

City of Castle Rock, WA
Proposed Residential Condominium Development 441 Front Avenue NW
Determination of Non-Significance and
Public Hearing Notice

The City of Castle Rock has received an application from the owner of parcel #30216 located at 441 Front Avenue NW to construct a residential condominium with 8 dwelling units on a 1.95-acre parcel zoned High Density Residential (R-2). This parcel consists of 6 tax lots and vacated right-of-way. The parcel contains part of a levee and land waterward of the levee, however the proposed construction activities will be located on a reconfigured lot landward of the levee and outside of the required shoreline buffer and the required levee and building setbacks. The parcel is accessed from Front Avenue NW, which is a city-owned street that is south bound only.

The proposed condominium development requires City approval of a binding site plan, a boundary line adjustment, a building permit, and the authorization to execute a property exchange in which approximately 2,700 square feet of City-owned property will be exchanged for approximately 1.3 acres of privately owned property that includes a segment of the levee and land waterward of the levee. A SEPA Checklist has been prepared for the proposed project and the City has determined that the proposed action will not have a probable significant adverse impact on the environment and an environmental impact statement is not required under RCW 43.21C.030(2). As a result, the City is issuing a Determination of Non-Significance for this project. A copy of the application materials, the SEPA Checklist, and a staff report may be reviewed online at the City's website: www.ci.castle-rock.wa.us. These documents are also available for review at Castle Rock City Hall, but due to COVID-19 restrictions, possibly by appointment only.

Written comments on the proposed project and/or this SEPA Threshold Determination, must be received at Castle Rock City Hall, 141 A Street SW, Castle Rock WA 99611, no later than Monday June 28 at 4:00 pm. In addition, written comments and testimony may be presented at a public hearing conducted by the Castle Rock City Council, on Monday June 28th at approximately 7:30 PM at the Castle Rock Senior Center 222 Second Avenue SW. Please note that due to COVID-19 restrictions this City Council meeting may be a hybrid or virtual (on-line only) meeting. Virtual connection information will be posted online and included on the agenda.

If you would like to make an appointment to review the application materials at City Hall or to get an update on options for participating in the public hearing, please contact Castle Rock Deputy City Clerk Karlene Akesson at (360) 274-8181 or kakesson@ci.castle-rock.wa.