



STAFF REPORT

Variance Request

Four Corners Estates

Parcel 308980100, Castle Rock, WA

To: Mark Scheibmeir, Castle Rock Hearing Examiner
From: Rachel Granrath, Contract Planner
Date: April 6, 2026
Subject: *Public Hearing:* Variance Request – Four Corners Estates (CRP-26-002), Castle Rock WA

Summary of Request and Recommendation

The applicant requests a variance from CRMC 17.28.070 (Street Frontage) and 17.28.050 (Building site dimensions) to allow six (6) proposed lots (Lots 7–12) within an 18-lot subdivision to have reduced frontage on a cul-de-sac below the required 60 feet. The application is categorically exempt from SEPA per WAC 197-11-800 (6) (e).

Staff Recommendation:

Approve with modifications. Grant a limited variance to allow a minimum of 55 feet of frontage for Lots 7–12 within the cul-de-sac only, while requiring all other lots to meet the standard 60-foot frontage requirement.

The broader request for significantly reduced frontage (as low as 28 feet) is not supported, as it exceeds what is necessary to address the site constraint and conflicts with City development standards discouraging cul-de-sacs.

General Information

Project Name: Four Corners Estates (CRP-26-002)

Parcel: 308980100

Proponent: Brett Bates

Representative: Nick Taylor

Proposal: 18-lot single-family residential subdivision with cul-de-sac configuration

Project Description

The applicant proposes an 18-lot subdivision in the R-1 zoning district. Lots 7 through 12 are configured around a cul-de-sac bulb and do not meet the required 60-foot minimum street frontage. The applicant has requested a variance as follows:

- Proposed frontage ranges from approximately 28.4 feet to 51.9 feet
- Total frontage across the six lots: 229.3 feet
- Average frontage: around 38.2 feet

The applicant seeks a variance to allow these reduced frontage widths.

Applicable Codes:

CRMC 17.28.070 – Street Frontage

Every single-family dwelling or manufactured home shall be located on a lot that has 60 feet fronting upon a public street without any other building intervening between such dwelling and the street upon which it fronts.

CRMC 17.28.050 - Building site dimensions.

In the R-1 district, no single-family dwellings shall be hereafter erected on any lot or plot having an area of less than 6,000 square feet nor a width of less than 60 feet; provided that these regulations shall not prohibit the erection of one single-family dwelling upon any lot of record of less area or width than here required. In the R-1 district, no two-family dwelling shall be hereafter erected upon any lot or plot having an area of less than 8,500 square feet or width of less than 75 feet.

City Development Policies and Public Works Standards – Section 4.08

Indicates that cul-de-sacs are discouraged, reinforcing a preference for connected street networks.

Comparative Jurisdictional Analysis

As detailed in [Exhibit C](#): Public Works Letter dated, March 18, 2026. A desktop review and comparison of nearby jurisdictions was conducted, and the following findings informed the staff recommendation:

- **Kelso, Longview, Kalama:** Allow 50-foot frontage in single-family zones
- **Longview and Kalama:** Allow up to 25% reduction in cul-de-sacs (~37.5 feet)
- **Woodland and Castle Rock:** Maintain 60-foot standard, with no automatic reduction

Public Works evaluated alternative lot configurations within the cul-de-sac:

- **6 lots (proposed):** avg. 38.2 ft frontage
- **5 lots:** avg. 45.9 ft frontage
- **4 lots:** avg. 57.3 ft frontage

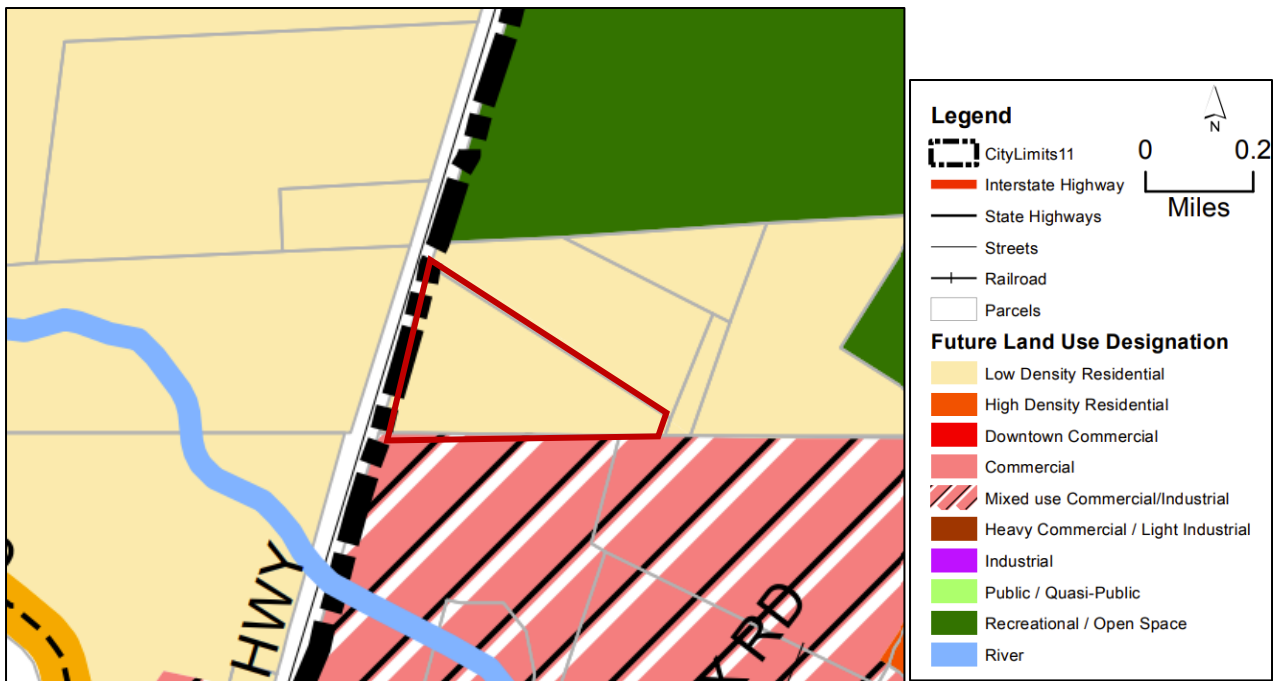
This demonstrates that some flexibility is common, but typically within moderate limits, not to the extent proposed. These scenarios illustrate that the requested reduction is substantial and that reasonable alternatives exist that better align with code intent.

Vicinity Map

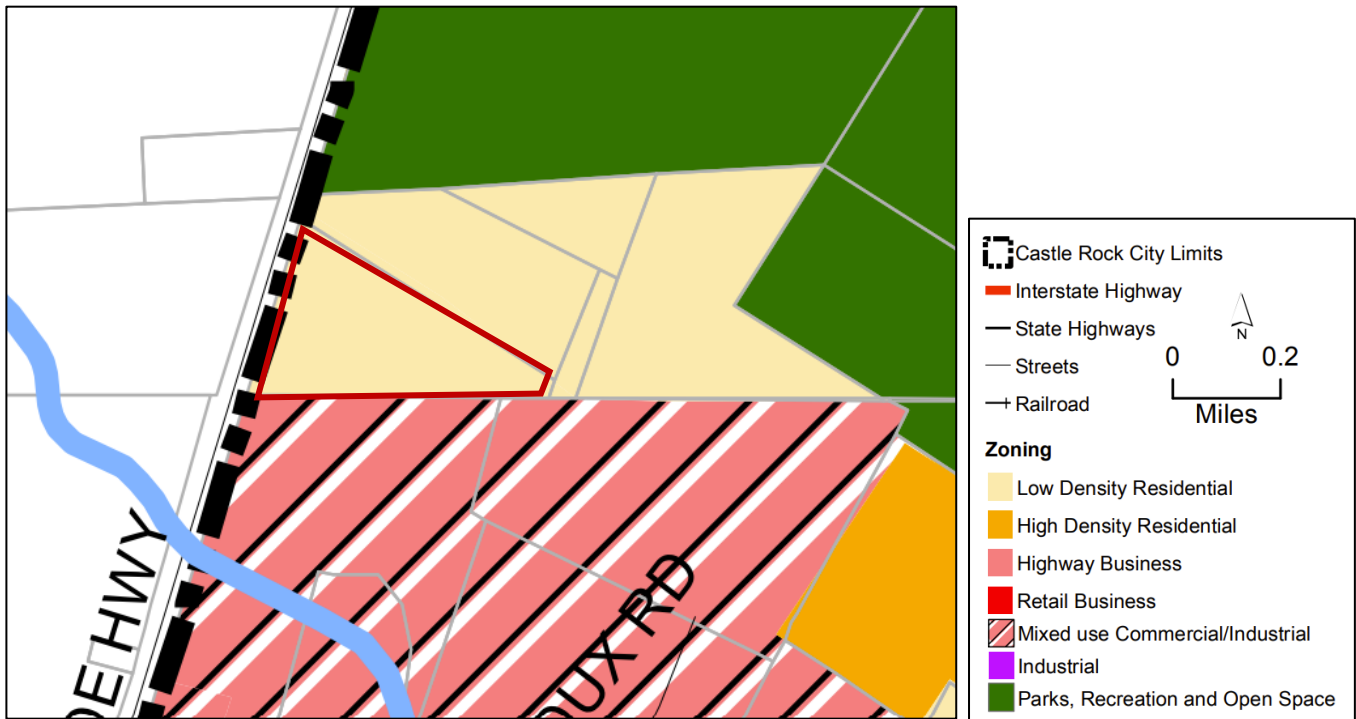


Figure 1: Vicinity Map- Subject Property, Cowlitz County GIS

Current Comprehensive Plan Map Designation

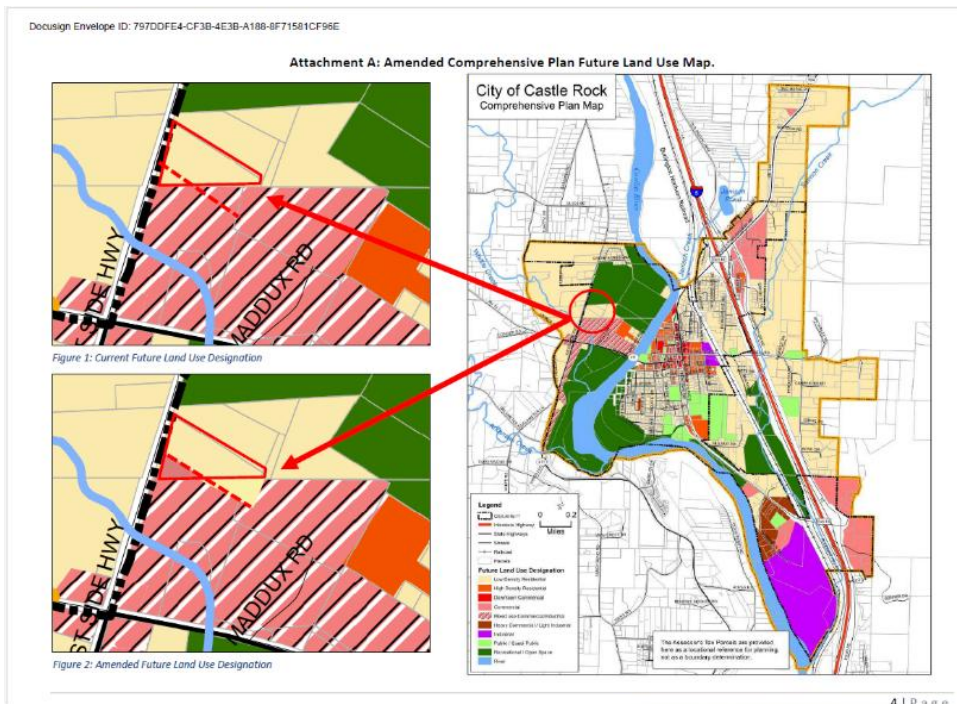


Current Zoning Designation



Rezoned and Comprehensive Plan Amendment – City of Castle Rock Ordinance No. 2025-12 – Approved during the September 8, 2025 Regular City Council Meeting

An ordinance of the City of Castle Rock amending the Official Zoning Map and Comprehensive Plan Future Land Use Map by rezoning and redesignation of portions of parcel 309100100 and 308980100, Castle Rock, WA rezoned mixed use commercial (mx) to low density residential (R-1); and redesignation of mixed use commercial to low density residential future land use designation.



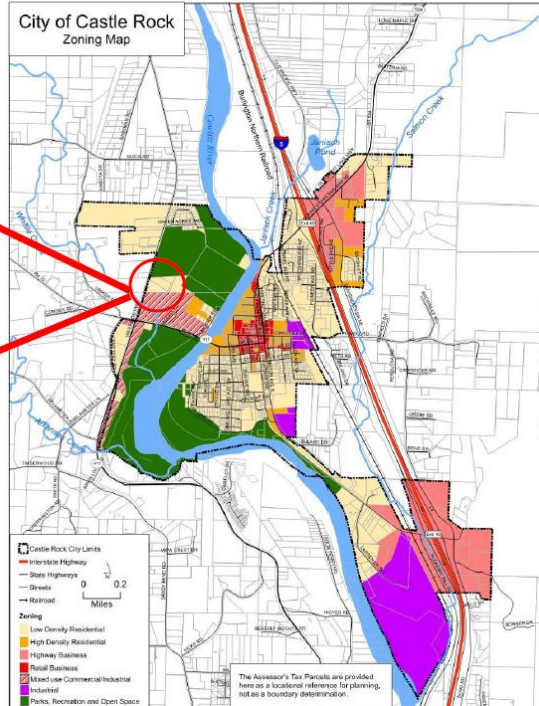
Attachment B: Amended Official Zoning Map.



Figure 3: Current Zoning Designation

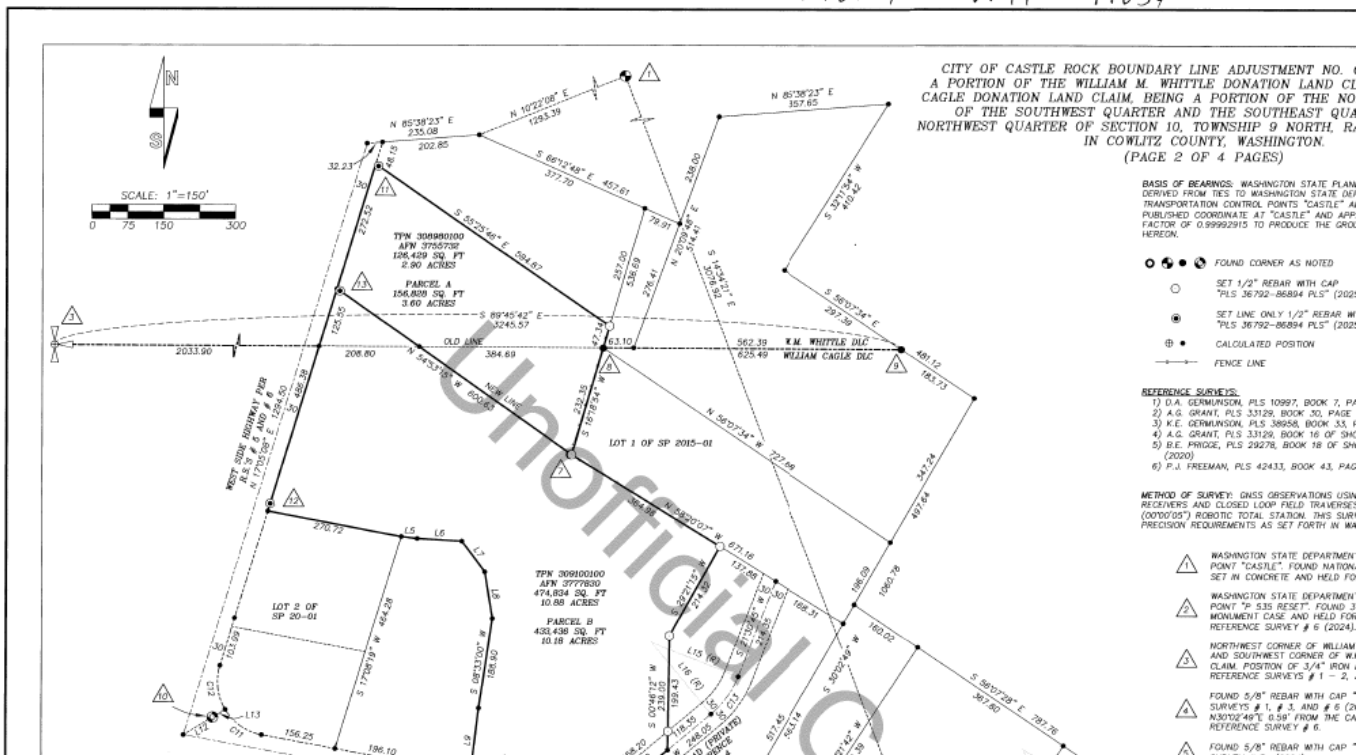


Figure 4: Amended Zoning Designation



Recorded Boundary Line Adjustment – CRP-25-012 – AFN 3781109 Recorded 12/09/2025

3781109 V:41 P:034



Development Standards

R-1 Zone, CRMC 17.28

R-1 Development Standards	
Building Height: 35' max.	Met. Future applications will conform to standard
Minimum lot area: Single family: 6,000 sq ft., width not less than 60 ft Two Family: 8,500 sq ft. min., width not less than 75 feet	NOT MET: <i>Applicant requested Variance.</i>
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. Corner lot/side yard: 15 feet in width along the flanking or side street line.	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 to the degree that is recommended by staff in this report best supports supporting housing development as well as enhancing transportation goals in Castle Rock. As conditioned and recommended 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 3: Integrate land use and transportation decisions to ensure that the transportation system supports the community land use vision.

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

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

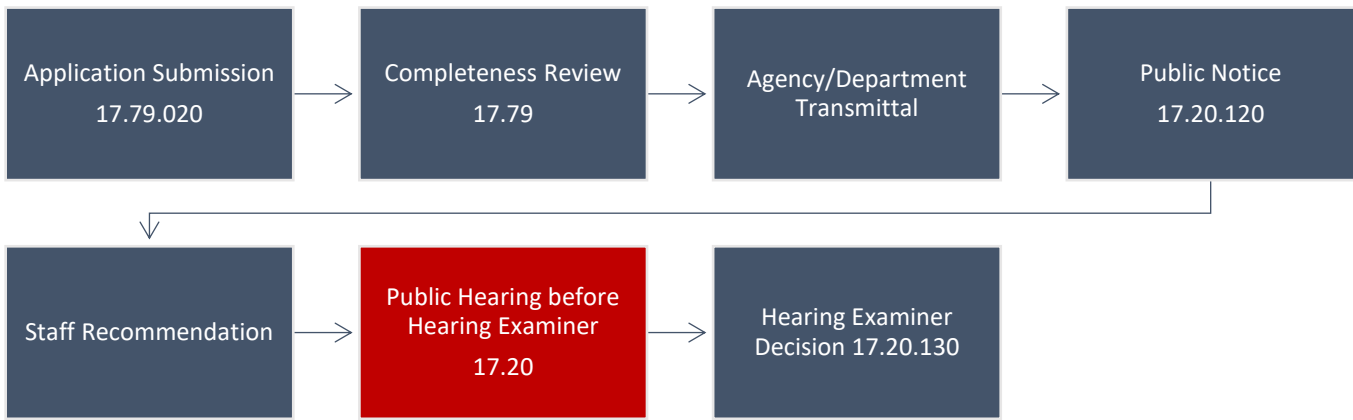


Table 3: Variance Procedure: Key Dates and Milestones

Procedure Action Item	Date
Application Submittal	February 9, 2026; additional information February 24, 2026
Letter of Complete	February 25, 2026
Agency Notice	March 28, 2026
SEPA	Exempt per WAC 197-11-800 (6) (e).
Agency and Public Comment Period	March 28 – April 13
Public Hearing	April 14, 2026

Agency/Department and Public Comment

Following Agency and Department review, one comment letter was received from the Castle Rock Public Works Department, illustrated in [Exhibit C](#) of this staff report. Public comment was issued on May 28th; no public 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 cul-de-sac design creates a geometric constraint affecting frontage widths. However, this condition is self-created through subdivision layout design, not inherent to the property. While some flexibility may be warranted, the extent of the requested variance exceeds what is necessary to address the constraint.

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:

The property can be reasonably subdivided and developed under code-compliant standards or with a

reduced variance. A full variance allowing frontage as low as 28 feet is not necessary to achieve reasonable use or economic viability.

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:

Excessively narrow frontage may impact neighborhood character, lot usability, and future development patterns. Additionally, allowing a significant deviation could undermine consistent application of zoning standards. As recommended by staff, a limited reduction (to 55 feet) maintains compatibility while accommodating design constraints.

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

Staff Analysis:

The proposal supports residential development; however, Transportation goals emphasize connectivity and discourage cul-de-sacs. Granting a large variance would conflict with these policies.

A modest variance maintains consistency with the Comprehensive Plan.

Conclusions

Staff finds that the variance request as proposed by the applicant does not meet the requirements and approval criteria outlined in CRMC 17.79 and CRMC 17.28.070 (Street Frontage) and 17.28.050 (Building site dimensions), 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 and revised per staff recommendation, the application does not appear to be detrimental to general public health, safety or welfare and meets the intent and criteria in Castle Rock Municipal Code.

Staff recommends that the application be approved with conditions, modifying the request as follows:

- Grant a minimum frontage of 55 feet for Lots 7–12 within the cul-de-sac only
- Require all other lots to meet the 60-foot frontage requirement
- Deny any request for frontage below 55 feet

Recommended Findings of Fact

1. The applicant submitted a variance request for reduced street frontage as part of the Four Corners Estates subdivision (CRP-26-002).
2. The Comprehensive Plan Land Use Designation is currently Low Density Residential.
3. The subject property is zoned Low Density Residential (R-1).
4. The application is SEPA exempt per WAC 197-11-800 (6) (e).
5. The proposal includes six lots that do not meet the 60-foot frontage requirement.
6. The application is SEPA exempt under WAC 197-11-800(6)(e).
7. The City discourages cul-de-sacs per Public Works Standards Section 4.08.
8. The requested frontage reduction (to as low as 28.4 feet) is greater than necessary.
9. A reduced frontage of 55 feet represents reasonable accommodation of site constraints.
10. As conditioned, the proposal is consistent with CRMC and the Comprehensive Plan.

Recommended Conditions of Approval

1. Lots 7 through 12 shall each provide a minimum of 55 feet of street frontage.
2. All other lots shall meet the minimum 60-foot frontage requirement.
3. The final plat shall be revised to reflect compliant frontage widths prior to approval.
4. The subdivision shall comply with all City of Castle Rock Public Works and Engineering Standards.
5. The applicant shall obtain all required permits and approvals.
6. All local, state and federal laws shall be met.

Exhibits:

Exhibit A: February 5 & February 25, Application Materials

Exhibit B: Noticing Materials

Exhibit C: Public Works Comment Letter, dated March 18, 2026

Exhibit A:

February 5 & February 25, Application Materials

Bates Variance Request

CRP-26-002

Parcel #s 308980100



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	<input type="checkbox"/> = Forms that need to be completed and returned to the City of Castle Rock Finance Office. <input type="checkbox"/> = 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	<input checked="" type="checkbox"/> Variance Request Packet Contents (1 page)
3	<input type="checkbox"/> Application for Variance Submittal Checklist (1 page)
4	<input type="checkbox"/> Master Application (1 page)
5	<input type="checkbox"/> Application for Variance (4 pages)
6	<input type="checkbox"/> Hearings Examiner Application (2 pages)
7	<input type="checkbox"/> General Land Use Application (2 pages)
8	<input type="checkbox"/> Environmental Questionnaire (2 pages)
9	<input type="checkbox"/> 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

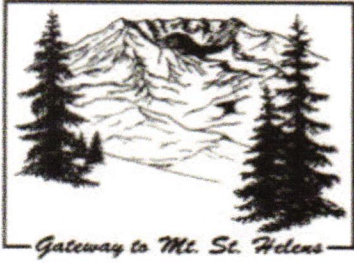
(Please Print)

Signature: [Handwritten Signature]

Date: 2/5/26

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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: _____

N/S



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 Batos Phone: 360 957 4789
Mailing Address: 185 Brodie Ln City: Longview State: WA Zip: 98632
Property Owner: Same as applicant
Contractor:
Lender Name:
Lender's Address:

PROJECT INFORMATION

- Building/Construction: Building Permit, Excavation & Grading Permit, etc.
Planning: Critical Areas, Flood Plain, etc.
Environmental: Critical Areas, Flood Plain Permits, etc.
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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): ~ 3,000 CY
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.

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

Building & Planning Department

Application for Variance

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): Brett 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

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CRP-26-002



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

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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

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CRP-26-002

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.

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
- = A street address
- XXX = An Address off Pioneer Road
- R/W = Right-of-Way
- = No build line. See Geotech Report

NOTES

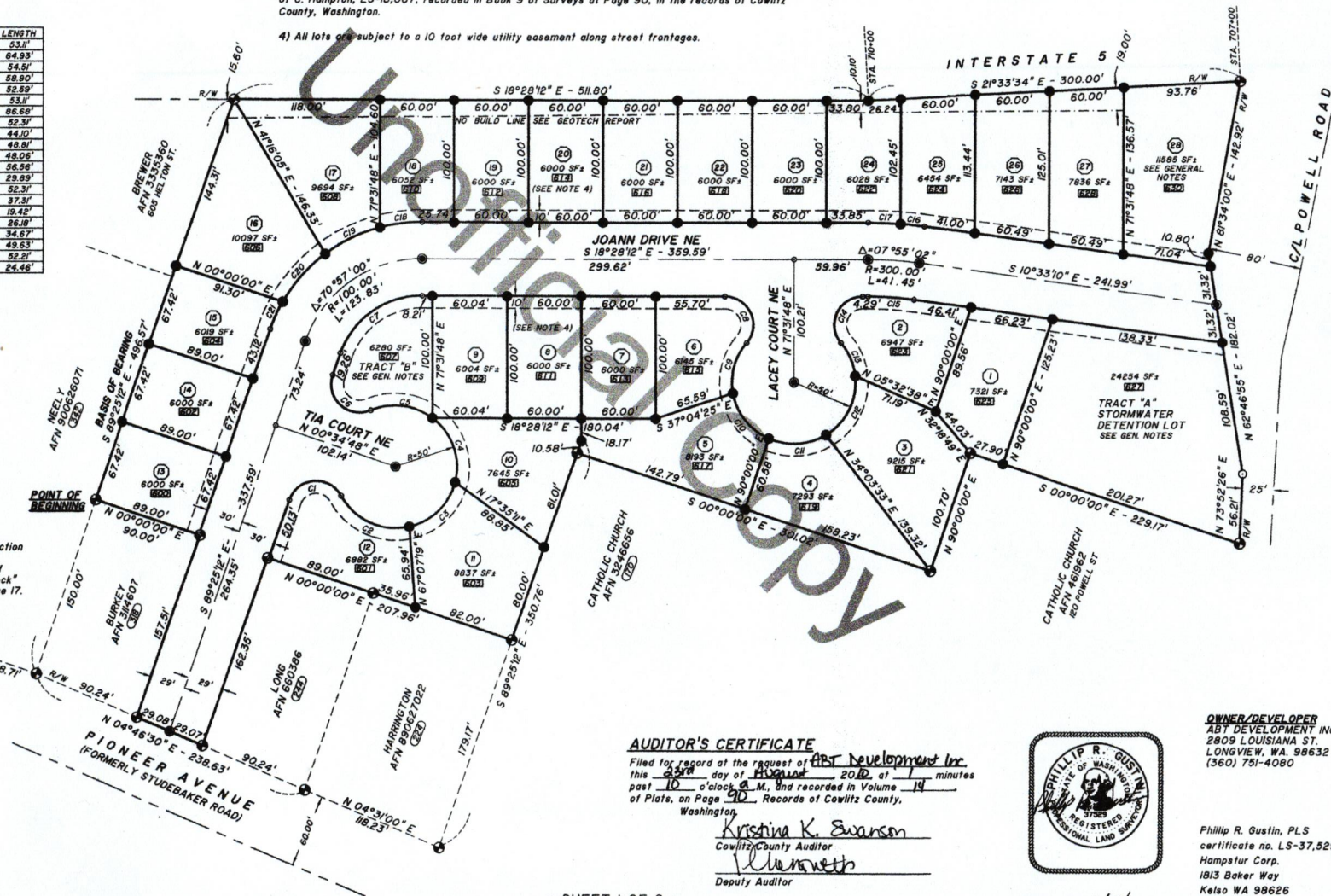
- 1) Refer to the 1987 survey of this property by Hampstur Corp., under the direction of C. Hampton, LS-18,087, recorded in Book 8 of Surveys at Page 136, in the records of Cowlitz County, Washington.
- 2) Refer to the 1988 Short Subdivision 89-001, of portions of this property by Hampstur Corp., under 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 of subject to a 10 foot wide utility easement along street frontages.

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



CURVE	DELTA	RADIUS	LENGTH
CI	132°18'35"	23.00'	53.01'
C2	74°23'58"	50.00'	64.93'
C3	62°27'34"	50.00'	54.87'
C4	67°29'47"	50.00'	58.80'
C5	60°18'51"	50.00'	52.89'
C6	132°18'35"	23.00'	53.01'
C7	70°47'00"	70.00'	86.68'
C8	130°17'57"	23.00'	52.97'
C9	50°35'05"	50.00'	44.10'
C10	55°58'58"	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'	59.89'
C14	130°17'57"	23.00'	52.97'
C15	07°45'02"	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	2°52'29"	130.00'	49.53'
C20	23°00'39"	130.00'	52.91'
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 APT Development Inc.
 this 25th day of August, 2010, at 1 minutes
 past 10 o'clock A.M., and recorded in Volume 14
 of Plats, on Page 90, Records of Cowlitz County,
 Washington.

Kristina K. Swanson
 Cowlitz County Auditor
W. Chenoweth
 Deputy Auditor



OWNER/DEVELOPER
 APT 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 8/31/2010

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.

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 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.



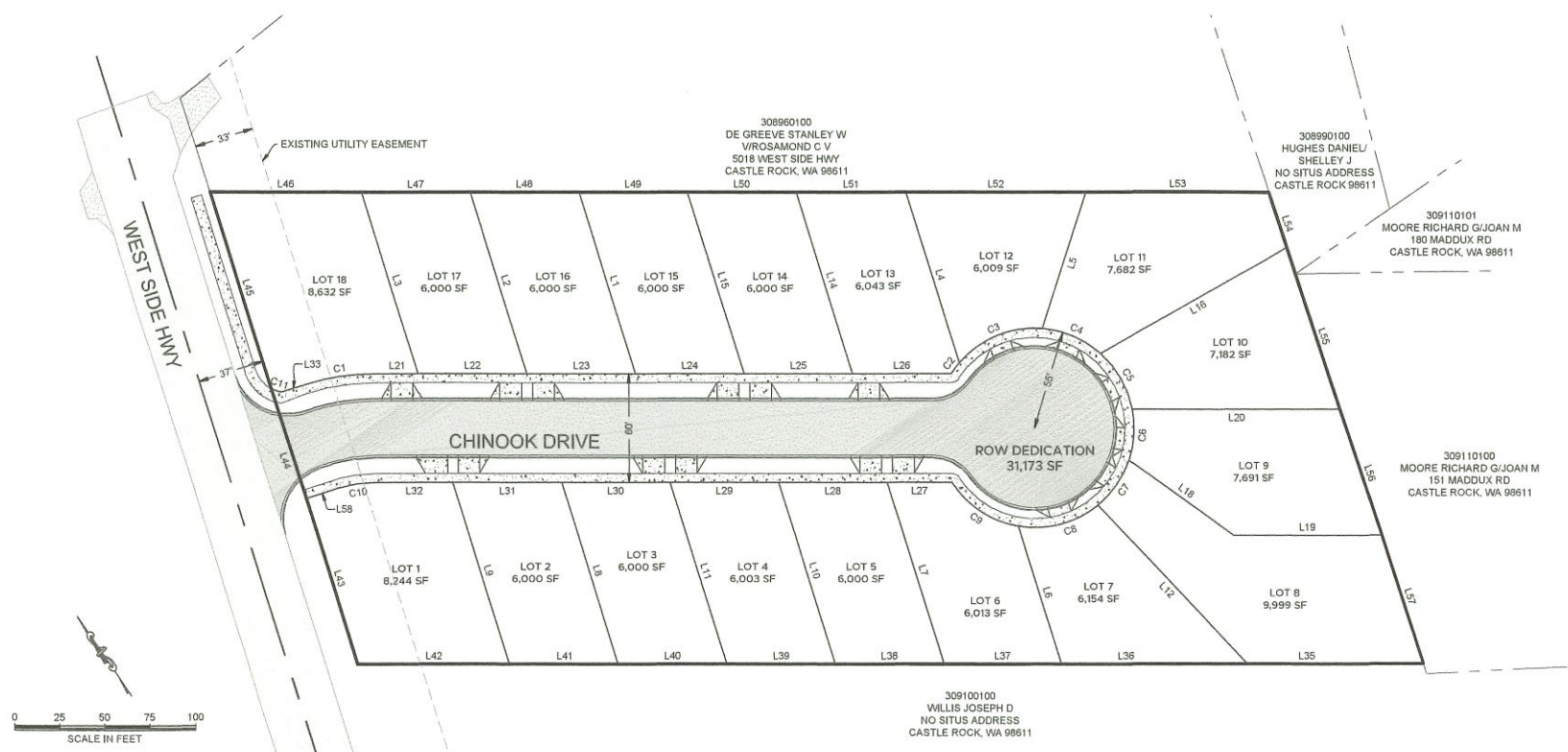
VICINITY MAP
NOT TO SCALE

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 AND CURVE DATA			
LINE/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS	LINE/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C1	39.570	017.4400	130.000	L27	35.635	S55° 25' 45.48"E	
C2	7.172	007.4717	55.000	L28	60.000	S55° 25' 45.48"E	
C3	51.957	054.1259	55.000	L29	60.028	S55° 25' 45.48"E	
C4	35.477	036.9580	55.000	L30	60.000	S55° 25' 45.48"E	
C5	36.151	037.6597	55.000	L31	60.000	S55° 25' 45.48"E	
C6	28.407	029.5925	55.000	L32	42.339	S55° 25' 45.48"E	
C7	30.545	031.8205	55.000	L33	13.836	N72° 52' 09.44"W	
C8	46.810	048.7644	55.000	L35	97.867	S55° 25' 45.48"E	
C9	45.593	047.4958	55.000	L36	102.992	S55° 25' 45.48"E	
C10	21.307	017.4400	70.000	L37	65.084	S55° 25' 45.48"E	
C11	6.015	019.1461	18.000	L38	60.000	S55° 25' 45.48"E	
L1	104.818	S17° 07' 50.56"W		L39	60.028	S55° 25' 45.48"E	
L2	104.818	S17° 07' 50.56"W		L40	60.000	S55° 25' 45.48"E	
L3	104.818	S17° 07' 50.56"W		L41	60.000	S55° 25' 45.48"E	
L4	98.802	S17° 07' 50.56"W		L42	83.855	S55° 25' 45.48"E	
L5	78.872	S52° 10' 07.54"W		L43	95.594	S17° 07' 50.56"W	
L6	79.396	S17° 07' 50.56"W		L44	63.590	S17° 07' 50.56"W	
L7	104.818	S17° 07' 50.56"W		L45	113.345	S17° 07' 50.56"W	
L8	104.818	S17° 07' 50.56"W		L46	83.855	N55° 25' 45.48"W	
L9	104.818	S17° 07' 50.56"W		L47	60.000	N55° 25' 45.48"W	
L10	104.818	S17° 07' 50.56"W		L48	60.000	N55° 25' 45.48"W	
L11	104.818	S17° 07' 50.56"W		L49	60.000	N55° 25' 45.48"W	
L12	120.505	N08° 54' 12.62"W		L50	60.000	N55° 25' 45.48"W	
L14	104.818	S17° 07' 50.56"W		L51	60.607	N55° 25' 45.48"W	
L15	104.818	S17° 07' 50.56"W		L52	99.725	N55° 25' 45.48"W	
L16	118.752	N84° 54' 38.48"W		L53	101.552	N55° 25' 45.48"W	
L18	71.223	S19° 50' 14.52"E		L54	32.049	N16° 18' 52.58"E	
L19	82.319	S55° 25' 45.48"E		L55	93.927	N16° 18' 52.72"E	
L20	115.285	N55° 25' 45.48"W		L56	73.289	N16° 18' 52.68"E	
L21	23.490	N55° 25' 45.48"W		L57	74.516	N16° 18' 52.68"E	
L22	60.000	N55° 25' 45.48"W		L58	18.628	S72° 52' 09.44"E	
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					

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.

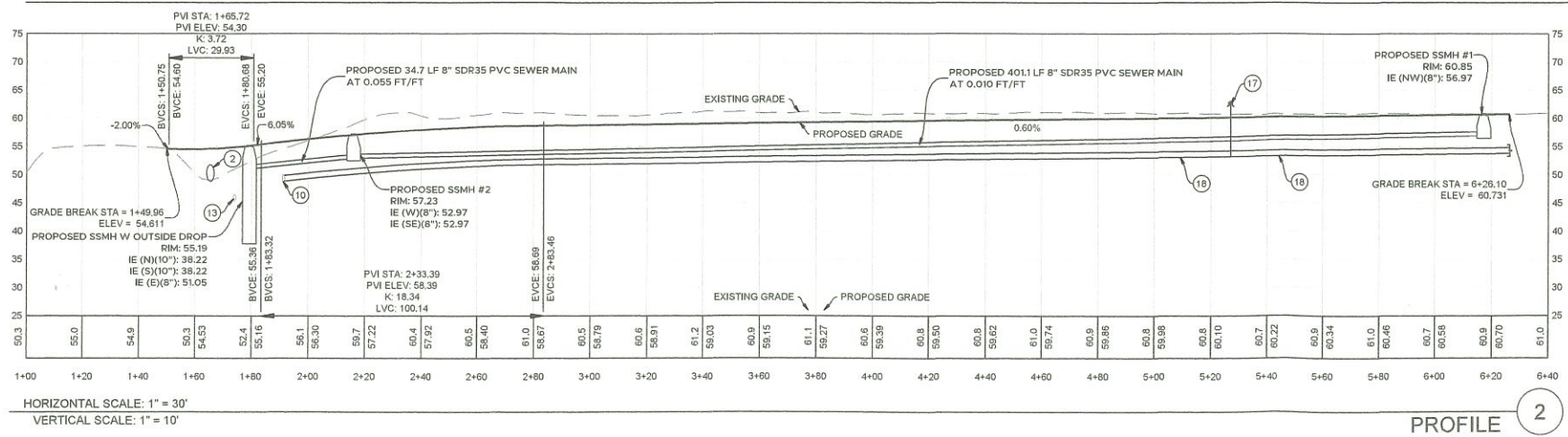
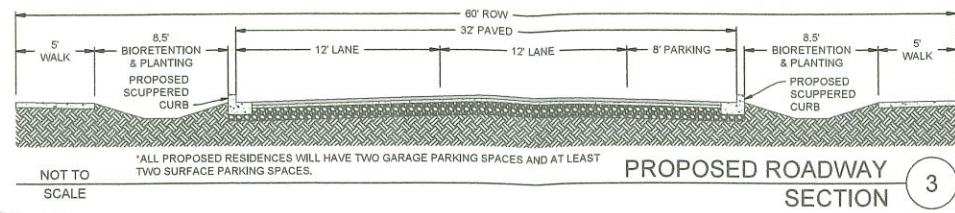
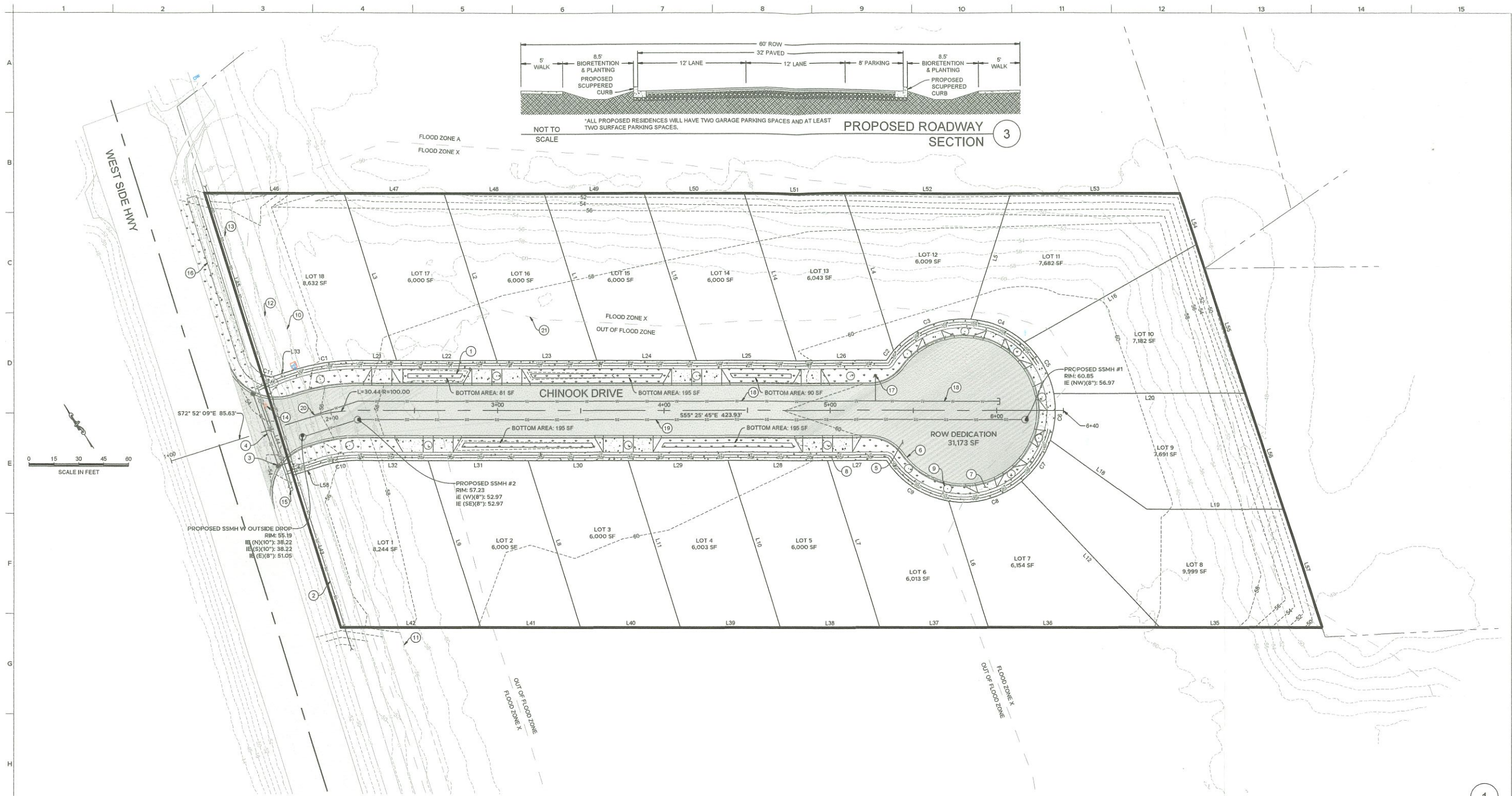


C1
1 of 2

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CRP-26-002

FILE NAME: Z:\PB205\CAD\Sheets\BB205 Preliminary Plat Map.dwg DATE/TIME: 12/28/2025 12:26:45 PM

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



- KEY NOTES**
- PROPOSED BIORETENTION CELL W/ 3:1 SIDE SLOPES AND GRAVEL CHECK DAMS AT SLOPED AREAS. DEPTH: 0.5'. FREEBOARD: 0.5'.
 - PROPOSED CULVERT
 - PROPOSED CATCH BASIN
 - PROPOSED STORM DRAIN PIPE
 - PROPOSED HMA PAVING
 - PROPOSED CONCRETE CURB AND GUTTER (TYP)
 - PROPOSED 12' WIDE CONCRETE DRIVEWAY (TYP)
 - PROPOSED CONCRETE SIDEWALK (TYP)
 - PROPOSED STREET TREE (TYP)
 - EXISTING 10" AC DOMESTIC WATER MAIN
 - EXISTING UTILITY EASEMENT
 - EXISTING 10" CONCRETE SANITARY SEWER MAIN
 - EXISTING 18" RAW WATER MAIN
 - EXISTING POWER POLE TO BE RELOCATED
 - PROPOSED POWER POLE
 - PROPOSED 6" CONCRETE SIDEWALK
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED 8" WATER MAIN
 - PROPOSED 8" SEWER MAIN
 - FEMA FLOOD HAZARD AREA BOUNDARY

SITE COVERAGE DATA

EXISTING HARD SURFACE:	0	SF
EXISTING HARD SURFACE TO REMAIN:	0	SF
REPLACED HARD SURFACE:	0	SF
CONVERTED IMPERVIOUS TO PERVIOUS:	0	SF
NEW HARD SURFACE:	112,110	SF
TOTAL NEW PLUS REPLACED HARD SURFACE:	112,110	SF
TOTAL HARD SURFACE AFTER PROJECT:	112,110	SF
NEW POLLUTION GENERATING HARD SURFACE:	67,120	SF
PROPOSED EFFECTIVE HARD SURFACE:	5,968	SF
DISTURBED AREA:	158,016	SF

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CRP-26-002

FOUR CORNERS ESTATES
18-LOT PLAT

PRELIMINARY
GRADING, DRAINAGE, UTILITY
PLAN

PROJ. NO: BB205

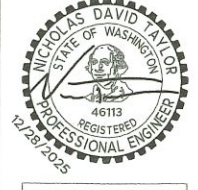
REVIEWED BY: NDT

DESIGNED BY: NDT

DRAWN BY: RCB

DATE: 12-28-2025

Know what's BELOW
Call 811 before you dig.





**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.

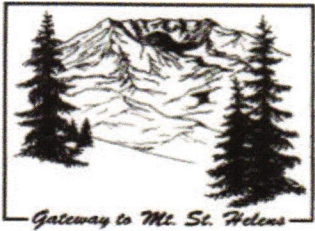
Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay fees according to the City of Castle Rock Fee Schedule to the city to defray a portion of the expenses encountered in processing the application. **FEES 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.

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CRP-24-002



Hearings Examiner Application

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

<input checked="" type="checkbox"/> Variance Request	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Other Special Permit
--	---	---

Applicant: Brett Bates Phone: 360 957 4789
 Mailing Address: 185 Brodie Ln, Longview, WA 98632
 Email: _____ Fax: _____

EXISTING LAND USE		
<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> INDUSTRIAL

ADJACENT LAND USES			
North: <u>Residential</u>	South: <u>Vacant - MX</u>		
West: <u>West Side Hwy</u>	East: <u>Residential</u>		
Northwest: <u>" " "</u>	Northeast: <u>Residential</u>		
Southwest: <u>" " "</u>	Southeast: <u>Residential</u>		

OWNERSHIP - LIST ALL PERSONS OWNING AN INTEREST IN THE LAND	
Name: <u>Brett and Julie Bates</u>	Address: <u>185 Brodie Ln, Longview WA 98632</u>
Name: _____	Address: _____

REASON FOR REQUEST - STATE REASON FOR REQUEST AND REFERENCE THE CITY ORDINANCE NUMBER
<u>Variance from 60' minimum frontage requirement in Castle Rock Code section 17.28.070.</u>

CLEARLY STATE WHY THIS PROPOSAL IS CONSISTENT WITH THE CHARACTER OF THE AREA IN WHICH IT WILL BE APPLIED
<u>Code section 17.28.050 allows for 6,000 SF minimum lots. The proposal does not include any lots under 6,000 SF.</u>

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: 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
Phone:
E-mail Address:

Mailing Address: Same as above

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CRP-26-002

Other Authorized Representative (if any): Nick Taylor

Mailing Address: 424 Sussex Ave E, Chehalis, WA 98532

Phone: 360 890 8955

E-mail Address: ntaylor@Frisgroupconsulting.com

Project Description: 18-lot residential subdivision.

Size of Project Site: 3.51 Acres

Assessor Tax Parcel Number(s): 308980100

Full Legal Description of Subject Property (Attached):
 Zoning: Low Density Residential

Special Areas On or Near Site (show areas on site plan):

Creek, Stream or River (name): _____

Wetland Flood Hazard Area Zone X, A

Steep Slopes/Draw/Gully/Ravine None

Water Service

Existing pipe size and material: 10" AC

Proposed pipe size and material: 8" C900 PVC

Sewage Disposal

Existing: 10" Concrete

Proposed: 8" SDR 35 PVC

Access

Name of Street(s) from which access will be gained: West Side Hwy

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



2-05-2026

Owner's Name (Print Name)

Owner's Signature

Date

RECEIVED FEB 05 2026

CRP-26-002



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)
	X	(a) Does your project require a rezone?
	X	(b) Will your development activity be undertaken wholly or partly on lands covered by water?
X		(i) Are you proposing to construct or locate more than ten (10) residential structures or dwelling units?
	X	(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?
	X	(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?
	X	(iv) Does your proposal include construction of a parking lot designed for more than twenty (20) automobiles?
X		(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

Exhibit B:

Noticing Materials

Bates Variance Request

CRP-26-002

Parcel #s 308980100

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: March. 28 2026

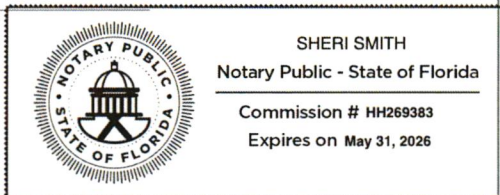
NOTICE ID: 1zXzkzimoj6eIWXaKp8N
PUBLISHER ID: COL-WA-101583
NOTICE NAME: Bates Variance Request - Public Hearing
Publication Fee: \$266.50

Anjana Bhadoriya

(Signed)

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 03/30/2026

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC HEARING NOTICE

Notice of Variance Request &
Public Hearing
Four Corners Estates
Parcel 308980100

Lead Agency: City of Castle Rock, WA

Proponent: Brett Bates

Applicant Representative: Nick Taylor

Project Application: Four Corners Estates, CRP-26-002

Location: Parcel 308980100

Description of proposal:
A variance request from Castle Rock Municipal Code 17.32.060 has been submitted to address street frontage requirements in the R-1 Zone for Parcel 308980100. Lots 7 through 12 (seven lots total) are proposed to front on a cul-de-sac and do not meet standard frontage requirements. The request is associated with an 18-lot single-family residential subdivision. The proposal is categorically exempt from SEPA pursuant to 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: April 14, 2026

Time : 6:00 pm

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

Purpose: To review the proposed variance.

Written Comments must be submitted by: Monday, April 13, 2026, by 5:00 pm

Agency Contact : City Contract Planner Rachel Granrath,

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

Signature: Rachel Granrath, March 28, 2026
3/28 COL-WA-101583

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice Variance Request & Public Hearing
Four Corners Estates, Parcel 308980100

Lead Agency: City of Castle Rock, WA
Proponent: Brett Bates
Applicant Representative: Nick Taylor
Project Application: Four Corners Estates, CRP-26-002
Location: Parcel 308980100

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Signature: Rachel Granrath, March 28, 2026

Posted on Website 3/26/2026
Mailed on 3/26/2026

Parcel #308980100





Brett & Julie Bates
185 Brodie Ln
Longview, WA 98632

KLSG LLC
70 PH 10
Castle Rock, WA 98611

Joseph D Willis
185 Brodie Ln
Longview, WA 98632

Richard D Roux & Michele L Murray Family
Trust
Michelelynn Murray & Richard Douglas Roux
Trustees
7210 Scenic Dr
Yakima, WA 98908

Stanley W V & Rosamond C V De Greeve
5018 West Side Hwy
Castle Rock, WA 98611

Richard G & Joan M Moore
PO Box 131
Castle Rock, WA 98611

Castle Rock School District 401
600 Huntington Ave S
Castle Rock, WA 98611

Daniel & Shelley Hughes
124 North County Dr
Castle Rock, WA 98611-3009

Roger M & Pamela A A Gardner
PO Box 400
Castle Rock, WA 98611

Thomas Cunningham – ETUX
191 Umiker Rd
Castle Rock, WA 98611

Joseph Martin & Wanda Leella
Godinho
70 PH 10
Castle Rock, WA 98611



City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice Variance Request & Public Hearing
Four Corners Estates, Parcel 308980100

Lead Agency: City of Castle Rock, WA
Proponent: Brett Bates
Applicant Representative: Nick Taylor
Project Application: Four Corners Estates, CRP-26-002
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City of Castle Rock
PO Box 370
Castle Rock, WA 98611



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Brett & Julie Bates
185 Brodie Ln
Longview, WA 98632

Richard G & Joan M Moore
PO Box 131
Castle Rock, WA 98611

City of Castle Rock

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



PUBLIC HEARING NOTICE

Notice Variance Request & Public Hearing

Four Corners Estates, Parcel 308980100

Lead Agency: City of Castle Rock, WA
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Signature: Rachel Granrath, March 28, 2026

Posted on-site 3/26/2026

RECEIVED MAR 26 2026



RECEIVED MAR 26 2026

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PACIFIC
CORPORATION



504-262-2566 360-575-3333

WATER LINES • PLUMBING • ELECTRICAL • DEVELOPMENT

11

Exhibit C:

**Public Works Comment Letter, dated
March 18, 2026**

Bates Variance Request

CRP-26-002

Parcel #s 308980100

City of Castle Rock

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



March 18, 2026

Karlene Akesson
PO Box 370
141 A Street
Castle Rock, WA 98611

Four Corners Estates – Request for Variance – CRP-26-002

Dear Karlene,

The City of Castle Rock public works department has reviewed the request for variance for the Four Corners Estate development. Specifically, a variance to the Castle Rock Municipal Code 17.28.070 - Street Frontage which requires every single-family dwelling to be on a lot that has 60 feet fronting upon a public street.

The Four Corners Estates plat currently proposes 18-lots fronting a dead end street with a cul-de-sac. There are currently six (6) proposed lots (Lots 7 through 12) around the cul-de-sac that do not provide 60 feet of street frontage. The proposed frontages range from approximately 28.4 feet up to 51.9 feet.

A review of the City of Kelso, Longview, Kalama and Woodland indicate that Kelso, Longview and Kalama allow 50 foot frontages in single family zones and Woodland, similar to Castle Rock, requires 60 feet. The City of Longview and Kalama also allow up to a 25% reduction in the frontage in a cul-de-sac or 37.5 feet. Kelso and Woodland, similar to Castle Rock, do not include a blanket reduction of frontage in a cul-de-sac.

The proposed six (6) lots in the cul-de-sac have a total frontage of 229.347 feet with an average lot width of 38.2 feet which is well below the required 60 foot frontage. Five (5) lots would result in an average frontage of 45.9 feet and 4 lots would result in an average of 57.3 feet.

The City of Castle Rock Development Policies and Public Works Standards, Section 4.08 indicates that cul-de-sacs shall be discouraged. Based on this guidance, the City of Castle Rock public works department does not recommend a large variance from the code required 60-foot frontage. Four (4) lots in the proposed cul-de-sac would result in an average of 57.3 feet of frontage. The public works department recommends that a variance, modifying the required

March 18, 2026

Page 2

60-foot frontage, to a minimum of 55 feet of frontage be granted within the area of the cul-de-sac where the proposed lots 7 through 12 are shown while maintaining at least 60 feet of frontage for all other lots.

Sincerely,



Thomas E. Gower
City Engineer



Tyler Stone
Public Works Director

Cc: Rachel Granrath, City Planner