



CASTLE ROCK PLANNING COMMISSION
Regular Meeting & Public Hearing: Tuesday, September 15, 2026
6:00 PM

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

AGENDA

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

1. CALL TO ORDER

- a. Roll Call

2. CITIZEN COMMENTS

3. REPORTS

- a. Contracted City Planner -
- b. Building & Planning -

4. CONSENT AGENDA

- a. Approval of Minutes — July 21, 2026, Planning Commission Regular Meeting and Public Hearing Minutes

5. PUBLIC HEARING - Gourde, LLC: Comprehensive Plan Map Amendment, Rezone, SEPA, and BLA

- a. Purpose: Request for a zoning map amendment to eliminate split-zoning designation of parcel 30835, addressed as 1220 Mt St Helens Way NE, Castle Rock, WA. This zoning amendment request is intended to enable the zoning so it follows the boundary line adjustment (BLA), which was a condition of approval to grant a variance to the road frontage standards by the Hearings Examiner.

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

UPCOMING MEETINGS:

October 20, 2026

November 17, 2026

December 15, 2026

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.

Building - Apps 06-01-2025 thru 09-10-2026

Status	Permit number	Submitted date	Municipal address	Property ID	Category	Work type	Work target
Submitted	CR-25-022	6/30/25	321 COWLITZ ST E	30409	Mechanical	Replace	HVAC
In review	CR-25-054	11/4/25	105 COWLITZ ST W	30012	Occupancy	Change	Change of Use
Submitted	CR-25-057	11/13/25	323 1ST AVE SW	30054	Mechanical	Replace	HVAC
In review	CR-25-061	11/20/25	341 FRONT AVE SW	3005001	Mechanical	Replace	HVAC
In review	CR-26-017	3/19/26	1140 DOUGHERTY DR NE	30839	Temporary uses	Other Temporary Placement	Other
In review	CR-26-032	5/18/26	4562 WEST SIDE HWY	309350100	Commercial building	Addition	Other
In review	CR-26-036	5/26/26	1178 MT ST HELENS WAY NE	30833	Commercial building	New	Retail and Wholesale Outlet
In review	CR-26-049	6/30/26	127 GREEN ACRES WAY	308870123	Accessory structures	Addition	Garage
In review	CR-26-055	8/19/26	448 DIANE ST SW	30425232	Accessory structures	New	Carport
Submitted	CR-26-057	8/20/26	606 ROAKE AVE SE	30463018	Occupancy	Change	Change of Use
In review	CR-26-058	8/21/26	332 ROAKE AVE NE	30176	Accessory structures	Remodel	Garage
In review	CR-26-062	9/2/26	4562 WEST SIDE HWY	309350100	Excavation/Grading	New	

Planning - Apps 08-01-2025 thru 09-10-2026

Status	Application number	Submitted date	Municipal address	Property ID	Category	Scope
Submitted	CRP-25-023	9/2/25	COWLITZ ST E - ROW BETWEEN PARCEL #3026901 & 30270	ROW	Other	
Submitted	CRP-25-025	10/2/25	1220 MT ST HELENS	30835	Boundary Line Adjustment	Lot line adjustment
In review	CRP-26-010	6/3/26	141 A ST SW (CITYWIDE ORDINANCE)	30039	SEPA Review	
In review	CRP-26-011	6/9/26	1220 MT ST HELENS WAY NE	30835	Rezoning	
In review	CRP-26-003	6/22/26	PARCEL #308980100	308980100	Subdivision	Preliminary Plat
In review	CRP-26-012	8/17/26	1ST AVE SW	303570101	Pre-Application Conference Request	
Submitted	CRP-26-013	8/31/26	PARCEL #3020501	3020501	Other	
Submitted	CRP-26-014	9/2/26	4562 WEST SIDE	309350100	SEPA Review	
Submitted	CRP-26-015	9/3/26	PARCEL #308420200	308420200	Pre-Application Conference Request	

1. CALL TO ORDER

Chairperson Matt Rasmussen called the regular meeting to order at 6:03 PM.

a. Roll Call

Members present: Commissioners Matt Rasmussen, Ryane Olin, David VanCamp, Richard Skreen, Robert Frazier, and Frank Lovejoy

Members absent: Commissioner Boyd Owen

Staff present: Contracted Planner Rachel Granrath, Secretary Karlene Akesson

2. CITIZEN COMMENTS

3. REPORTS

a. Planner Rachel Granrath -

Planner Rachel Granrath provided a verbal report.

b. Secretary Karlene Akesson -

Secretary Karlene Akesson provided a verbal & written report.

4. CONSENT AGENDA

Commissioner Matt Rasmussen asked if both sets of the minutes could be approved together under the Consent Agenda. Secretary Karlene Akesson expressed that was acceptable. Commissioner David VanCamp motioned, seconded by Commissioner Ryane Olin to approve the April 21, 2026 and the May 19, 2026 Planning Commission Regular Meeting Minutes as written. Motion carried by roll call vote. Commissioners Matt Rasmussen, Ryane Olin, David VanCamp, Richard Skreen, Robert Frazier, and Frank Lovejoy voted 'Aye'.

a. Approval of Minutes — April 21, 2026, Planning Commission Regular Meeting Minutes

b. Approval of Minutes — May 19, 2026 Planning Commission Regular Meeting Minutes

5. PUBLIC HEARING - Critical Areas Ordinance (CAO) Update

Chairperson Matt Rasmussen closed the Planning Commission Regular Meeting at 6:07 PM.

Chairperson Matt Rasmussen opened the Public Hearing for the City of Castle Rock Critical Areas Ordinance (CAO) Update at 6:07 PM.

a. Purpose: To take testimony on the draft proposed Critical Areas Ordinance and for the Planning Commissioners to consider the testimony given, comments received, and possibly make a recommendation to City Council for the adoption of the draft Critical Areas Ordinance.

Commissioner Matt Rasmussen stated the topic and purpose of the Public Hearing. Planner Rachel Granrath presented. For the presentation, Planner Rachel Granrath utilized the memorandum she provided along with the comment letters received from the different agencies, which were all provided in the packet. Planner Rachel Granrath stated she would now answer any questions. Commissioner Richard Skreen asked if the Tribal Comments were part of the exhibits.

Planner Rachel Granrath relayed they were added to the packet (as Exhibit F) but they were not addressed in the Matrix she provided (because they were received later). Commissioner Richard Skreen asked if it (the Tribal comments) are part of the Critical Areas Ordinance as written. Commissioner Frank Lovejoy expressed it was his understanding that the Tribal Comments did not directly affect the ordinance; their comments pertained more to the process. Planner Rachel Granrath expressed agreement with Commissioner Frank Lovejoy's statement. Planner Rachel Granrath expressed that was how she perceived the letter, stating that it was more about our process in SEPA approach and how we coordinate with them on development adjacent to our Critical Areas Ordinance, but that they did not have specific language or proposed changes to the Critical Areas Ordinance. Commissioner Frank Lovejoy then asked if their vote today had any direct bearing on what's going on with the tribes. Planner Rachel Granrath stated no, they are looking for cultural resources to be protected when we have a development. Commissioner Richard Skreen provided comment. Commissioner Ryane Olin asked Planner Rachel Granrath why the RMZ (Riparian Management Zones) lacked the conservation covenant. Commissioners Matt Rasmussen and Ryane Olin provided comments. Planner Rachel Granrath stated that it did not look like it (the conservation covenant) was captured in this draft. Commissioner Ryane Olin stated he could not recall what the Commission's stance was on this. Planner Rachel Granrath stated that this could be up for Commission discussion, if they want it added, and if it only applies to reduced zones or averaging or if it applies to all riparian land management zones. Commissioner Ryane Olin asked if we could go without it and if there would be any repercussions. Planner Rachel Granrath stated there were no comments received on it, and she did not believe that piece was required. Commissioner Ryane Olin asked if there were any more comments on that. Commissioners Matt Rasmussen, David VanCamp, Richard Skreen, Robert Frazier, and Frank Lovejoy indicated they had no comments. Commissioner Ryane Olin stated — page 31 *(of the 7/21/2026 Planning Commission Agenda Packet)*, Article 5. Section B. 2. — *A critical area is mapped on or within 300 feet of the site and field verification is needed to confirm site conditions; - is that field verification of the city specialist - is this on the city or on the applicant/client?* Commissioner Ryane Olin provided additional comment. Planner Rachel Granrath stated that the applicant would provide the information and the City would use the data that is currently available to the City to review the data. Planner Rachel Granrath mentioned a couple of examples of the types of data that might be used, such as maps and information available through FEMA mapping, or Cowlitz County; science that is on file at the time. If the data at the time of submission shows an area clearly outside of those zones, it is unlikely additional reports would be required of the applicant/client. However, if there are conflicts in the information provided, or if there is an intense development or a situation where a SEPA or more in-depth review is required, additional studies/reports may be required of the applicant/client. Commissioner Ryane Olin stated on page 57 *(of the 7/21/2026 Planning Commission Agenda Packet)* under nonconforming (Article 12. Nonconforming Uses and Structures — Section 18.10.360 Existing Development - B.) *Existing development may not be expanded, enlarged, or intensified in a manner that increases impacts to critical areas of required buffers, except as expressly allowed by this chapter; - it's pretty clear except it then talks about expansion of (Article 12. Nonconforming Uses and Structures - Section 18.10.365 Alterations and Expansion - B.) Expansion of an existing use or structure within a critical area of buffer is prohibited unless expressly authorized by this chapter and demonstrated to meet all applicable standards, (including mitigation and no net loss).* Would this, as far as permitting, apply to somebody wanting to add a deck to their pre-existing house or add a shed or accessory structure like an ADU/tiny home? Could this prevent someone from being able to do these things? Commissioner Frank Lovejoy stated if it were a deck that was going to be cemented into the ground and affect a riparian area, then there would be justification there. Commissioners Ryane Olin and Frank Lovejoy

provided comment. Commissioner Ryane Olin provided additional comment. Planner Rachel Granrath stated when it comes to nonconformity, if something already exists today, and you're replacing a deck, or you have something that is in a critical area, you're allowed to keep those and modify them and, you can even expand them if they are not a further nonconformity into a critical area. Planner Rachel Granrath provided further comment and stated that these relate to already existing developments that are in place. Nonconforming is for uses or structures that would not be allowed today. You can maintain it at that level or expand it as long as it doesn't further nonconformities. Planner Rachel Granrath and Commissioner Ryane Olin provided additional comments. Commissioner David Van Camp asked if there was any language about how many times you could pull a permit. Planner Rachel Granrath stated she does not think there is a limitation at all on that. Commissioner Ryane Olin and Planner Rachel Granrath provided comment. Secretary Karlene Akesson stated she does not know that there is a limit. Commissioner Matt Rasmussen provided comment. Commissioners Matt Rasmussen, Ryane Olin, David VanCamp, and Planner Rachel Granrath provided comment. Commissioners Matt Rasmussen, Ryane Olin, and Richard Skreen provided comment. Commissioner Matt Rasmussen and Secretary Karlene Akesson provided comment. Commissioner Matt Rasmussen stated they would hear public testimony now; no public was present (in person or virtually).

Commissioner Matt Rasmussen closed the City of Castle Rock Critical Areas Ordinance (CAO) Update Public Hearing at 6:31 PM.

Commissioner Matt Rasmussen reopened the Planning Commission Regular Meeting at 6:32 PM.

Commissioner Ryane Olin motioned, seconded by Commissioner Frank Lovejoy, to recommend approval of the proposed CAO to the City Council as presented. Motion carried by roll call vote.

Commissioners Matt Rasmussen, Ryane Olin, Richard Skreen, David VanCamp, Robert Frazier, and Frank Lovejoy voted 'Aye'.

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

Commissioner David VanCamp motioned, seconded by Commissioner Richard Skreen, to adjourn the Planning regular meeting. All were in favor. Chairperson Matt Rasmussen adjourned the regular meeting at 6:33 PM.

Karlene Akesson, Secretary

Gourde, LLC

Public Hearing



STAFF REPORT

Comprehensive Plan Amendment and Zoning Amendment

1220 Mt St Helens Way NE, Castle Rock WA, Castle Rock, WA.

To: Castle Rock Planning Commission
From: Rachel Granrath, Contract Planner
Date: September 15, 2026
Subject: *Public Hearing:* Zone and Future Land Use Map Change Request - Gourde LLC, 1220 Mt St Helens Way NE, Castle Rock WA

Summary of Request and Recommendation

Request for a zoning map amendment to eliminate split-zoning designation of parcel 30835, addressed at 1220 Mt. St. Helens Way NE, Castle Rock, WA. This zoning amendment request is intended to enable the zoning so it follows the boundary line adjustment (BLA), which was a condition of approval to grant a variance to the road frontage standards by the Hearing Examiner.

General Information

Parcel: 30835

Site Address: 1220 Mt St Helens Way NE, Castle Rock WA

Proponent: Gourde LLC.

Representative: Gabe Gourde

Property History:

- Historically used as a single-family residential property. Currently there is a single-family residential home and two shops, one of which is designed to be demolished on the draft exhibit.
- Property recorded a Boundary Line Adjustment (BLA) with Cowlitz County, AFN 3749723 on 04/05/2024. Unfortunately, the BLA was not approved through the City of Castle Rock and circumvented city codes.
- BLA portion of this parcel is currently zoned C-2 (Highway Business District). The remaining portion of the property is zoned as R-2 (High Density Residential).
- A variance to deviate from the public street frontage standards of CRMC 17.32.060 was requested and granted in 2025 to increase the likelihood of subdivision and increased density within the R-2 zone, a condition of that variance approval was to remedy the zoning designation, comprehensive plan designation and formalize the boundary line adjustment through the City of Castle Rock.

Zoning Change Requested:

The subject property contains two zoning designations within one parcel. The proposed zoning map amendment would create a single, consistent zoning designation for this parcel, allowing for easier development of higher density housing. The requested zoning designation change would change the portion of the parcel from C-2 to R-

2. Consolidating the zoning designation across the parcel would eliminate split zoning, providing greater consistency and opportunity with the intended residential use of the property.

Vicinity Map

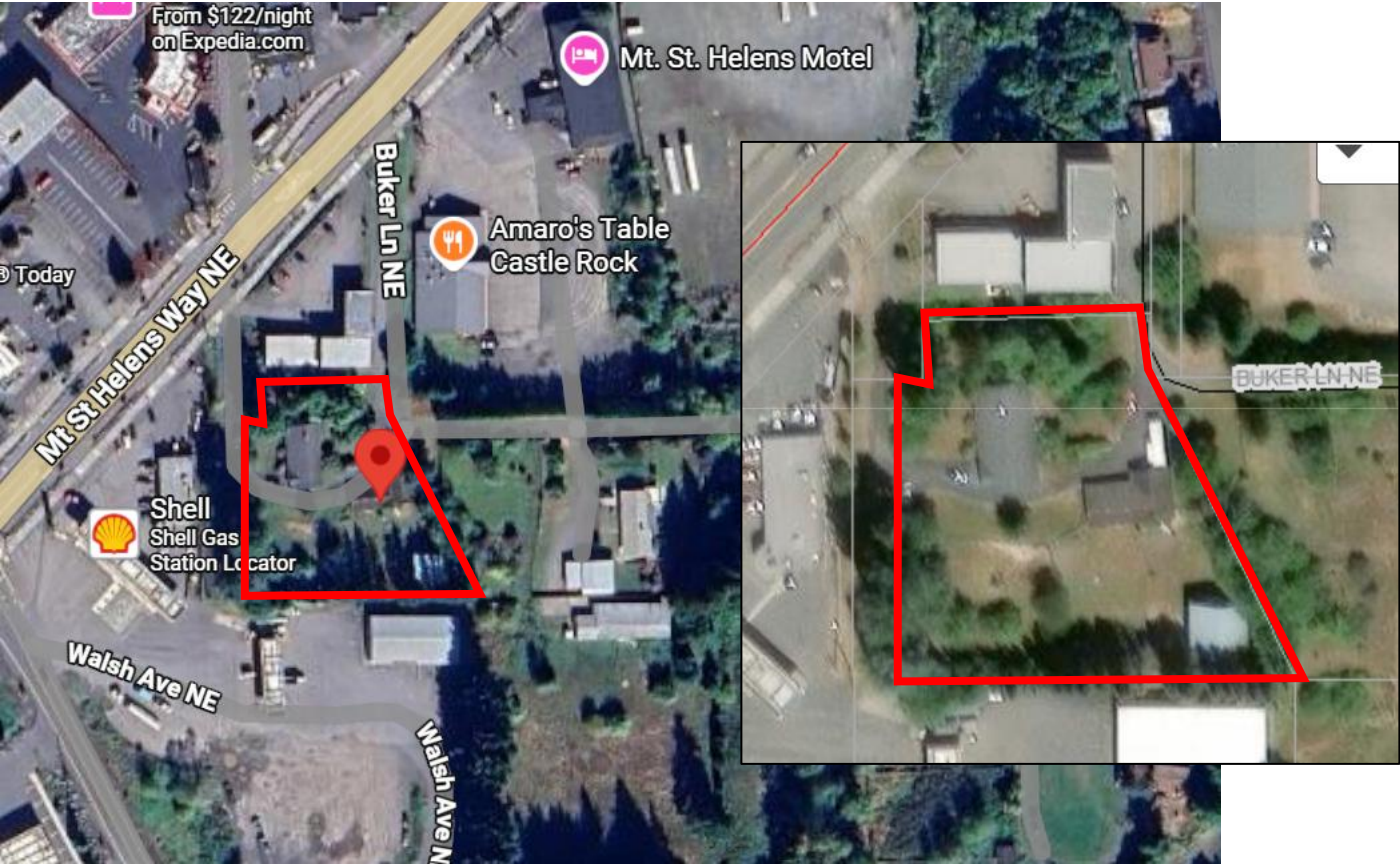
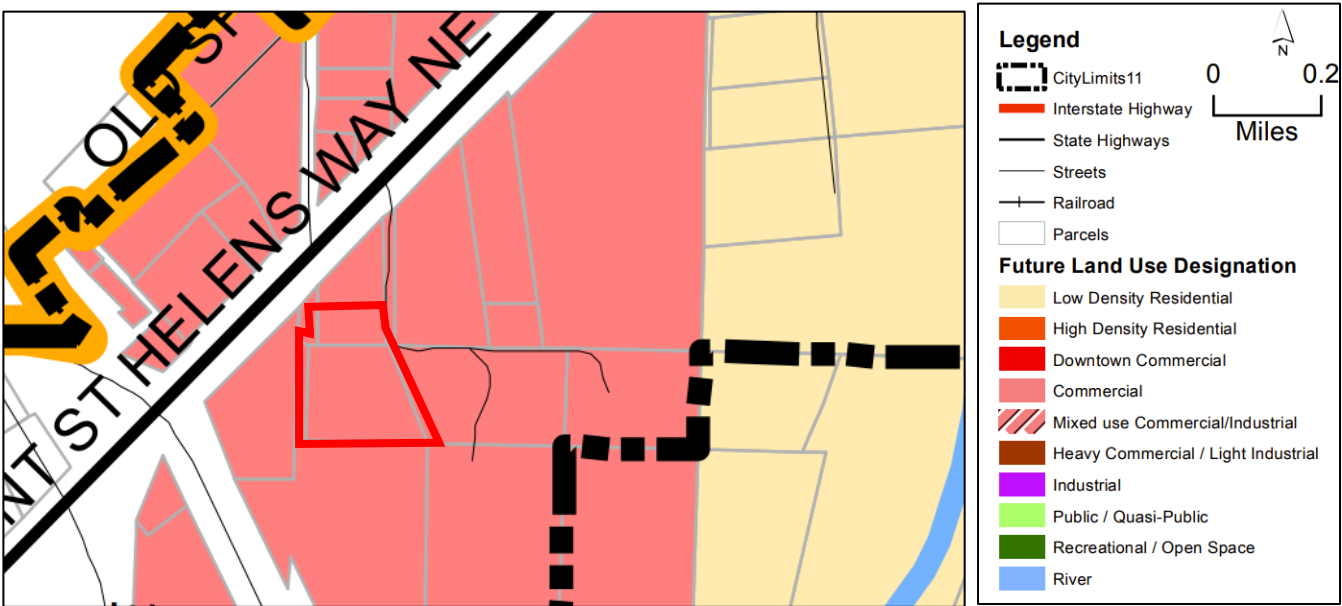
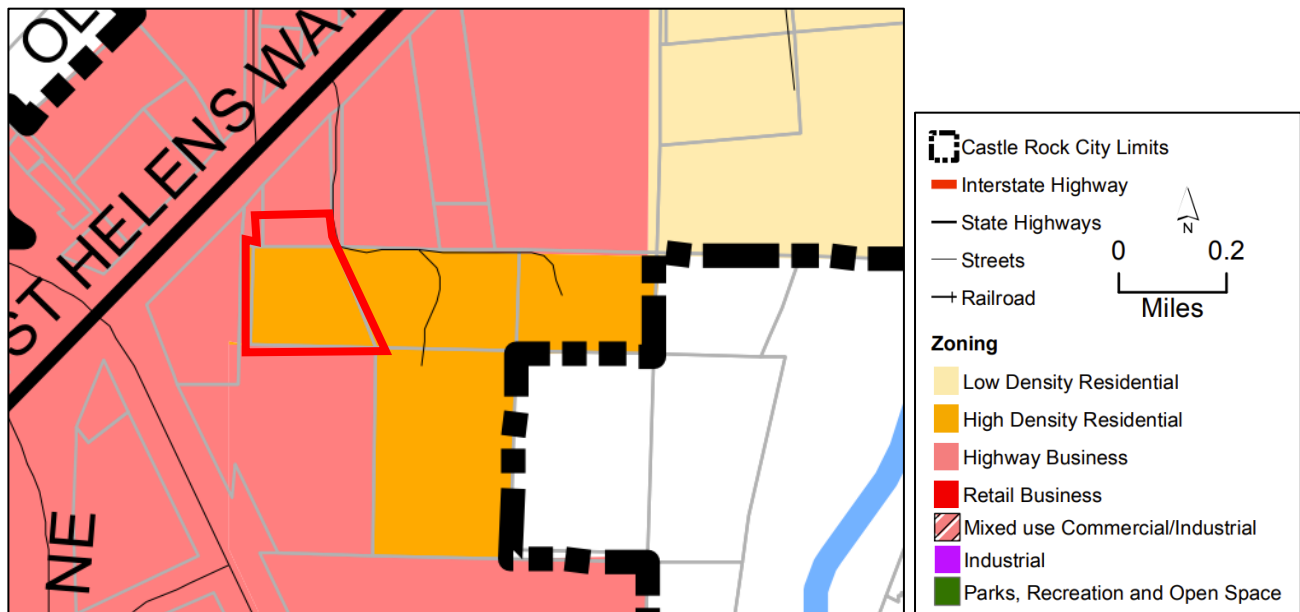


Figure 1: Vicinity Map- Subject Property, Cowlitz County GIS

Current Comprehensive Plan Map Designation



Current Zoning Designation



Development Standards

R-2 Zone, CRMC 17.32.060

R-2 Development Standards	
Building Height: 40' max.	Met. Current structures meet requirements; any further applications will conform to standard
Minimum lot area: Single family: 6,000 sq ft. Single family attached: 3,750 sq ft. Duplexes: 7,500 sq ft. Multiple-family dwelling 7,500 sq ft. for the first two dwelling units, plus 1,000 sq ft. for each additional dwelling unit.	Met. All tentative proposed lots will be no less than 8,550 sq ft. as depicted on the draft plat. Again, this will be reviewed at time of plat submittal.
Street frontage Every principal structure, except bungalow courts, shall front upon a public street without any other building intervening between it and the street upon which it fronts.	Met. Current structures and future proposed structures meet requirements through variance attainment.
Setbacks Front yard: 15 ft. Front Garage entrance: 20 ft. Rear yard: 20 ft. Side yard: Not less than five ft in width on sides of dwelling. For two-family dwellings (duplex), each side yard shall be a minimum of eight ft in width. The side yard for every building shall be increased by one additional foot in width for each story of the structure above two stories in height.	Met. Current structures meet requirements; any further applications will conform to standard

Comprehensive Plan Consistency

The following Comprehensive Plan goals and policies demonstrate how approval of this zoning change would support infill housing development and advance transportation objectives by improving connectivity in Castle Rock.

Housing Goals and Policies:

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

Goal 4: Due to minimal land supply, the City should discourage the conversion of residential areas to non-residential uses.

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

Land Use Goals and Policies:

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

Procedural Requirements

The requested Comprehensive Plan amendment and zoning map amendment are being processed in accordance with the applicable procedures in the Castle Rock Municipal Code, including CRMC 17.20, CRMC 17.77.040. The application has completed the required notice and review steps and is now before the Planning Commission for public hearing and recommendation to City Council.

Map Amendment Process Flow Chart

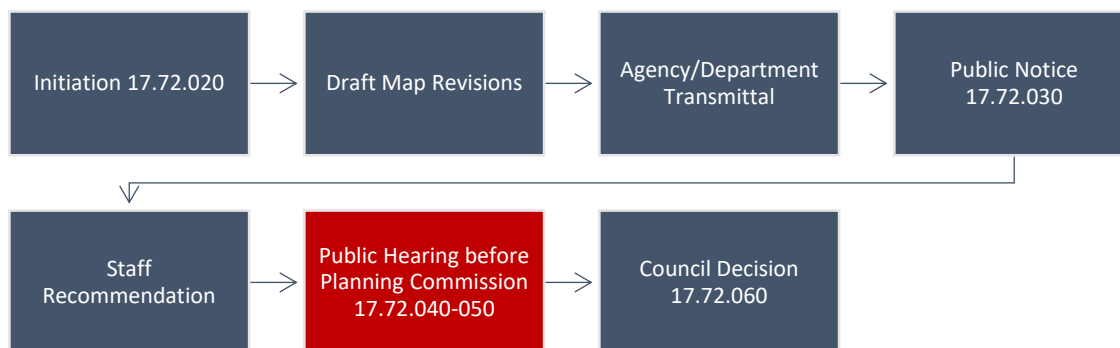


Table 3: Amendment Procedure: Key Dates and Milestones

Procedure Action Item	Date
Applicant initiated amendment	Map amendments submitted in accordance with 17.72.020
Department of Commerce 60-day review	Not required for partially planning communities
Agency Notice	September 1, 2026
SEPA	Determination of Non-Significance (DNS) issued September 1, 2026, comment period September 1-14
Agency and Public Comment Period	September 1 – September 14
Public Hearing	September 15, 2026

Agency and Public Comment

Agency comment was issued on September 1st, 2026; comments were received by the Cowlitz Indian Tribe.

Conclusions

Staff finds that the Zoning Change request meets the requirements and approval criteria outlined in CRMC 17.72, and as conditioned below.

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. The table below outlines the permitted conditions for amendments in accordance with CRMC 17.72.

§ 17.72.010 Amendments – Permitted conditions.

Whenever public necessity, convenience and general welfare require, the boundaries of the zones established on maps by the ordinance codified in this title, the classification of property uses in this title, land use designations established by the comprehensive plan, or other provisions of this title or the plan may be amended as follows: A. By amending the zoning map; or B. By amending the text of the zoning ordinance codified in this title; or C. By amending the comprehensive plan map; or D. By amending the comprehensive plan text; or E. By amending all or several of the above documents.	Staff Response: This action will amend the boundaries of the zones established on the official zoning map.
--	---

17.72.020 Initiation.

Amendments of the ordinances codified in this title, zoning map, comprehensive plan, and/or comprehensive plan map may be initiated by: A. The verified application of one or more owners of the property which is proposed to be changed or reclassified; or B. By the adoption of a motion by the council requesting the commission to set a matter for hearing and recommendation; or C. By adoption of a motion by the commission.	Staff Response: This action is initiated by the verified application of the owner of the property which is proposed to be reclassified.
---	--

17.72.050 Planning commission – Notice of decision.

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

Staff Recommendation

Based on the findings and conditions below, staff recommends approval of the requested Comprehensive Plan amendment and zoning map amendment. The proposal would resolve the existing split designation created through the previously recorded Boundary Line Adjustment, align the parcel with the intended residential use,

and support infill housing consistent with the City of Castle Rock Comprehensive Plan and applicable provisions of the Castle Rock Municipal Code.

Recommended Findings of Fact

1. Gourde LLC, represented by Gabe Gourde, submitted an application for a Comprehensive Plan amendment and zoning map amendment for parcel 30835, addressed at 1220 Mt. St. Helens Way NE.
2. The Comprehensive Plan Land Use Designation is currently Commercial.
3. The subject property contains split zoning, with a portion designated Highway Business District and the remainder designated High Density Residential (R-2).
4. SEPA Determination of Non-Significance (DNS) was issued on September 1, 2026.
5. The proposed amendment would eliminate the split zoning and establish a consistent residential designation across the parcel, supporting future subdivision and infill housing opportunities.
6. The proposal, as conditioned, is consistent with applicable provisions of Title 17 CRMC, including zoning map amendment procedures and R-2 development standards.
7. Future subdivision, access, utility, and site development improvements shall be reviewed for consistency with City of Castle Rock standards, including applicable Public Works construction requirements.

Recommended Conditions of Approval

1. The Zoning map and Comprehensive Plan map shall be amended to designate the subject property consistently as (R-2) High Density Residential, resolving the split designation created by the previously recorded Boundary Line Adjustment.
2. Any future subdivision, short subdivision, or boundary line adjustment affecting the subject property shall be reviewed and approved by the City of Castle Rock prior to recording with Cowlitz County.
3. Prior to approval of any future subdivision or site development application, the applicant shall demonstrate that the proposed lots can be served by adequate access, utilities, stormwater facilities, and emergency services consistent with City standards.
4. If the property is further subdivided, the applicant shall provide an access plan acceptable to the City that addresses internal circulation, emergency access, and potential traffic impacts to surrounding residential areas.
5. Approval of the zoning map amendment does not approve a specific subdivision, site plan, building permit, access configuration, or number of lots. All future developments shall be subject to separate review and approval under applicable City procedures.
6. The applicant shall coordinate with the City Public Works Department regarding frontage improvements, utility connections, stormwater management, and any required transportation improvements before development permits are issued.

7. The applicant shall obtain all required local, state, and federal permits prior to construction or site disturbance.
8. In the event of any proposed future project actions that involve ground-disturbing activities, the Cowlitz Indian Tribe looks forward to the opportunity to comment on the associated future proposed project action(s).

Exhibits:

Exhibit A - Application Materials

- Letter of Completeness issued August 20, 2026
- Comprehensive Plan Amendment/Rezone Application Packet Contents Page
- Master Application
- Comprehensive Plan Amendment/Rezone Application Packet Application
- Decision Criteria Narrative
- General Land Use Application
- Preliminary BLA Showing Existing Zoning
- Preliminary BLA Showing Proposed Zoning
- Preliminary BLA - 2nd Submission - CRP-25-025

3) Exhibit B - Noticing Materials

4) Exhibit C - SEPA DNS

5) Exhibit D - Comments Received

Exhibit A: Application Materials

CRP-26-011

Associated Application Number: CRP-25-025 (BLA)

1. Letter of Completeness issued August 20, 2026
2. Signed Application Forms – Comprehensive Plan Amendment/Rezone
 - Comprehensive Plan Amendment/Rezone Application Packet Contents Page
 - Master Application Form
 - Comprehensive Plan Amendment/Rezone Application
 - Decision Criteria Narrative
 - General Land Use Application
 - Preliminary Boundary Line Adjustment (BLA) Showing Existing Zoning
 - Preliminary BLA Showing Proposed Zoning
 - Preliminary BLA – 2nd Submission – CRP-25-025
3. SEPA Checklist

City of Castle Rock

Letter of Completeness



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

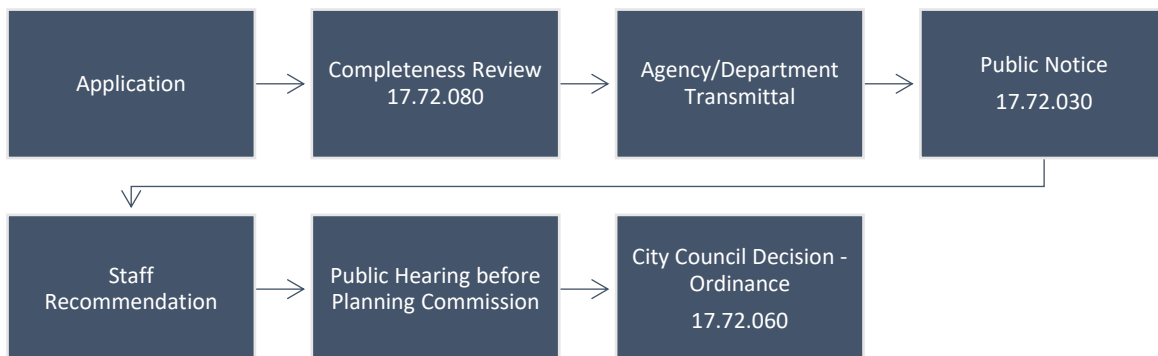
August 20, 2026

Re: Letter of Completeness: Comprehensive Plan/Zoning Map Amendment and Boundary Line Adjustment Permit Request - 1220 Mt. St. Helens Way NE, Castle Rock, WA, #CRP-25-025 & #CRP-26-011

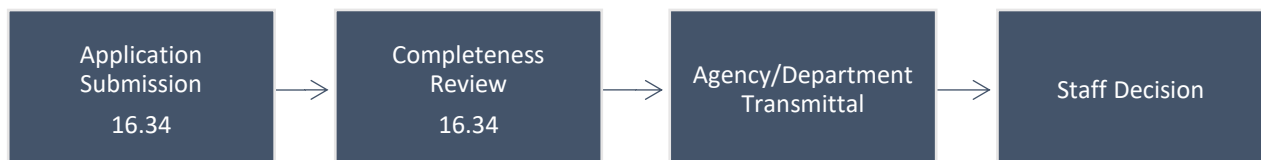
Dear Mr. Gourde,

The City has reviewed your application materials submitted on May 4, 2026, regarding the proposed Boundary Line Adjustment (BLA), SEPA/Comprehensive Plan Amendment, and Rezone. Additional application materials and revisions were subsequently submitted on April 26, June 9, June 22, and June 25, 2026, including updated forms and a Title Report dated May 11, 2026. City review comments were provided by Tom Gower, City Engineer, on June 26, 2026, with a revised comment letter issued to the applicant on July 8, 2026. Based on the materials submitted and the City's review, this letter identifies the status of the application and the items necessary to complete the application review process.

Comprehensive Plan Map Amendment & Rezone Process



Boundary Line Adjustment (BLA) Process



This letter confirms that the application has been determined to be **complete** for the purpose of beginning the formal review process. Further review may identify the need for additional information or clarification as the project proceeds. The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 16.34, CRMC 16.37, (CRMC) 17.72.

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

Sincerely,

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

Rachel Granrath, Contract City Planner

Rachel.granrath@kimley-horn.com

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



City of Castle Rock

Building & Planning Department

Comprehensive Plan Amendment/ Rezone Application Packet Contents Page

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

Complete & Submit		☐ = Forms that need to be completed and returned to the City of Castle Rock Finance Office. ☐ = Forms and/or links that are informational and do not need to be submitted.
1	☒	Comprehensive Plan Amendment/Rezone Application Packet Contents (1 page)
2	☐	A Pre-Application Conference / Site Plan Review is required. Please contact City Hall for more information if you have not scheduled a pre-application conference.
3	☐	Environmental Questionnaire – <i>Submit with Pre-Application Forms – Please contact City Hall for more information if you have not scheduled a pre-application conference.</i>
4	☐	Master Application (1 page)
5	☐	Comprehensive Plan Amendment/Rezone Application (3 pages)
6	☐	General Land Use Application (2 pages)
7	☒	SEPA - Environmental Checklist – online printable form: http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx
8	☐	Castle Rock Municipal Code (CRMC) Chapter 17.72 Amendments and Review Procedures (4 pages)
9	☐	Fee Schedules 1 & 5 of Resolution No. 2025-12 (6 pages) Additional costs* (* = Additional costs apply. Additional costs may include but are not limited to copies, postage, publishing, engineering fees, city planner fees, contracted building official fees, and hearing examiner fees. Each additional cost will be billed at actual cost plus 10%). Fees are nonrefundable. The entire Master Fee Schedule is available in the Finance Office or upon request.
10	☐	View the Castle Rock Municipal Code (CRMC) online at: https://ecode360.com/CA4379 The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall.
	☐	CRMC – Title 17 Zoning
	☐	CRMC – Title 18 Environmental Protection

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

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

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

Fees are non-refundable.

Name: Gabe Gourde - Gourde LLC

(Please Print)

Signature: 

Date: 6/22/2026



City of Castle Rock

Department Of Building and Planning

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

CR

PLEASE PRINT IN INK OR
TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: 1220 Mt. St. Helens Way City: Castle Rock Parcel #: 30835
Short Plat/Subdivision: _____ Block: _____ Lot: _____

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Gabe Gourde - Gourde LLC Phone: 360-957-0956
Mailing Address: 627 Spirit Lake Highway City: Castle Rock State: WA Zip: 98611
Property Owner: Same Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Contractor: NA Lic #: _____ Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Lender Name: NA Phone: _____
Lender's Address: _____

PROJECT INFORMATION

Building/Construction

- ☐ Building Permit
☐ Excavation & Grading Permit
☐ Manufactured/Structure Placement
☐ Mechanical Permit
☐ Plumbing Permit
☐ Roofing Permit
☐ Signage Permit
☒ Other Zoning

Planning

- ☐ Critical Areas
☐ Flood Plain
☐ Home Occupation Business License
☐ Master Plan
☐ Mobile Home Park
☐ Plat (Preliminary)
☐ Plat (Final)
☐ Site Plan (Preliminary)
☐ Site Plan (Final)

Environmental

- ☐ Critical Areas
☐ Flood Plain Permits
☐ SEPA
☐ Surface Mining
☐ Other _____

PROJECT DESCRIPTION

Occupancy Group: _____ Type of Construction: _____ Sq. Ft. _____ No. of Stories: _____ No. of Bedrooms: _____

Is there any grading, filling, or excavation associated with this project? _____ Quantity (cubic yards): _____
(Including grading for road construction, site preparation, and landscaping.) **NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.**

Water Supply: _____ Sewage Disposal: _____ Type of Heat: _____ Fair Market Value: _____

Does project involve Asbestos? ☐ YES ☐ NO

PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT: This application is to adjust the zoning on
parcel 30835 to follow the boundary line adjustment.

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

APPLICANT'S SIGNATURE: [Signature] DATE: 5/10/2026

APPLICATION ACCEPTED BY: _____ DATE: _____

APPLICATION APPROVED BY: _____ DATE: _____

PERMIT NUMBER
CR _____



City of Castle Rock

Building & Planning Department

Comprehensive Plan Amendment/Rezone Application

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

Owner/Applicant Information

Property Owner(s): Gabe Gourde - Gourde LLC Daytime Phone: 360-957-0956

Mailing Address: 627 Spirit Lake Hwy City: Castle Rock State: WA Zip Code: 98611

E-mail address: ggourde@jhkelly.com Fax: NA

Applicant: Same Daytime Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

E-mail address: _____ Fax: _____

Applicant's Representative: NA Daytime Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

E-mail address: _____ Fax: _____

Property Information

Project Address(es): 1220 Mt. St. Helens Way

Property		Existing Designations		Requested Amendment	
Parcel #	Size (acres)	Comprehensive Plan Designation	Zoning District	Comprehensive Plan Designation	Zoning District
30835	.15 BLA portion	C2	C2	C2	R2

Property Information - continued

Property Description: (Please discuss the natural and built environment). The property is an existing single family dwelling.

Will you need to extend water, sewer, or power to the property? No If yes, how do you propose to do so? Not as a part of this application.

☐ Please attach additional sheets as necessary, numbered and signed.

SURROUNDING USES

Direction	Comprehensive Plan Designation	Zoning District	Land Use
North	C2	C2	Commercial Building
South	C2	C2	Gas Station
East	C2	R2	Single Family Home
West	C2	C2	Gas Station

Decision Criteria

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

☒ Please attach additional sheets as necessary, numbered and signed.

Site Plan

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

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

Application Checklist

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

Required Signatures

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

 Gabe Gourde 5/10/2026
Property Owner's Signature Print Name Date

Applicant's Signature Print Name Date

Applicants Representative Signature Print Name Date

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

☒ There are 2 pages of additional information attached to this application.

 Property Owner(s) initials

Decision Criteria Narrative

1. Consistency with State Planning Statutes / Conflicts

This proposal is consistent with Washington State planning statutes, including the Growth Management Act, by promoting logical and orderly land use patterns. The requested rezone aligns the zoning designation with an approved boundary line adjustment, ensuring consistency between parcel boundaries and zoning classifications.

The amendment does not introduce new or incompatible land uses and remains consistent with the surrounding Comprehensive Plan designation (C2). It eliminates a mapping inconsistency rather than creating regulatory conflict. As such, the proposal will not result in conflicts with the Comprehensive Plan or applicable development regulations.

2. Increased Development Potential Without Adverse Impacts

The proposed rezone increases the usability of the property by aligning zoning with the adjusted parcel boundary, allowing for development consistent with surrounding land uses.

The property is currently developed as a single-family residence and is surrounded by a mix of commercial and residential uses. No new development, grading, or infrastructure expansion is proposed with this application.

Because the request is administrative in nature and does not intensify land use, it will not create significant adverse impacts to neighboring properties, critical areas, or environmental conditions.

3. Adequate Services, Facilities, and Utilities

The property is adequately served by existing infrastructure. The application confirms that no extensions of water, sewer, or power are required.

The site has existing access from Mt. St. Helens Way, and no changes to transportation or access are proposed. Because the rezone does not increase demand or introduce new development, existing public services and utilities are sufficient to serve the property.

4. Implementation of City Goals and Policies

The proposal supports City of Castle Rock goals by improving consistency and clarity in land use regulation. It aligns zoning with legal parcel boundaries, reduces the potential for future permitting conflicts, and reinforces existing development patterns.

The surrounding area includes commercial and residential uses, and the rezone maintains compatibility within this context.

Additionally, the Castle Rock Municipal Code allows zoning amendments when public convenience and general welfare are served. This proposal meets that intent by correcting a zoning inconsistency without creating new impacts.

	Gabe Gourde	5/10/2026
Property Owner's Signature	Print Name	Date



General Land Use Application

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

OFFICIAL USE ONLY

Case # _____ Related File # _____ Received By: _____

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

TITLE 16 SUBDIVISIONS

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

TITLE 18 ENVIRONMENTAL PROTECTION

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

TITLE 17 ZONING

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

OTHER

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

Project Name: 1220 Rezone

Project Address: 1220 Mt. St. Helens Way
Castle Rock, WA 98611

Applicant: Gabe Gourde - Gourde LLC
Phone: 360-957-0956
E-mail Address: ggourde@jhkelly.com

Mailing Address: 627 Spirit Lake Hwy
Castle Rock, WA 98611

Owner: _____
(If other than applicant)
Phone: _____
E-mail Address: _____

Mailing Address: _____

Other Authorized Representative (if any): _____ Mailing Address: _____ Phone: _____ E-mail Address: _____						
Project Description: <u>This application is to adjust the zoning on parcel 30835</u> <u>to follow the boundary line adjustment.</u> Size of Project Site: <u>.15 acres (the BLA portion)</u> Assessor Tax Parcel Number(s): <u>30835</u>						
Full Legal Description of Subject Property (Attached ☐): Zoning: <u>R2</u> Special Areas On or Near Site (show areas on site plan): <table style="width: 100%;"><tr><td>☐ Creek, Stream or River (name): _____</td><td>☐ Flood Hazard Area _____</td></tr><tr><td>☐ Wetland</td><td>☐ None</td></tr><tr><td>☐ Steep Slopes/Draw/Gully/Ravine</td><td></td></tr></table>	☐ Creek, Stream or River (name): _____	☐ Flood Hazard Area _____	☐ Wetland	☐ None	☐ Steep Slopes/Draw/Gully/Ravine	
☐ Creek, Stream or River (name): _____	☐ Flood Hazard Area _____					
☐ Wetland	☐ None					
☐ Steep Slopes/Draw/Gully/Ravine						
Water Service						
Existing pipe size and material: <u>Well</u> Proposed pipe size and material: <u>Well</u>						
Sewage Disposal						
Existing: <u>City Sewer</u> Proposed: <u>City Sewer</u>						
Access						
Name of Street(s) from which access will be gained: <u>Existing access - no change. Mt. St.</u> <u>Helens Way.</u>						

Owner's Consent and Authorization

I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

I agree to pay all fees of the City that apply to this application.

Gabe Gourde - Gourde LLC
Owner's Name (Print Name)


Owner's Signature

5/10/2026
Date

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTIONS:

TRACT A APN: 30847

(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3543278)
A PORTION OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING 670 FEET WEST OF THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE W.M., AND RUNNING;
THENCE WEST 154.5 FEET;
THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ACCESS ROAD TO P.S.H. NO. 1;
THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ACCESS ROAD TO A POINT DUE NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

TRACT B APN: 30835

(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3749724)
A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 670.00 FEET WEST OF THE QUARTER CORNER COMMON TO SECTION 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 208.00 FEET;
THENCE WEST 174.50 FEET;
THENCE NORTH 208.00 FEET;
THENCE EAST 174.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
AND
BEGINNING AT THE QUARTER CORNER OF SECTIONS 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE WEST A DISTANCE OF 670.00 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 23°30' EAST A DISTANCE OF 222.20 FEET TO A POST ON THE BOUNDARY LINE BETWEEN THE LAND HEREIN DESCRIBED AND THAT OF C.E. WILSKEY;
THENCE DUE WEST A DISTANCE OF 87.00 FEET;
THENCE DUE NORTH A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING;
AND
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 88°34'10" WEST A DISTANCE OF 670.00 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 88°34'10" WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 154.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN AFN 3543278; THENCE NORTH 01°25'50" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 39.15 FEET TO THE TOE OF A SLOPE;
THENCE NORTH 89°59'28" EAST ALONG THE TOE OF SLOPE FOR A DISTANCE OF 154.55 FEET; TO THE EAST LINE OF SAID PARCEL; THENCE SOUTH 01°25'50" WEST ALONG THE EAST LINE OF SAID PARCEL 43.03 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

TRACT A OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.
TRACT B OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.

SURVEY NOTE

THE FIELD WORK AND CALCULATIONS ON WHICH THIS BOUNDARY LINE ADJUSTMENT IS BASED WAS PERFORMED UNDER THE DIRECTION OF KEVIN D. BLUMH, PLS 29269 WHO PASSED AWAY BEFORE THIS MAP COULD BE CERTIFIED AND RECORDED. THE UNDERSIGNED HAS REVIEWED THIS SURVEY FOR COMPLETENESS AND APPLICABILITY WITH THE APPROPRIATE STATUTES AND HEREBY CERTIFIES THAT THIS SURVEY IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

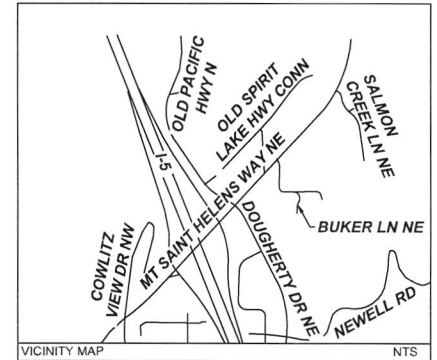
THE PURPOSE OF THIS SURVEY IS TO LEGALIZE THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON APN: 3749723. THE BOUNDARY LINE ADJUSTMENT MET THE COUNTY'S REQUIREMENTS, NOT TAKING INTO ACCOUNT THE CITY OF CASTLE ROCK'S MAPPING REQUIREMENTS.

BASIS OF BEARING

HOLDING SURVEY CONTROL BEARINGS PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 180, BY HOLDING THE NORTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 11, THE BEARING BETWEEN BEING N46°42'34"E.

SURVEY DATA

EQUIPMENT USED: TRIMBLE R12 RTK GPS AND S5 1-SECOND TOTAL STATION.
METHOD: RADIAL RTK GPS TIES AND CLOSED GROUND TRAVERSE WITH ACCURACIES AND CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTERS 332-130-085 AND 332-130-090



OWNERS:

GOURDE LLC
1220 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGH DENSITY RESIDENTIAL

RADWILL ENTERPRISES LLC
1254 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGHWAY BUSINESS

TREASURER

I HEREBY CERTIFY THAT ALL ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

COWLITZ COUNTY TREASURER DATE:
DEPUTY TREASURER DATE:

ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THIS _____ DAY OF _____, 2026.

CITY PLANNER DATE:
CITY ENGINEER DATE:
CITY MAYOR DATE:
CITY PLANNING COMMISSION REPRESENTATIVE DATE:

LOT AREAS

TRACT A: PIN: 30847		
ORIGINAL AREA	33,201.20 S.F.	0.76 AC
NEW AREA	26,853.09 S.F.	0.62 AC
TRACT B: PIN: 30835		
ORIGINAL AREA	46,259.42 S.F.	1.06 AC
NEW AREA	52,607.64 S.F.	1.21 AC

AUDITOR'S CERTIFICATE

RECORDING NO. _____
FILED FOR RECORD THIS _____ DAY OF _____, 2026,
AT _____ M. IN BOOK _____ OF BLAMS AT PAGES _____
AT THE REQUEST OF _____ JOHN W. GOODMAN

SURVEYOR'S NAME

COUNTY AUDITOR _____ DEPUTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT FOR _____ GABE GOURDE
IN _____ MARCH, 2026

REGISTERED PROFESSIONAL LAND SURVEYOR DATE:
CERTIFICATE NUMBER _____ 54051



FORESIGHT
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

CITY OF CASTLE ROCK
BOUNDARY LINE ADJUSTMENT CRP-25-025
ASSESSOR'S PARCEL NOS.
30835 & 30847
CITY OF CASTLE ROCK
COWLITZ COUNTY, WASHINGTON

Drawn By: M. NOWELS Date: 04/27/2026 Job No.: 5742
Checked By: J. GOODMAN Scale: N/A Sheet: 1 OF 2

RECEIVED MAY 11 2026

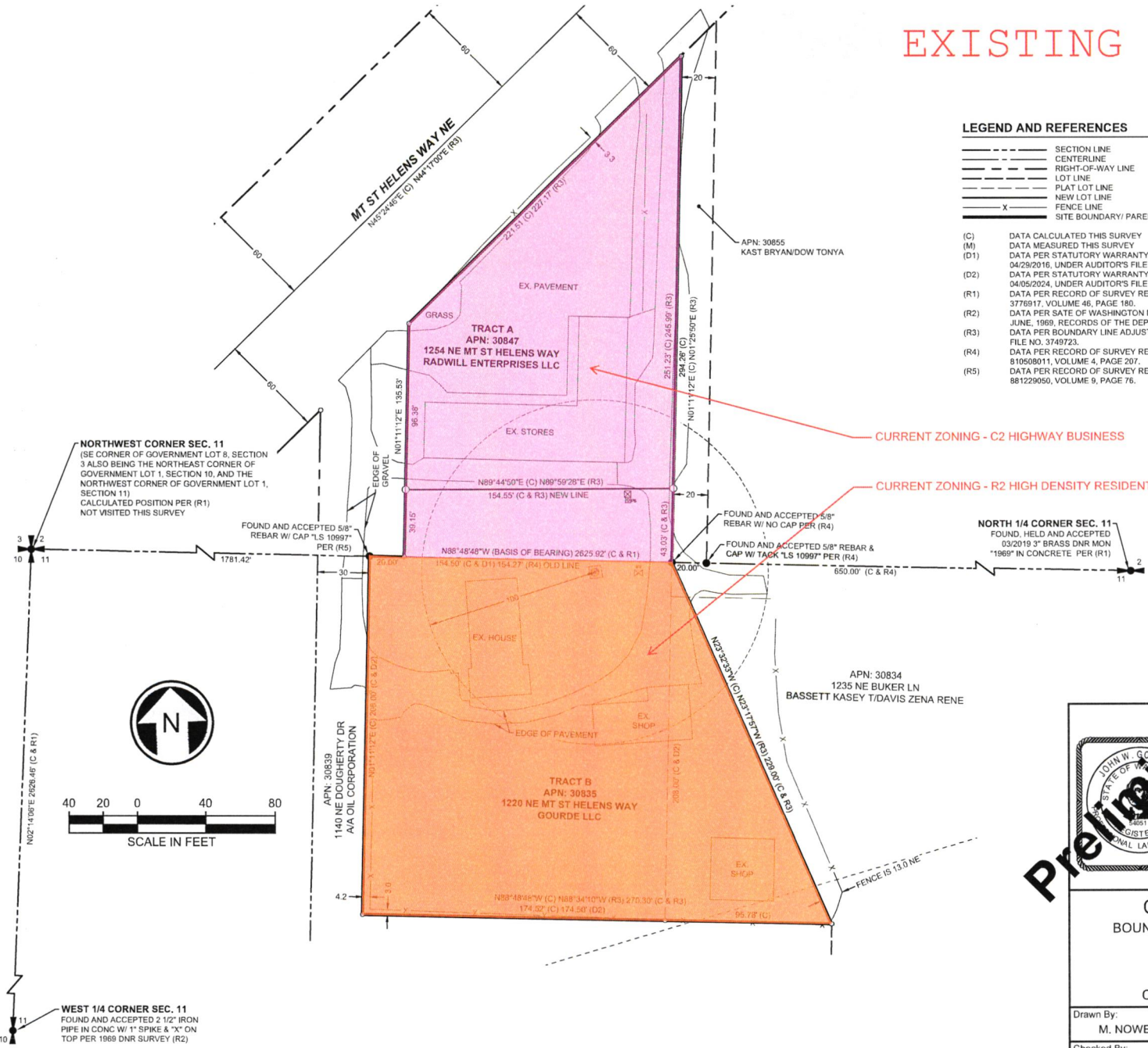
RECEIVED JUN 08 2026

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

EXISTING ZONING

LEGEND AND REFERENCES

- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PLAT LOT LINE
- NEW LOT LINE
- FENCE LINE
- SITE BOUNDARY/ PARENT PARCEL
- FOUND MONUMENT AS NOTED 01/2026
- SET 1/2" REBAR & CAP LS 54051 XX/XXXX
- CALCULATED POINT ONLY
- WELL
- TELEPHONE PEDESTAL
- POWER BOX
- WATER VALVE
- (C) DATA CALCULATED THIS SURVEY
- (M) DATA MEASURED THIS SURVEY
- (D1) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/29/2016, UNDER AUDITOR'S FILE NO. 3543278.
- (D2) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/05/2024, UNDER AUDITOR'S FILE NO. 3749724.
- (R1) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 180.
- (R2) DATA PER STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES SURVEY, DATED JUNE, 1969, RECORDS OF THE DEPARTMENT OF NATURAL RESOURCES.
- (R3) DATA PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3749723.
- (R4) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 810508011, VOLUME 4, PAGE 207.
- (R5) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 881229050, VOLUME 9, PAGE 76.



CURRENT ZONING - C2 HIGHWAY BUSINESS

CURRENT ZONING - R2 HIGH DENSITY RESIDENTIAL

Preliminary



FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

CITY OF CASTLE ROCK
BOUNDARY LINE ADJUSTMENT CRP-25-025
ASSESSOR'S PARCEL NOS.
30835 & 30847
CITY OF CASTLE ROCK
COWLITZ COUNTY, WASHINGTON

Drawn By: M. NOWELS	Date: 04/27/2026	Job No.: 5742
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 2 OF 2

RECEIVED MAY 11 2026

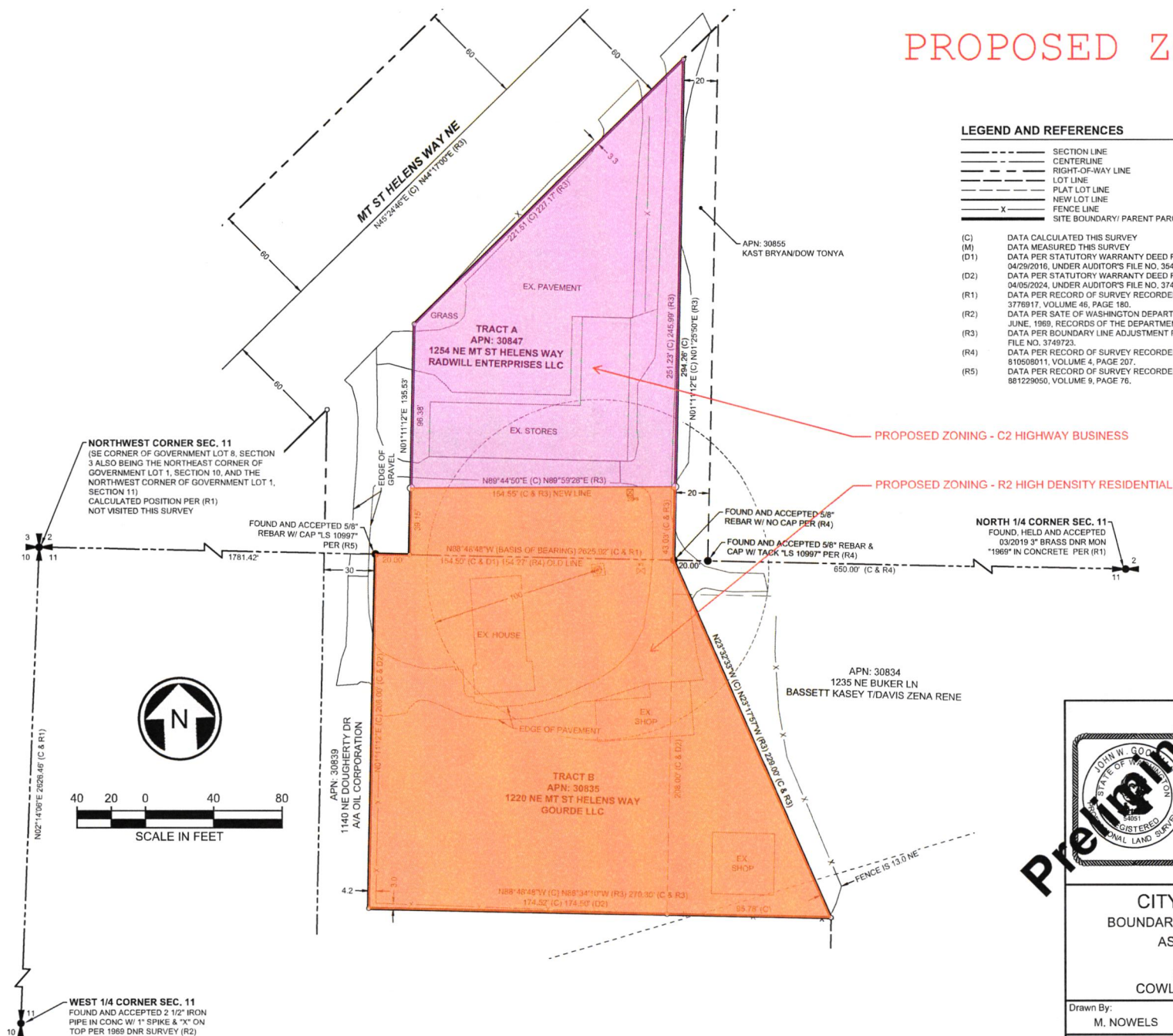
RECEIVED JUN 08 2026

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

PROPOSED ZONING

LEGEND AND REFERENCES

- SECTION LINE
--- CENTERLINE
--- RIGHT-OF-WAY LINE
--- LOT LINE
--- PLAT LOT LINE
--- NEW LOT LINE
--- FENCE LINE
--- SITE BOUNDARY/ PARENT PARCEL
- FOUND MONUMENT AS NOTED 01/2026
○ SET 1/2" REBAR & CAP LS 54051 XX/XXXX
○ CALCULATED POINT ONLY
○ WELL
○ TELEPHONE PEDESTAL
○ POWER BOX
○ WATER VALVE
- (C) DATA CALCULATED THIS SURVEY
(M) DATA MEASURED THIS SURVEY
(D1) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/29/2016, UNDER AUDITOR'S FILE NO. 3843278.
(D2) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/05/2024, UNDER AUDITOR'S FILE NO. 3748724.
(R1) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 180.
(R2) DATA PER STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES SURVEY, DATED JUNE, 1969, RECORDS OF THE DEPARTMENT OF NATURAL RESOURCES.
(R3) DATA PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3748723.
(R4) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 810508011, VOLUME 4, PAGE 207.
(R5) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 881229050, VOLUME 9, PAGE 76.



FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

CITY OF CASTLE ROCK
BOUNDARY LINE ADJUSTMENT CRP-25-025
ASSESSOR'S PARCEL NOS.
30835 & 30847
CITY OF CASTLE ROCK
COWLITZ COUNTY, WASHINGTON

Drawn By: M. NOWELS	Date: 04/27/2026	Job No.: 5742
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 2 OF 2

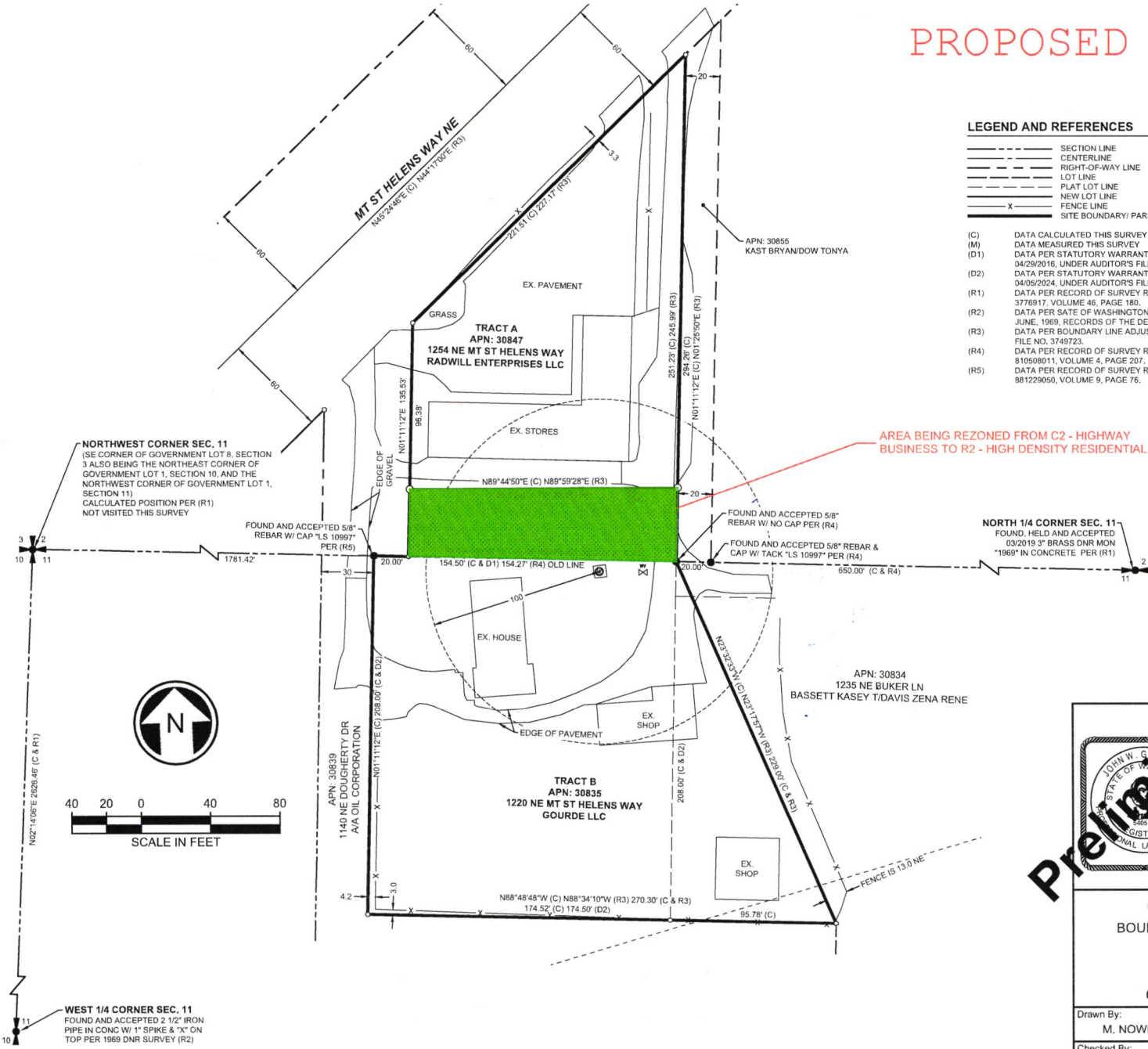
RECEIVED MAY 11 2026

RECEIVED JUN 08 2026

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

PROPOSED ZONING

- LEGEND AND REFERENCES
- SECTION LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - PLAT LOT LINE
 - NEW LOT LINE
 - FENCE LINE
 - SITE BOUNDARY/ PARENT PARCEL
 - FOUND MONUMENT AS NOTED 01/2026
 - SET 1/2" REBAR & CAP LS 54051 XX/XXXX
 - CALCULATED POINT ONLY
 - ⊙ WELL
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ POWER BOX
 - ⊙ WATER VALVE
 - (C) DATA CALCULATED THIS SURVEY
 - (M) DATA MEASURED THIS SURVEY
 - (D1) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/29/2016, UNDER AUDITOR'S FILE NO. 3543278.
 - (D2) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/05/2024, UNDER AUDITOR'S FILE NO. 3749724.
 - (R1) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 180.
 - (R2) DATA PER STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES SURVEY, DATED JUNE, 1969, RECORDS OF THE DEPARTMENT OF NATURAL RESOURCES.
 - (R3) DATA PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3749723.
 - (R4) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 810508011, VOLUME 4, PAGE 207.
 - (R5) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 881229050, VOLUME 9, PAGE 76.



Preliminary

JOHN W. GOODMAN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
1981

FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025 ASSESSOR'S PARCEL NOS. 30835 & 30847 CITY OF CASTLE ROCK COWLITZ COUNTY, WASHINGTON		
Drawn By: M. NOWELS	Date: 04/27/2026	Job No.: 5742
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 2 OF 2

RECEIVED JUN 08 2026

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTIONS:

TRACT A APN: 30847
(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3543278)
A PORTION OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING 870 FEET WEST OF THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE W.M., AND RUNNING, THENCE WEST 154.5 FEET;
THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ACCESS ROAD TO P.S.H. NO. 1;
THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ACCESS ROAD TO A POINT DUE NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

TRACT B APN: 30835
(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3749724)
A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 670.00 FEET WEST OF THE QUARTER CORNER COMMON TO SECTION 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 208.00 FEET;
THENCE WEST 174.50 FEET;
THENCE NORTH 208.00 FEET;
THENCE EAST 174.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND
BEGINNING AT THE QUARTER CORNER OF SECTIONS 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE WEST A DISTANCE OF 870.00 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 23°30' EAST A DISTANCE OF 222.20 FEET TO A POST ON THE BOUNDARY LINE BETWEEN THE LAND HEREIN DESCRIBED AND THAT OF C.E. WILSKEY;
THENCE DUE WEST A DISTANCE OF 87.00 FEET;
THENCE DUE NORTH A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING, AND
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 88°34'10" WEST A DISTANCE OF 670.00 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 88°34'10" WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 154.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN AFN 3543278, THENCE NORTH 01°25'50" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 39.15 FEET TO THE TOE OF A SLOPE;
THENCE NORTH 89°59'28" EAST ALONG THE TOE OF SLOPE FOR A DISTANCE OF 154.55 FEET, TO THE EAST LINE OF SAID PARCEL, THENCE SOUTH 01°25'50" WEST ALONG THE EAST LINE OF SAID PARCEL 43.03 FEET TO THE POINT OF BEGINNING, SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

TRACT A OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.
TRACT B OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.

SURVEY NOTE

THE FIELD WORK AND CALCULATIONS ON WHICH THIS BOUNDARY LINE ADJUSTMENT IS BASED WAS PREPARED UNDER THE DIRECTION OF KEVIN D. BLUHM, P.L.S. 29289 WHO PASSED AWAY BEFORE THIS MAP COULD BE CERTIFIED AND RECORDED. THE UNDERSIGNED HAS REVIEWED THIS SURVEY FOR COMPLETENESS AND APPLICABILITY WITH THE APPROPRIATE STATUTES AND HEREBY CERTIFIES THAT THIS SURVEY IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

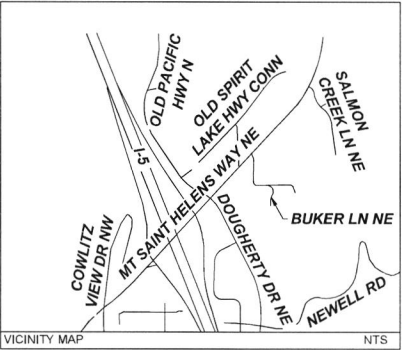
THE PURPOSE OF THIS SURVEY IS TO LEGALIZE THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON AFN: 3749723. THE BOUNDARY LINE ADJUSTMENT MEET THE COUNTY'S REQUIREMENTS, NOT TAKING INTO ACCOUNT THE CITY OF CASTLE ROCKS MAPPING REQUIREMENTS.

BASIS OF BEARING

HOLDING SURVEY CONTROL BEARINGS PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 160, BY HOLDING THE NORTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 11, THE BEARING BETWEEN BEING N46°42'34"E.

SURVEY DATA

EQUIPMENT USED: TRIMBLE R12 RTK GPS AND S5 1-SECOND TOTAL STATION.
METHOD: RADIAL RTK GPS TIES AND CLOSED GROUND TRAVERSE WITH ACCURACIES AND CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTERS 332-130-085 AND 332-130-090



OWNERS:
GOURDE LLC
1220 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGH DENSITY RESIDENTIAL

RADWILL ENTERPRISES LLC
1254 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGHWAY BUSINESS

TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

COWLITZ COUNTY TREASURER

DATE:

DEPUTY TREASURER

DATE:

ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THIS _____ DAY OF _____, 2026.

CITY PLANNER

DATE:

CITY ENGINEER

DATE:

CITY MAYOR

DATE:

CITY PLANNING COMMISSION REPRESENTATIVE

DATE:

AUDITOR'S CERTIFICATE

RECORDING NO.

FILED FOR RECORD THIS _____ DAY OF _____, 2026.
AT _____ M. IN BOOK _____ OF BLAMS AT PAGES _____
AT THE REQUEST OF _____ JOHN W. GOODMAN
SURVEYOR'S NAME

COUNTY AUDITOR

DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT FOR GABE GOURDE IN MARCH, 2026

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:

CERTIFICATE NUMBER 54051



FORESIGHT
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1563 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

CITY OF CASTLE ROCK
BOUNDARY LINE ADJUSTMENT CRP-25-025
ASSESSOR'S PARCEL NOS.
30835 & 30847
CITY OF CASTLE ROCK
COWLITZ COUNTY, WASHINGTON

Drawn By:
M. NOWELS

Date:
04/27/2026

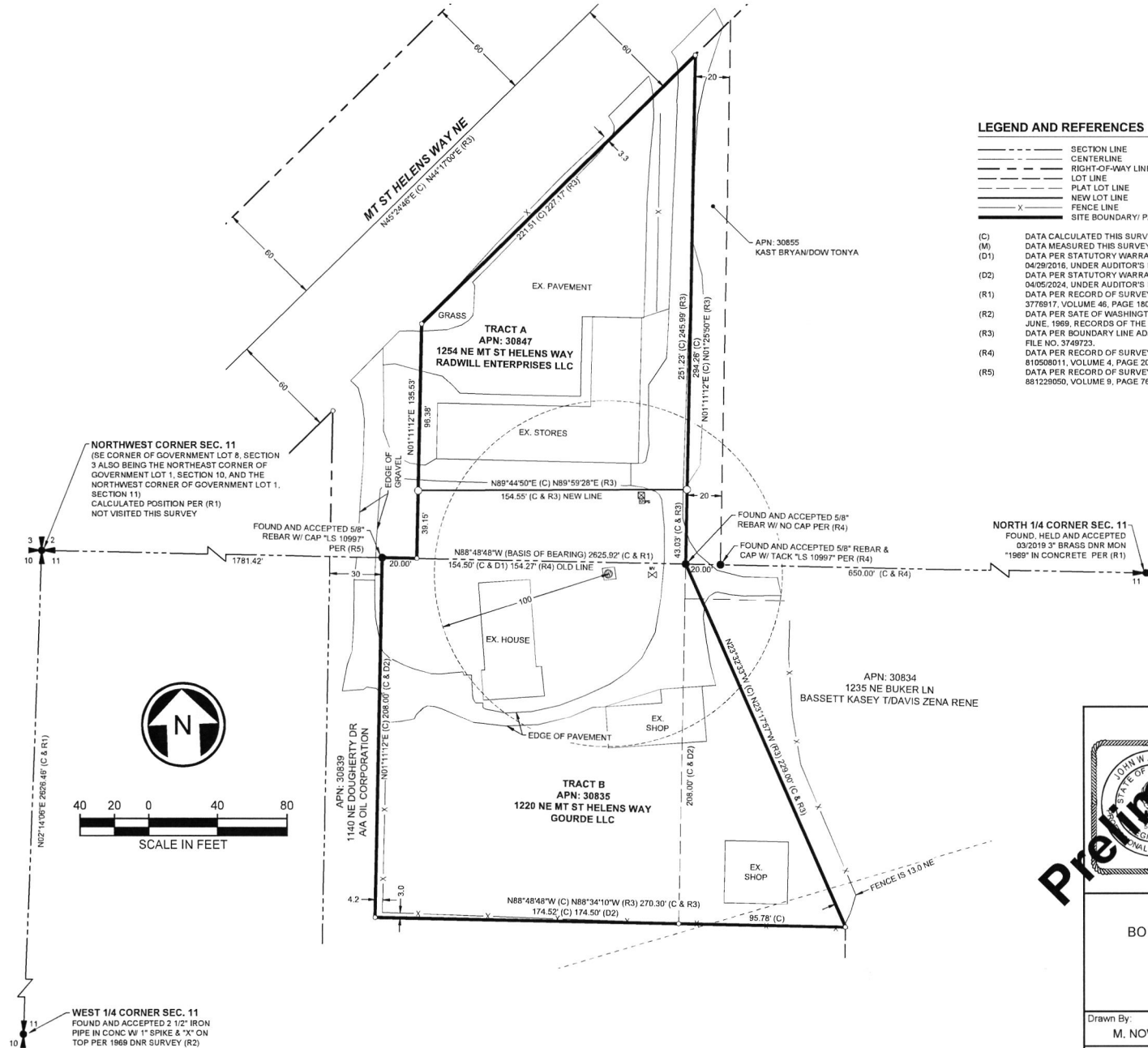
Job No.:
5742

Checked By:
J. GOODMAN

Scale:
N/A

Sheet:
1 OF 2

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
 PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
 CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON



FORESIGHT SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE
 CHEHALIS, WA 98532 OFFICE: (360) 748-4000

CITY OF CASTLE ROCK
 BOUNDARY LINE ADJUSTMENT CRP-25-025
 ASSESSOR'S PARCEL NOS.
 30835 & 30847
 CITY OF CASTLE ROCK
 COWLITZ COUNTY, WASHINGTON

Drawn By: M. NOWELS	Date: 04/27/2026	Job No.: 5742
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 2 OF 2

City of Castle Rock

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



SEPA ENVIRONMENTAL CHECKLIST

What is this for?

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

How to fill this out:

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

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

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

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

RECEIVED MAY 11 2026

RECEIVED JUN 08 2026

A. BACKGROUND

1. Name of proposed project, if applicable:
None
2. Name of applicant:
Gourde LLC - Gabe Gourde
3. Address and phone number of applicant or contact person:
627 Spirit Lake Highway, Castle Rock - 360-957-0956
4. Date checklist prepared:
5/10/2026
5. Agency requesting checklist:
City of Castle Rock
6. Proposed timing or schedule (including phasing, if applicable):
NA
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☐ Yes ☒ No
If yes, explain.
NA
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☒ No
If yes, explain.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
None
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. (There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers here.)
This application is to have the current zoning of each parcel remain the same but move to the new property line location. This is the property line that separates Parcel 30847 and 30835.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description and, if you haven't already done so with the permit application to which this checklist is related, a site plan, vicinity map, and topographic map, if reasonably available.
1220 Mt. St. Helens Way, Castle Rock. Parcel 30835.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

☐ Other (specify): Insert text here.

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

2%

- 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.

sandy loam

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

No

- 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.

There will be no fill related to this application.

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

No construction is related to this application.

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

No new impervious surface will be added for this application.

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

Not applicable.

2. Air

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

NA

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

NA

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

NA

3. Water

- a. Surface Water

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

None

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? ☐ Yes ☒ No

If yes, please describe, and attach available plans.

None

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

None

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

None

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

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

None

b. Ground Water

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

None

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

None

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

None

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.

No work is related to this application. Water will flow as it currently is.

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

No work is being performed related to this application.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?

☐ Yes ☒ No

If so, describe.

No

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

NA

4. Plants

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

☐ alder ☐ maple ☐ aspen ☒ fir ☒ cedar ☐ pine ☐ other tree(s) (specify): NA

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

☐ cattail ☐ buttercup ☐ bulrush ☐ skunk cabbage ☐ other wet soil plant(s) (specify): NA

☐ water lily ☐ eelgrass ☐ milfoil ☐ other water plant(s) (specify): NA

- 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.

None

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

None

5. Animals

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

☐ hawk ☐ heron ☐ eagle ☐ songbirds, ☐ other bird(s) (specify): None

☐ deer ☐ bear ☐ elk ☐ beaver ☐ other mammal(s) (specify): None

☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish ☐ other fish (specify): None

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

None

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

☐ Yes ☒ No

If so, explain.

NA

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

NA

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

NA

6. Energy and Natural Resources

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

No energy consumption is a part of this application.

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

☐ Yes ☒ No

If so, generally describe.

NA

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

NA

7. Environmental Health

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

☐ Yes ☒ No

If so, describe.

No

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

None that we are aware of.

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

None that we are aware of.

- 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.

None

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

None

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

NA

- b. Noise

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

None

- 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.

None

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

NA

8. Land and Shoreline Use

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

The current use is a single family residence.

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

Not that we are aware of.

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

None

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

NA

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

No

- c. Describe any structures on the site.

One existing single family dwelling and a detached shop.

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

No structures will be demolished as a part of this application.

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

High Density Residential

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

Commercial

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

NA

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

Not that we are aware of.

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

None - this application is for zoning only.

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

None - this application is for zoning only.

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

NA

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

NA

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

NA

9. Housing

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

NA

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

NA

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

NA

10. Aesthetics

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

NA

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

NA

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

NA

11. Light and Glare

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

None

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

NA

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

NA

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

NA

12. Recreation

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

None

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

If so, describe.

NA

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

NA

13. Historic and cultural preservation

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

Not that we are aware of.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. ☐ Yes ☒ No
Are there any material evidence, artifacts, or areas of cultural importance on or near the site?
☐ Yes ☒ No

Please list any professional studies conducted at the site to identify such resources.

None that we are aware of.

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

NA

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

NA

14. Transportation

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

Mount St Helens Way NE

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

NA

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

NA

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

NA

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

NA

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

None

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

NA

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

NA

15. Public Services

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

NA

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

NA

16. Utilities

- a. Check utilities currently available at the site:

☒ electricity ☐ natural gas ☐ potable water ☐ irrigation water ☐ refuse service ☐ telephone ☒
sanitary sewer ☒ septic system ☐ other (specify): -

- 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.

None

C. SIGNATURE

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

Signature:



Name:

Click or tap here to enter text.

Gabe Gourde - Gourde LLC

Position:

Insert text here.

Agency/Organization:

Insert text here.

Date Submitted:

12/17/2025

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do NOT use this sheet for project actions)

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

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

No work is being done as a part of this application. There would be no effect.

Proposed measures to avoid or reduce such increases are:

NA

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

No effect

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

No effect

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

No effect

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

None

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?

No effect

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

NA

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?

No effect

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

None

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

No effect

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

None

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

This zoning change doesn't conflict with any law that we are aware of.

RECEIVED MAY 11 2026

RECEIVED JUN 08 2026

Exhibit B: Noticing Materials

CRP-26-011

Associated Application Number: CRP-25-025 (BLA)

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice of SEPA, BLA, Comprehensive Plan Map Amendment, and Rezone Public Hearing
1220 Mt. St. Helens Way NE

Lead Agency: City of Castle Rock, WA

Proponent: Gabe Gourde

Project Application: CRP-25-025 & CRP-26-011

Location: 1220 Mt. St. Helens Way NE, Castle Rock, WA, Parcel 30835

Description of proposal: Request to amend the zoning and comprehensive plan map for Parcel 30835, located at 1220 Mt. St. Helens Way NE, to eliminate split zoning/land use and align the zoning/land use designation with a recent boundary line adjustment (BLA). The proposal would rezone a portion of the parcel from C-2 to R-2, resulting in a single zoning designation for the property and supporting its intended residential use.

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 15, 2026

Time: 6:00 pm

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

Virtual connection information will be included on the agenda and posted on the City's website.

Purpose: To review the proposed comprehensive plan map amendment, rezone, boundary line adjustment 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 14, 2026, 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 1, 2026

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

Posted: City Hall, Senior Center, Library - 9/01/2026



Building Department <bldgdept@ci.castle-rock.wa.us>

Gourde LLC - Notice of Public Hearing/SEPA DNS/Rezone/Comp Plan Amendment/BLA

1 message

Building Department <bldgdept@ci.castle-rock.wa.us>

Tue, Sep 1, 2026 at 10:48 AM

To: Christian Cordova <Christian.Cordova@wsdot.wa.gov>, TDN Front Door <frontdoor@tdn.com>, sepaunit@ecy.wa.gov, Andrea Yoho <yohoa@cowlitzwa.gov>, SEPA@dahp.wa.gov, Cowlitz Indian Tribe - Permit Review <PermitReview@cowlitz.org>, Lorie Clark <lclark@lcfrb.org>, Jennifer Mendoza <mendozaj@cowlitzwa.gov>, Jeff Barsness <jeff.barsness@wsdot.wa.gov>, Laurie Lebowsky <laurie.lebowsky@wsdot.wa.gov>, Duane Johnson <Duane@swcleanair.org>, ECY RE SEPA REGISTER <separegister@ecy.wa.gov>, pacific-cascade.region@dnr.wa.gov, Charles Worley <cworley@crpolice.org>, sepacenter@dnr.wa.gov, Carie Cuttonaro <ccuttonaro@ci.castle-rock.wa.us>, Jason Lugo <jason.lugo@wsdot.wa.gov>, Bill LeMonds <chief@cowlitz6fire.org>, Kessina Lee <TeamRidgefield@dfw.wa.gov>, Rachel Granrath <Rachel.Granrath@kimley-horn.com>, R5.planning@dfw.wa.gov, Tyler Stone <tstone@ci.castle-rock.wa.us>, "Fashing, Bill" <bfashing@cwco.org>, Mike Moss <moss@co.cowlitz.wa.us>, NRDpermit@cowlitz.org, Christina Hallock <Tina@swcleanair.org>, Chris Fritsch <cfritsch@crschools.org>
Cc: Karlene Akesson <kakesson@ci.castle-rock.wa.us>

Hello,

Please see the attached SEPA Checklist, SEPA Determination of Nonsignificance (DNS), & NOTICE of SEPA (DNS) and Public Hearing for the requested Rezone, Comprehensive Plan Amendment, and proposed Boundary Line Adjustment - Gourde LLC.

SEPA Record No. 202603685

Materials are available to be viewed online at:

<https://ci.castle-rock.wa.us/notices.htm>

Sincerely,
Karlene Akesson

3 attachments



SEPA Checklist - Gourde LLC.pdf
8123K



SEPA DNS_ Gourde.pdf
248K



Notice of Public Hearing-SEPA DNS Comp Plan-Rezone-BLA-Gourde LLC.pdf
245K

AFFIDAVIT OF PUBLICATION

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. 1 2026

NOTICE ID: Stcw4w4Z2ubI9a9i0Gw5

PUBLISHER ID: COL-WA-101946

NOTICE NAME: Gourde LLC Public Hearing Notice

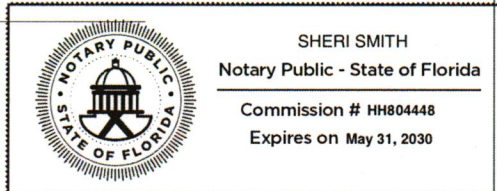
Publication Fee: \$359.08

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 09/02/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC HEARING NOTICE

Notice of SEPA, BLA, Comprehensive Plan Map Amendment, and Rezone Public Hearing
1220 Mt. St. Helens Way NE

Lead Agency: City of Castle Rock, WA

Proponent: Gabe Goude

Project Application: CRP-25-025 & CRP-26-011

Location: 1220 Mt. St. Helens Way NE, Castle Rock, WA, Parcel 30835

Description of proposal: Request to amend the zoning and comprehensive plan map for Parcel 30835, located at 1220 Mt. St. Helens Way NE, to eliminate split zoning/land use and align the zoning/land use designation with a recent boundary line adjustment (BLA). The proposal would rezone a portion of the parcel from C-2 to R-2, resulting in a single zoning designation for the property and supporting its intended residential use.

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 15, 2026

Time: 6:00 pm

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

Virtual connection information will be included on the agenda and posted on the City's website.

Purpose: To review the proposed comprehensive plan map amendment, rezone, boundary line adjustment 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 14, 2026, 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:

Signature: Rachel Granrath, September 1, 2026

Appeal: Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)
9/1 COL-WA-101946

Post 2 Notices On Site - 1220 Mt St Helens Way Ne

Last updated 9/1/2026 6:14 PM CST by Nakayla Ehrhorn

Name

Post 2 Notices On Site - 1220 Mt St Helens Way Ne

State

Completed

Reason

Implementation completed

AssignedTo

Public Works, Finance Office,

Due

9/1/2026 7:00 AM CST

Completed

9/1/2026 6:14 PM CST

Address

1220 Mt St Helens Way NE - 2 locations

Comment

Please post 2 notices on site in 2 conspicuous locations. Please take pictures and email them to: kakesson@ci.castle-rock.wa.us

Public Works Response Date

2026-09-01T00:00:00.000-07:00

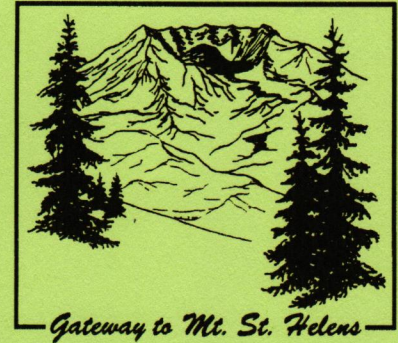
Initials of Responder

NE

Pictures Emailed to Building/Planning Clerk**Comment**

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice of SEPA, BLA, Comprehensive Plan Map Amendment, and Rezone Public Hearing
1220 Mt. St. Helens Way NE

Lead Agency: City of Castle Rock, WA

Proponent: Gabe Gourde

Project Application: CRP-25-025 & CRP-26-011

Location: 1220 Mt. St. Helens Way NE, Castle Rock, WA, Parcel 30835

Description of proposal: Request to amend the zoning and comprehensive plan map for Parcel 30835, located at 1220 Mt. St. Helens Way NE, to eliminate split zoning/land use and align the zoning/land use designation with a recent boundary line adjustment (BLA). The proposal would rezone a portion of the parcel from C-2 to R-2, resulting in a single zoning designation for the property and supporting its intended residential use.

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 15, 2026

Time: 6:00 pm

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

Virtual connection information will be included on the agenda and posted on the City's website.

Purpose: To review the proposed comprehensive plan map amendment, rezone, boundary line adjustment 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 14, 2026, 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 1, 2026

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

Posted on: 9/1/2026 - 2 conspicuous places onsite



Mailing List - CRP-26-011 - Gourde LLC - List Made Using Cowlitz County Assessors Map

	PIN	Property address	Owner name	Owner address
1	30823	1161 Mt St Helens Way NE	LG Properties of Cowlitz County	LG Properties of Cowlitz County LLC PO Box 67 Castle Rock, WA 98611
2	30831	1040 Dougherty Dr NE	Wilson Oil	Wilson Oil Inc PO Box 69 Longview, WA 98632
3	30832	Property ID 3040281	Rebecca Brooke	Rebecca Brooke 236 Gilmore Rd Toutle, WA 98649
4	30833	1178 Mt St Helens Way NE	A/A Oil Corporation	A/A Oil Corporation
	30839	1140 Dougherty Dr NE		1945 NW Klickitat St Camas, WA 98607-8133
5	30834	1235 Buker Ln NE	Kasey T Bassett & Zena Rene Davis	Kasey Bassett & Zena Rena Davis 1235 Buker Ln NE Castle Rock, WA 98611
6	30836	1229 Pumphrey Ln NE	William J & Pamela K Kielmann	William J & Pamela K Kielmann PO Box 1891 Castle Rock, WA 98611
7	30840	1251 Buker Ln NE	Checkbase LLC	Checkbase LLC
	30855	Property ID 3040306		779 Carr 349 Mayaguez, PR 00680
8	30850	1209 Mt St Helens Way NE	Timber Village LLC	Timber Village LLC c/o Gary Gonser 382 Quick Rd Castle Rock, WA 98611-9412
9	3.09E+08	Property ID 3040302	B2BHCPHASE1 LLC	B2BHCPHASE1 LLC 449 Smokey Valley Rd Toledo, WA 98591
10	3.09E+08	1271 Mt St Helens Way NE	NANAK 13 13 13 LLC	NANAK 13 13 13 LLC 1204 Spirit Lake Hwy Castle Rock, WA 98611
11	30849	1289 Mt St Helens Way NE	Adalberto Avelar	Adalberto Avelar 2349 34 th Ave Longview, WA 98632
12	30855021	1340 Mt St Helens Way NE	Malvern Jr & Ellen Rose	Malvern Jr & Ellen Rose PO Box 462 Castle Rock, WA 98611
13	3085501	1300 Mt St Helens Way NE	NWHG Investments LLC	NWHG Investments LLC
	3085502	Property ID 3040308		900 Washington St STE 810 Vancouver, WA 98660
14	WJ1102008	Property ID 3014049	Robert F Opsahl	Robert F Opsahl c/o Ashley Helenberg 4511 Pleasant Hill Rd Kelso, WA 98626-9311
15	30847	1254 Mt St Helens Way NE	Radwill Enterprises LLC	Radwill Enterprises LLC 7437 Willow Grove Rd Longview, WA 98632
16	30854		WA State Department of Transportation	Washington State of Dept of Transportation 11018 NE 51st Circle Vancouver, WA 98682-6686

LG Properties of Cowlitz County LLC
PO Box 67
Castle Rock, WA 98611

Adalberto Avelar
2349 34th Ave
Longview, WA 98632

Wilson Oil Inc
PO Box 69
Longview, WA 98632

Malvern Jr & Ellen Rose
PO Box 462
Castle Rock, WA 98611

Rebecca Brooke
236 Gilmore Rd
Toutle, WA 98649

NWHG Investments LLC
900 Washington St STE 810
Vancouver, WA 98660

A/A Oil Corporation
1945 NW Klickitat St
Camas, WA 98607-8133

Robert F Opsahl
c/o Ashley Helenberg
4511 Pleasant Hill Rd
Kelso, WA 98626-9311

Kasey Bassett & Zena Rena Davis
1235 Buker Ln NE
Castle Rock, WA 98611

Radwill Enterprises LLC
7437 Willow Grove Rd
Longview, WA 98632

William J & Pamela K Kielmann
PO Box 1891
Castle Rock, WA 98611

Washington State of Dept of Transportatic
11018 NE 51st Circle
Vancouver, WA 98682-6686

Checkbase LLC
779 Carr 349
Mayaguez, PR 00680

Timber Village LLC
c/o Gary Gonser
382 Quick Rd
Castle Rock, WA 98611-9412

B2BHCPHASE1 LLC
449 Smokey Valley Rd
Toledo, WA 98591

NANAK 13 13 13 LLC
1204 Spirit Lake Hwy
Castle Rock, WA 98611

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice of SEPA, BLA, Comprehensive Plan Map Amendment, and Rezone Public Hearing
1220 Mt. St. Helens Way NE

Lead Agency: City of Castle Rock, WA

Proponent: Gabe Goude

Project Application: CRP-25-025 & CRP-26-011

Location: 1220 Mt. St. Helens Way NE, Castle Rock, WA, Parcel 30835

Description of proposal: Request to amend the zoning and comprehensive plan map for Parcel 30835, located at 1220 Mt. St. Helens Way NE, to eliminate split zoning/land use and align the zoning/land use designation with a recent boundary line adjustment (BLA). The proposal would rezone a portion of the parcel from C-2 to R-2, resulting in a single zoning designation for the property and supporting its intended residential use.

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 is final.



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



FP [®] **US POSTAGE**
\$000.78⁰
First-Class - IMI
ZIP 98611
08/31/2026
036B 0011819259

NANAK 13 13 13 LLC
1204 Spirit Lake Hwy
Castle Rock, WA 98611



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



FP [®] **US POSTAGE**
\$000.78⁰
First-Class - IMI
ZIP 98611
08/31/2026
036B 0011819259

Mailed on: 8/31/2026

Washington State of Dept of Transportati
11018 NE 51st Circle
Vancouver, WA 98682-6686

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice of SEPA, BLA, Comprehensive Plan Map Amendment, and Rezone Public Hearing
1220 Mt. St. Helens Way NE

Lead Agency: City of Castle Rock, WA

Proponent: Gabe Goude

Project Application: CRP-25-025 & CRP-26-011

Location: 1220 Mt. St. Helens Way NE, Castle Rock, WA, Parcel 30835

Description of proposal: Request to amend the zoning and comprehensive plan map for Parcel 30835, located at 1220 Mt. St. Helens Way NE, to eliminate split zoning/land use and align the zoning/land use designation with a recent boundary line adjustment (BLA). The proposal would rezone a portion of the parcel from C-2 to R-2, resulting in a single zoning designation for the property and supporting its intended residential use.

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



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



FP **US POSTAGE**
\$000.78⁰
First-Class - IMI
ZIP 98611
09/08/2026
036B 0011819259

NWHG Investments LLC
900 Washington St STE 810
Vancouver, WA 98660

2 notices were returned to City Hall on 9/8/2026.
Remailed notices on 9/8/2026

A/A Oil Corporation
1945 NW Klickitat St
Camas, WA 98607-8133

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice of SEPA, BLA, Comprehensive Plan Map Amendment, and Rezone Public Hearing
1220 Mt. St. Helens Way NE

Lead Agency: City of Castle Rock, WA

Proponent: Gabe Goude

Project Application: CRP-25-025 & CRP-26-011

Location: 1220 Mt. St. Helens Way NE, Castle Rock, WA, Parcel 30835

Description of proposal: Request to amend the zoning and comprehensive plan map for Parcel 30835, located at 1220 Mt. St. Helens Way NE, to eliminate split zoning/land use and align the zoning/land use designation with a recent boundary line adjustment (BLA). The proposal would rezone a portion of the parcel from C-2 to R-2, resulting in a single zoning designation for the property and supporting its intended residential use.

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 15, 2026

Time: 6:00 pm

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

Virtual connection information will be included on the agenda and posted on the City's website.

Purpose: To review the proposed comprehensive plan map amendment, rezone, boundary line adjustment and SEPA.

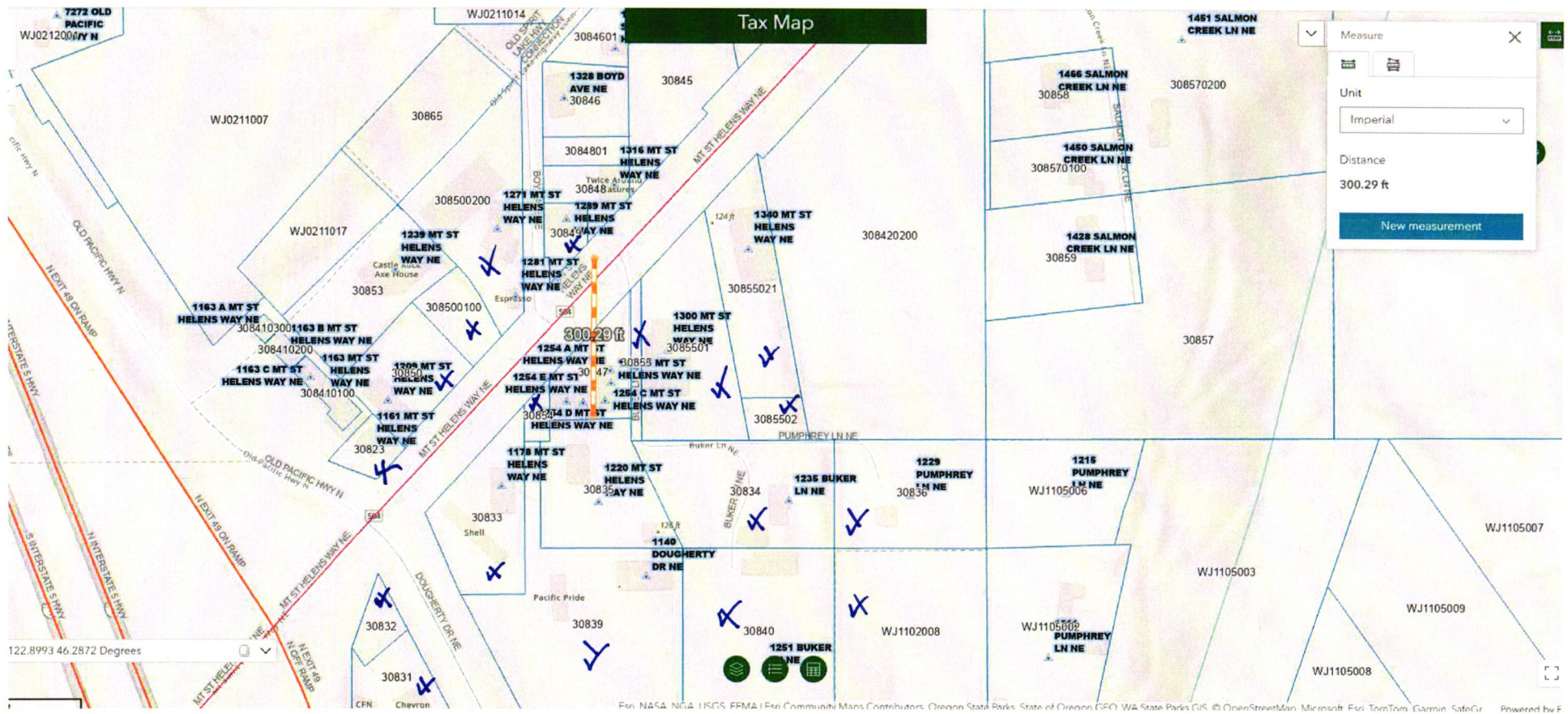
This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by:** September 14, 2026, by 5:00 pm

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 1, 2026

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



CRP-25-025/CRP-26-011

Exhibit C: SEPA DNS

CRP-26-011

Associated Application Number: CRP-25-025

City of Castle Rock

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



STATE ENVIRONMENTAL POLICY ACT Determination of NonSignificance

September 1, 2026

Lead Agency: City of Castle Rock, Washington

Agency Contact: City Contract Planner Rachel Granrath,

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

Project Description: The applicant proposes to amend the comprehensive plan and zoning maps for Parcel 30835 to eliminate split zoning/land use and align the property with a recent boundary line adjustment (BLA). The proposal would rezone a portion of the parcel from C-2 to R-2, resulting in a single zoning designation and supporting the property's intended residential use.

Project Location: 1220 Mt. St. Helens Way NE, Castle Rock, WA, Parcel 30835

Proponent, property owner: Gabe Gourde

Project Application: CRP-25-025/CRP-26-011

Telephone: 360-957-0956

Email: ggourde@jhkelly.com

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

This DNS is issued under WAC [197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by** September 14, 2026, at 5:00 p.m.

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 "Ran", is written over a horizontal line.

Signature

September 1, 2026

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

Exhibit D: Comments Received

CRP-26-011

Associated Application Number: CRP-25-025



Building Department <bldgdept@ci.castle-rock.wa.us>

Gourde LLC - Notice of Public Hearing/SEPA DNS/Rezone/Comp Plan Amendment/BLA

James Gordon <jgordon@cowlitz.org>

Mon, Sep 14, 2026 at 9:50 AM

To: Building Department <bldgdept@ci.castle-rock.wa.us>, "SEPA@dahp.wa.gov" <SEPA@dahp.wa.gov>, Carie Cuttonaro <ccuttonaro@ci.castle-rock.wa.us>, Tyler Stone <tstone@ci.castle-rock.wa.us>

Cc: Karlene Akesson <kakesson@ci.castle-rock.wa.us>, "Stone, Jessica (DAHP)" <jessica.stone@dahp.wa.gov>

To Whom I May Concern:

Given that the above-referenced project is within the Cowlitz Indian Tribe's territory, the Tribe's Cultural Resources Department (CRD) would like to state its interest. The Tribe attaches religious and cultural significance to cultural resources throughout our area of concern, and this includes archaeological resources, traditional cultural properties, and elements of the built environment.

The Cowlitz Indian Tribe is a federally recognized Indian Tribe of southwest Washington and northern Oregon. Since Time Immemorial, the Cowlitz people have hunted, fished, and gathered across this dynamic landscape, following a strategic seasonal round of resource acquisition. As an integrated part of Cowlitz traditional lifeway, the Tribe attaches religious and cultural significance to properties throughout the City of Castle Rock.

Project Description

(verbatim) "This application is to have the current zoning of each parcel remain the same but move to the new property line location. This is the property line that separates Parcel 30847 and 30835."

Comments Regarding This Non-Project Action

The Cowlitz Indian Tribe notes that Page 2 of the SEPA Checklist for this project describes the proposed non-project action as stated in the "Project Description" above, yet Page 11 of the same document states as follows:

(verbatim) "This zoning change doesn't conflict with any law that we are aware of."

The Cowlitz Indian Tribe is confused as to whether this proposed non-project action (which appears to be a boundary line adjustment) will result in new development. The associated language needs to be rectified in order to avoid continued confusion.

In the event of ground-disturbing activity, the Cowlitz Indian Tribe recommends an Unanticipated Discoveries Protocol be attached to the permit; we have attached language for your consideration.

In the event of any proposed future project actions that involve ground-disturbing activities, the Cowlitz Indian Tribe looks forward to the opportunity to comment on the associated future proposed project action(s).

Consultation Communication Preferences

When consulting with CRD, we ask that the City of Castle Rock observe the following communication protocol:

For most consultation requests, it is appropriate to address them to the Chairman of the General Council. At present, this is William "Bill" Iyall, who can be reached at wiyall@cowlitz.org. When you email the General Council Chairman, please send a copy to his executive assistant – Lori Goodwin – at lgoodwin@cowlitz.org.

When you send a request for consultation or a notification to the Chairman concerning a cultural resources issue, please also send a copy to one of the following email addresses:

If you are consulting about a project inside the Cowlitz Reservation, lands held in trust for the Cowlitz Indian Tribe, or Cowlitz Tribal fee lands, please direct your emails to thpo@cowlitz.org.

This will get your email to the Cowlitz Tribal Historic Preservation Officer, who exercises the same authority on Cowlitz Tribal lands as the Washington State Historic Preservation Officer on other lands in the State of Washington.

If you are consulting about project outside the Cowlitz Reservation or lands held in trust for the Cowlitz Indian Tribe, or Cowlitz Tribal fee lands, please direct your emails to CRDreview@cowlitz.org. This address is appropriate for confidential information about archaeological sites and traditional cultural places as discussed in Washington State public records law (RCW 42.56.300).

Both emails go to multiple staff and it will increase the chances that someone sees your inquiry and responds promptly.

This determination is based on all currently available knowledge and is subject to revision should new information arise. Please contact James Gordon at jgordon@cowlitz.org or (360) 957-3004 with any questions or concerns you may have. We look forward to working with you on this undertaking.

náxw̓4q̓wul'as (Thank you),

James Gordon, MA
Archaeologist

jgordon@cowlitz.org

D: (360) 577-5680 ext. 2222 | C: (360) 957-3004

www.Cowlitz.org

PO Box 2547
Longview, WA 98632



COWLITZ
INDIAN TRIBE



My work hours may not look like yours, so please respond at a time that is convenient for you.

Confidentiality Notice: This email, including any attachments, may contain confidential or privileged information intended only for the recipient. If you are not the intended recipient, or if you believe that you have received this email in error, please contact the sender and delete this message immediately. Any unauthorized review, use, disclosure, or distribution is strictly prohibited. The Archaeological Resources Protection Act (16 USC § 470hh), the National Historic

Preservation Act (54 USC § 307103), and public records laws from Washington (RCW 43.56.300) and Oregon (ORS 192.345[11]) all protect information regarding cultural resources.

From: Building Department <bldgdept@ci.castle-rock.wa.us>

Sent: Tuesday, September 1, 2026 10:48 AM

To: Christian Cordova <Christian.Cordova@wsdot.wa.gov>; TDN Front Door <frontdoor@tdn.com>; sepaunit@ecy.wa.gov <sepaunit@ecy.wa.gov>; Andrea Yoho <yohoa@cowlitzwa.gov>; SEPA@dahp.wa.gov <SEPA@dahp.wa.gov>; PermitReview <permitreview@cowlitz.org>; Lorie Clark <lclark@lcfbr.org>; Jennifer Mendoza <mendozaj@cowlitzwa.gov>; Jeff Barsness <jeff.barsness@wsdot.wa.gov>; Laurie Lebowsky <laurie.lebowsky@wsdot.wa.gov>; Duane Johnson <Duane@swcleanair.org>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; pacific-cascade.region@dnr.wa.gov <pacific-cascade.region@dnr.wa.gov>; Charles Worley <cworley@crpolice.org>; sepacenter@dnr.wa.gov <sepacenter@dnr.wa.gov>; Carie Cuttonaro <ccuttonaro@ci.castle-rock.wa.us>; Jason Lugo <jason.lugo@wsdot.wa.gov>; Bill LeMonds <chief@cowlitz6fire.org>; Kessina Lee <TeamRidgefield@dfw.wa.gov>; Rachel Granrath <Rachel.Granrath@kimley-horn.com>; R5.planning@dfw.wa.gov <R5.planning@dfw.wa.gov>; Tyler Stone <tstone@ci.castle-rock.wa.us>; Fashing, Bill <bfashing@cwog.org>; Mike Moss <moss@co.cowlitz.wa.us>; NRDpermit <nrdpermit@cowlitz.org>; Christina Hallock <Tina@swcleanair.org>; Chris Fritsch <cfritsch@crschools.org>

Cc: Karlene Akesson <kakesson@ci.castle-rock.wa.us>

Subject: Gourde LLC - Notice of Public Hearing/SEPA DNS/Rezone/Comp Plan Amendment/BLA

WARNING: This email originated outside of the Cowlitz Indian Tribe. Please verify sender before replying, opening attachments or clicking on links.

[Quoted text hidden]

2 attachments



CIT Unanticipated Discoveries Protocol - June 2026.pdf
286K



CIT Cultural Resource Protection Laws - Feb 2026 (2).pdf
274K



KEEP A COPY OF THIS DOCUMENT ON-SITE DURING PROJECT WORK

COWLITZ INDIAN TRIBE

UNANTICIPATED DISCOVERY PROTOCOL

In the event any archaeological artifacts, historic-period items, human remains, or potential human remains are encountered during project activity, the following actions must be taken:

1. Stop work immediately within 100 ft. (30 m) of the find; and
2. Implement reasonable measures to protect the find from further disturbance; and
3. Notify the Cowlitz Indian Tribe, the property owner, and the appropriate state historic preservation office (SHPO) or tribal historic preservation office (THPO). Please see the next page for contact information.
4. Notify the federal, state, county, city, or other local agency that has permitted or allowed the project to proceed.

If the find contains **human remains or potential human remains**, the on-site supervisor will also need to contact the appropriate county coroner or medical examiner and state physical anthropologist, as appropriate. ***Please do not report the find on social media or to the press.***

After these initial contacts, the project proponent (as advised by a professional cultural resources contractor) will need to arrange for communications between the Cowlitz Indian Tribe, potentially other Tribes, and the appropriate SHPO/THPO regarding next steps.

Legal Authority for This Protocol

Federal Lands, Approval, or Funding	Washington State (public and private land)	Oregon State (public and private land)
National Historic Preservation Act - 36 CFR 800.13 "Post Review Discoveries"	RCW 27.53.060 "Disturbing archaeological resource or site"	ORS 358.920 "Prohibited conduct" [re: archaeological sites]
Native American Graves Protection & Repatriation Act - 43 CFR 10.5 "Discoveries"	RCW 27.44.055 "Skeletal human remains – Duty to notify"	ORS 358.950 "When notice to Indian tribe required"
Archaeological Resources Protection Act - 43 CFR 7.4 "Prohibited Acts"	RCW 68.50.020 "Notice to Coroner or Medical Examiner"	ORS 97.745 "Prohibited acts" [re: Indian graves] ORS 97.760 "Civil action by Indian tribe" ORS 146.100 "Notification"

COWLITZ INDIAN TRIBE



Useful Contact Information

Jon Shellenberger, Director Cultural Resources Department Cowlitz Indian Tribe PO Box 2547 Longview, WA 98632 Cellular: 360-947-1620 jshellenberger@cowlitz.org	Sean Hess, Interim THPO Cultural Resources Department Cowlitz Indian Tribe PO Box 2547 Longview, WA 98632 Cellular: 360-846-8923 shess@cowlitz.org
Dr. Rob Whitlam, Washington State Archaeologist Department of Archaeology and Historic Preservation (DAHP) PO Box 48343 Olympia, WA 98504-8343 Office: 360-890-2615 rob.whitlam@dahp.wa.gov	Dr. Guy Tasa, WA State Physical Anthropologist Department of Archaeology and Historic Preservation (DAHP) PO Box 48343 Olympia, WA 98504-8343 Office: 360-790-1633 guy.tasa@dahp.wa.gov
John Pouley, OR State Archaeologist Oregon State Historic Preservation Office Oregon Parks & Recreation Department 725 Summer St NE, Suite C Salem, OR 97301 Phone: 503-480-9164 john.pouley@opr.d.oregon.gov	Dr. Elissa Bullion, OR State Physical Anthropologist Legislative Commission on Indian Services Oregon State Capitol Building 900 Court Street, NE, Room 167 Salem, Oregon 97301 Phone: 503-986-1067 elissa.bullion@oregonlegislature.gov

Version: cit unanticipated discoveries protocol - june 2026_clean



Cultural Resource Protection Laws

This list is not all-inclusive and does not take the place of consultation.
(Revised February 2026)

Cowlitz Tribal Laws

Law	Where and When It Applies	Implementing Regulations and Link
Cowlitz Tribal Code (CTC) Title 11 "Traditional Culture"	Projects undertaken by the Cowlitz Indian Tribe	https://cowlitz.tribal.codes/CTC/11 (Note: revision process underway)
Ordinance 15-01 "Business Lease Ordinance"	Leasing of Cowlitz tribal land under the terms of the federal HEARTH Act	Please contact the Cultural Resources Department for details.
CTC Section 26.04.020 "Theft"	Tribal lands when someone removes property (including artifacts) without permission	https://cowlitz.tribal.codes/CTC/26.04.020
CTC Section 26.06.090 "Privacy in Communications"	This section makes it a Class C offense to intentionally disclose Tribal information like archaeological site maps or other records that are marked "confidential."	https://cowlitz.tribal.codes/CTC/26.06.090

COWLITZ INDIAN TRIBE



Federal Laws

Law	Where and When It Applies	Implementing Regulations and Link
Section 106 of the National Historic Protection Act (54 USC § 306108)	Projects with Federal funding or approval, permit, or license regardless of location	36 CFR 800 https://www.ecfr.gov/current/title-36/chapter-VIII/part-800?toc=1
Native American Graves Protection and Repatriation Act (25 USC § 3001 <i>et seq.</i>)	When human remains are found during projects on Federal or Tribal lands; Museums, that receive Federal funds	43 CFR 10 https://www.ecfr.gov/current/title-43/subtitle-A/part-10
Archeological Resources Protection Act (16 USC § 470aa-mm)	When parties seek a permit to excavate archaeological sites on Federal or Tribal lands; illegal excavation; illegal sale of artifacts	43 CFR 7 (General Federal regulations) https://www.ecfr.gov/current/title-43/subtitle-A/part-7 25 CFR 262 (provisions for Indian land) https://www.ecfr.gov/current/title-25/chapter-I/subchapter-L/part-262
Executive Order 13007 "Sacred Sites"	Projects taking place on Federal or Tribal; locations where Tribes have identified "sacred sites"	EO 13007 and individual agency Native American policy statements https://www.doi.gov/pmb/cadr/programs/native/Executive-Order-13007
Executive Order 13175 "Consultation and Coordination with Indian Tribal Governments"	Whenever the Executive Branch is considering policies with tribal implications	EO 13175 and individual Federal agency Native American policy statements https://www.federalregister.gov/documents/2000/11/09/00-29003/consultation-and-coordination-with-indian-tribal-governments



Washington State Laws

Law	Where and When It Applies	Law and Regulation Links
Archaeological Sites and Resources	Any time an archaeological site is present on private or state lands in Washington; excavation permit requirements	Law (RCW 27.53) https://apps.leg.wa.gov/RCW/default.aspx?cite=27.53 Regulations (WAC 25-48) https://app.leg.wa.gov/wac/default.aspx?cite=25-48
Indian Graves and Records	Any time Native American remains are found on private or state lands; cairns; Indian rock images	Law (RCW 27.44) https://app.leg.wa.gov/rcw/default.aspx?cite=27.44 Regulations (WAC 25-48) https://app.leg.wa.gov/wac/default.aspx?cite=25-48
Human Remains	Any time that someone finds any human remains, reporting is required	Law (RCW 68.50) https://app.leg.wa.gov/rcw/default.aspx?cite=68.50
Public Records Act	Controls the distribution of information about archaeological site and traditional cultural place locations	Law (RCW 42.56.300) https://app.leg.wa.gov/rcw/default.aspx?cite=42.56.300
Forest Practices Act	DNR required to notify Tribes of proposed forest practices to facilitate cultural resource review	Law (RCW 76.09) https://app.leg.wa.gov/RCW/default.aspx?cite=76.09 Notice of Forest Practices to Affected Indian Tribes https://apps.leg.wa.gov/WAC/default.aspx?cite=222-20-120
Executive Order 21-02 "Archaeological and Cultural Resources"	Establishes a State parallel to Federal Section 106 for projects that receive State capital funding	Executive Order https://dahp.wa.gov/sites/default/files/eo_21-02.pdf



Oregon State Laws

Law	When and Where it Applies	Law and Regulation Links
Indian Graves and Protection Act	Whenever someone finds Native American remains; prohibits disturbance, sale, or display;	Law (ORS 97.740-S 97.760) https://oregon.public.law/statutes/ors_chapter_97
Archaeological Objects and Sites	Whenever someone is seeking to excavate an archaeological site on private or state lands; prohibits sale of artifacts obtained illegally; tribal notice required	Law (ORS 358.905 -358.995) https://oregon.public.law/statutes/ors_chapter_358 Regulations (OAR 736-051) https://oregon.public.law/rules/oar_736-051-0080
Records; Public Reports and Meetings	Records regarding archaeological sites or objects are exempted from public disclosure	Law (ORS 192.345(11)) https://www.oregonlegislature.gov/bills_laws/ors/ors192.html
Comprehensive Land Use Planning	Application of Oregon land use planning to historic properties, including archaeological sites	Law (ORS 197) https://www.oregonlegislature.gov/bills_laws/ors/ors197.html