4: Parcel 30611 Existing Development

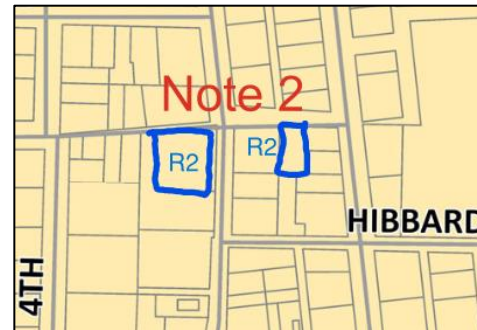


Figure 7: Subject Property - Current Zoning Map

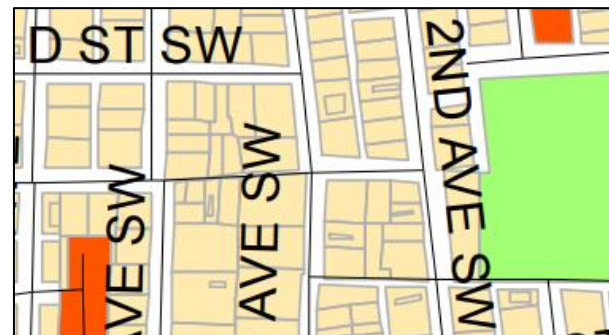


Figure 8: Subject Property - Current Comprehensive Plan Future Land Use Map

Table 2: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30611	A G/L LLC	6-12 unit apartment building	Low density residential	High density residential	R-1	R-2
30603002	FARVOUR DANIEL S/LISA A	4 unit apartment building				

Analysis per CRMC 17.72:

- Comprehensive plan consistency: **Met.** Existing development permitting by the City, update to reflect what exists.
- Development/code standards: CRMC 17.32 (R-2 Zone): **Met.** Existing development conforms with code standards
 - Building heights – 40 feet
 - Street frontage – public street access
 - Site dimensions, not less than 60 feet or square footage based on development type, in this case: Multiple-family dwellings, 7,500 square feet for the first two dwelling units, plus 1,000 square feet for each additional dwelling unit.
 - Setbacks:
 - Front yard - 15 feet
 - Garage - 20 feet
 - Rear yard - 20 feet
 - Side yard - 5 feet
 - Corner yard – 15 feet
 - Off street parking CRMC 17.52: Multifamily dwelling: one and one-half spaces for each dwelling or living unit;
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

Note 3: Subject Properties: Undeveloped Land Adjacent to R-2 Zone

Reasoning: Property owner expressed interest in increased density and subject properties can be adequately serviced by utilities, adjacent properties area already zoned R-2 and designated to develop accordingly in the future land use map.

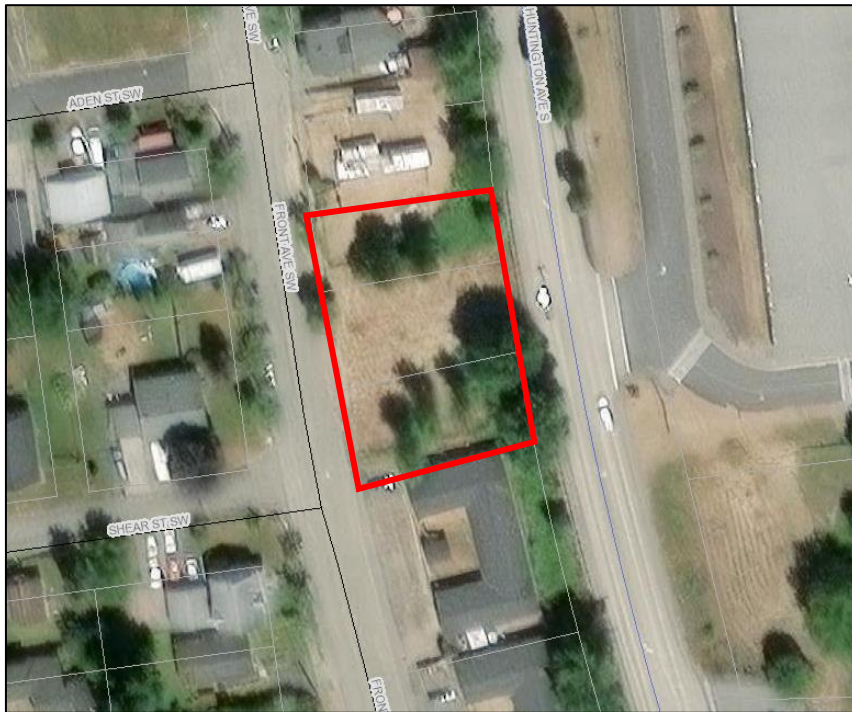


Figure 10: Subject Property Cowlitz County GIS Aerial

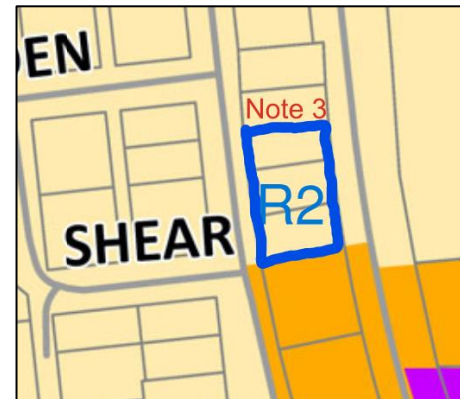


Figure 9: Subject Property Current Zoning Map

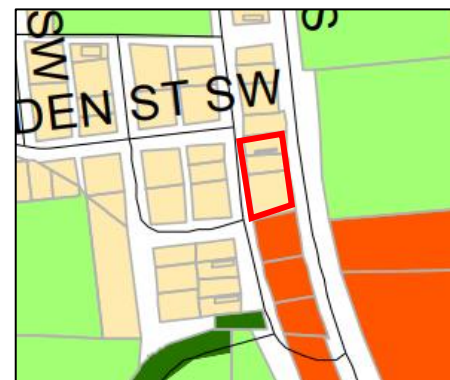


Figure 11: Subject Property Current Future Land Use Map

Table 3: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30683004	AUVIGNE LACEY RHA	Undeveloped	Low density residential	High density residential	R-1	R-2
30683002	CIRRUS GROUP ETAL	Undeveloped				
306830024	CIRRUS GROUP ETAL	Undeveloped				

Analysis per CRMC 17.72:

- Comprehensive plan consistency: **Met.** Not developed property adjacent to R-2 zoned property.
- Development/code standards: CRMC 17.32 (R-2 Zone): **Met.** Future development will conform with R-2 standards
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

Note 4: Subject Properties: School District Property: Currently R1 – Recommend change to Parks, Rec & OS

Reasoning: Subject property is adjacent to an existing school district development and owned by the school district, should be designated appropriately for future use by the district.

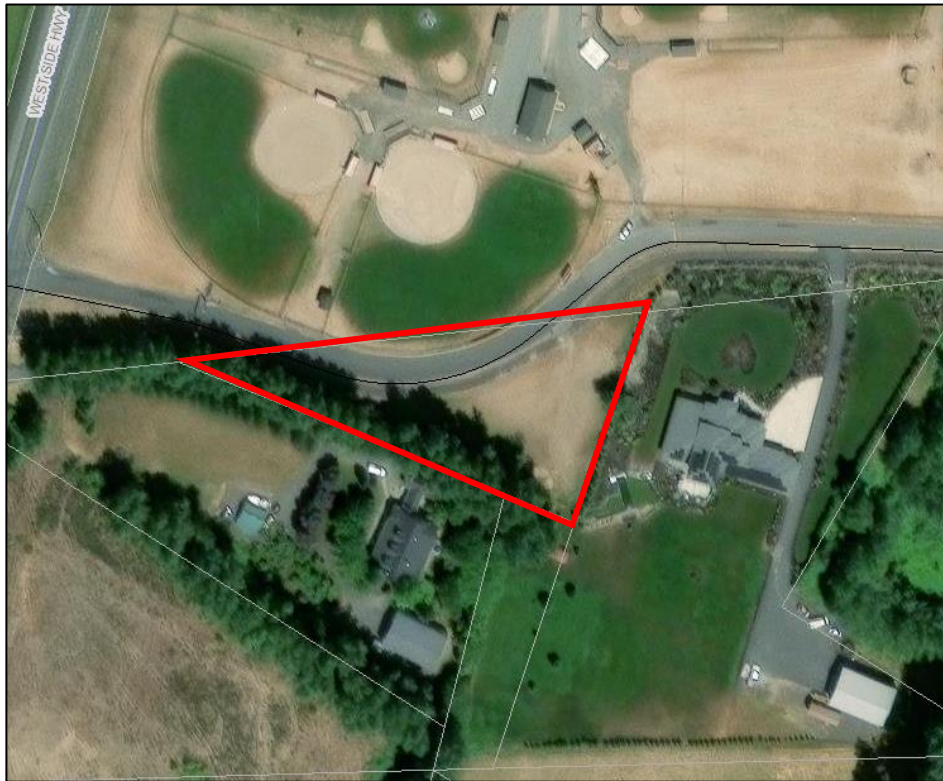


Figure 12: Subject Property Cowlitz County GIS Aerial

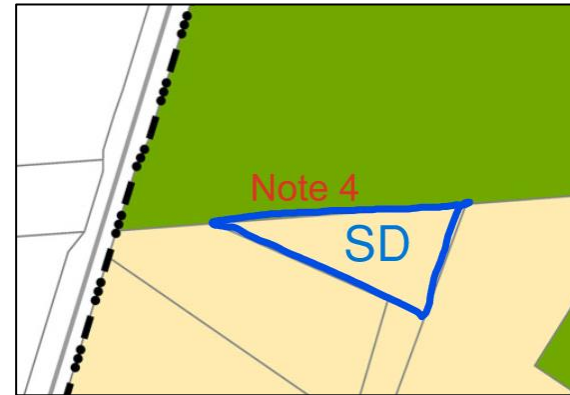


Figure 13: Subject Property Current Zoning Map

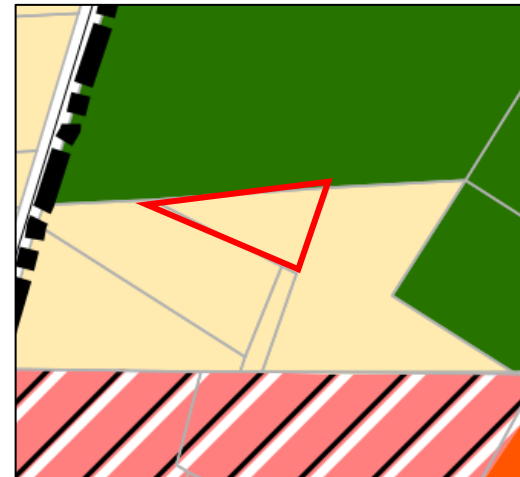


Figure 14: Subject Property Future Land Use Map

Table 4: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
308830100	CASTLE ROCK SCHOOL DIST #401	Undeveloped	Low density residential	Recreational Open Space	R-1	Parks, Rec & OS

Analysis per CRMC 17.72:

- Comprehensive plan consistency: **Met.** Not developed property but owned by school district and adjacent to school district uses, with recreational and open space fields across the street.
- Development/code standards: CRMC 17.46 (PROS Parks, Recreation and Open Space District): **Met.** Re designating this property is consistent with the purpose outlined in 17.46.005 (A) which states “To provide opportunities for the continued and future operation of the Castle Rock Fairgrounds, Mount Saint Helens Motorcycle Club Racetrack, North County Recreation Sports Complex, and both the Castle Rock school district and city of Castle Rock facilities;”
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

Note 5: Swanson Property Split Zone - Current I – Recommend change to R2

Reasoning: Subject property has a split future land use designation and split zoning; the property owner is developing a single-family home and in order to be consistent the city is cleaning up mapping error and designation error to reflect current site conditions and uses. The property was never divided and is one tax parcel.



Figure 17: Subject Property Cowlitz County GIS Aerial

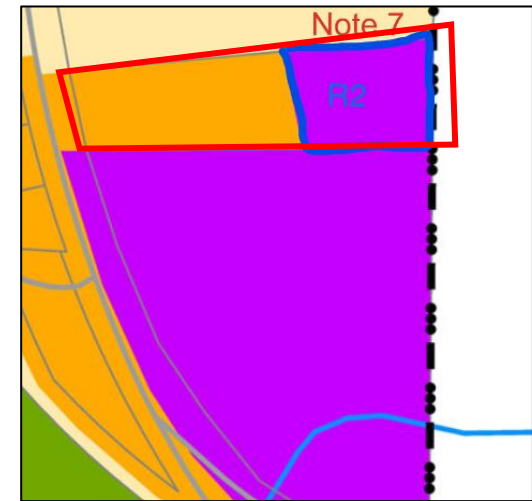


Figure 15: Subject Property Current Zoning

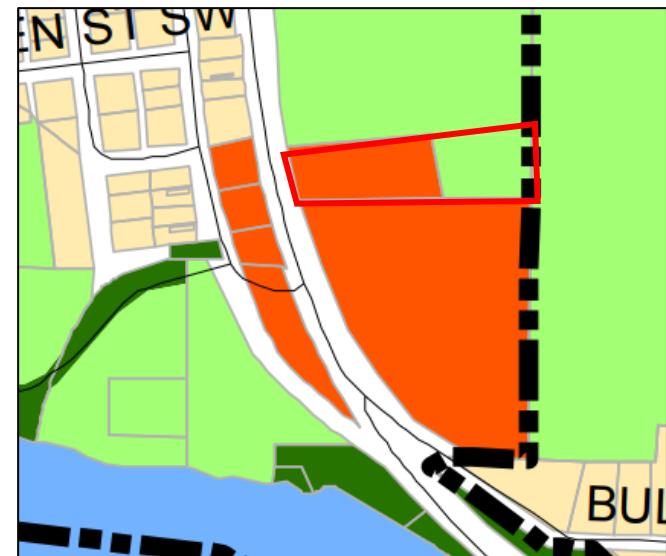


Figure 16: Subject Property Current Future Land Use Designation

Table 5: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30678	SWANSON BRITTANY ANN	Undeveloped	Split Designation: High Density Residential and Public / Quasi-Public	Single designation: High Density Residential	Split zoning Industrial / R-2	R-2

Analysis per CRMC 17.72:

- Comprehensive plan consistency: **Met.** This is a clean up to an error either through County Mapping or City designations. This effort is to clean up current use and is consistent with comprehensive plan goals and policies.
- Development/code standards: CRMC 17.32 (R-2 Zone): **Met.** All materials and development was reviewed and approved with R-2 standards, a condition of approval was to clean up the zoning and land use designations.
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare

Note 6: Stash-it Self Storage: Current R2 & I – Recommend change all to Industrial

Reasoning: Subject property is currently utilized for the industrial use of mini-storage and RV storage. As the city recently vacated right of way, the property owner is seeking to plan for future industrial uses and expand their industrial business over the next few years.



Figure 20: Subject Property Cowlitz County GIS Aerial

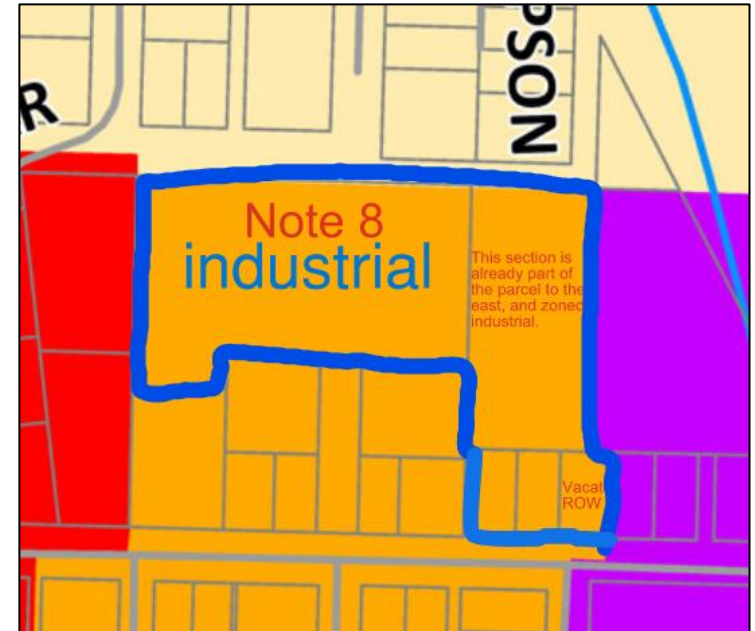


Figure 18: Subject Property Current Zoning

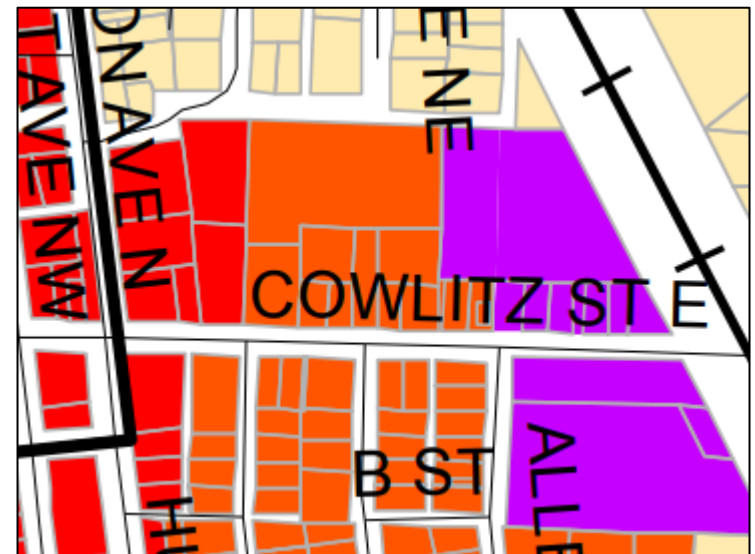


Figure 19: Subject Property Future Land Use Map

Table 6: Property details in rezone/ future land use map amendments

Parcel	Owner	Use	Current future land use	Proposed future land use	Current zoning	Proposed zoning
30667	ASCENT PROPERTIES LLC	Undeveloped	R-2 High Density Residential	Industrial	R-2 High Density Residential	Industrial
30267	GNRL LLC ETAL	Undeveloped				
30268	GNRL LLC ETAL	Undeveloped				
Recent Vacated Right-of-Way	GNRL LLC ETAL	Undeveloped				

Analysis per CRMC 17.72:

- Comprehensive plan consistency: **Met.** Comprehensive plan calls for support of businesses both existing and future, the following policies are relevant to support this zoning and designation change:
 - Encourage the establishment of new commercial and industrial enterprises that will bring services and jobs to the community.
 - Vacant sites classified for industrial use by the land use map should not be encroached upon by incompatible nonindustrial uses.
 - Make Castle Rock’s industrial and commercial real estate product offerings market ready, enabling Castle Rock to effectively compete for targeted businesses.
- Development/code standards: CRMC 17.44 (I-1 Industrial Use District): **Met.** Future development will conform with Industrial standards
- Public health, safety and welfare: **Met.** Not detrimental to public health and welfare.

Exhibit B: SEPA DNS and SEPA Checklist

CRP-25-021

City of Castle Rock

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



STATE ENVIRONMENTAL POLICY ACT Determination of NonSignificance

September 2, 2025

Lead Agency: City of Castle Rock, Washington

Application: Rezone and comprehensive plan map amendment for various properties across the City

Location: Properties Citywide, Castle Rock, WA.

Project Description: The City is initiating the rezone and comprehensive plan future land use map redesignation of various properties across Castle Rock. This is at the request of either the property owners or in an effort to accurately reflect the current use, density, and buildings that are currently on site today.

Proponent: City of Castle Rock

Mailing Address: PO Box 370, Castle Rock, WA 98611

Telephone: (360) 274-8181

Email: bldgdept@ci.castle-rock.wa.us

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:** September 16, 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

Telephone: (360) 274-8181.

A handwritten signature in black ink, appearing to read "Rachel Granrath".

Signature

September 16, 2025

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

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

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 or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making 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 agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections 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. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Zoning and Future Land Use Map Amendment – various properties

2. Name of applicant:

City of Castle Rock, WA - Agency Contact: City Contract Planner Rachel Granrath

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

Agency Contact: City Contract Planner Rachel Granrath, 720-273-7172

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

4. Date checklist prepared:

August 19, 2025

5. Agency requesting checklist:

City of Castle Rock, WA

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

Public Hearing – Castle Rock Planning Commission September 16, 2025, adoption at City Council expected at the end of September or October

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

N/A – non-project action

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

N/A – non-project action

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A

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

N/A – non-project action

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 on this page. (Lead agencies may modify this form to include additional specific information on project description.)

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Proposal is a non-project action consisting of rezoning and re-classifying the future land use map designations for various properties across the city, **Attachment A** outlines the details of each property location and consistencies with codes. The overarching theme of these actions is to correct current development trends, uses, as well as property owners adjacent to specific uses that are natural for the zoning to depict more accurately. We are updating both the zoning map and future land use map to make sure both are consistent.

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, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Citywide amendment

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

City wide

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other.

Citywide – see attachment A

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

N/A

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.

N/A

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A site specific evaluation will occur at time of application

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.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

N/A

- f. **Could erosion occur because of clearing, construction, or use? 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)?**

N/A

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

N/A

2. Air

[Find help answering air questions](#)⁴

- 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.**

N/A – non-project action

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

N/A – non-project action

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

N/A – non-project action

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

N/A site specific evaluation will occur at time of application

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A site specific evaluation will occur at time of application

- 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.**

N/A site specific evaluation will occur at time of application

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

N/A site specific evaluation will occur at time of application

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

b. Ground:

[Find help answering ground water questions⁷](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No

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.**

N/A site specific evaluation will occur at time of application

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. Could waste materials enter ground or surface waters? If so, generally describe.

N/A site specific evaluation will occur at time of application

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

4. Plants

[Find help answering plants questions](#)

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

None

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

N/A site specific evaluation will occur at time of application

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

N/A

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

N/A

5. Animals

[Find help answering animal questions](#)⁸

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

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

N/A site specific evaluation will occur at time of application

- c. **Is the site part of a migration route? If so, explain.**

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.**

N/A To be determined at time of development application

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

N/A

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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

None

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

N/A site specific evaluation will occur at time of application

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.**

N/A

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)?**

N/A

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)?**

N/A site specific evaluation will occur at time of application

3. **Proposed measures to reduce or control noise impacts, if any:**

Site specific evaluation will occur at time of application

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Citywide zoning and future land use mapping update

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? 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? If so, how?**

N/A

- c. **Describe any structures on the site.**

N/A site specific evaluation will occur at time of application

- d. **Will any structures be demolished? If so, what?**

N/A

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

See Attachment A

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

See Attachment A

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

N/A - no shorelines effected

- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

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

N/A

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

None

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

This corrective rezone/designation remedies displacement impacts by correcting errors and reflecting current uses to make it easier to develop or amend various uses including attainable housing options

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

Proposal is consistent, See Attachment A

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

N/A

9. Housing

[Find help answering housing questions](#)¹²

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.

None

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

N/A

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

N/A

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

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

N/A site specific evaluation on future applications

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

Site specific evaluation at time of application

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

None known

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

N/A

12. Recreation

[Find help answering recreation questions](#)

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

N/A

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

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

N/A

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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? If so, specifically describe.**

N/A not site specific

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

N/A not site specific

- 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 tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A not site specific

- 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 not site specific

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

N/A site specific evaluation will occur at time of application

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

N/A site specific evaluation will occur at time of application

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

N/A site specific evaluation will occur at time of application

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N/A site specific evaluation will occur at time of application

- e. **How many vehicular 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?**

N/A site specific evaluation will occur at time of application

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

N/A site specific evaluation will occur at time of application

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

N/A site specific evaluation will occur at time of application

15. Public services

[Find help answering public service questions¹⁷](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No – already infill properties and corrective actions, any future development will be evaluated on its own merit

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

Future development review

16. Utilities

[Find help answering utilities questions¹⁸](#)

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

N/A

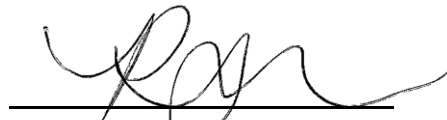
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. Signature

[Find help about who should sign¹⁹](#)

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.



¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Signature

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

Telephone: (360) 274-7478.

Date submitted: September 2, 2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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?

Not applicable – this is a clean up to the zoning map and future land use map to remedy existing uses, ownership and developments

- **Proposed measures to avoid or reduce such increases are:** Future application and permits required

2. How would the proposal be likely to affect plants, animals, fish, or marine life? All critical areas and shoreline master planning must be met for future development

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** Future application and permits required

3. How would the proposal be likely to deplete energy or natural resources? Not likely

- **Proposed measures to protect or conserve energy and natural resources are:** Requiring permits and review on site specific applications

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

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Will not affect environmentally sensitive areas as it is not permitted – review each application for development on its own merit

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
Requiring permits and review on site specific applications

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?

Will not be permitted in shoreline designated areas unless compatible with adopted SMP

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**
Requiring permits and review on site specific applications

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

We will review if there is an increased demand on transportation services and utilities, and amend the ordinance, the city has the right to refuse an application if the demands are too high, all subject properties are within the annexed city limits and planned for with utilities, services and transportation

- **Proposed measures to reduce or respond to such demand(s) are:** Requiring permits and review on site specific applications

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

Does not conflict

Exhibit C: Noticing Materials; Newspaper Publication, Public Notice

CRP-25-021

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

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

State of Florida, County of Broward, ss:

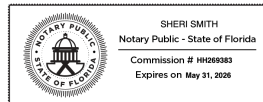
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Longview Daily News, published in Cowlitz county, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of 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 , 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: September. 2 2025

NOTICE ID: COTWXYIZXhaSHdbCZZoQ
PUBLISHER ID: COL-WA-101148
NOTICE NAME: Citywide Rezone/Comp Plan Amendment/SEPA
Publication Fee: \$379.20

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 09/03/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC HEARING NOTICE

Notice of Rezone, Comprehensive Plan Future Land Use Map Amendment, and SEPA, Public Hearing

Lead Agency/Proponent: City of Castle Rock, WA

Application: Rezone and comprehensive plan map amendment for various properties across the City

Location: Properties Citywide, Castle Rock, WA.

Description of proposal: The City is initiating the rezone and comprehensive plan future land use map redesignation of various properties across Castle Rock. This is at the request of either the property owners or in an effort to accurately reflect the current use, density, and buildings that are currently on site today.

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 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: September 16, 2025

Time : 6:00 pm

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

Virtually: To join this meeting from your computer, tablet, or smart-phone: <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) To get the app: <https://meet.goto.com/install>

Purpose: To review the proposed zoning and future land use map amendments, 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: September 16, 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

Signature: Rachel Granrath, September 2, 2025

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

(E)

9/2 COL-WA-101148

City of Castle Rock

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



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Posted 9/2/2025 : City Hall
Post Office
Library

Planning Commission
Meetings Page/Notices

City of Castle Rock

PO Box 370
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Signature: Rachel Granrath, September 2, 2025

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

09-02-2025

Posted to Website

Consent Agenda

a. Approval of Minutes –

June 17, 2025 Planning Commission
Regular Meeting and Public Hearings

&

July 29, 2025 Planning Commission
Special Meeting and Public Hearings

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, Vice-Chair Matt Rasmussen, Commissioners Richard Skreen, and Ryane Olin

Members absent: David VanCamp and Robert Frazier

Staff present: Contracted Planner Rachel Granrath, and Clerk-Treasurer Carie Cuttonaro

2. CITIZEN COMMENTS

Chairperson Rick Sullivan asked if there were any citizen comments outside of the two public hearings. A citizen started to ask questions regarding the upcoming public hearings that resulted in a response from another citizen. Chairperson Rick Sullivan stated that once they were through this portion of the agenda, and once the Public Hearing was opened, citizen comments would be heard. The citizen expressed agreement with this statement.

3. REPORTS

Clerk-Treasurer Carie Cuttonaro gave a verbal report.

A citizen provided comments regarding the verbal report. Clerk-Treasurer Carie Cuttonaro provided additional comment. The citizen provided further comment and Clerk-Treasurer Carie Cuttonaro responded.

Chairperson Rick Sullivan described how the planning commission would enter into the upcoming public hearing and how the public hearings would proceed.

Chairperson Rick Sullivan closed the Planning Commission Regular Meeting at 6:02 (6:03) PM.

4. PUBLIC HEARING - Landing on the Cowlitz (LOT) Stormwater Outfall

Chairperson Rick Sullivan opened the Public Hearing for the Landing on the Cowlitz (LOT) Stormwater Outfall at 6:04 PM (Chairperson Sullivan asked if it was 6:03 PM, Clerk-Treasurer Carie Cuttonaro stated the time was now showing 6:04 PM).

a.

1. Call to Order
2. Open the Agenda Topic
3. Staff Presentation
4. Applicant Presentation
5. Public Testimony
6. Close Public Testimony
7. Commission Questions & Discussion
8. Close Public Hearing
9. Decision or Recommendation

Chairperson Rick Sullivan stated the Public Hearing topic.
Planner Rachel Granrath presented.

Chairperson Rick Sullivan asked the Commissioners if they had any questions at that time. Commissioners Matt Rasmussen and Ryane Olin stated they did not. Hearing no questions from the Commissioners, Rick Sullivan stated they would hear the applicant's presentation. Ingrid Friedberg of Tapani introduced herself. Ingrid Friedberg clarified that they (Tapani/CT6) has two public hearings during this meeting. One for the stormwater and one for the subdivision. Ingrid Friedberg stated that this public hearing is for the Stormwater Outfall. Ingrid Friedberg gave a brief overview of the stormwater outfall and then deferred to Taylor (Taylor Wilson, PE of MacKay Sposito), for the technical information. Taylor Wilson gave a verbal presentation on the stormwater outfall. Chairperson Rick Sullivan asked for the next presentation, but none stepped forward. Clerk-Treasurer Carie Cuttonaro asked if there were any more presentations. There were no respondents. Chairperson Rick Sullivan stated they would now hear public testimony for the stormwater outfall. A citizen provided comment regarding the stormwater outfall. Planning Commissioner Ryane Olin provided comment. Taylor provided comment. Commissioner Ryane Olin provided additional comment. Taylor provided additional comment. Citizen Sheryl Adams, provided comments regarding Larsen Lane. Ingrid Friedberg and Sheryl Adams conversed. Shane Tapani provided comment. Clerk-Treasurer Carie Cuttonaro provided comment. Sheryl Adams, Ingrid Friedberg, and unidentified citizens conversed about beaver populations, trees in the area, and Larsen Lane. Clerk-Treasurer Carie Cuttonaro provided comment. Taylor Wilson provided comment. Citizen James Gaston provided comment regarding the stormwater outfall during flood stage. Taylor Wilson and Clerk-Treasurer Carie Cuttonaro provided comment. Taylor Wilson provided additional technical information regarding the stormwater outfall during flood stage. Citizen Roy Henson provided comments regarding waters of the state. Elizabeth Vaughn of Ecological Land Services provided comment. Roy Henson and Elizabeth Vaughn conversed. Elizabeth Vaughn provided further comment regarding waters of the state. Roy Henson provided further comment. An unidentified citizen provided comment. Commissioner Rick Sullivan provided comment. Unidentified citizens conversed. Commissioner Rick Sullivan stated the agenda packet provided is available online to download. Commissioners Ryane Olin, Chairperson Rick Sullivan, and Commissioner Matt Rasmussen provided additional comment regarding the agenda packet. Ingrid Friedberg and Clerk-Treasurer Carie Cuttonaro provided comment. Taylor Wilson provided comment. Chairperson Rick Sullivan provided comments regarding the plans provided in the agenda packet showing the outfall. An unidentified citizen provided comments regarding the yellow house on the corner across from Larsen Lane. Additional unidentified citizens provided comments regarding the location described. The unidentified citizen continued with their comments regarding flooding at the yellow house. Commissioner Matt Rasmussen. The citizen provided additional comment. Chairperson Rick Sullivan, and the citizen provided additional comment. Unidentified citizens provided comments regarding flooding in the area. Shane Tapani provided comment. An unidentified citizen provided comment and asked about an enclosure, unidentified citizens provided comments. Clerk-Treasurer Carie Cuttonaro stated she did not believe the enclosure described was a city or applicant-associated project, that it may be an utilities project unrelated to the City. Shane Tapani provided comment regarding flood studies that were done for this project. An unidentified citizen asked a question regarding the changes in the plans for the housing development, park, and RV park. Shane Tapani provided comment. The citizen provided additional comments. Unidentified citizens provided comments. Clerk-Treasurer Carie Cuttonaro provided comment and relayed the comments from the citizen pertain more to the upcoming public hearing (for the River's Edge at the Landing Subdivision). Unidentified citizens provided comments. Shane Tapani provided comment. An unidentified citizen asked if the pipe was going to come out to the river. Unidentified respondents said yes, but it does not go directly to the river. Unidentified citizens provided comments regarding flooding and the

need for the river to be dredged. Shane Tapani provided comment. Commissioner Matt Rasmussen provided comment. Unidentified citizens provided further comment. An unidentified citizen asked about the environment and the dust that would rise. Elizabeth Vaughn respondent provided comment, stated the report was available online, then provided additional comments. An unidentified citizen provided comment regarding the bears, deer, and the removal of blackberry bushes. Unidentified citizens provided additional comments on the dust in the air and the absence of water trucks when the property was cleared. Elizabeth Vaughn provided comment. An unidentified citizen provided comment regarding the 200 feet from the river statement. Elizabeth Vaughn provided information on shorelines and buffers. The unidentified citizen provided comment. Elizabeth Vaughn provided comment. Chairperson Rick Sullivan asked if there were any more comments regarding the outfall. There were no additional comments.

Chairperson Rick Sullivan closed the public comment portion of the public hearing. Clerk-Treasurer Carie Cuttonaro and Chairperson Rick Sullivan provided comment. Clerk-Treasurer Carie Cuttonaro provided comment. Ingrid Friedberg provided comment. Chairperson Rick Sullivan asked the Commissioners if they had any questions or discussions about the stormwater outfall. Commissioner Ryane Olin asked if organic peanut oil was required within the 200-foot buffer zone for the pump. Taylor Wilson, Ingrid Friedberg, and Shane Tapani provided comment. Chairperson Rick Sullivan asked if there was anything else. There was nothing else.

Chairperson Rick Sullivan closed the Public Hearing for the Landing on the Cowlitz (LOTC) Stormwater Outfall at 6:44 pm.

Chairperson Rick Sullivan reopened the Planning Commission Regular Meeting at 6:44 PM.

Chairperson Rick Sullivan provided a comment. Commissioner Matt Rasmussen motioned to recommend City Council approve it. Rick Sullivan provided comment. Planner Rachel Granrath asked for clarification of the motion. Commissioner Matt Rasmussen clarified the motion was to recommend City Council approve the Stormwater Outfall as submitted. Chairperson Rick Sullivan provided comment. Commissioner Richard Skreen seconded the motion to recommend City Council approve the Stormwater Outfall as submitted. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen and Ryane Olin voted 'Aye'. An unidentified citizen provided comment.

Chairperson Rick Sullivan closed the Planning Commission Regular Meeting at 6:46 PM.

5. PUBLIC HEARING - River's Edge at the Landing Subdivision

Chairperson Rick Sullivan opened the Public Hearing for the River's Edge at the Landing Subdivision at 6:46 PM.

a.

1. Call to Order
2. Open the Agenda Topic
3. Staff Report
4. Applicant Presentation
5. Public Testimony
6. Close Public Testimony
7. Commission Questions & Discussion
8. Close Public Hearing

9. Decision or Recommendation

Chairperson Rick Sullivan stated the public hearing topic and provided comment.

Planner Rachel Granrath presented.

Chairperson Rick Sullivan thanked planner Rachel Granrath.

Ingrid Friedberg of Tapani provided comment and gave a presentation. An unidentified citizen asked a question regarding people walking down Larsen Lane to get to the proposed park. Ingrid Friedberg provided comment. The citizen provided comment regarding access to and from Larsen Lane. Ingrid Friedberg provided comment. The citizen provided comments regarding the round-a-bout. Ingrid Friedberg provided comment. The citizen provided additional comment and asked about the road. Chairperson Rick Sullivan requested Ingrid Friedberg be able to finish the presentation and then the meeting would be open for questions and discussion. Ingrid Friedberg continued with the presentation. An unidentified citizen provided comment regarding the location of the church and the outlet. Ingrid Friedberg provided comment. The citizen, Ingrid Friedberg, and Shane Tapani, and Clerk-Treasurer Carie Cuttonaro provided comment. An unidentified citizen asked if they were using the church's driveway. Ingrid Friedberg stated no, the church would have a driveway that connects to their road. Shane Tapani, Ingrid Friedberg and the citizen provided comments. An unidentified citizen asked questions regarding the traffic pattern and the round-a-bout. Shane Tapani and Ingrid Friedberg provided comment. Daniel Stumpf (of Lancaster Mobley) provided comment. Ingrid Friedberg, a citizen, and Shane Tapani provided comment. A citizen asked additional traffic-related questions. Shane Tapani, Ingrid Friedberg and Daniel Stumpf provided comments. The citizen stated her concern was the Huntington Ave traffic. Another unidentified citizen stated a round-a-bout would slow traffic down; additional comment was made by an unidentified citizen. Shane Tapani provided additional information. An unidentified citizen and Shane Tapani provided additional comment. An unidentified citizen asked if they were going to build a school in the subdivision. There was language indicating there are no plans to build a school and Ingrid Friedberg stated that they (the developer) are talking and coordinating with the school district on the proposed subdivision. Shane Tapani provided comment. An unidentified citizen expressed concern that they (the school district) did not have room for more children or the capacity to bus them. An unidentified citizen asked if they had a picture of what the houses might look like. Ingrid Friedberg stated they did not have pictures and provided additional comment. The citizen provided additional comment. Ingrid Friedberg provided comment. The citizen provided comment; Ingrid Friedberg provided comment. Shane Tapani and Ingrid Friedberg provided comment. Shane Tapani provided additional comment. The citizen asked if they were putting in apartments. Ingrid Friedberg stated they were no plans for apartments at this time and provided additional comment. Chairperson Rick Sullivan asked if there was anything else. An unidentified citizen asked about the archeology mapping done on the site. Ingrid Friedberg stated it is in the pre-determination report and provided additional comment. An unidentified citizen asked if they were raising the ramp elevation. Ingrid Friedberg stated it would be raised out above the base floodplain elevation and provided additional comment. The citizen provided additional comment. Ingrid Friedberg, Shane Tapani, and Taylor Wilson provided comment. The citizen asked if the materials were coming from dredge spoils. Ingrid Friedberg stated yes and provided additional comment. Chairperson Rick Sullivan asked if there was anything else. Ingrid Friedberg asked for clarification on what City staff consider to be centrally located for a park. Chairperson Rick Sullivan stated he was going to close the open comment period of the meeting. Chairperson Rick Sullivan closed the public comment portion of the public hearing and asked planner Rachel Granrath if she had a discussion about what was meant by a central location for the park. Planner Granrath provided comment, Chairperson Sullivan provided comment. Planner Rachel

Granrath provided comment. Shane Tapani and Ingrid Friedberg provided comment. Shane Tapani and Rachel Granrath provided comment. Chairperson Rick Sullivan asked if this had been presented to the Parks Board for recommendations or comments from them. Planner Rachel Granrath stated she did not think it had. An unidentified citizen asked if there was a way to keep it away from the highway to protect the kids. Ingrid Friedberg and Taylor Wilson provided comment. Ingrid Friedberg provided comment. Chairperson Rick Sullivan asked questions regarding sidewalks, streets, and lights in the subdivision and uniformity. Shane Tapanin provided comment. Chairperson Rick Sullivan provided comment. Ingrid Friedberg provided comment. Chairperson Rick Sullivan asked about streetlights; Ingrid Friedberg stated they are required. Ingrid Friedberg and Shane Tapani provided comment. Chairperson Rick Sullivan asked if the park was a public access park or just for the development. Ingrid Friedberd stated it would be dedicated to the City. An unidentified citizen began to speak; Chairperson Rick Sullivan provided comment. The citizen asked a question. Chairperson Rick Sullivan answered the question. The citizen asked another question; Chairperson Sullivan provided comment. An unidentified citizen provided comment. Ingrid Friedberg provided comment. The citizen provided additional comment. Chairperson Rick Sullivan provided comment. Two unidentified citizens provided additional comment. Chairperson Rick Sullivan provided comment. An unidentified citizen provided comment. Chairperson Rick Sullivan and Commissioner Matt Rasmussen provided comments regarding parking and access to the park. Shane Tapani provided comment. Commissioner Matt Rasmussen provided comment. Shane Tapanin provided comment. Commissioner Matt Rasmussen provided comment. Shane Tapani provided comment. Planner Rachel Granrath provided comment. Shane Tapani provided comment. Commissioner Richard Skreen provided comment. Ingrid Friedberg and Shane Tapani provided comments regarding phase one and phase two, represented on the map by a heavy dashed line. Chairperson Rick Sullivan, Commissioners Matt Rasmussen and Richard Skreen, and Shane Tapani provided additional comment regarding the phases. Commissioner Ryane Olin provided comment. Shane Tapani provided comment. Commissioner Matt Rasmussen provided comment. Shane Tapanin and Commissioner Richard Skreen provided comment. Commissioners Matt Rasmusen and Ryane Olin provided comment. Shane Tapani and Ingrid Friedberg provided comment. An unidentified citizen provided comment. Chairperson Richard Sullivan and the citizen conversed. Commissioner Matt Rasmussen provided comment. The citizen, Chairperson Rick Sullivan and Commissioner Matt Rasmussen conversed. Shane Tapani provided comment. The citizen provided additional comment. Ingrid Friedberg provided comment and a citizen provided comment. Chairperson Rick Sullivan asked if there was anything else and provided additional comment. Planner Rachel Granrath provided comment.

Chairperson Rick Sullivan closed the Public Hearing for the River's Edge at the Landing Subdivision at 7:27 PM.

Chairperson Rick Sullivan reopened the Planning Commission Regular Meeting at 7:27 PM.

Chairperson Rick Sullivan asked if there was any further discussion. Commissioner Matt Rasmussen provided comment regarding recommendations. Planner Rachel Granrath provided comment. Commissioner Richard Skreen provided comment. Shane Tapani provided comment. Chairperson Rick Sullivan provided comment. Commissioner Richard Skreen provided comment. Shane Tapani and Ingrid Friedberg provided comment. Commissioner Richard Skreen provided comment. Shane Tapani provided comment. Chairperson Rick Sullivan and Commissioner Richard Skreen provided comment. Clerk-Treasurer Carie Cuttonaro provided comment. Chairperson Rick Sullivan asked for clarification on what actions the Commission would be recommending. Planner Rachel Granrath clarified that the Commission could make a recommendation to council, stating they could recommend with conditions as drafted by staff, or they could amend. Chairperson Rick Sullivan

provided comment in favor of getting feed back from the Parks Board. Commissioner Matt Rasmussen asked for clarification on Chairperson Rick Sullivan's statement. Chairperson Rick Sullivan provided additional comment clarifying that it would be nice if the parks board got a chance to look at it and provide feedback. Ingrid Friedberg provided comment. Planner Rachel Granrath and Chairperson Rick Sullivan provided comment.

Commissioner Ryane Olin motioned, seconded by Commissioner Richard Skreen, to recommend the Council approve the River's Edge at the Landing Subdivision with the staff recommendations. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, and Ryane Olin voted 'Aye'.

6. CONSENT AGENDA

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

This item was tabled until the next Planning Commission Meeting.

7. OLD BUSINESS

Planner Rachel Granrath provided an update on the food truck ordinance.

8. NEW BUSINESS

Chairperson Rick Sullivan, with a heavy heart, submitted his resignation from the Planning Commission effective the end of July (2025). Chairperson Rick Sullivan stated he would be available for the July (Planning Commission) meeting. Clerk-Treasurer Carie Cuttonaoro provided comment. Chairperson Rick Sullivan and Matt Rasmussen provided comment.

9. ADJOURNMENT

Commissioner Ryane Olin motioned, seconded by Commissioner Matt Rasmussen, to adjourn the regular meeting. All were in favor.

At 7:38 PM Chairperson Rick Sullivan adjourned the regular meeting.

Karlene Akesson, Secretary

1. CALL TO ORDER

Chairperson Rick Sullivan called the special meeting of the Castle Rock Planning Commission to order at 6:00 PM. Secretary Karlene Akesson provided comment. Chairperson Rick Sullivan provided comment.

a. Roll Call

Members present: Chairperson Rick Sullivan, Vice-Chair Matt Rasmussen, Commissioners Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier

Staff present: Contracted Planner Rachel Granrath, Mayor Paul Helenberg, and Secretary Karlene Akesson

2. CITIZEN COMMENTS

Chairperson Rick Sullivan asked if there were any citizen comments not related to the public hearings. There were none.

3. REPORTS

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

Chairperson Rick Sullivan closed the Planning Commission Special Meeting at 6:05 PM.

Chairperson Rick Sullivan opened the Public Hearing for GAME Properties LLC Comprehensive Plan Map Amendment, Rezone, and SEPA at 6:05 PM.

a. Call to Order

b. State the Public Hearing Agenda Topic

Chairperson Rick Sullivan stated the public hearing topic.

c. Staff Presentation

Planner Rachel Granrath presented.

A citizen began to speak, Chairperson Rick Sullivan reminded them there would be a time for them to comment. There were no questions from the Planning Commissioners or City staff. Chairperson Rick Sullivan provided comment. Secretary Karlene Akesson provided comment.

d. Applicant Presentation

Applicant Addie Ashby presented.

e. Public Testimony

Chairperson Rick Sullivan opened the floor to public comment.

Leslie Malakowsky, 322 B Street SW, provided comment. Chairperson Rick Sullivan provided comment, clarifying that only the area indicated would be changed if approved. Planner Rachel Granrath confirmed. Secretary Karlene Akesson provided comment. Chairperson Rick Sullivan asked Planner Rachel Granrath for additional clarification. Planner Rachel Granrath clarified that the only two parcels that are being changed are the properties that are owned by GAME Properties.

f. Close Public Testimony

Chairperson Rick Sullivan asked if anyone else wanted to say anything. There were no further comments.

g. Planning Commission Questions & Discussion

Chairperson Rick Sullivan asked if the Commissioner had any questions. Commissioner Richard Skreen provided comment and stated that in his opinion, the site was not conducive to high-density residential and agreed with the staff recommendation. Chairperson Rick Sullivan provided comment. Secretary Karlene Akesson provided comment. Chairperson Rick Sullivan asked if Commissioner Richard Skreen would need to recuse himself. Commissioner Richard Skreen stated that he is not currently under contract for any of their future work and did not recuse himself. There was no further comment.

h. Close Public Hearing

Chairperson Rick Sullivan closed the GAME Properties Public Hearing at 6:19 pm.

i. Open the Regular Meeting

Chairperson Rick Sullivan reopened the Planning Commission Special Meeting at 6:19 PM.

j. Decision or Recommendation

Commissioner David VanCamp motioned, seconded by Commissioner Ryane Olin, to approve the GAME Properties, LLC Comprehensive Plan Map Amendment and Rezone as presented and forward to Council for their review. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'. Chairperson Rick Sullivan provided comment. Secretary Karlene Akesson provided comment.

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

Chairperson Rick Sullivan closed the Planning Commission Special Meeting at 6:20 PM

Chairperson Rick Sullivan opened the Public Hearing for the Julie and Brett Bates and JL White Enterprises, LLC Comprehensive Plan Map Amendment, Boundary Line Adjustment, Rezone, and SEPA at 6:20 PM.

a. Call to Order

b. State the Public Hearing Agenda Topic

Chairperson Rick Sullivan stated the public hearing topic.

c. Staff Presentation

Planner Rachel Granrath presented.

Chairperson Rick Sullivan asked if the Commissioners had any questions. There were no questions from the Planning Commissioners or City staff. Chairperson Rick Sullivan provided comment.

d. Applicant Presentation

Matt Rich, a representative for the property, provided comment.

e. Public Testimony

Chairperson Rick Sullivan opened the floor to public comment.

f. Close Public Testimony

There were no comments.

g. Planning Commission Questions & Discussion

Chairperson Rick Sullivan asked if the Commissioners had any questions or comments. There were no questions or comments.

h. Close the Public Hearing

Chairperson Rick Sullivan closed the Julie & Brett Bates and JL White Enterprises, LLC Comprehensive Plan Map Amendment, Boundary Line Adjustment, Rezone, and SEPA Public Hearing at 6:26.

i. Open the Regular Meeting

Chairperson Rick Sullivan reopened the Planning Commission Special Meeting at 6:26 PM.

j. Decision or Recommendation

Chairperson Rick Sullivan provided comment. Commissioner Ryane Olin motioned, seconded by Commissioner Matt Rasmussen, to approve the recommendation to change the zoning map as proposed to align with the staff recommendation. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'.

6. CONSENT AGENDA

Commissioner Matt Rasmussen motioned, seconded by Commissioner Robert Frazier, to approve the May 20, 2025 Planning Commission Regular Meeting minutes as presented. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'.

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

7. OLD BUSINESS

Planner Rachel Granrath provided comment.

8. NEW BUSINESS

9. ADJOURNMENT

Vice-Chair Matt Rasmussen motioned, seconded by Commissioner Ryane Olin, to adjourn the special meeting. All were in favor.

At 6:29 PM, Chairperson Rick Sullivan adjourned the regular meeting.

Karlene Akesson, Secretary