



STAFF REPORT

Variance Request

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

To: Mark Scheibmeir, Castle Rock Hearing Examiner
From: Rachel Granrath, Contract Planner
Date: July 30, 2025
Subject: *Public Hearing:* Variance Request - Gourde LLC, 1220 Mt St Helens Way NE, Castle Rock WA

Summary of Request and Recommendation

Request for a variance to Castle Rock Municipal Code 17.32.060, regarding the street frontage requirements in the R-2 Zone for parcel 30835, addressed at 1220 Mt. St. Helens Way NE, Castle Rock, WA. This variance is intended to enable a 4-lot short plat (or 5-lot depending on site analysis pending variance approval). The application is categorically exempt from SEPA per WAC 197-11-800 (6) (e).

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, and will be a condition of approval as part of further subdivision and zoning/comprehensive plan consistency.

Variance requested:

The subject property has public right of way access to the property from SR504, but does not front a public street and the applicant is looking to subdivide (either short plat or preliminary plat) in accordance with the underlying R-2 regulations. Neighboring properties are also either served by private roads or driveways. The requested variance is to allow private road access and street frontage off a private road versus a public street. See the relevant code section below.

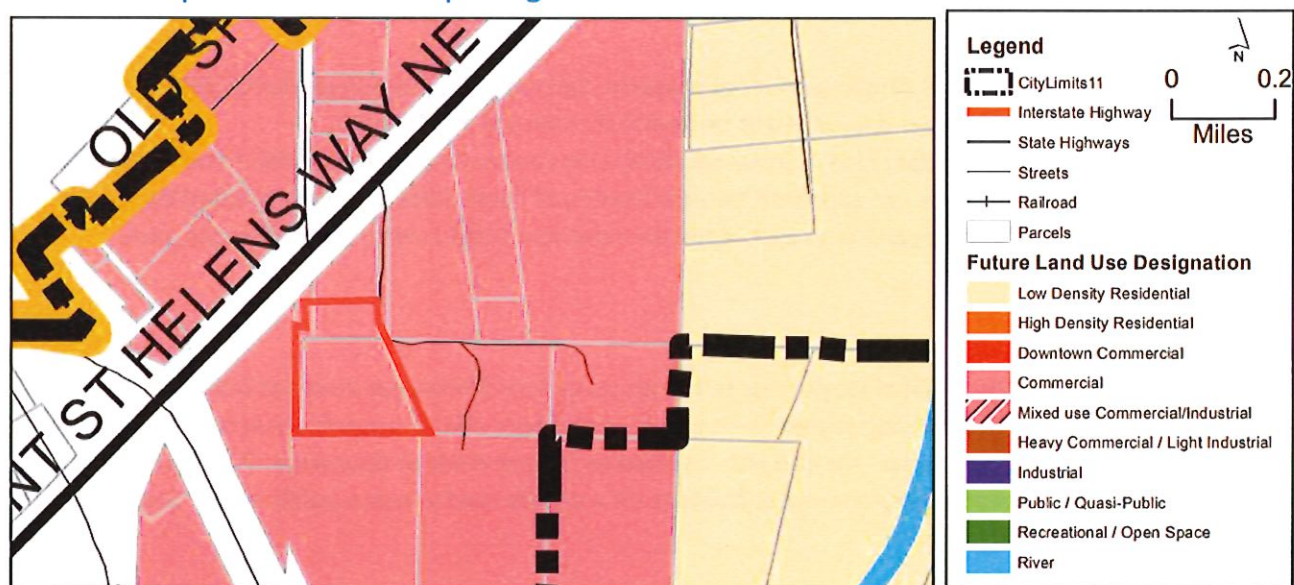
17.32.060 Street frontage. Every principal structure, except bungalow courts, shall front upon a public street without any other building intervening between it and the street upon which it fronts.

Vicinity Map

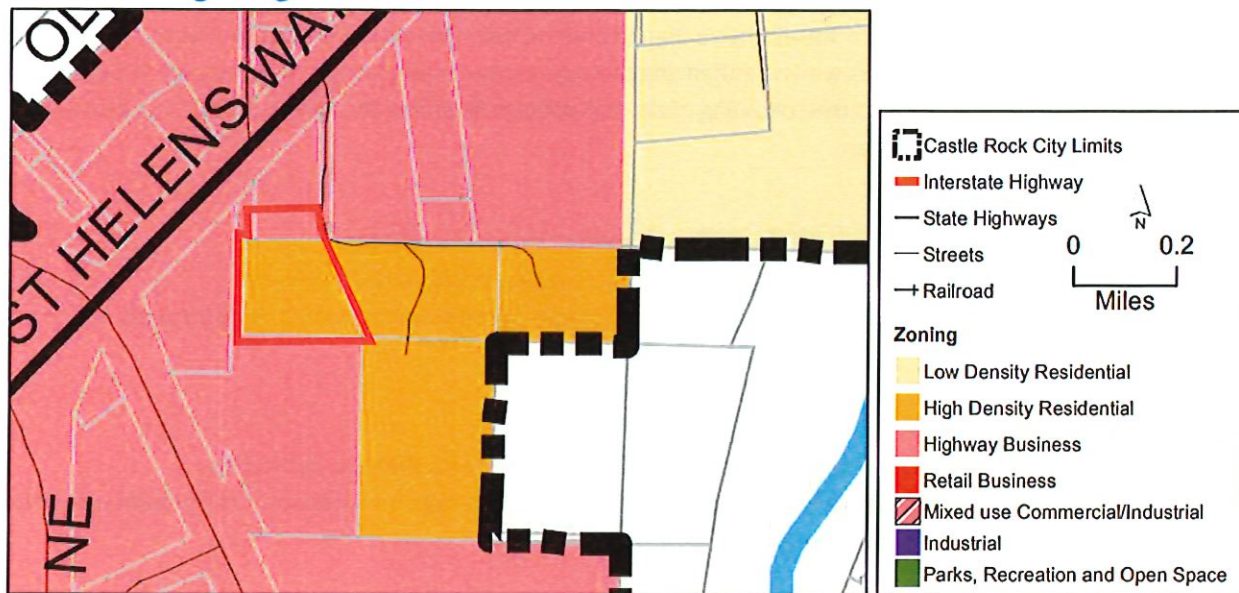


Figure 1: Vicinity Map- Subject Property, Cowlitz County GIS

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.	NOT MET: <i>Applicant requested Variance.</i>
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 goals and policies of the comprehensive plan showcase how this variance approval best supports supporting infill housing development as well as enhancing transportation goals through connectivity in Castle Rock. As conditioned in this staff report, the following goals and policies illustrate the development's consistency with the Castle Rock Comprehensive Plan.

Transportation Goals and Policies:

Goal 1: Provide for a convenient, safe, and efficient transportation/circulation network.

Goal 4: Ensure that an adequate transportation network exists to support future development.

Policy 5: Encourage street networks in new development that create circulation between neighborhoods and subdivisions.

Housing Goals and Policies:

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

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

Procedural Requirements

The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 16.36, CRMC 17.20, CRMC 17.77.040 (5) Type V – Quasi Judicial, and CRMC 17.79. The process is currently at the Public Hearing in the process.

Variance Process Flow Chart

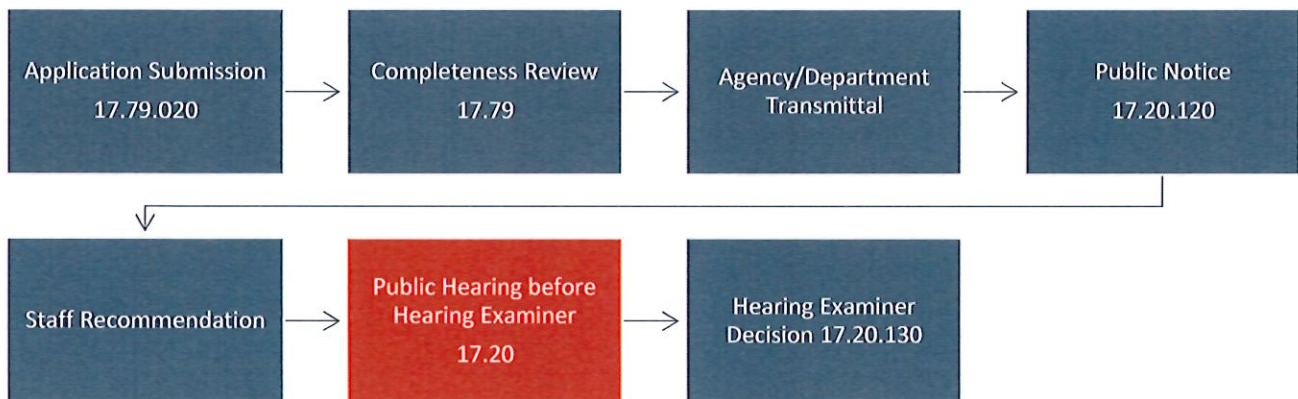


Table 3: Variance Procedure: Key Dates and Milestones

Procedure Action Item	Date
Pre-Application Meeting	May 23, 2024
Application Submittal	June 4, 2025
Letter of Complete	June 25, 2025
Agency Notice	July 14, 2025
SEPA	Exempt per WAC 197-11-800 (6) (e).
Agency and Public Comment Period	July 14 – August 5
Public Hearing	August 5, 2025

Agency and Public Comment

Agency comment was issued on July 14th; no comments were received at the time of this staff report.

Variance Criteria CRMC 17.79.020

CRMC 17.79.020 outlines the variance criteria as analyzed in items 1-4 below, the Hearing Examiner may grant the variance if he/she finds from the evidence presented at the hearing meets the 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;

Staff analysis: The surrounding properties are serviced by private roads and driveways. Buker Lane NE is a 20' wide private easement recorded on AFN 3536135 and serves adjacent developed lots and properties. The applicant was reviewing the private lane access and seeing if that was an opportunity for this development to tie into the existing easement. This area is uniquely served by primarily private roads and driveways. And while currently developed with lower density single family residential, the City has designated this area to be developed as an R-2 zone, serving high density development and associated uses. The increased lot and residential development can be seen as a transition between commercial fronting Mt St Helens Way NE. This can only be achieved by granting a variance to the public street frontage requirement and allowing a private road to service future lots.

2. That 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;

Staff analysis: Without a public street frontage variance this property cannot subdivide or develop further. There is substantial lot area to subdivide with an approval or a variance to serve the future lots by a private 20' road easement, in accordance with public works and engineering standards.

3. That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, nor essentially different from the provisions of the district in which it is located;

Staff analysis: Neighboring properties are currently afforded private road access to service their properties and are not meeting the current code of fronting a public road. However, prior to submitting a short subdivision or preliminary plat, the applicant will illustrate that Buker Lane NE has the rights to service these future lots or will propose a looped access that will serve the properties wholly on the subject property. Staff finds that the variance request is not detrimental to public welfare.

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

Staff analysis: As conditioned in this staff report, the variance will not adversely affect the comprehensive plan or studies. As stated before, a BLA was approved erroneously, thus a clean up to the resulting split-zoning shall be completed prior to any subdivision submittals.

Conclusions

Staff finds that the variance request meets the requirements and approval criteria outlined in CRMC 17.79 and CRMC 17.32.060, and as conditioned below.

Hearing Examiner Action

CRMC 17.79.020 and 17.79.030 (below), outlines the Hearing Examiner action associated with variance applications.

17.79.020 Application for Variance

(A) An application for a variance may be filed by the owner or occupant of the property affected. The application shall be verified and filed with the city clerk-treasurer's office and shall state fully the circumstances and conditions relied upon as grounds for the variance and shall be accompanied by adequate plans and legal descriptions of the property involved and an outline of the proposed use. As a condition to processing the application, the applicant shall pay a fee as established by resolution of the city council. The city clerk-treasurer shall transmit all variance application materials to the city planner who shall in turn prepare written findings of fact on the variance application and transmit the materials relevant to the hearings examiner. The examiner shall set the matter for hearing; notice of the time, place and purpose of such hearing shall be given to the property owners of each lot, parcel or portion of the real property affected by this declaration. The hearings examiner shall establish the date, time and place for the public hearing, and ensure that all public notices and postings are made in conformance with the requirements of law. Upon the date set the examiner shall hear the application; at the termination of the hearing, the examiner will render a decision within 10 days to grant or deny the variance on the evidence submitted, or extend the hearing to secure further information.

(B) In granting a variance, the hearings examiner shall make written findings of fact which shall specify all facts relied upon by the examiner in rendering its decision in attaching conditions and safeguards 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.

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.

Staff Recommendation

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

Recommended Findings of Fact

1. Gabe Gourde; and Gourde, LCC applied for a variance to the street frontage requirement on June 4, 2025.
2. The Comprehensive Plan Land Use Designation is currently Commercial.
3. The subject property is zoned High Density Residential (R-2) with a portion which was revised with a BLA in 2014 is still zoned Highway Business (C-1).
4. The application is SEPA exempt per WAC 197-11-800 (6) (e).

5. The proposal is consistent with the goals and policies of the City of Castle Rock Comprehensive Plan.
6. This proposal, as conditioned, is consistent with Title 17 CRMC Zoning.
7. This proposal, as conditioned, will meet Standards and Castle Rock Engineering Standards for Public Works Construction.

Recommended Conditions of Approval

1. Short subdivision, Boundary Line Adjustment, or Preliminary Plat is required, the applicant previously recorded a Boundary Line Adjustment with the county that was not reviewed or approved by the city, all platting must be processed by the City of Castle Rock in accordance with CRMC.
2. Rezone/ Comprehensive Plan Amendment – Due to the Boundary Line Adjustment (BLA) which was erroneously approved and recorded at the County, an incorrect process, left this property with a split zoning and future land use designation. This shall be resolved through a rezone/comprehensive plan designation amendment prior or concurrent to submission of a short plat or subdivision application.
3. Formalize and record a new easement extending Buker Lane NE to serve the proposed future lots. Provide documentation confirming that the easement includes the legal right to serve those lots. If this cannot be confirmed, propose an alternative access configuration: a looped private street extending from Mt. St. Helens Way NE that circulates through the property and provides access and frontage to all lots within the development.
4. The pre-application meeting for this project, which occurred on May 23, 2024, considered a 4-lot subdivision, should the applicant consider additional lots or densities there should be a new pre-application meeting to discuss standards, layout, and to ensure the applicant has all necessary information to plat future lots.
5. At a minimum, if multi-family development is submitted as a development the applicant must address all sections of CRMC including but not limited to:
 - a. 17.32.080 Screening, landscaping and critical areas buffering requirements.
 - b. 17.32.090 Off-street parking.
6. The applicant shall obtain all required building permits through Castle Rock Building and Public Works Department.
7. All local, state and federal laws shall be met.

Exhibits:

Exhibit A: June 4, Application Materials

Exhibit B: Revised Exhibit – 5-lot and looped access depiction

Exhibit C: Noticing Materials

Exhibit A: Application Materials

CRP-25-014

1. Narrative
2. Signed Application Forms – Variance Request Packet
3. Preliminary Short plat Map
4. Letter of Completeness

CRP-25-014

Exhibit A

1. Narrative

Gourde LLC – Variance Narrative

5/27/2025

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

This project is the division of parcel 30835 into four parcels.

The current zoning is R-2 and the proposed zoning all parcels is R-2.

Parcel 30835 is currently served from a driveway off of Mt.St. Helens Way NE. We propose continuing to serve parcel 30835 (the existing house – Lot 1) from the same driveway off of Mt.St. Helens Way NE.

The new parcels, Lots 2, 3, & 4, would be served from Buker Lane NE.

Per 17.32.060, "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."

Since parcel 30835 does not front a public street, it is not feasible to comply with this section of the code.

We are asking for a variance to allow the new parcels, Lots 2, 3, & 4, to front and be served by Buker Lane NE.

Allowing this variance will help the City of Castle Rock achieve goals identified in the Comprehensive Plan.

1. Residential Development Goal #2 – provide opportunity for a broad range of housing choices to meet the changing needs of the community.
2. Housing Goal #2 – providing for a wide range of housing types and densities to meet the housing needs of a diverse population and provide affordable housing choices for all incomes.
3. Housing Goal #3 – provide an adequate supply of land in order to promote housing costs that are affordable.

The granting of this variance will allow unused land to be developed and provide additional housing opportunities for the citizens of the Castle Rock and surrounding communities.

Thank You



Gabe Gourde
Gourde LLC

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CRP-25-014

Exhibit A

**2. Signed Application Forms – Variance Request
Packet**



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

- 1) Variance Request Packet Contents Page (1 page)
- 2) Application for Variance Submittal Checklist (1 page)
- 3) Master Application (1 page)
- 4) Application for Variance (4 pages)
- 5) Hearings Examiner Application (2 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) Excerpt from CRMC Chapter 17.77.040 Section D.5. Type V – Quasi-Judicial I (3 pages)
- 9) CRMC Chapter 17.79.020 Application for Variance (1 page)
- 10) Fee Schedule - Resolution No. 2023-03 (2 pages)
- 11) View the Castle Rock Municipal Code (CRMC) online at:

<https://www.codepublishing.com/WA/CastleRock/>

The Castle Rock Municipal Code (CRMC) may also be viewed in the Finance Office located in City Hall. Below is a quick reference list of codes that typically apply to variances. This is not a complete list of codes nor is it a complete list of codes that may apply to your request.

CRMC – Title 17 - Zoning

Title 17 - Zoning - Chapter 17.77 Development Review Procedures

(Variance Request procedures are a Type V (5) – Quasi-Judicial I Development Review)

Title 17 - Zoning - Chapter 17.79 Variances/Special Use Permits and Conditional Use Permits

Title 18 - Environmental Protection

I acknowledge the above documents and/or links were provided to me in the Application for a Variance Request Packet.

I also acknowledge there are fees associated with a Request for Variance 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 NOT REFUNDABLE

Name: Gabe Gourde - Gourde LLC

(Please Print)

Signature: 

Date: 5/27/2025

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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
- ☐ SEPA Environmental Checklist – *When applicable – Contact City Hall for more information*
- ☐ 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: _____

LLP

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

CRP-25-014

Variance Request

PLEASE PRINT IN INK OR
TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: 1220 Mt. St. Helens Way NE 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 Hwy 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	Planning	Environmental
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Critical Areas	<input type="checkbox"/> Critical Areas
<input type="checkbox"/> Excavation & Grading Permit	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Flood Plain Permits
<input type="checkbox"/> Manufactured/Structure Placement	<input type="checkbox"/> Home Occupation Business License	<input type="checkbox"/> SEPA
<input type="checkbox"/> Mechanical Permit	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Surface Mining
<input type="checkbox"/> Plumbing Permit	<input type="checkbox"/> Mobile Home Park	<input checked="" type="checkbox"/> Other <u>Variance</u>
<input type="checkbox"/> Roofing Permit	<input checked="" type="checkbox"/> Plat (Preliminary)	
<input type="checkbox"/> Signage Permit	<input type="checkbox"/> Plat (Final)	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Site Plan (Preliminary)	
	<input type="checkbox"/> Site Plan (Final)	

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? No 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:

The division of Parcel 30835 into Four separate multifamily parcels.

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: Gabe Gourde DATE: 5/27/2025

APPLICATION ACCEPTED BY: Garlow Hannon DATE: 6/4/2025

APPLICATION APPROVED BY: _____ DATE: _____

PERMIT NUMBER
CRP-25-014

Receipt # 18006-6/4/2025



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): Gabe Gourde - Gourde LLC Phone: 360-575-3166

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

Applicant: same 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.)

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.

Parcel 30835 does not front a public street making 17.32.060
impossible to comply with.

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.

The land can not yield a reasonable return without allowing
a variance which would allow us to divide the property into
more usable pieces.

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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.

The allowance of this variance will not be detrimental to the public welfare in any way.

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

The granting of this variance will not adversely affect the comprehensive plan. The granting of this variance will help achieve the residential development and housing goals listed in the comprehensive plan.

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;

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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.

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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)

Gabe Gourde

Print Name

5/28/2025

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

Gabe Gourde

Print Name

5/28/2025

Date

Application for Variance



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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

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
CWR/04/2025



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: Gabe Gourde - Gourde LLC Phone: 360-957-0956

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

Email: ggourde@jhkelly.com Fax: NA

EXISTING LAND USE

☐ COMMERCIAL ☒ RESIDENTIAL ☐ INDUSTRIAL

ADJACENT LAND USES

North: C-2 South: C-2
West: C-2 East: R-2
Northwest: _____ Northeast: _____
Southwest: _____ Southeast: _____

OWNERSHIP - LIST ALL PERSONS OWNING AN INTEREST IN THE LAND

Name: Gourde LLC Address: _____

Name: _____ Address: _____

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

See the attached narrative.

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

Multiple parcels in the same are currently served from Buker Lane NE. This variance would allow at least additional parcels to be served from that road.

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: 

Date: 5/27/2025 20



City of Castle Rock

Building & Planning Department

General Land Use Application

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

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

RECEIVED
04/04/2025

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: Gourde LLC
Parcel 30835 short subdivision

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

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: same
(if other than applicant)
Phone: _____
E-mail Address: _____

Mailing Address: _____

Other Authorized Representative (if any): _____
Mailing Address: _____
Phone: _____
E-mail Address: _____
Project Description: <u>The division of parcel 30835 into four parcels.</u>
Size of Project Site: <u>1.21 Acres</u>
Assessor Tax Parcel Number(s): <u>30835</u>
Full Legal Description of Subject Property (Attached <input type="checkbox"/>): Zoning: <u>R-2</u>
Special Areas On or Near Site (show areas on site plan): <input type="checkbox"/> Creek, Stream or River (name): _____ <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Hazard Area _____ <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine <input checked="" type="checkbox"/> None
Water Service
Existing pipe size and material: <u>None</u>
Proposed pipe size and material: _____
Sewage Disposal
Existing: <u>City of Castle Rock</u>
Proposed: <u>City of Castle Rock</u>
Access
Name of Street(s) from which access will be gained: <u>Buker Lane NE</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
Owner's Name (Print Name)



Gabe Gourde
Owner's Signature

5/27/2025
Date

22

CRP-25-014

Exhibit A

3. Preliminary Short Plat Map

PARCEL NO. 30835

REFERENCE SURVEYS
 1) RECORD OF SURVEY FILED IN VOL. 9, PG. 76, BY LS 10997
 2) RECORD OF SURVEY FILED IN VOL. 9, PG. 59, BY LS 12334
 LOT 1 IS SERVED BY CITY SEWER AND EXISTING WELL
 LOT 2 IS PROPOSED TO BE SERVED BY CITY WATER AND SEWER

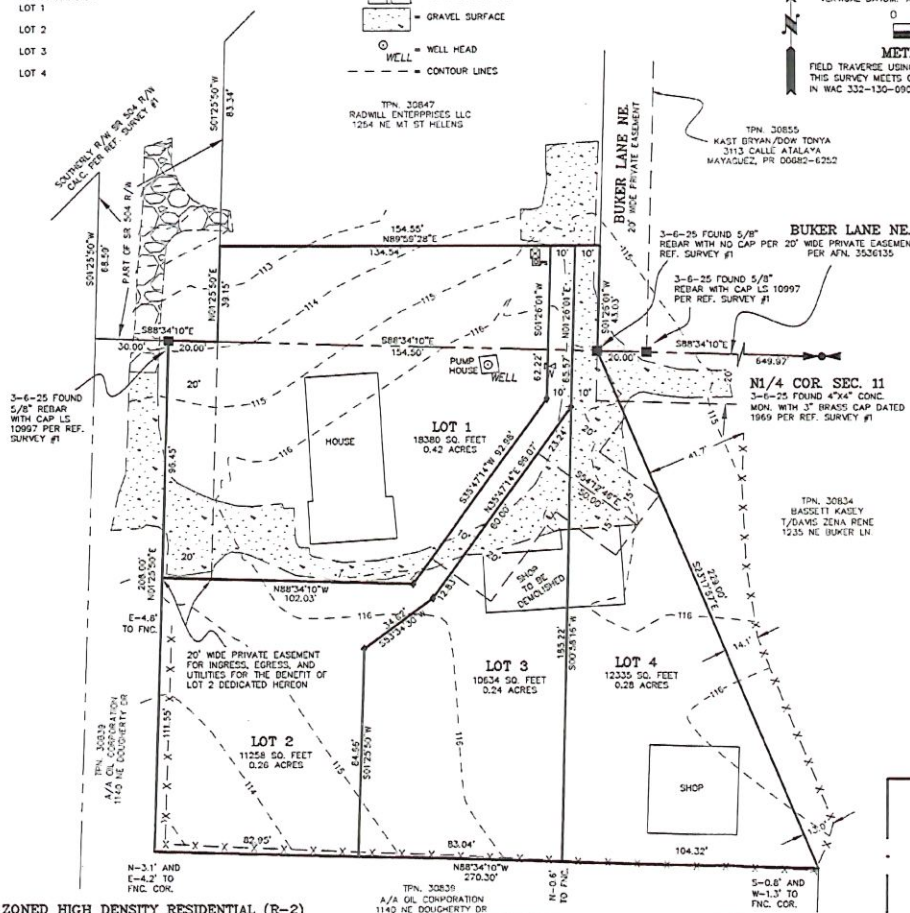
PROPERTY OWNER
 TAX PARCEL NO. 30835
 CABLE GOURDE OF COURSE LLC
 1220 MT. ST. HELLINGS WAY
 CASTLE ROCK, WA 98611

ADDRESSES

LOT 1
 LOT 2
 LOT 3
 LOT 4

LEGEND

- = 00-00-00 SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP. K. BLUHM LS 24269
- = FOUND AS NOTED
- ◆ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- X — = FENCE LINE AS LOCATED
- W = WATER VALVE
- ⊠ = POWER TRANSFORMER
- ⊞ = COMMUNICATION PEDESTAL
- ▨ = ASPHALT SURFACE
- ▩ = GRAVEL SURFACE
- ⊙ = WELL
- — — = CONTOUR LINES

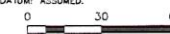


ZONED HIGH DENSITY RESIDENTIAL (R-2)

SHORT SUBDIVISION NO. SP

SHORT PLAT NO. SP
PART OF THE SE1/4 SW1/4 SECTION 2
AND NE1/4 NW1/4 SECTION 11
TOWNSHIP 9 NORTH, RANGE 2 WEST, W.M.
COWLITZ COUNTY, WASHINGTON

BASE OF BEARING: RECORD OF SURVEY FILED IN VOLUME 9, PAGE 76, RECORDS OF COWLITZ COUNTY, WASHINGTON.
 VERTICAL DATUM: ASSUMED.



METHOD OF SURVEY

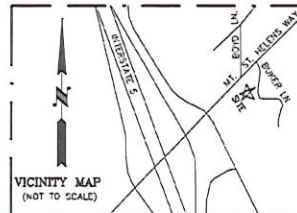
FIELD TRAVERSE USING A TOPCON GTS-225 (00°00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

ORIGINAL DESCRIPTION

STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 3748724, ALSO SEE BOUNDARY LINE ADJUSTMENT FILED UNDER AUDITOR'S FILE NUMBER 3749723, ALL RECORDS OF COWLITZ COUNTY, WASHINGTON.

NEW DESCRIPTION

- LOT 1:
 LOT 1 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
 TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.
- LOT 2:
 LOT 2 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
 TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.
- LOT 3:
 LOT 3 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
 TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.
- LOT 4:
 LOT 4 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
 TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.



EXAMINED AND APPROVED THIS ____ DAY OF _____ 20____

CITY PLANNER

EXAMINED AND APPROVED THIS ____ DAY OF _____ 20____

CITY ENGINEER

EXAMINED AND APPROVED THIS ____ DAY OF _____ 20____

CITY CLERK TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR OF 20____

COWLITZ COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF

ON THIS DAY PERSONALLY APPEARED BEFORE ME GARE GOURDE TO ME KNOWN TO BE THE MANAGER OF COURSE LLC, THE COMPANY DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THE HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY COMMISSION EXPIRES _____

GARE GOURDE MANAGER OF COURSE LLC

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ 20____ AT _____
 M. IN BOOK _____ OF SHORT PLATS AT PAGE _____
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 COUNTY AUDITOR _____
 DEPUTY COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY MADE BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, ON FEBRUARY 25, 2025, AT THE REQUEST OF GARE GOURDE.

KEVIN BLUHM - LICENSE NO. 25269

Bluhm & Associates
 Land Surveyors, Inc.
 1068 S. MARKET BLVD.
 CHEHALIS, WA 98532
 PHONE (360) 748-1551
 FAX (360) 748-6282
 E-MAIL: BLUHM@SURVEYSERVICES.COM

DRAWN BY: JOHN FOSS
 CHECKED BY: _____
 DATE: 6-3-25
 JOB# 25-149-2
 FB# 2326
 SCALE: 1" = 30'
 SHEET 1 OF 1

RECEIVED
 06/04/2025

CRP-25-014

Exhibit A

4. Letter of Completeness

City of Castle Rock

Letter of Completeness



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

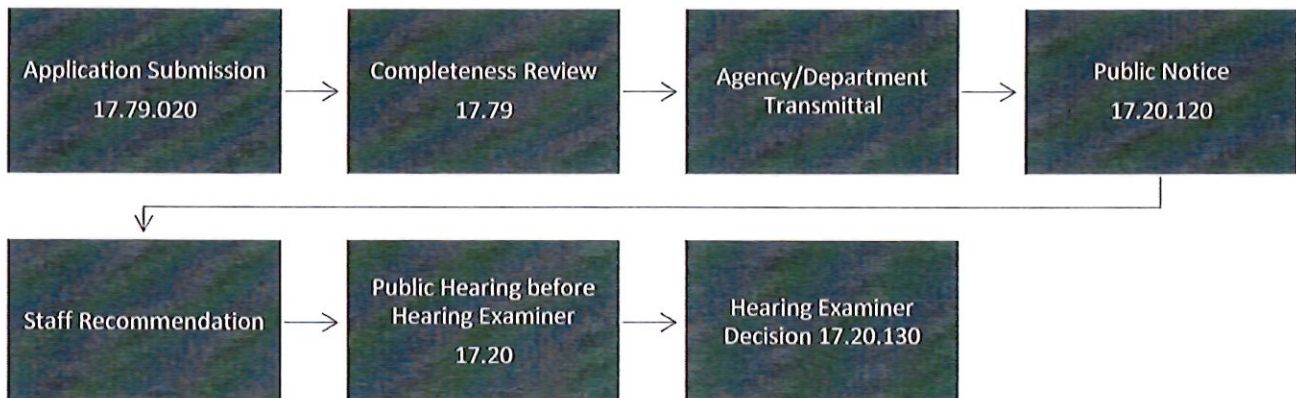
June 25, 2025

Re: Letter of Completeness: Variance Request 1220 Mt. St. Helens Way NE – R-2 Street Frontage Requirements, CRP-25-014

Dear Gourde, LLC,

The city has reviewed your application materials submitted on June 4, 2025 regarding a variance to the street frontage requirements in the R-2 Zone, CRMC 17.32.060 for 1220 Mt. St. Helens Way NE at Parcel 30835. The proposed development, pending the variance is a 4-lot short plat.

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) 16.36, CRMC 17.20, CRMC 17.77.040 (5) Type V – Quasi Judicial, and CRMC 17.79



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

Sincerely,

Rachel Granrath, Contract City Planner
Rachel.granrath@kimley-horn.com

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

Exhibit B:

Revised Exhibit

5-Lot Looped Access Depiction

CRP-25-014

28

PARCEL NO. 30835

REFERENCE SURVEYS
1) RECORD OF SURVEY FILED IN VOL. 9, PG. 76, BY LS 10697
2) RECORD OF SURVEY FILED IN VOL. 9, PG. 56, BY LS 12334
LOT 1 IS SERVED BY CITY SEWER AND EXISTING WELL
LOT 2 IS PROPOSED TO BE SERVED BY CITY WATER AND SEWER

PROPERTY OWNER
TAX PARCEL NO. 30835
GABE COURDE OF COURDE LLC.
1220 MT. ST. HELENS WAY
CASTLE ROCK, WA 98011

ADDRESSES

LOT 1
LOT 2
LOT 3
LOT 4

LEGEND

- - 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP: K. BLUHM LS 29269
- - FOUND AS NOTED
- ◆ - ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- X- - FENCE LINE AS LOCATED
- W - WATER VALVE
- ⊠ - POWER TRANSFORMER
- ⊞ - COMMUNICATION PEDESTAL
- ▨ - ASPHALT SURFACE
- ▩ - GRAVEL SURFACE
- - WELL HEAD
- - - - - CONTOUR LINES

TPN 30847
RADWILL ENTERPRISES LLC
1254 NE MT ST HELENS

TPN 30855
KAST BRYAN/DOW TONYA
3113 CALLE ATALAYA
MAYAGUEZ, PR 00982-6232

SHORT PLAT NO. SP _____
PART OF THE SE1/4 SW1/4 SECTION 2
AND NE1/4 NW1/4 SECTION 11
TOWNSHIP 9 NORTH, RANGE 2 WEST, W.M.
COWLITZ COUNTY, WASHINGTON

BASIS OF BEARING: RECORD OF SURVEY FILED IN VOLUME 9, PAGE 76, RECORDS OF COWLITZ COUNTY, WASHINGTON.
VERTICAL DATUM: ASSUMED.

0 30 60

METHOD OF SURVEY

FIELD TRAVERSE USING A TOPCON GTS-225 (00°00'10") TOTAL STATION.
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

ORIGINAL DESCRIPTION

STATUTORY WARRANTY DEED FILED UNDER
AUDITOR'S FILE NUMBER 3749724.
ALSO SEE BOUNDARY LINE ADJUSTMENT FILED
UNDER AUDITOR'S FILE NUMBER 3749723, ALL
RECORDS OF COWLITZ COUNTY, WASHINGTON.

NEW DESCRIPTION

LOT 1:
LOT 1 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 2:
LOT 2 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 3:
LOT 1 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 4:
LOT 2 OF CITY OF CASTLE ROCK SHORT PLAT NO. SP _____ RECORDS OF COWLITZ COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

N1/4 COR. SEC. 11
3-6-25 FOUND 4"X4" CONC. MON. WITH 3" BRASS CAP DATED 1969 PER REF. SURVEY #1

TPN 30834
BASSETT KASEY
T/DAVIS ZINA RINE
1235 NE BUKER LN.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____, WA, IN BOOK _____ OF SHORT PLATS AT PAGE _____
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
COUNTY AUDITOR _____
DEPUTY COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY MADE BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, ON FEBRUARY, 2025, AT THE REQUEST OF GABE COURDE

KEVIN BLUHM - LICENSE NO. 29269

Bluhm & Associates 1088 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE (360) 748-1551
FAX (360) 748-6282
Land Surveyors, Inc. E-MAIL: KBLUHM@SURVEYSERVICES.COM

DRAWN BY: JOHN FOSS	DATE: 7-28-25	JOB# 25-148-3 FD# 2326
CHECKED BY:	SCALE: 1" = 30'	SHEET 1 OF 1

ZONED HIGH DENSITY RESIDENTIAL (R-2)

SHORT SUBDIVISION NO. SP _____

JUL 28 2025

BY: CRP-25-014

Exhibit C: Noticing Materials

CRP-25-014

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: July. 22 2025

NOTICE ID: HscsscBLxArZZGhmkrL

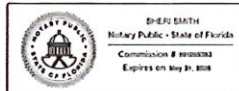
PUBLISHER ID: COL-WA-101061

NOTICE NAME: Hearing Examiner - Gourde 30835

Publication Fee: \$274.55

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 07/24/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**CITY OF CASTLE ROCK,
WASHINGTON
PUBLIC HEARING NOTICE**
Notice Variance Request
1220 Mt. St. Helens Way NE -
Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Gourde, LLC

Project Application: CRP-25-014

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

Description of proposal: Request for a variance Castle Rock Municipal Code 17.32.060, regarding the street frontage requirements in the R-2 Zone for parcel 30835, addressed at 1220 Mt. St. Helens Way NE, Castle Rock, WA. This variance is intended to enable a 4-lot short plat. The application is categorically exempt from SEPA per WAC 197-11-800 (6) (e).

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 -
Castle Rock Hearing Examiner:**

Date: August 5, 2025

Time: 6:00 pm

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

Purpose: To review the proposed variance.

Comments must be submitted by: Wednesday, August 5, 2025, by 5:00 pm

Agency Contact: City Contract Planner Rachel Granrath

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

Signature: Rachel Granrath,
July 14, 2025
7/22 COL-WA-101061

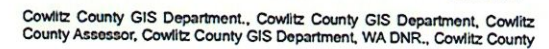
for mailings
CRP-25-014



Tax Parcels
 — 1 INTERSTATE
 — 7 RURAL MAJOR COLLECTOR

Streets
— 2 RURAL PRINCIPAL ARTERIAL
 — 8 RURAL MINOR COLLECTOR

— 0 RURAL PRIVATE
 — 6 RURAL MINOR ARTERIAL
 — 9 RURAL LOCAL ACCESS



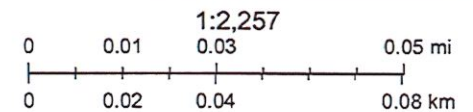
ArcGIS Web AppBuilder

Assessor Web Map



7/17/2025, 3:48:26 PM

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



Cowlitz County GIS Department, Maxar, Microsoft, Cowlitz County GIS Department, Cowlitz County Assessor, Cowlitz County GIS Department, WA

ArcGIS Web AppBuilder

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

32

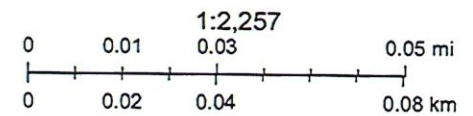
32

Assessor Web Map



7/17/2025, 3:47:00 PM

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



Cowlitz County GIS Department, Maxar, Microsoft, Cowlitz County GIS Department, Cowlitz County Assessor, Cowlitz County GIS Department, WA

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

Mailing List - CRP-25-014 - Gourde LLC - List Made Using Cowlitz County Assessors Map

	PIN	Property address	Owner name
1	30823	1161 Mt St Helens Way NE	LG Properties of Cowlitz County
2	30831	1040 Dougherty Dr NE	Wilson Oil
3	30832	Property ID 3040281	Rebecca Brooke
4	30833	1178 Mt St Helens Way NE	A/A Oil Corporation
	30839	1140 Dougherty Dr NE	
5	30834	1235 Buker Ln NE	Kasey T Bassett & Zena Rene Davis
6	30836	1229 Pumphrey Ln NE	William J & Pamela K Kielmann
7	30840	1251 Buker Ln NE	Bryan Kast & Tonya Dow
	30855	Property ID 3040306	
8	30850	1209 Mt St Helens Way NE	Timber Village LLC
9	308500100	Property ID 3040302	B2BHCPHASE1 LLC
10	308500200	1271 Mt St Helens Way NE	NANAK 13 13 13 LLC
11	30849	1289 Mt St Helens Way NE	Adalberto Avelar
12	30855021	1340 Mt St Helens Way NE	Malvern Jr & Ellen Rose
13	3085501	1300 Mt St Helens Way NE	NWHG Investments LLC
	3085502	Property ID 3040308	
14	WJ1102008	Property ID 3014049	Robert F Opsahl
15	30847	1254 Mt St Helens Way NE	Radwill Enterprises LLC
16	30854		WA State Department of Transportation

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

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

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

Brant Kast & Tonya Dow
3113 Calle Atalaya
Mayaguez, PR 00682-6252

Radwill Enterprises LLC
7437 Willow Grove Rd
Longview, WA 98632

State of Washington
Department of Transportation
11018 NE 51st Circle
Vancouver, WA 98682-6686

Notice mailed
to these
after 5:30 pm
7/17/2025 -
so technically
mailed 7/18/2025.

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice Variance Request 1220 Mt. St. Helens Way NE - Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Gourde, LLC

Project Application: CRP-25-014

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

Description of proposal: Request for a variance Castle Rock Municipal Code 17.32.060, regarding the street frontage requirements in the R-2 Zone for parcel 30835, addressed at 1220 Mt. St. Helens Way NE, Castle Rock, WA. This variance is intended to enable a 4-lot short plat. The application is categorically exempt from SEPA per WAC 197-11-800 (6) (e).

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 – Castle Rock Hearing Examiner:

Date: August 5, 2025

Time: 6:00 pm

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

Purpose: To review the proposed variance.

Comments must be submitted by: Wednesday, August 5, 2025, by 5:00 pm

Agency Contact: City Contract Planner Rachel Granrath

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

Signature: Rachel Granrath, July 14, 2025

B2BHCPHASE1 LLC
449 Smokey Valley Rd
Toledo, WA 98591

Mailed on 7/21/2025

Rebecca Brooke
236 Gilmore Rd
Toutle, WA 98649

Wilson Oil Inc
PO Box 69
Longview, WA 98632

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

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

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

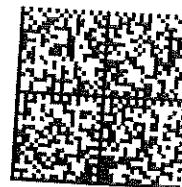
Castle Rock

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ROCK, WA 98611



to Mt. St. Helens

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



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2349 34th Ave
Longview, WA 98632

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PO Box 462
Castle Rock, WA 98611

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

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

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice Variance Request 1220 Mt. St. Helens Way NE - Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Gourde, LLC

Project Application: CRP-25-014

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

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Signature: Rachel Granrath, July 14, 2025