

City of Castle Rock

Building & Planning Department

Variance Request 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	☐	A Pre-Application Conference / Site Plan Review may be requested. Please contact City Hall for more information if you would like to schedule a pre-application conference.
2	☒	Variance Request Packet Contents (1 page)
3	☒	Application for Variance Submittal Checklist (1 page)
4	☒	Master Application (1 page)
5	☒	Application for Variance (4 pages)
6	☒	Hearings Examiner Application (2 pages)
7	☒	General Land Use Application (2 pages)
8	☒	Environmental Questionnaire (2 pages)
9	☒	SEPA - Environmental Checklist – online printable form: http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx
10	☐	Excerpt from Castle Rock Municipal Code (CRMC) Chapter 17.77.040 Section D.5. Type V – Quasi-Judicial I (3 pages)
11	☐	CRMC Chapter 17.79.020 Application for Variance (1 page)
12	☐	Fee Schedules 1 & 5 of Resolution No. 2025-12 (6 pages) Fees are nonrefundable. The entire Master Fee Schedule is available at City Hall or upon request.
13	☐	Please review the following Castle Rock Municipal Codes (CRMC) online at: https://ecode360.com/CA4379 The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall. If you prefer a paper copy of the documents below, please contact City Hall.
	☐	CRMC – Title 17 Zoning
	☐	CRMC – Title 18 Environmental Protection

I acknowledge the above documents and/or web addresses/links were provided to me in the Variance Request Packet. Furthermore, I acknowledge that information sheets are intended to assist the public in understanding the effect of codes and regulations. Information sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority.

To ensure you have the most current information and applications, consult City Staff. It may also be beneficial to contact City Staff to be sure you understand all requirements before submitting materials or payments.

Fees are non-refundable.

Name: Nick Taylor
(Please Print)

Signature: [Signature]

Date: 2/5/26

RECEIVED FEB 05 2026

CRP-26-002



Application for Variance
Submittal Checklist

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

A complete application for a variance includes, but is not limited to:

- ☒ Variance Request Packet Contents Page (1 page) - Print Name, Sign Name, Date
- ☒ Application for Variance Submittal Checklist (1 page) – Applicable Boxes Checked and Page Initialed
- ☒ Master Application (1 page) - Completed, Signed, and Dated
- ☒ Application for Variance (4 pages) - Completed, Signed, Dated, and including the required information.
 - ☒ Include any **additional** pages for the decision criteria narrative
 - ☒ **Site Plan** - One (1) reproducible copy (8-1/2" x 11" or 11" x 17"; or Seven (7) oversized copies that show the required information.
- ☒ Hearings Examiner Application (2 pages) – Completed, Signed, Dated, and including the required information.
 - ☒ Names and Addresses of all property owners adjacent to, touching, abutting, adjoining or directly across a street or alley within **300** feet of lot boundaries from the property. *It may be helpful to contact the Cowlitz County's Assessor's Office at 360.577.3010 for more information.*
- ☒ General Land Use Application (2 pages) - Completed, Signed, and Dated
- N/A ☐ SEPA Environmental Checklist – *When applicable – Contact City Hall for more information*
- N/A ☐ Any Additional Information/Documents Necessary and/or Required to Process the Request
- ☒ Payment of Fees – Submit Required Payment(s) – *Contact City Hall for more information*

Applicant Initials: NS

RECEIVED FEB 05 2026
CRP-26-002



City of Castle Rock

Department Of Building and Planning

City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611

Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CRP-26-002

Variance Request

PLEASE PRINT IN INK OR
TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: No situs address City: Castle Rock Parcel #: 308980100
Short Plat/Subdivision: N/A Block: N/A Lot: N/A

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Brett Batas Phone: 360 957 4789
Mailing Address: 185 Brodie Ln City: Longview State: WA Zip: 98632
Property Owner: Same as applicant Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Contractor: _____ Lic #: _____ Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Lender Name: _____ Phone: _____
Lender's Address: _____

PROJECT INFORMATION

Building/Construction

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

Planning

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

Environmental

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

RECEIVED FEB 05 2026

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? yes Quantity (cubic yards): ~ 2,000 CY
(Including grading for road construction, site preparation, and landscaping.) NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.
Water Supply: City Sewage Disposal: City Type of Heat: TRD Fair Market Value: TRD
Does project involve Asbestos? ☐ YES ☐ NO
PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT: 18-lot residential plat

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: 2-05-2026

APPLICATION ACCEPTED BY: [Signature] DATE: 2/05/2026

APPLICATION APPROVED BY: _____ DATE: _____

PERMIT NUMBER
CRP 26-002



City of Castle Rock

Application for Variance

Building & Planning Department

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

Owner/Applicant Information

Property Owner(s): Errett Bates Phone: 360 957 4789
Mailing Address: 185 Brodie Ln City: Longview State: WA Zip Code: 98632
Applicant: Same as Owner Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Decision Criteria

Castle Rock Municipal Code (CRMC) 17.79.020

Thoroughly describe or explain how your request for variance meets each of the criteria identified below:
(Additional sheets may be added as needed.)

Please see additional sheets

1. That there are exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same vicinity or zoning district, and that the plight of the applicant is unique and not the result of his own action.

2. The land or structure in question cannot be reasonably used and cannot yield a reasonable return if used only in accordance with the density requirements of this title for the district in which it is located, and that such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity or district.

Decision Criteria Continued on Next Page

Decision Criteria - continued

3. That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, not essentially different from the provisions of the district in which it is located.
- _____
- _____
- _____
4. That the granting of such variance will not adversely affect the comprehensive plan or studies thereof.
- _____
- _____
- _____
5. In granting a variance, the hearing examiner shall make written findings-of-fact which shall specify all facts relied upon by examiner in rendering its decision in attaching conditions and safeguard thereto. The actual terms of the variance and any conditions thereon shall be prepared and filed with the city clerk. A copy of the findings-of-fact and the variance shall be provided to the applicant and any other interested person who may request the same.
6. Variances. No use variance will be granted except for lawfully created preexisting uses.

Application Checklist

Please check each box as it is completed. When all items have been checked this Application for Variance form should be complete.

☒ **Narrative** addressing the decision criteria identified for each permit type - The decision criteria are located under the Decision Criteria section (numbers 1-4) of this Application for Variance form or in CRMC 17.79.020 Application for Variance. If there are additional pages, please attach them to this application.

☒ **Payment of Fees** (Submit Required Payment(s) – *Contact City Hall for more information*)

☒ **Site Plan:** One (1) reproducible copy (8-1/2" x 11" or 11" x 17"; or Seven (7) oversized copies showing:

Please check the appropriate boxes:

☒ Subject property (all property lines dimensioned) and abutting streets (existing and proposed);

☒ Location of the subject with regards to the nearest street intersections, including intersections opposite the subject property;

☒ Location of existing driveways adjacent to the subject property or on the opposite side of the street facing the subject property;

Checklist Continued on Next Page

Application Checklist - continued

Please check the appropriate boxes:

- ☒ All existing public improvements including, but not necessarily limited to: applicable utilities (for example but not limited to water, sewer and storm drainage facilities, curbs, gutters and sidewalks; median islands; street trees; street lights; fire hydrants; utility poles, etc., including those adjacent to the subject site;
- ☒ Location of existing and proposed fencing or retaining walls, freestanding signs, easements, refuse areas, and on-site utility structures;
- ☒ Location and size of proposed structures, storage areas, buffer areas, yards, open spaces, and landscape areas;
- ☒ Proposed use of structures and gross floor area;
- ☒ A vehicular and pedestrian circulation plan illustrating all access points for the site, and the size location of all driveways, streets and roads, and the location, size and design of parking and loading areas;
- ☒ An estimate of the traffic generation to and around the subject property that is anticipated if the proposed development is constructed;
- ☒ Generalized grading plan, if the proposed grade differential on site will exceed 24 inches from top of the curb or adjacent properties;
- ☒ Generalized utilities plan, drainage, and stormwater runoff provisions; and
- ☒ Topographic features and contours (existing and proposed), at intervals not greater than five feet, and existing rivers, streams, lakes, marshes, wetlands, and other natural features. The extent and location of the 100-year floodplain of any nearby river or streams shall also be shown if applicable.

Process
(CRMC 17.77.040 5. d. - f.)

Within 10 working days of receipt of a complete application, the city clerk-treasurer's office shall transmit a copy of the application to the development review committee members for their comments or recommendations regarding the application. The city clerk-treasurer may also route the application to other jurisdictions or agency staff and invite their participation in the development review process if determined appropriate. If applicable, this routing will be combined with circulation of the completed State Environmental Protection Act (SEPA) checklist and the timeline for that process will supersede these procedures.

Process Continued on Next Page

Process - continued

Within 10 working days of receipt of the application materials, members of the development review committee shall forward comments to the city planner who will prepare a recommendation to the appropriate approval authority whether to approve, approve with conditions or deny the underlying permit. If additional information is necessary to properly evaluate the proposal, staff shall provide in writing sufficient direction to explain what is being requested. When significant issues are raised, a meeting between the applicant and appropriate city representatives shall be held.

Upon notice that the development review committee has prepared a recommendation, the city clerk-treasurer shall schedule a hearing with the appropriate deciding body as provided in the specific permit type.

CRMC 17.79.030 Effective Date of Orders

The order of the hearings examiner granting or denying a variance shall become effective when the decision has been rendered, unless the examiner shall set a different date for such order to become effective, which date shall not be more than 30 days from the date of entry of such order and not less than 10 days. In exercising the above, the examiner may reverse or affirm wholly or partly and may modify the order, requirements, decision, or determination as should be made in the hearing.

Required Signatures

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay a fee as established by resolution of the city council to defray a portion of the expenses encountered in processing the application. **FEES ARE NOT REFUNDABLE.**

The applicant(s) hereby certify that all the statements and attached site plans and supporting documents are true and acknowledge that any permit or request granted hereunder may be revoked if it is found that such statements are false.

Applicant's Signature (if not the owner)

Print Name

Date

The owner(s) hereby certify that all the statements and attached site plans and supporting documents are true and acknowledge that any permit or request granted hereunder may be revoked if it is found that such statements are false.

Only the property owner may sign this portion of the Application for Variance.

I certify that I am the owner of the property (ies) included in this application and certify that the information provided in this application are true and correct.



Property Owner's Signature

Robert Bate

Print Name

2-05-2026

Date

1. **That there are exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same vicinity or zoning district, and that the plight of the applicant is unique and not the result of his own action.**

City of Castle Rock municipal code section 17.28.070 requires that all lots shall have 60' fronting upon a public street. However, it seems that this code selection did not contemplate lots at cul-de-sacs and outside curves on roads, which commonly require reduced frontage lengths, making the creation of cul-de-sac lots an exceptional circumstance. It appears that this requirement has been modified in the past in order to create, at a minimum, the existing tax parcels listed in the R1 zone with less than 60' of frontage at cul-de-sacs and outside road curves. It is understood that ordinance 2005-08 implemented the 60' minimum lot width requirement in 2005, and that the following parcels were created in the R1 zone via the attached 2010 plat of Lois Dye Estates after the lot width requirement was implemented:

308870111
308870105
308870106
307800111
307800116
307800117
307800103
307800104
307800105
307800110

Additionally from discussion with the City's planner and Public Works Director, it is understood that the intent of the minimum frontage requirement is to avoid flag lots with residences behind residences and to avoid reduced street parking due to reduced driveway spacing. The proposed parcel configuration does not include flag lots with residences behind residences, and the plat proposes four off-street parking spaces per lot. It is our opinion that the proposed configuration meets the intent of the code.

2. **The land or structure in question cannot be reasonably used and cannot yield a reasonable return if used only in accordance with the density requirements of this title for the district in which it is located, and that such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity or district.**

Strict application of this requirement would require elimination of up to two of the proposed lots. If three lots were to be eliminated the development would not be able to create enough lots to yield a reasonable return and the plat application could be cancelled. This variance is necessary to proceed with the proposed development and to obtain the density allowed with 6,000 SF single-family lots.

3. **That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, not essentially different from the provisions of the district in which it is located.**

Authorization of this variance would allow creation of no more lots than are allowed in the developable area given the 6,000 SF minimum lot area set forth in the zoning code. This would create no injury to nearby properties, and there would be no essential difference from what is, or appears to have been, previously allowed in the R1 district.

4. **That the granting of such variance will not adversely affect the comprehensive plan or studies thereof.**

There are no aspects of the requested variance that contradict the comprehensive plan or related studies.

RECEIVED FEB 05 2026

CRP-26-002

Page 2 of 2

BOB 2-05-2026

GENERAL NOTES & RESTRICTIONS

"This subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval under RCW 59.17.020 (1) and (3) for a period of five years after final plat approval unless the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision."

STORMWATER CONTROL AND LOT DEVELOPMENT: All development shall conform to the engineered stormwater runoff and erosion control plans and specifications approved by the City of Castle Rock dated August 9, 2007, and in conformance with best management practices to provide water quality treatment and discharge to approved drainage facilities. Any sediment retention, bioswale, and other drainage facilities shall be maintained and kept in good repair at all times by the Homeowners' Association.

ADDRESSES: The address for each residence shall be affixed to the front facing wall. The address number shall be visible at the curb. Any residence more than 100 feet from the street/road shall be required to show the address beside the driveway curb cut. The lot owner/homeowner shall be responsible for updating and maintaining each address marker.

GEOTECHNICAL INVESTIGATION:

"All construction on lots shall be completed in conformance with recommendations included in the Preliminary Geological and Geotechnical Reconnaissance Report (David Newton Associates, March 4, 1999) including the following:

Note that the Lot numbers referenced in the report have changed on the Final Plat. Lot 21 of the report is Lot 17, Lot 32 of the report is Lot 26, and Lot 28 of the report is Lot 24.

1. All roof drainage and foundation drains for lots 17 through 28 shall be tight-lined to the Lois Dye Estate's stormwater system via collection system provided for each of the above named lots.

2. Building and grading setbacks for lots 17 through 28 shall be as follows. The residences in the above-named lots shall be set back from the top of the existing slope a horizontal distance equal to or greater than the height of the existing slope at that point (H/V), unless a site specific geotechnical investigation is performed by a licensed geotechnical Engineer, which could allow encroachment closer to the top-of-slope.

3. Fill Placement for lots 17 through 28 shall be not more than 1 to 2 feet of fill of any type within a lateral distance from the crest of the existing cut slope height at that point (distance=height of slope), unless a site specific geotechnical investigation by a licensed Geotechnical Engineer is performed, which could allow for higher fill heights.

4. Lot 28 as shown hereon requires a Geotechnical report prior to building.

All streets & Utilities have been constructed in conformance with the approved engineer plans on file with the City of Castle Rock.

TRACT "A":

To be Owned and Maintained by the Homeowner's Association for the purposes of stormwater detention and treatment.

TRACT "B":

Dedicated to the City of Castle Rock for the purposes of a park.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF COWLITZ) SS

THIS IS TO CERTIFY THAT:

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that _____ signed and sealed the same as _____ free and voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires: _____

PLAT OF LOIS DYE ESTATES

LEGAL DESCRIPTION

A Parcel of land located within the North one-half of the Southwest quarter (NW/2 SW/4) of Section Eleven (11), Township Nine (9) North, Range Two (2) West of the Willamette Meridian, as situated within Cowlitz County, Washington, being more particularly described as follows, to-wit:

COMMENCING at 2 1/2" axle marking the intersection of the East right-of-way line of Studebaker road (now called Pioneer Avenue) and the South line of Studebaker Addition to Castle Rock, recorded in Volume 3 of Plats, of Page 17, in the records of Cowlitz County Washington; thence, South 00°02'33" West, along the East right-of-way line of said road, for a distance of 958.71 feet to the Northwest corner of the Burkey parcel as recorded under AFN 314607; thence, along the North line of said Burkey parcel, South 89°25'12" East for a distance of 150.00 feet to the Northeast corner thereof, being the TRUE POINT OF BEGINNING; thence, continuing South 89°25'12" East, for a distance of 346.57 feet to a point on the Westerly right-of-way line of Interstate 5; thence, South 18°28'12" East, along said right-of-way line, for a distance of 511.80 feet to highway right-of-way station 710+00; thence, continuing along said highway right-of-way line, South 21°33'34" East for a distance of 300.00 feet to station 707+00 and the Northerly right-of-way line of Powell road; thence, South 81°34'00" West, along said Northerly right-of-way line, for a distance of 142.92 feet; thence, continuing along said right-of-way line, South 62°46'30" West for a distance of 182.02 feet; thence, continuing along said right-of-way line, South 73°52'25" West for a distance of 56.21 feet to the Southeast corner of the Catholic church parcel as recorded under AFN 461962; thence, North 00°00'00" West, along the East line of said Church parcel, for a distance of 229.17 feet to the Northeast corner thereof; thence, along the North line of said church parcel, North 90°00'00" West for a distance of 100.70 feet to the Southwest corner of the Catholic church parcel as recorded under AFN 3246636; thence, North 00°00'00" West, along the East line of said church parcel, for a distance of 301.02 feet to the Northeast corner thereof; thence, along the North line of said church parcel, North 89°25'12" West for a distance of 161.01 feet; thence North 00°00'00" East for a distance of 207.96 feet; thence, North 89°25'12" West for a distance of 162.35 feet to the Easterly right-of-way line of Studebaker Road (now called Pioneer Avenue); thence, North 04°46'30" East, along said road right-of-way line, for a distance of 58.15 feet; thence, South 89°25'12" East for a distance of 157.51 feet; thence, North 00°00'00" East for a distance of 90.00 feet to the TRUE POINT OF BEGINNING; containing 7.24 acres more or less

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF COWLITZ) SS

THIS IS TO CERTIFY THAT:

On this 22nd day of June, 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Victor Verhasselt

to me known to be the President (TITLE), of ABT Development Inc.

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at Longview
My appointment expires: January 17, 2011

OWNER/DEVELOPER
ABT DEVELOPMENT INC.
2809 LOUISIANA ST.
LONGVIEW, WA 98632
(360) 751-4080

EXAMINED AND APPROVED this 17th day of August 2010
CASTLE ROCK PLANNING COMMISSION.

ATTEST: *[Signature]* *[Signature]*
(Secretary) (Chairman)

EXAMINED AND APPROVED this 12th day of August 2010

[Signature]
(City Engineer)
CITY OF CASTLE ROCK

EXAMINED AND APPROVED this 17 day of August, 2010

CITY COUNCIL OF THE CITY
OF CASTLE ROCK

[Signature]
(Mayor)

ATTEST: *[Signature]*
City Clerk/Treasurer

I HEREBY CERTIFY THAT the taxes on the land described hereon have been paid to date, including the year 2011

DATED: 8-23-10 30780 307820200 20785

(Cowlitz County Treasurer)

[Signature] *[Signature]*
(Deputy Treasurer)

DEDICATION

Know all men by these presents that They the undersigned being owner(s) in fee simple of the land hereby subdivided, hereby declares this subdivision and dedicate(s) to the use of the public forever, all streets or easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, shown hereon.

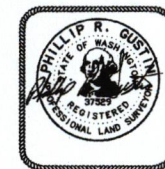
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 22nd day of June, 2010.

Signed and sealed *[Signature]*
[Signature]
Owner
Deputy Treasurer

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT the subdivision of LOIS DYE ESTATES is based on an actual survey and subdivision of Section 11, Township 9 North, Range 2 West, W.M., that the distances and courses and angles are shown thereon correctly; and monuments have been established.

SIGNED *[Signature]*
(Licensed Land Surveyor)



Phillip R. Gustin, PLS
certificate no. LS-37,529
Hampstar Corp.
1813 Baker Way
Kelso WA 98626
(360)423-8166

Date Signed 6/21/2010

3421450

U. 17

P. 91

PLAT OF LOIS DYE ESTATES **AS SITUATED WITHIN THE NE 1/4 SW 1/4 OF SECTION II, T9N R2W, W.M.** **CITY OF CASTLE ROCK** **COWLITZ COUNTY, WASHINGTON**

LEGEND

- = A corner FOUND or set by Hampstur Corp., under the direction of C. Hampton, LS-18,087, during those particular surveys referenced in Notes 1-3.
- = A corner Set in July 2009, consisting of a 5/8" rebar w/stamped plastic cap LS-37,529, unless otherwise described.
- = A Case Monument w/3" stamped brass cap LS-37,529 set March, 2010 in C/L of R/W's as shown.
- = A corner calculated only--not set this survey
- XXX = A street address
- XXX = An Address off Pioneer Road
- R/W = Right-of-Way
- = No build line. See Geotech Report

NOTES

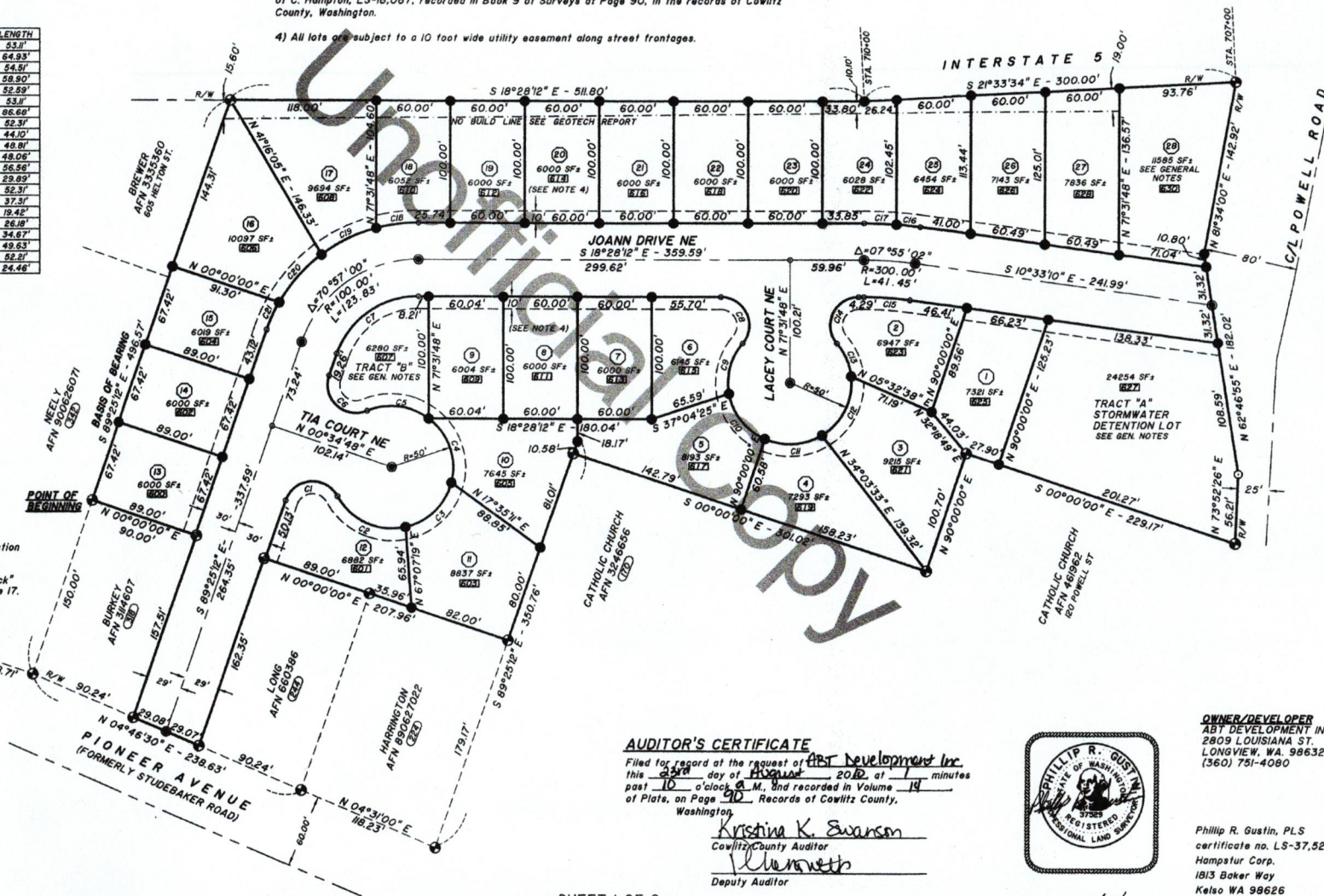
- 1) Refer to the 1987 survey of this property by Hampstur Corp., under the direction of C. Hampton, LS-18,087, recorded in Book 8 of Surveys at Page 138, in the records of Cowlitz County, Washington.
- 2) Refer to the 1988 Short Subdivision 89-001, of portions of this property by Hampstur Corp., under the direction of C. Hampton, LS-18,087, recorded in Vol. 6 of Short Plats at Page 5, in the records of Cowlitz County, Washington.
- 3) Refer to the 1989 survey of the Short subdivision 89-001, by Hampstur Corp., under the direction of C. Hampton, LS-18,087, recorded in Book 9 of Surveys at Page 90, in the records of Cowlitz County, Washington.
- 4) All lots are subject to a 10 foot wide utility easement along street frontages.

BASIS OF BEARING
 BETWEEN FOUND CORNERS
 AS PREVIOUSLY RECORDED.
 (See Note 1)

SCALE: 1 inch = 60 feet

CURVE	DELTA	RADIUS	LENGTH
CI	132°18'35"	23.00'	53.31'
C2	74°23'58"	50.00'	64.93'
C3	62°27'24"	50.00'	64.87'
C4	67°29'47"	50.00'	58.80'
C5	60°18'51"	50.00'	52.89'
C6	132°18'35"	23.00'	53.31'
C7	70°47'00"	70.00'	86.68'
C8	130°17'57"	23.00'	52.37'
C9	50°35'05"	50.00'	44.10'
C10	55°55'58"	50.00'	48.81'
C11	35°04'04"	50.00'	48.06'
C12	64°48'58"	50.00'	56.56'
C13	34°14'47"	50.00'	29.89'
C14	150°17'57"	23.00'	52.37'
C15	07°55'02"	270.00'	37.31'
C16	03°22'20"	330.00'	19.42'
C17	04°35'46"	330.00'	26.18'
C18	15°16'55"	130.00'	34.67'
C19	27°52'29"	130.00'	49.63'
C20	23°00'38"	130.00'	52.31'
C21	10°46'57"	130.00'	24.46'

POINT OF COMMENCEMENT
 A 2-1/2" axle marking the intersection of the East Right-of-Way line of Studebaker Rd & the South line of "Studebaker Addition to Castle Rock" recorded in Vol. 3 of Plats at Page 17.



AUDITOR'S CERTIFICATE

Filed for record at the request of ABT Development Inc.
 this 25th day of August, 2010, at 1 minutes
 past 10 o'clock A.M., and recorded in Volume
 of Plats, on Page 90, Records of Cowlitz County,
 Washington.

Kristina K. Swanson
 Cowlitz County Auditor
W. L. Llewellyn
 Deputy Auditor



OWNER/DEVELOPER
 ABT DEVELOPMENT INC.
 2809 LOUISIANA ST.
 LONGVIEW, WA. 98632
 (360) 791-4080

Phillip R. Gustin, PLS
 certificate no. LS-37,529
 Hampstur Corp.
 1813 Baker Way
 Kelso WA 98626
 (360) 423-8166

Date Signed 6/31/2010

~ SHEET 1 OF 2 ~

RECEIVED FEB 05 2026
 CRP-26-002

Proposed variance for proposed lots 7-12 frontage width. Required lot frontage is 60'. Proposed lot frontage is as follows:

Lot 7	46.8', which is 13.2' less than the required frontage width.
Lot 8	30.5', which is 29.5' less than the required frontage width.
Lot 9	28.4', which is 31.6' less than the required frontage width.
Lot 10	36.2', which is 23.8' less than the required frontage width.
Lot 11	35.5', which is 24.5' less than the required frontage width.
Lot 12	52.0', which is 8' less than the required frontage width.

Variance Criteria

1. **That there are exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same vicinity or zoning district, and that the plight of the applicant is unique and not the result of his own action.**

City of Castle Rock municipal code section 17.28.070 requires that all lots shall have 60' fronting upon a public street. However, it seems that this code selection did not contemplate lots at cul-de-sacs and outside curves on roads, which commonly require reduced frontage lengths, making the creation of cul-de-sac lots an exceptional circumstance. It appears that this requirement has been modified in the past in order to create, at a minimum, the existing tax parcels listed in the R1 zone with less than 60' of frontage at cul-de-sacs and outside road curves. It is understood that ordinance 2005-08 implemented the 60' minimum lot width requirement in 2005, and that the following parcels were created in the R1 zone via the attached 2010 plat of Lois Dye Estates after the lot width requirement was implemented:

308870111
308870105
308870106
307800111
307800116
307800117
307800103
307800104
307800105
307800110

Additionally from discussion with the City's planner and Public Works Director, it is understood that the intent of the minimum frontage requirement is to avoid flag lots with residences behind residences and to avoid reduced street parking due to reduced driveway spacing. The proposed parcel configuration does not include flag lots with residences behind residences, and the plat proposes four off-street parking spaces per lot. It is our opinion that the proposed configuration meets the intent of the code.

2. **The land or structure in question cannot be reasonably used and cannot yield a reasonable return if used only in accordance with the density requirements of this title for the district in which it is located, and that such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity or district.**

Strict application of this requirement would require elimination of up to two of the proposed lots. If three lots were to be eliminated the development would not be able to create enough lots to yield a reasonable return and the plat application could be cancelled. This variance is necessary to proceed with the proposed development and to obtain the density allowed with 6,000 SF single-family lots.

3. **That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, not essentially different from the provisions of the district in which it is located.**

Authorization of this variance would allow creation of no more lots than are allowed in the developable area given the 6,000 SF minimum lot area set forth in the zoning code. This would create no injury to nearby properties, and there would be no essential difference from what is, or appears to have been, previously allowed in the R1 district.

4. **That the granting of such variance will not adversely affect the comprehensive plan or studies thereof.**

There are no aspects of the requested variance that contradict the comprehensive plan or related studies.

FILE NAME: Z:\P\BB205\CAD\Sheets\BB205 Preliminary Plat Map.dwg DATE/TIME: 12/28/2025 12:26:45 PM

LEGAL DESCRIPTION

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

COMMENCING AT THE INTERSECTION OF THE WILLIAM M. WHITTLE DONATION LAND CLAIM, THE WILLIAM CAGLE DONATION LAND CLAIM, AND THE EASTERLY MARGIN OF WEST SIDE HIGHWAY; THENCE N17°05'08"E ALONG SAID MARGIN A DISTANCE OF 125.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N17°05'08"E ALONG SAID MARGIN A DISTANCE OF 272.52 FEET TO THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3755732, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE S55°25'46"E ALONG SAID LINE A DISTANCE OF 594.87 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3674311, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE S16°18'54"W A DISTANCE OF 279.69 TO THE SOUTHWEST CORNER OF LOT 1 OF CASTLE ROCK SHORT PLAT # SP 2015-01 AS RECORDED IN BOOK 16 OF SHORT PLAT MAPS AT PAGE 172, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE N54°53'15"W A DISTANCE OF 600.63 FEET TO THE POINT OF BEGINNING.

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

UTILITY DEDICATION

PRIOR TO FINALIZING OF THE SUBDIVISION THE UTILITIES (WATER, SEWER, AND STORM SEWERS) SHALL BE MADE A PART OF THE CITY SYSTEM.

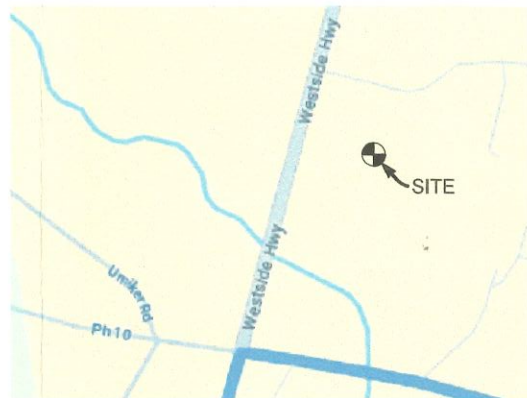
BASIS OF BEARING

BASIS OF BEARINGS: WASHINGTON STATE PLANE SOUTH ZONE (NAD 83/2011) DERIVED FROM TIES TO WASHINGTON STATE DEPARTMENT OF TRANSPORTATION CONTROL POINTS "CASTLE" AND "P 535 RESET". HELD THE PUBLISHED COORDINATE AT "CASTLE" AND APPLIED THE COMBINED SCALE FACTOR OF 0.99992915 TO PRODUCE THE GROUND DISTANCES DEPICTED HEREON.

TOPOGRAPHIC DATA

DESIGN FOR THIS PROJECT IS BASED ON THE BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY BUTLER SURVEYING, DATED 11/7/2025.

ALL EXISTING FEATURES AND TOPOGRAPHY SHOWN SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES FOUND BETWEEN ACTUAL EXISTING CONDITIONS AND THE EXISTING CONDITIONS SHOWN HERE SHALL BE IDENTIFIED TO THE PROJECT ENGINEER PRIOR TO CONTINUANCE OF ANY WORK.



VICINITY MAP

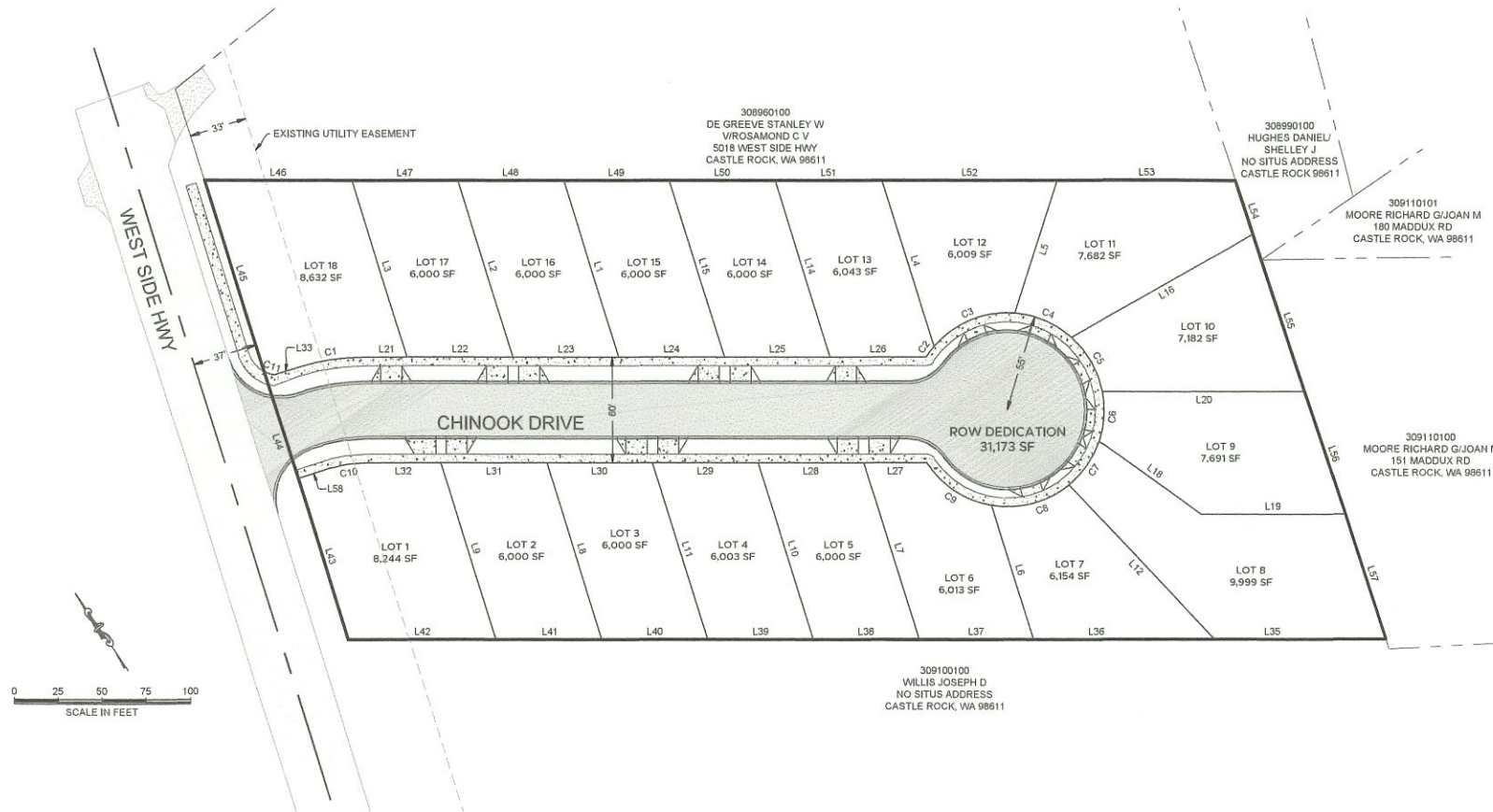
NOT TO SCALE

SITE DATA

PARCEL #: 308980100 (COWLITZ COUNTY)
GROSS ACREAGE: 3.51 AC
ZONING: R1
EXISTING USE: VACANT
PRESIDING JURISDICTION: CASTLE ROCK, WA

PROJECT DATA

OWNERSHIP: BRETT AND JULIE BATES
185 BRODIE LN
LONGVIEW, WA 98632
DEVELOPER: BRETT AND JULIE BATES
185 BRODIE LN
LONGVIEW, WA 98632
ENGINEER: NICK TAYLOR PE
IRIS GROUP CIVIL ENGINEERS PLLC
299 N MARKET BLVD
CHEHALIS, WA 98532



LINE AND CURVE DATA			
LINE/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C1	39.570	017.4400	130.000
C2	7.172	007.4717	55.000
C3	51.957	054.1259	55.000
C4	35.477	036.9580	55.000
C5	36.151	037.6597	55.000
C6	28.407	029.5925	55.000
C7	30.545	031.8205	55.000
C8	46.810	048.7644	55.000
C9	45.593	047.4958	55.000
C10	21.307	017.4400	70.000
C11	6.015	019.1461	18.000
L1	104.818	S17° 07' 50.56"W	
L2	104.818	S17° 07' 50.56"W	
L3	104.818	S17° 07' 50.56"W	
L4	98.802	S17° 07' 50.56"W	
L5	78.872	S52° 10' 07.54"W	
L6	79.396	S17° 07' 50.56"W	
L7	104.818	S17° 07' 50.56"W	
L8	104.818	S17° 07' 50.56"W	
L9	104.818	S17° 07' 50.56"W	
L10	104.818	S17° 07' 50.56"W	
L11	104.818	S17° 07' 50.56"W	
L12	120.505	N08° 54' 12.62"W	
L14	104.818	S17° 07' 50.56"W	
L15	104.818	S17° 07' 50.56"W	
L16	118.752	N84° 54' 38.48"W	
L18	71.223	S19° 50' 14.52"E	
L19	82.319	S55° 25' 45.48"E	
L20	115.285	N55° 25' 45.48"W	
L21	23.490	N55° 25' 45.48"W	
L22	60.000	N55° 25' 45.48"W	
L23	60.000	N55° 25' 45.48"W	
L24	60.000	N55° 25' 45.48"W	
L25	60.000	N55° 25' 45.48"W	
L26	54.512	N55° 25' 45.48"W	

LINE AND CURVE DATA			
LINE/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
L27	35.635	S55° 25' 45.48"E	
L28	60.000	S55° 25' 45.48"E	
L29	60.028	S55° 25' 45.48"E	
L30	60.000	S55° 25' 45.48"E	
L31	60.000	S55° 25' 45.48"E	
L32	42.339	S55° 25' 45.48"E	
L33	13.836	N72° 52' 09.44"W	
L35	97.867	S55° 25' 45.48"E	
L36	102.992	S55° 25' 45.48"E	
L37	65.064	S55° 25' 45.48"E	
L38	60.000	S55° 25' 45.48"E	
L39	60.028	S55° 25' 45.48"E	
L40	60.000	S55° 25' 45.48"E	
L41	60.000	S55° 25' 45.48"E	
L42	83.855	S55° 25' 45.48"E	
L43	95.594	S17° 07' 50.56"W	
L44	63.590	S17° 07' 50.56"W	
L45	113.345	S17° 07' 50.56"W	
L46	83.855	N55° 25' 45.48"W	
L47	60.000	N55° 25' 45.48"W	
L48	60.000	N55° 25' 45.48"W	
L49	60.000	N55° 25' 45.48"W	
L50	60.000	N55° 25' 45.48"W	
L51	60.507	N55° 25' 45.48"W	
L52	99.725	N55° 25' 45.48"W	
L53	101.552	N55° 25' 45.48"W	
L54	32.049	N16° 16' 52.56"E	
L55	93.927	N16° 16' 52.72"E	
L56	73.289	N16° 16' 52.68"E	
L57	74.516	N16° 16' 52.68"E	
L58	18.628	S72° 52' 09.44"E	

RECEIVED FEB 05 2026
CRP-26-002

IRISGROUP
civil engineers

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

FOUR CORNERS ESTATES
18-LOT PLAT

PRELIMINARY PLAT MAP

PROJ. NO.: BB205
REVIEWED BY: NDT
DESIGNED BY: NDT
DRAWN BY: RCB
DATE: 12-28-2025

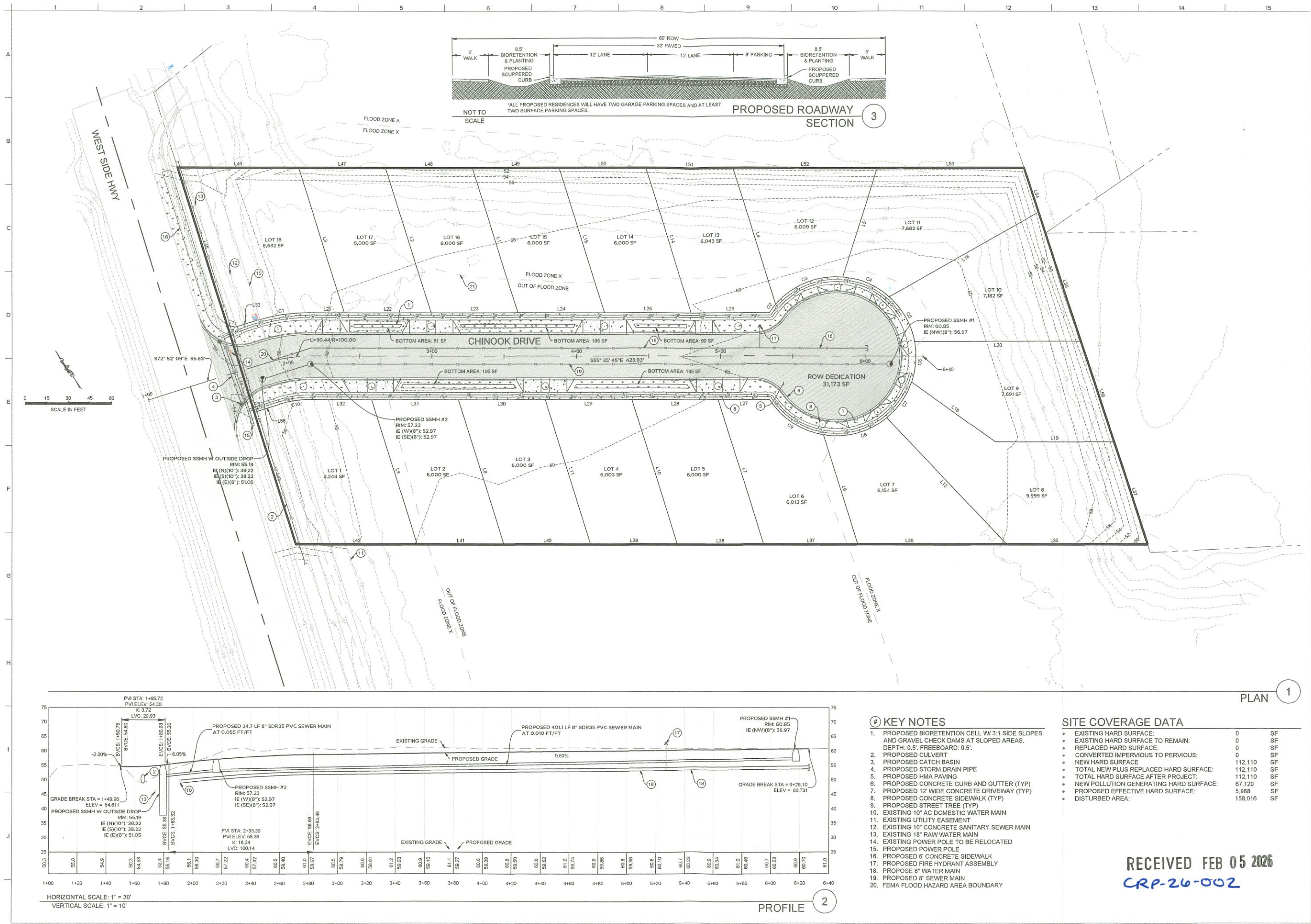
Know what's BELOW
Call 811 before you dig.



C1

1 of 2

FILE NAME: Z:\P\B205\CAD\Streets\B205 Preliminary Plat Map.dwg DATE/TIME: 12/28/2025 12:26:45 PM





**Hearings Examiner
Application**

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

MEETING DATE – Meetings of the Hearings Examiner shall convene when necessary to process a land use permit application. (CRMC 17.20.070 Meetings – Frequency)

HEARINGS AND SPECIAL MEETINGS – Legal notices must be published in the city's newspaper of record prior to the hearings and completed applications must be received by the city in a timely manner to allow for these publication requirements. Incomplete applications will be returned to the applicant and may result in a delay of scheduling your hearing.

APPLICATION PROCEDURE – Applicant is required to furnish names and addresses of all property owners adjacent to, touching, abutting, adjoining or directly across a street or alley within 300 feet of lot boundaries from the property. This information can be gathered by appearing in person at the Cowlitz County Assessor's office. You might want to call to schedule an appointment to complete this research; their phone number is 360-577-3010. Names of property owners must be submitted with this application and with ample time to give written notice and legal publication.

TYPES OF HEARINGS – Variances, Conditional Use Permits, Special Use Permits, SEPA Appeals, and certain Land Use Appeals.

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay fees according to the City of Castle Rock Fee Schedule to the city to defray a portion of the expenses encountered in processing the application. **FEES ARE NOT REFUNDABLE.**

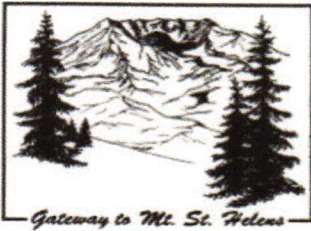
Please see the City of Castle Rock Fee Schedule for Applicable Fees.

The decision of the Hearing Examiner shall be final unless such decision is appealed to the Superior Court pursuant to Castle Rock Municipal Code Chapter (CRMC) 17.20.150.

Applications, along with the filing fee must be filed with the Castle Rock City Clerk.

RECEIVED FEB 05 2026

CRP-26-002



City of Castle Rock

Building & Planning Department

Hearings Examiner Application

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



Variance Request



Conditional Use Permit



Other Special Permit

Applicant: Brett Bates Phone: 360 957 4789

Mailing Address: 185 Brodie Ln, Longview, WA 98632

Email: _____ Fax: _____

EXISTING LAND USE



COMMERCIAL



RESIDENTIAL



INDUSTRIAL

ADJACENT LAND USES

North: Residential South: Vacant - MX

West: West Side Hwy East: Residential

Northwest: " " " Northeast: Residential

Southwest: " " " Southeast: Residential

OWNERSHIP - LIST ALL PERSONS OWNING AN INTEREST IN THE LAND

Name: Brett and Julie Bates Address: 185 Brodie Ln, Longview WA 98632

Name: _____ Address: _____

REASON FOR REQUEST - STATE REASON FOR REQUEST AND REFERENCE THE CITY ORDINANCE NUMBER

Variance from 60' minimum frontage requirement in
Castle Rock Code section 17.28.070.

CLEARLY STATE WHY THIS PROPOSAL IS CONSISTENT WITH THE CHARACTER OF THE AREA IN WHICH IT WILL BE APPLIED

Code section 17.28.050 allows for 6,000 SF minimum lots. The
proposal does not include any lots under 6,000 SF.

ON AN ADDITIONAL SHEET: LIST ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES (ALL DIRECTIONS WITH 300 FEET OF LOT BOUNDARIES AS STATED ON COVER LETTER)

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, 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 NOT REFUNDABLE.**

The applicant(s) hereby certify that all the statements and attached site plans and supporting documents are true and acknowledges that any permit or request granted hereunder may be revoked if it is found that such statements are false.

Signature: [Signature]

Date: 2-05-2026

COPY

300' Radius Mailing List

Name	Parcel	Address
CASTLE ROCK SCHOOL DIST 401	308810100	5180 WEST SIDE HWY CASTLE ROCK 98611
CASTLE ROCK SCHOOL DIST #401	308830100	5180 WEST SIDE HWY CASTLE ROCK 98611
DE GREEVE STANLEY W V/ROSAMOND C V	308960100	5018 WEST SIDE HWY CASTLE ROCK 98611
HUGHES DANIEL/SHELLEY J	308990100	124 NORTH COUNTY DR CASTLE ROCK 98611
HUGHES DANIEL/SHELLEY J	308970100	124 NORTH COUNTY DR CASTLE ROCK 98611
MOORE RICHARD G/JOAN M	309110101	180 MADDUX RD CASTLE ROCK 98611
MOORE RICHARD G/JOAN M	309110100	151 MADDUX RD CASTLE ROCK 98611
WILLIS JOSEPH D	309100100	PO BOX 974, KELSO 98626
CUNNINGHAM THOMAS G ETUX	6047701	126 UMIKER RD CASTLE ROCK 98611
CUNNINGHAM THOMAS ETUX	63581	126 UMIKER RD CASTLE ROCK 98611
GARDNER ROGER M/PAMELA A	6357905	340 UMIKER RD CASTLE ROCK 98611
GARDNER ROGER M/PAMELA A	6357904	340 UMIKER RD CASTLE ROCK 98611

CRP-26-002



General Land Use Application

141 A St SW / PO Box 370

Castle Rock, WA 98611

Phone: (360) 274-8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

OFFICIAL USE ONLY

Case # _____ Related File # _____ Received By: _____

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

TITLE 16 SUBDIVISIONS

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

TITLE 18 ENVIRONMENTAL PROTECTION

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

TITLE 17 ZONING

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

OTHER

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

Project Name: Four Corners Estates

Project Address: No Situs Address
Parcel # 308980100

Applicant: Brett Bates
Phone: 360 957 4789
E-mail Address: brett@batesmech.com

Mailing Address: 185 Brodie Ln
Longview, WA 98632

Owner: Same as above
(if other than applicant)
Phone: _____
E-mail Address: _____

Mailing Address: Same as above

RECEIVED FEB 05 2026

CRP-26-002

Other Authorized Representative (if any): <u>Nick Taylor</u>	
Mailing Address: <u>424 Sussex Ave E, Chehalis, WA 98532</u>	
Phone: <u>360 890 8955</u>	
E-mail Address: <u>ntaylor@Frisgroupconsulting.com</u>	
Project Description: <u>18-lot residential subdivision.</u>	
Size of Project Site: <u>3.51 Acres</u>	
Assessor Tax Parcel Number(s): <u>308980100</u>	
Full Legal Description of Subject Property (Attached ☒): Zoning: <u>Low Density Residential</u>	
Special Areas On or Near Site (show areas on site plan): ☐ Creek, Stream or River (name): _____ ☐ Wetland ☒ Flood Hazard Area <u>Zone X, A</u> ☐ Steep Slopes/Draw/Gully/Ravine ☐ None	
Water Service	
Existing pipe size and material: <u>10" AC</u>	
Proposed pipe size and material: <u>8" C900 PVC</u>	
Sewage Disposal	
Existing: <u>10" Concrete</u>	
Proposed: <u>8" SDR 35 PVC</u>	
Access	
Name of Street(s) from which access will be gained: <u>West Side Hwy</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.

Brett Bates

Owner's Name (Print Name)

RECEIVED FEB 05 2026

CRP-26-002

[Signature]

Owner's Signature

2-05-2026

Date



City of Castle Rock

Building & Planning Department

Environmental Questionnaire

141 A St SW/ PO Box 370

Castle Rock, WA 98611

Phone: 360.274.8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

OFFICIAL USE ONLY

CASE # _____

RELATED FILE # CRP-26-003

RECEIVED BY: AKesson

Applicant: Brett Bates

Project Name: Four Corners Estates

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

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

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

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

Environmental Questionnaire

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

RECEIVED FEB 05 2026

CRP-26-002