



**Property Information - continued**

Property Description: (Please discuss the natural and built environment). Once the property had a house but now only remains a shop. The 10acre parcel is adjacent to the pipeline and also has a stream running through.

Will you need to extend water, sewer, or power to the property? No If yes, how do you propose to do so? \_\_\_\_\_

Please attach additional sheets as necessary, numbered and signed.

**SURROUNDING USES**

Direction	Comprehensive Plan Designation	Zoning District	Land Use
North		County	Residential
South		C-2	Residential
East		County	Forrestry
West		C-2	Commercial / unknown

**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. Narrative Page

**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.

Received

NOV 07 2023

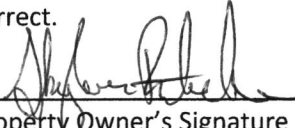
Castle Rock  
Finance

**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
- Comprehensive Plan Amendment/Rezone Submittal Checklist
- Master Application
- Comprehensive Plan Amendment/Rezone Application (this application-including attachments) – completed and signed - Proposed zoning changes shall be coupled with simultaneous comprehensive plan amendments to ensure consistency between the comprehensive plan and development regulations.
- One (1) reproducible copy (8-1/2" x 11" or 11" by 17") or seven (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 are true and correct.

	Skylar Ribelin	11-6-2023
Property Owner's Signature	Print Name	Date

Skylar Ribelin	Skylar Ribelin	
Applicant's Signature	Print Name	Date

	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: SR

There are 5 pages of additional information attached to this application. \_\_\_\_\_ Property Owner(s) initials

Received  
NOV 07 2023  
Castle Rock  
Finance

Narrative

Decision criteria responses:

1. Answer – The proposal is switching the property from commercial to residential zoning so the property can be used for construction of a home. It was residential just over 10 years ago so it's already fitting for the property and surrounding area. Therefore, I don't believe this would result in any comprehensive plan or regulatory conflicts.
2. This change would help the current condition of the site to allow a home to be built in the future if Residential zone change were to occur. Also it would be generating more value for the community rather than in its current condition. The flood conditions from the river and creek along with pipeline would make it difficult to generate any commercial real estate on the property. Alternatively, it would be much easier to generate a 3 bdrm home which would require far less space and impact the environment less.
3. This will have no impact on the property being served by applicable services and facilities, and utilities including transportation. Most of these are already in existence or can be acquired once a home is planned on being constructed.
4. The plan of changing the zone will allow another home to be constructed helping the shortage in the area. This change will increase the value of the property which in turn helps the community and area.

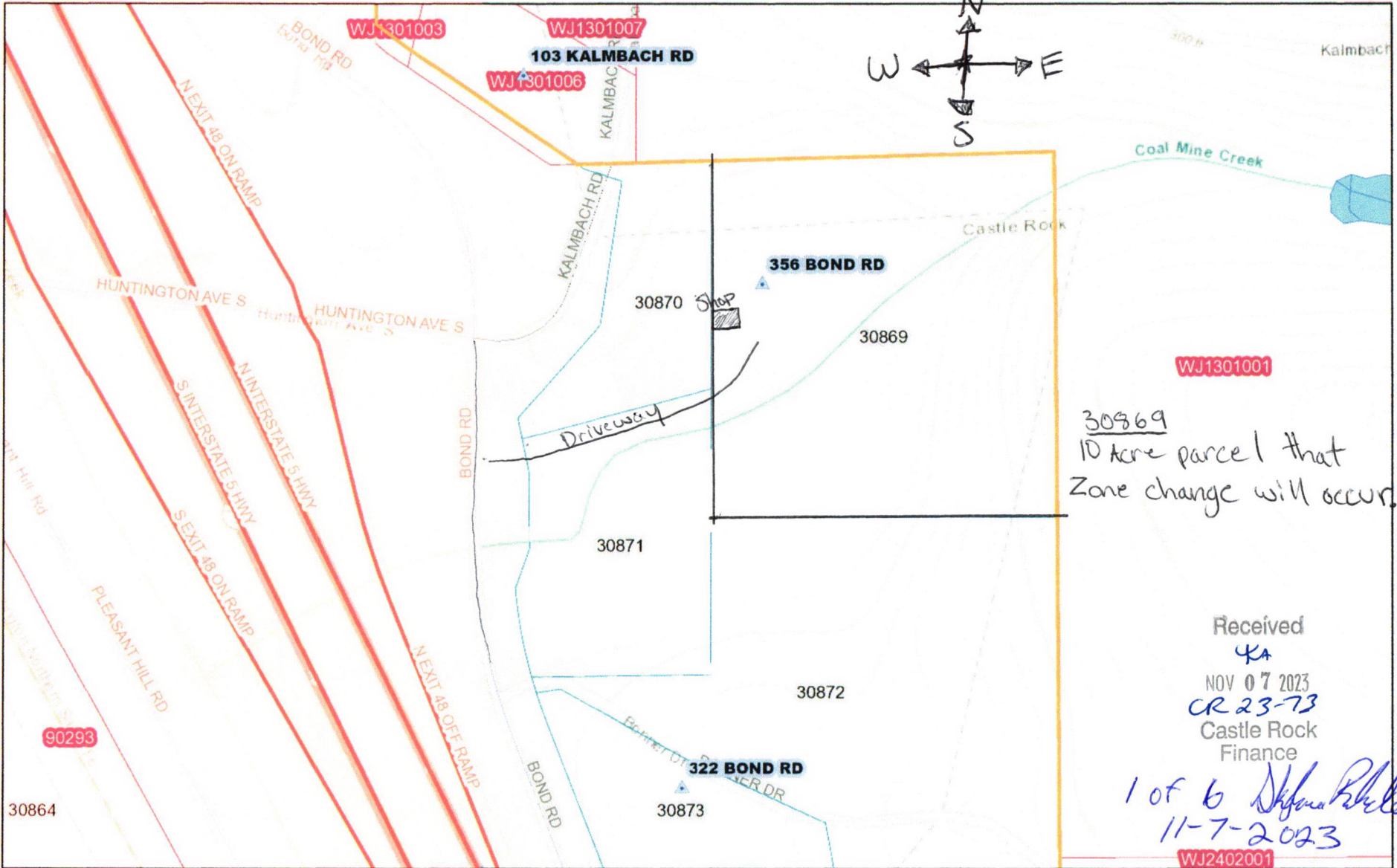
Owner: Skylar Ribelin

 11-6-2023

Received  
KA  
NOV 07 2023  
CR 23-73  
Castle Rock  
Finance  
1 of 1  
SK

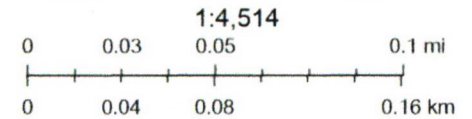


# Cowlitz County EPIC Map



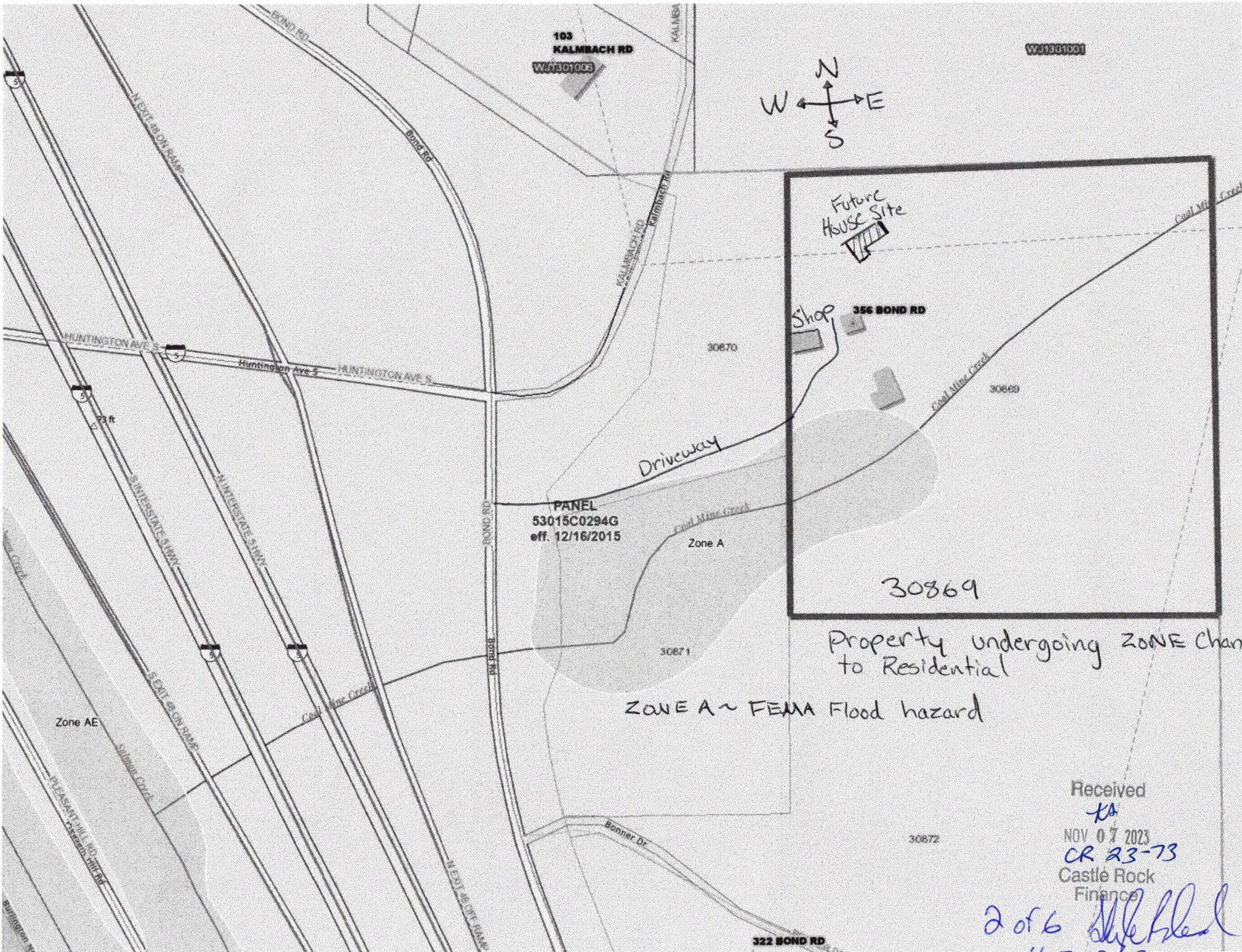
5/11/2023, 11:46:37 AM

- \* GEO\_COWLITZ\_PUBLIC.DBO.ADDRESSPOINTS EPIC Data
- City Limits
- Green
- Red
- <all other values>
- Yellow
- Streets
- Within City Limits
- 0 RURAL PRIVATE
- 1 INTERSTATE



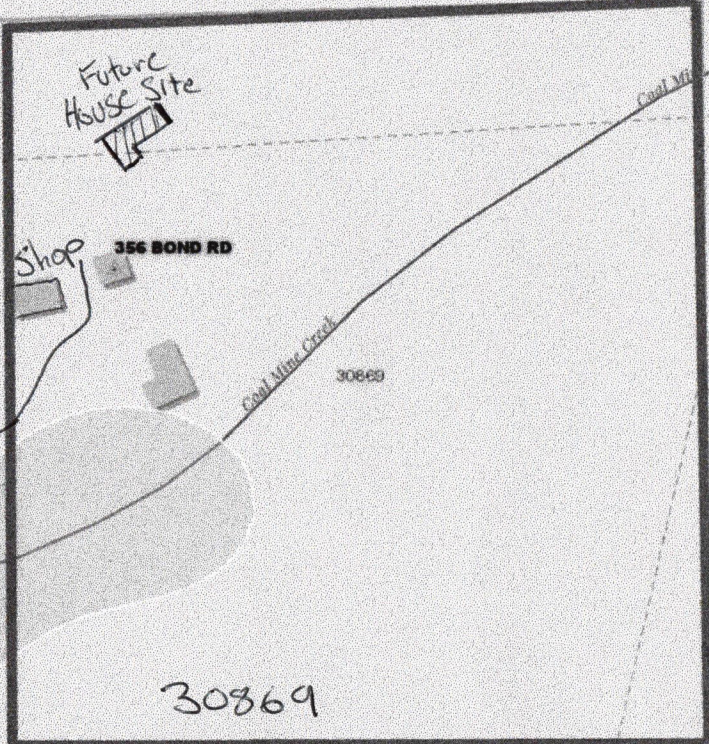
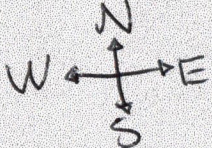
Cowlitz County GIS Department, Cowlitz County GIS Department, WA DNR, Cowlitz County GIS Department, Bureau of Land Management, State





103  
KALMBACH RD  
W1301003

W1301003



PANEL  
53015C0294G  
eff. 12/16/2015

Zone A

Property undergoing ZONE Change  
to Residential

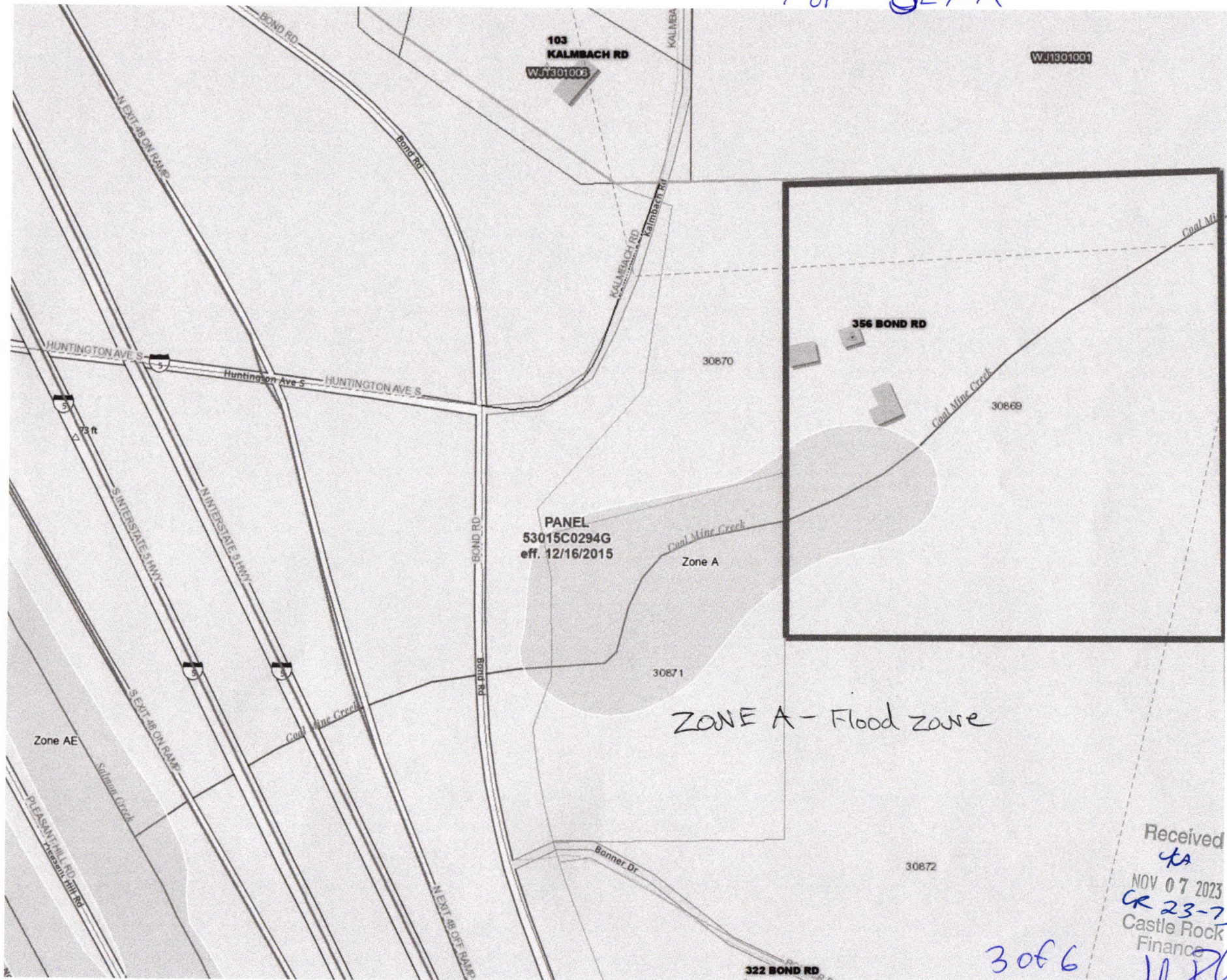
ZONE A ~ FEMA Flood hazard

Received  
KA  
NOV 07 2023  
CR 23-73  
Castle Rock  
Finance

2 of 6 sheets  
11-7-2023



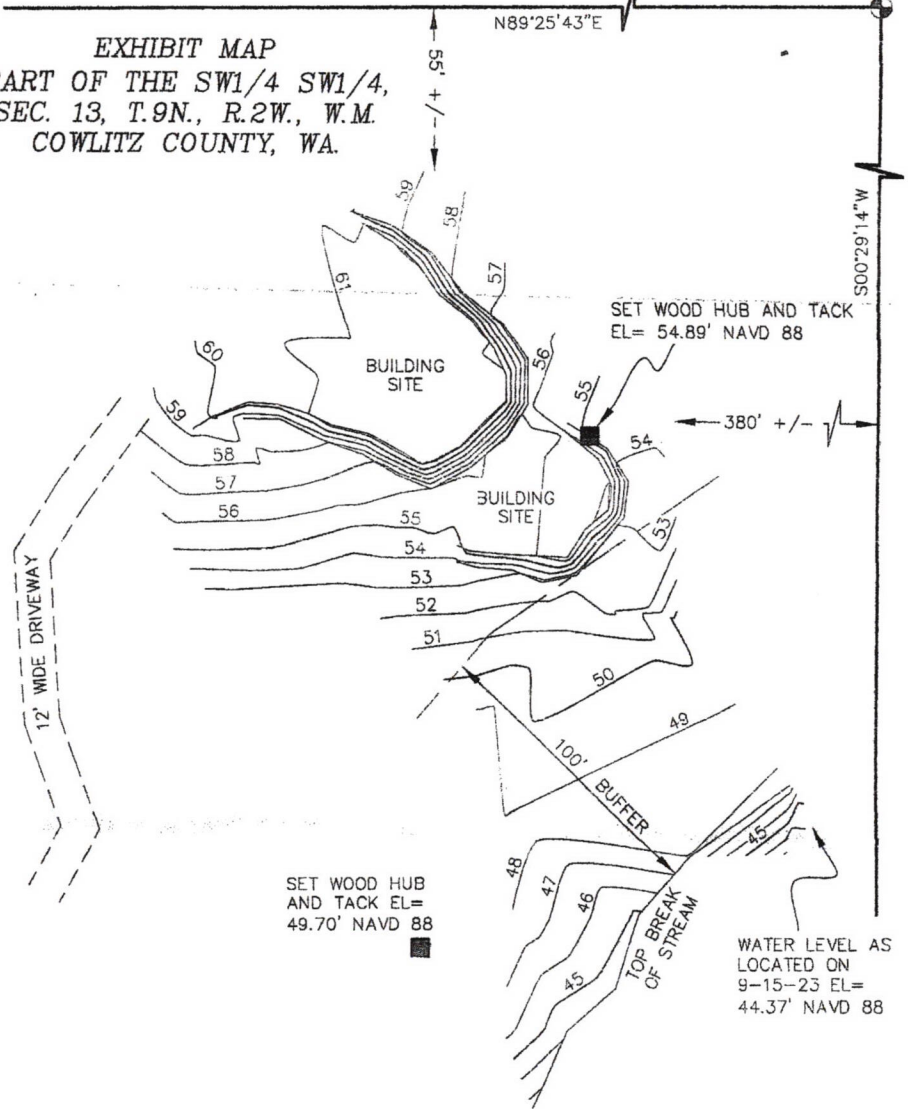
For SEPA





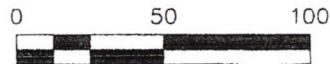
SE1/16 COR.  
SEC. 13

EXHIBIT MAP  
PART OF THE SW1/4 SW1/4,  
SEC. 13, T.9N., R.2W., W.M.  
COWLITZ COUNTY, WA.



BASIS OF BEARING: RECORD OF SURVEY FILED UNDER  
AUDITOR'S FILE NUMBER 950417041, IN VOLUME 14,  
PAGE 60, RECORDS OF COWLITZ COUNTY, WASHINGTON.

VERTICAL DATUM: NAVD 88 HELD WASHINGTON STATE  
DEPARTMENT OF TRANSPORTATION MONUMENT  
DESIGNATION R 535, ID# 4084 EL= 66.76'



<b>Bluhm &amp; Associates</b> Land Surveyors, Inc.		1068 S. MARKET BLVD. CHEHALIS, WA 98532 PHONE (360) 748-1551 FAX (360) 748-6282 E-MAIL: kbluhm@surveyservices.com
DRAWN BY: jf	DATE: 9-25-23	JOB# 23-362EX. COMP FB# 2324
CHECKED BY: KB	SCALE: 1" = 50'	SHEET 1 OF 1

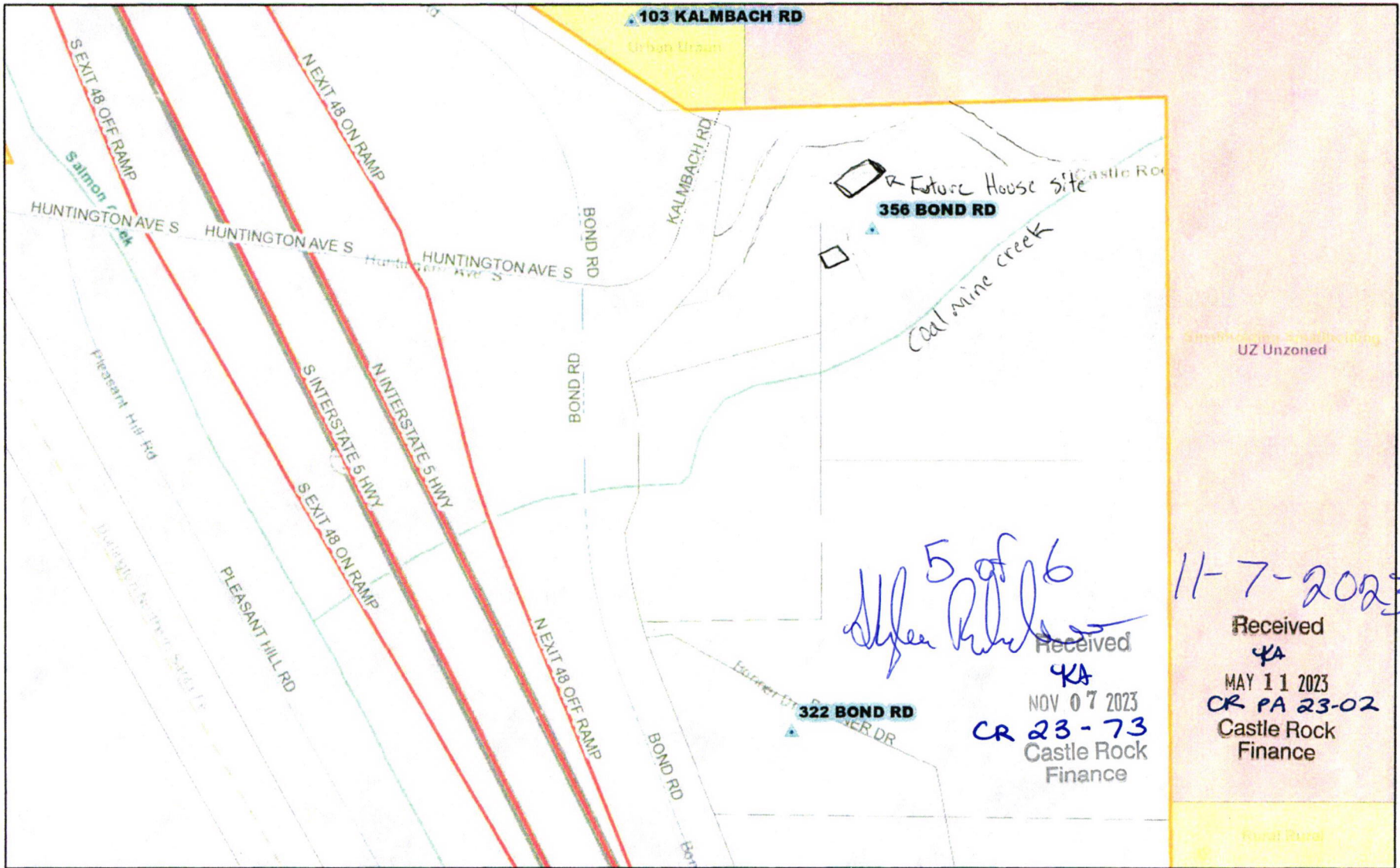
Received  
KR  
NOV 07 2023  
23-73  
Castle Rock  
Finance

4 of 6  
Kevin Bluhm

11-7-2023



# Cowlitz County EPIC Map



5 of 6  
*Alfred [Signature]*

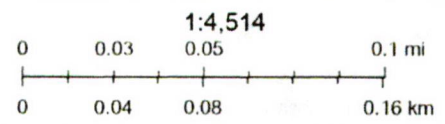
11-7-2023

Received  
 KA  
 NOV 07 2023  
 CR 23-73  
 Castle Rock  
 Finance

Received  
 KA  
 MAY 11 2023  
 CR PA 23-02  
 Castle Rock  
 Finance

4/10/2023, 5:09:41 PM

- ▲ GEO\_COWLITZ\_PUBLIC.DBO.ADDRESSPOINTS EPIC Data
- City Limits
- Red
- Within City Limits
- Green
- Yellow
- <all other values>





# Cowlitz County EPIC Map



4/10/2023, 6:23:36 PM

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Received

KA

NOV 07 2023

CR 23-73  
Castle Rock  
Finance

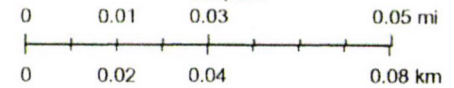
Received

KA

MAY 11 2023

CR PA 23-02  
Castle Rock  
Finance

1:2,257



Cowlitz County GIS Department, Cowlitz County GIS Department, WA DNR, Cowlitz County GIS Department, Maxar

Cowlitz County

Cowlitz County GIS Department | Cowlitz County GIS Department, WA DNR | Cowlitz County GIS Department | Maxar, Microsoft |

6 of 6

John Allen

11-7-2023