



AFFIDVAIT OF NEIGHBORHOOD MEEITNG NOTICE MAILING

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I, Ingrid Friedberg, on behalf of CT6, LLC, hereby certify that on November 12, 2024, mailed a neighborhood meeting invitation for the River's Edge at the Landing Subdivision project to neighboring property owners within three- (300) hundred feet of the subject site, in accordance with the requirements of the City of Castle Rock Municipal Code Section 16.12.013.A.



Ingrid Friedberg

3/13/25
Date

STATE OF WASHINGTON)
) ss.
County of Clark)

This record was acknowledged before me on March 13, 2025, by Ingrid Friedberg.




NOTARY PUBLIC for the State of washington
My Commission Expires: 12/09/2025



NEIGHBORHOOD MEETING NOTICE LETTER



November 12, 2024

**RE: Neighborhood Meeting Notice for the Proposed Development in the Approved
Landing on the Cowlitz Master Plan
Located South of Huntington Avenue South in Castle Rock**

Dear Larsen Lane LLC:

On behalf of, CT6, LLC, an affiliate of Tapani Inc., you are cordially invited to attend a neighborhood meeting to discuss proposed development within the approved Landing on the Cowlitz (LOT) Master Plan, from **5:00-6:30 p.m. on Monday, November 25 at the Castle Rock Senior Center, 222 2nd Avenue SW in Castle Rock.**

CT6, LLC is currently considering two (2) separate developments within the approved Landing on the Cowlitz (LOT) Master Plan. The LOTC Master Plan was approved in 2021 and includes several different land use area types. Please see the attached *Approved Master Plan* for more information. The Master Plan did not include site-specific plan approvals and requires that all future development go through a land use and engineering permitting process.

The purpose of the upcoming neighborhood meeting is to discuss two (2) separate proposed site-specific developments with surrounding property owners and residents involving:

- The River's Edge at the Landing includes a 61-detached single family residential subdivision within about nine (9) acres within the LOTC residential land use area. Please see the attached *Conceptual River's Edge at the Landing Subdivision Layout*. The approved LOTC allows for up to two hundred (200) dwelling units.
- The River's Edge RV Park includes a 173-stall recreational RV park within an approximately fifteen- (15) acre area of the parks and open space land use area of the LOTC. For more information, please see the attached *Conceptual River's Edge RV Layout*. The approved LOTC allows for up to two hundred (200) recreational RV stalls.

CT6, LLC and its engineering consultant are working on preparing necessary applications for review and approval by the City of Castle Rock. Please note that this will be an informational meeting with the developer and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission after applications are submitted to the City for review.

Headquarters

PO Box 1900, 1904 SE 6th Place
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Tri-Cities Office

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Tualatin Office

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November 12, 2024

**RE: Neighborhood Meeting Notice for the Proposed Development in the Approved
Landing on the Cowlitz Master Plan
Located South of Huntington Avenue South in Castle Rock**

Dear Sherri:

On behalf of, CT6, LLC, an affiliate of Tapani Inc., you are cordially invited to attend a neighborhood meeting to discuss proposed development within the approved Landing on the Cowlitz (LOT) Master Plan, from **5:00-6:30 p.m. Monday, November 25 at the Castle Rock Senior Center, 222 2nd Avenue SW in Castle Rock.**

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Dear Bounmy:

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Dear Roy:

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Dear Cowlitz County:

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November 12, 2024

**RE: Neighborhood Meeting Notice for the Proposed Development in the Approved
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Located South of Huntington Avenue South in Castle Rock**

Dear Timberlake Christian Fellowship:

On behalf of, CT6, LLC, an affiliate of Tapani Inc., you are cordially invited to attend a neighborhood meeting to discuss proposed development within the approved Landing on the Cowlitz (LOT) Master Plan, from **5:00-6:30 p.m. Monday, November 25 at the Castle Rock Senior Center, 222 2nd Avenue SW in Castle Rock.**

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November 12, 2024

**RE: Neighborhood Meeting Notice for the Proposed Development in the Approved
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Dear Matthew:

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November 12, 2024

**RE: Neighborhood Meeting Notice for the Proposed Development in the Approved
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Dear Terry:

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November 12, 2024

**RE: Neighborhood Meeting Notice for the Proposed Development in the Approved
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Dear Andrew:

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November 12, 2024

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Dear Roy:

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Dear Ray:

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Dear Mel:

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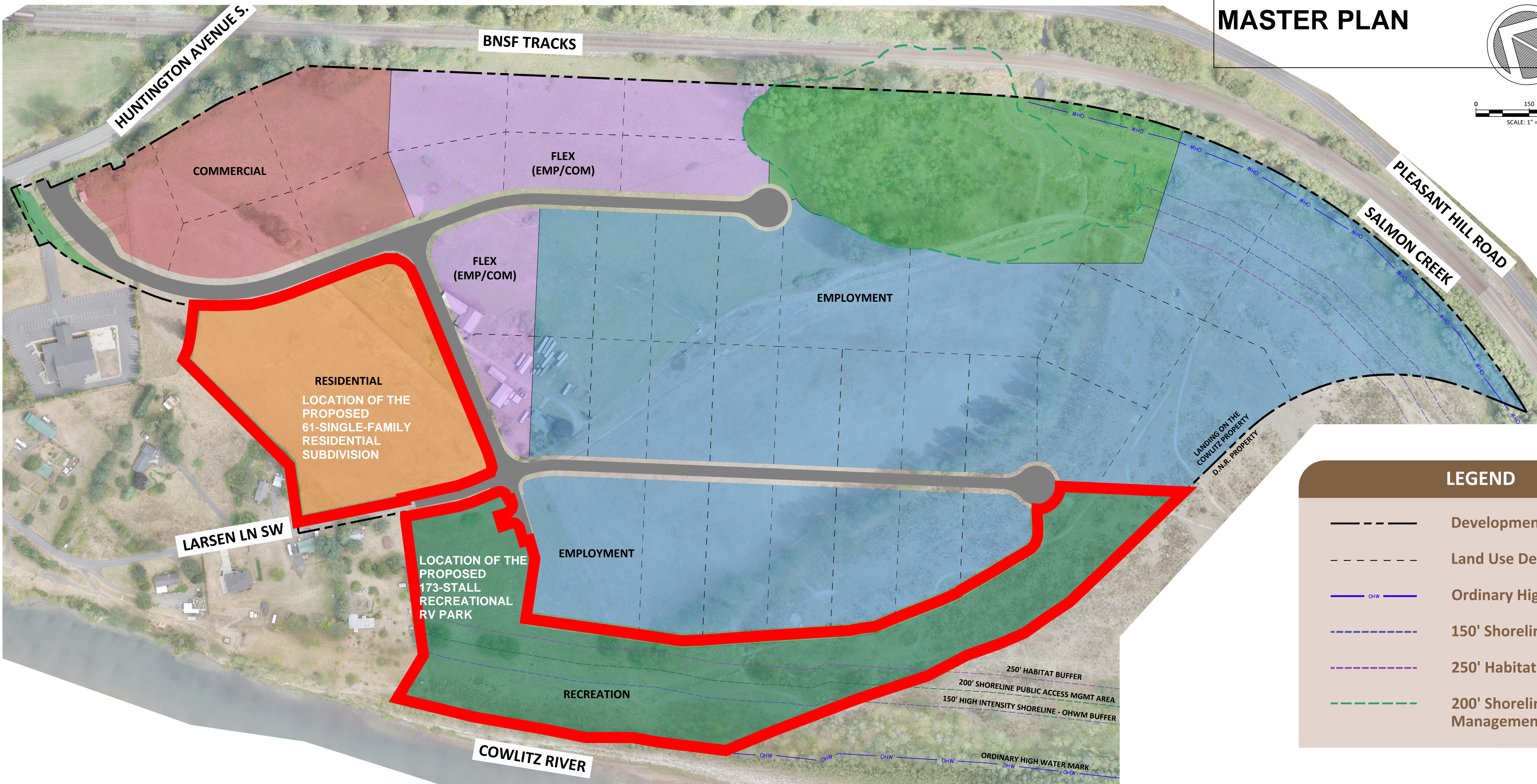
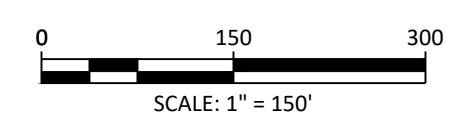
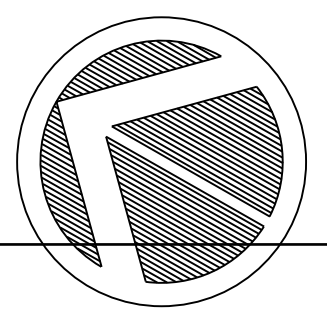
Website

tapani.com
Email
info@tapani.com



NEIGHBORHOOD MEETING NOTICE LETTER - ATTACHMENTS

APPROVED LANDING ON THE COWLITZ
MASTER PLAN



LEGEND

Development Boundary

Land Use Delineation

OHWM

Ordinary High Water Mark

EMPLOYMENT (50.9 AC)

1

Light Industrial and accessory uses

2

624,000 square feet of building usage complying with the Industrial (I) zoning district as conditioned in Ord. 2021-10

COMMERCIAL (8.6 AC)

1

Neighborhood retail

2

Commercial and professional services

3

98,000 square feet of building usage complying with the Highway Business (C-2) zoning district as conditioned in Ord. 2021-10.

FLEX (10.9 AC)

1

Employment or commercial use

2

Allows flexibility and adaptability to future market conditions

3

Development area maximums complying with Ord. 2021-10 for commercial and employment

RECREATIONAL (14.6 AC)

1

Maximum 200 RV spaces

2

Public access to Cowlitz River for fishing, rustic boat launch, and other recreational uses

3

Potential tourist attraction for Castle Rock town center

RESIDENTIAL (9.1 AC)

1

Medium-density residential presence adjacent to commercial and employment uses lends to a live/work environment

2

Maximum of 200 dwelling units

OPEN SPACE (13.3 AC)

1

Landscape buffering

2

Open space

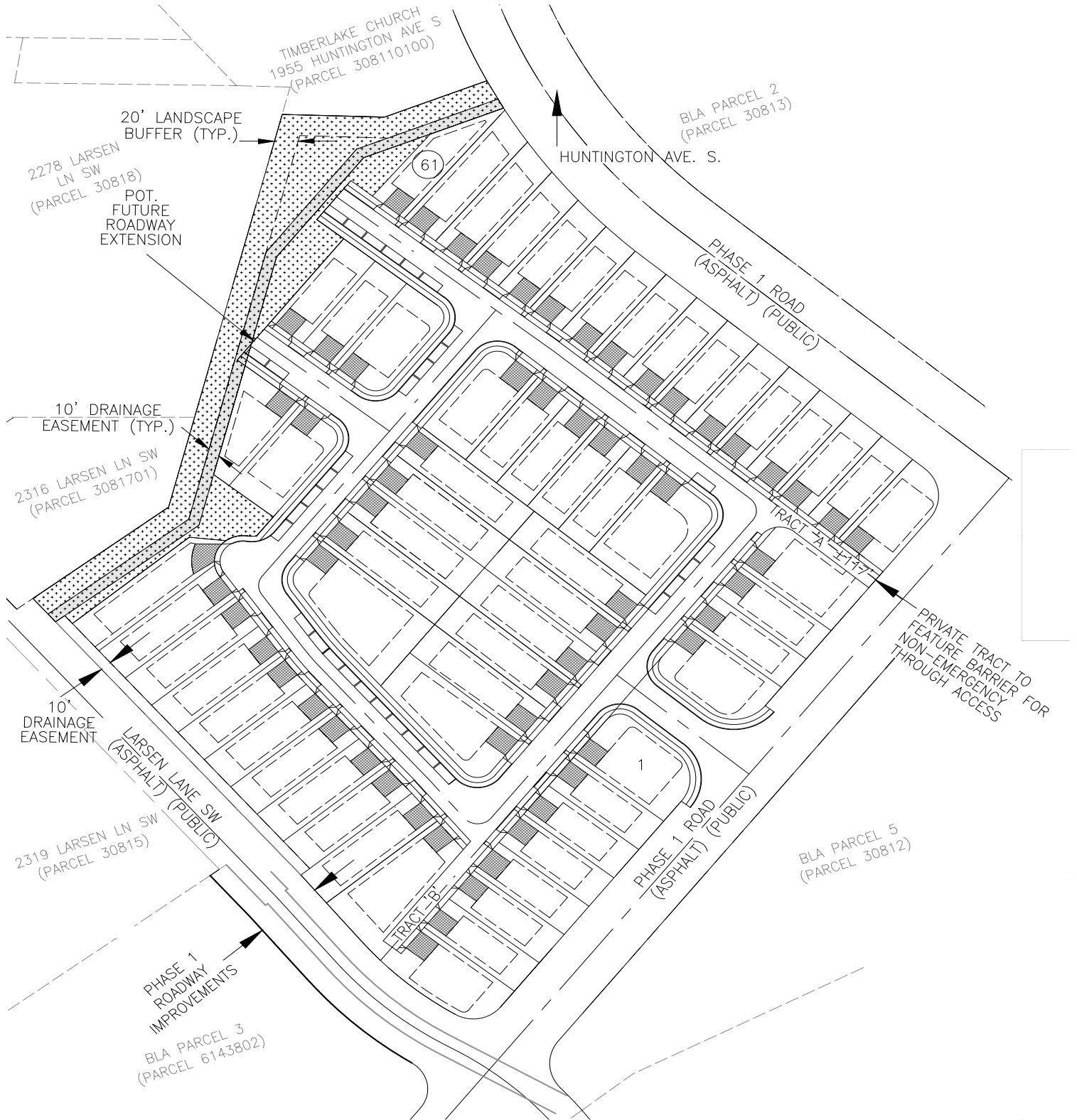
3

Potential critical areas protection (pending final delineation)

Note: Refer to Circulation and Access Plan for cross-circulation requirements and conceptual pedestrian easement locations.

LANDING ON THE COWLITZ

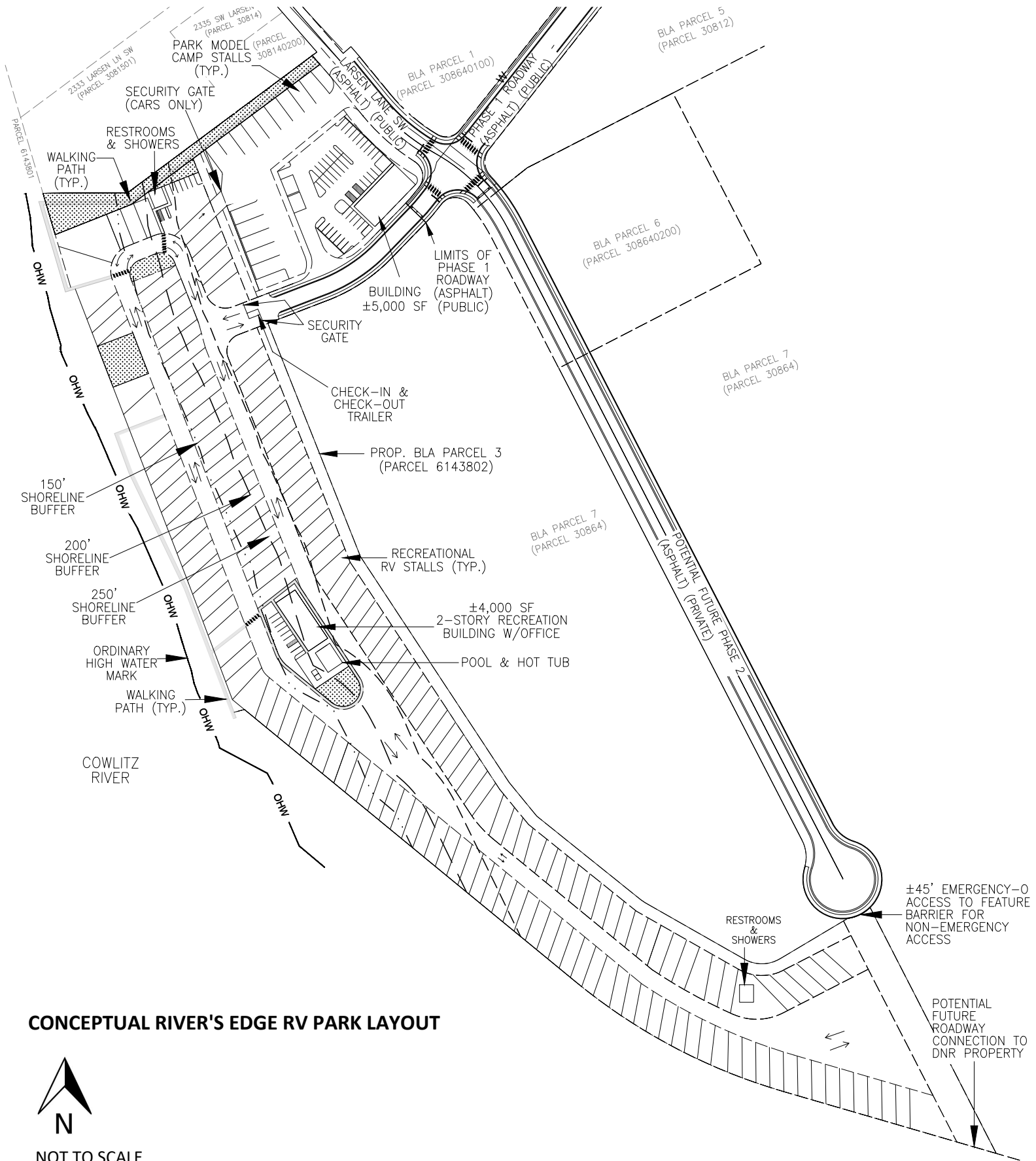




CONCEPTUAL RIVER'S EDGE AT THE LANDING SUBDIVISION LAYOUT



NOT TO SCALE





**ADDRESSES FOR PROPERTY OWNERS WITHIN
300-FEET OF THE PROPOSED DEVELOPMENT**



1159 14th Avenue
Longview, WA 98632
360.423.5330
www.cowlitztitle.com

300 Foot Radius Search

Certification

Parcel: 30813

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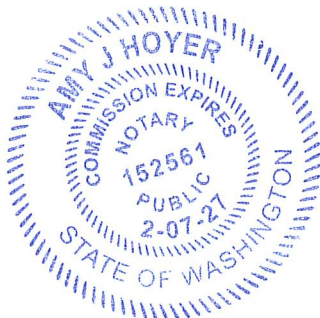
Steve Quaife: VP/Manager

11-8-2024

State of Washington

County of Cowlitz

I certify that I know or have satisfactory evidence that Steve Quaife is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

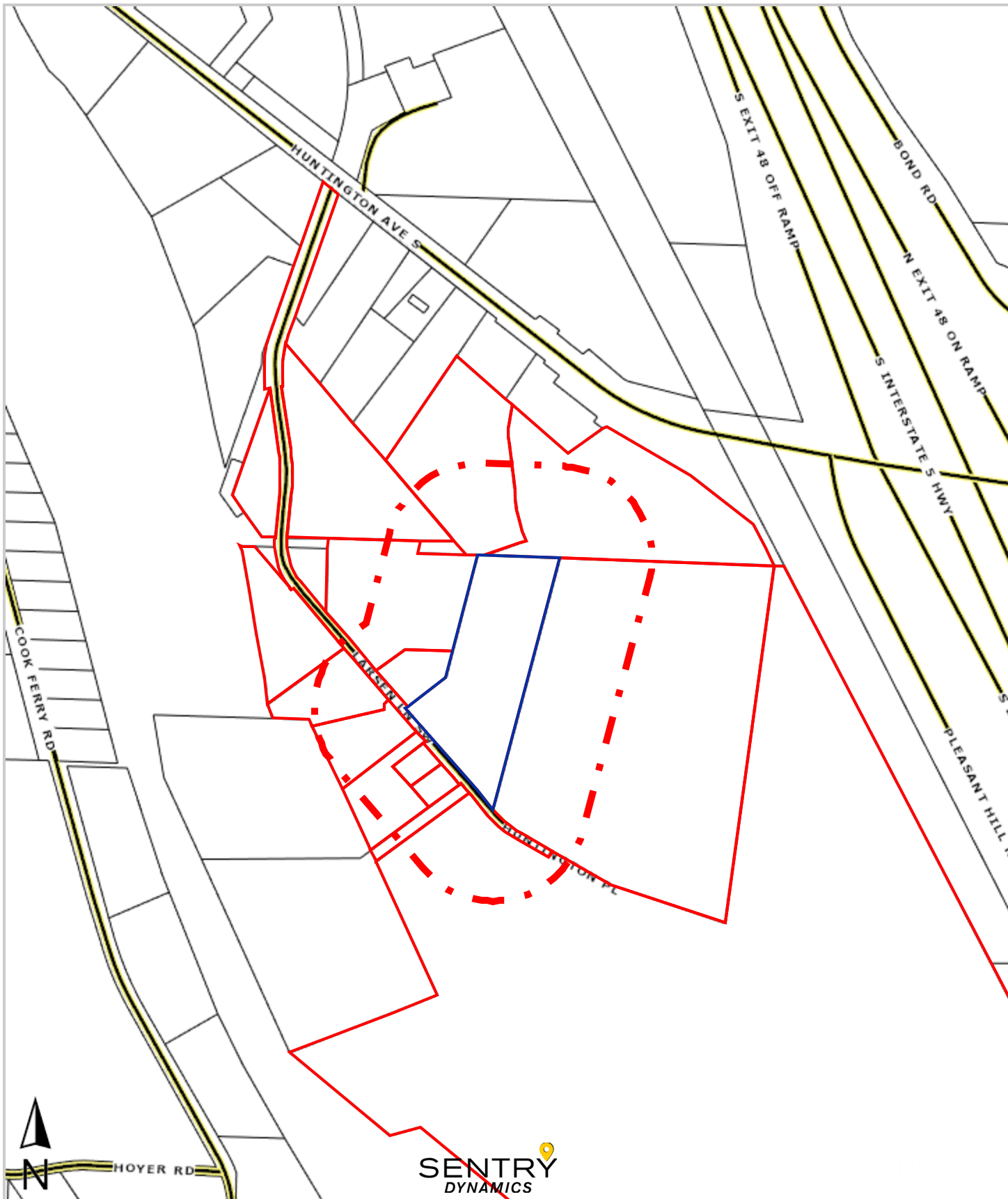


Notary Public in and for the State of Washington,

Residing in Kelso

Exp. Date 2/7/2027

Today's Date: 11/8/2024



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Steve Quaife

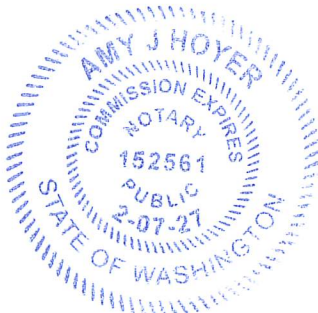
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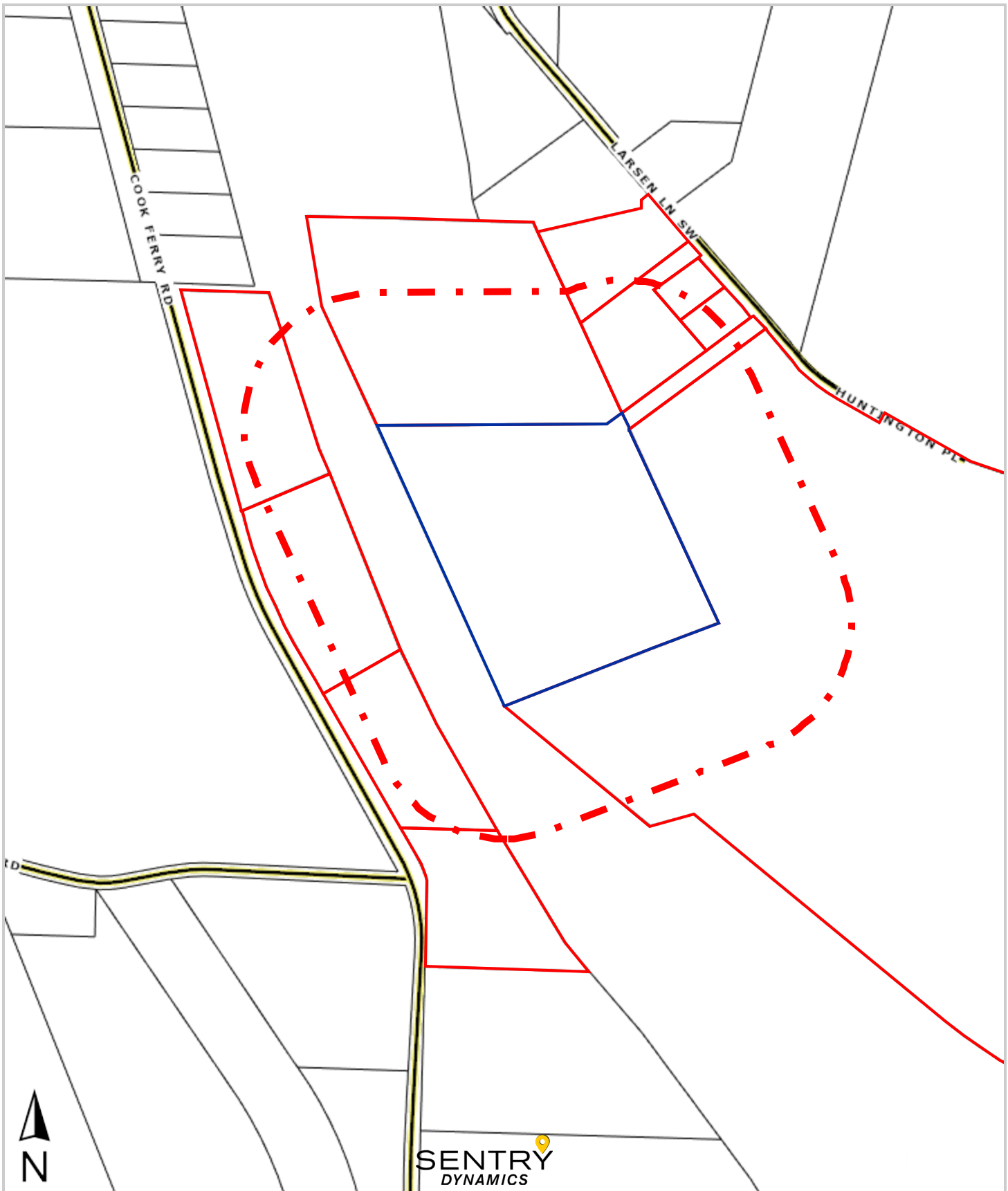
Amy J Hoyer

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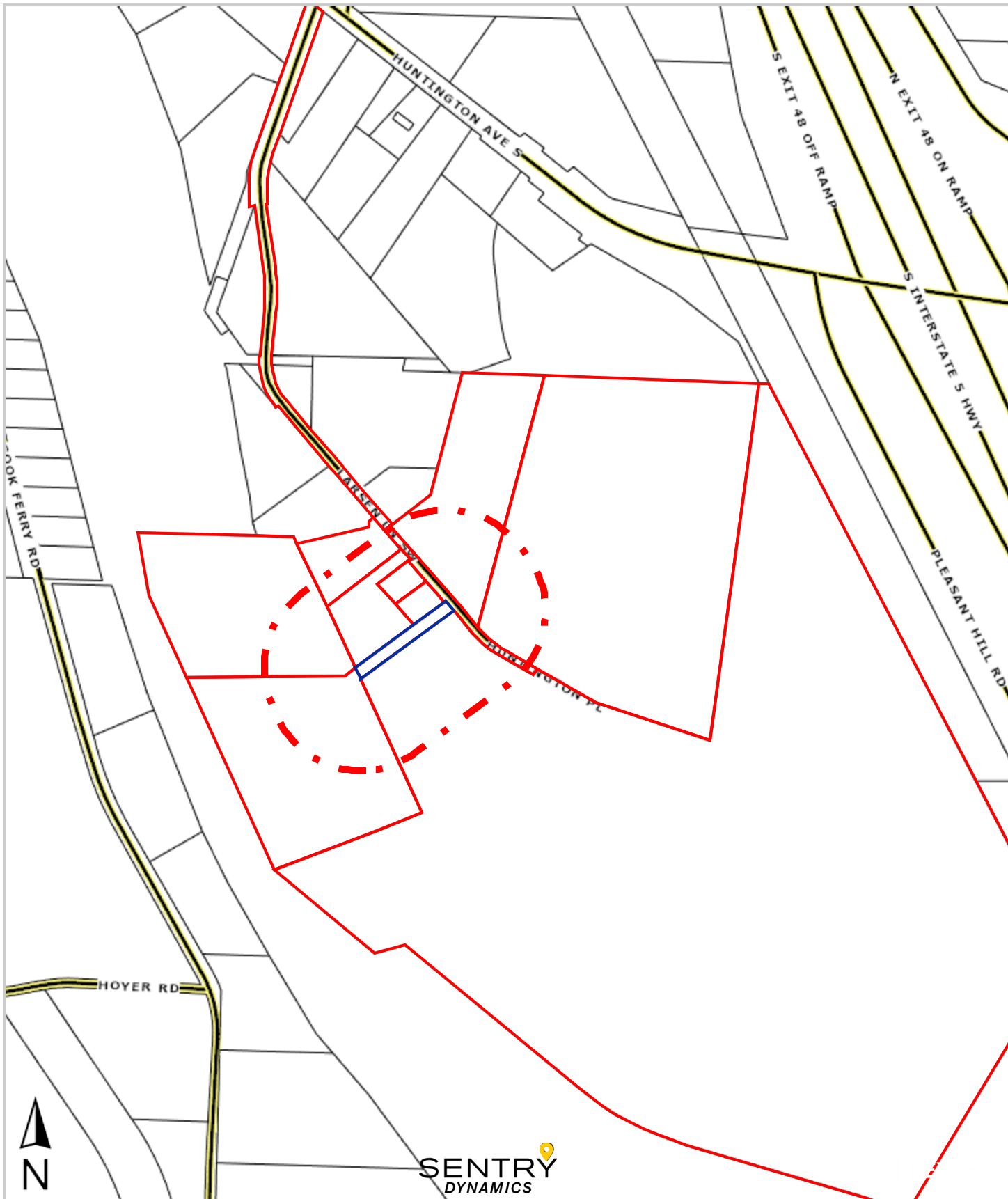


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Castle Rock, WA 98611

Timberlake Christian Fellowship
4505 236th Avenue NE
Redmond, WA 98053

Matthew Fulton
2217 Larsen Lane SW
Castle Rock, WA 98611

Terry Badley
2275 Larsen Lane SW
Castle Rock, WA 98611

Andrew Simmons Jr.
2316 Larsen Lane SW
Castle Rock, WA 98611

Roy Henson
2278 Larsen Lane SW
Castle Rock, WA
98611

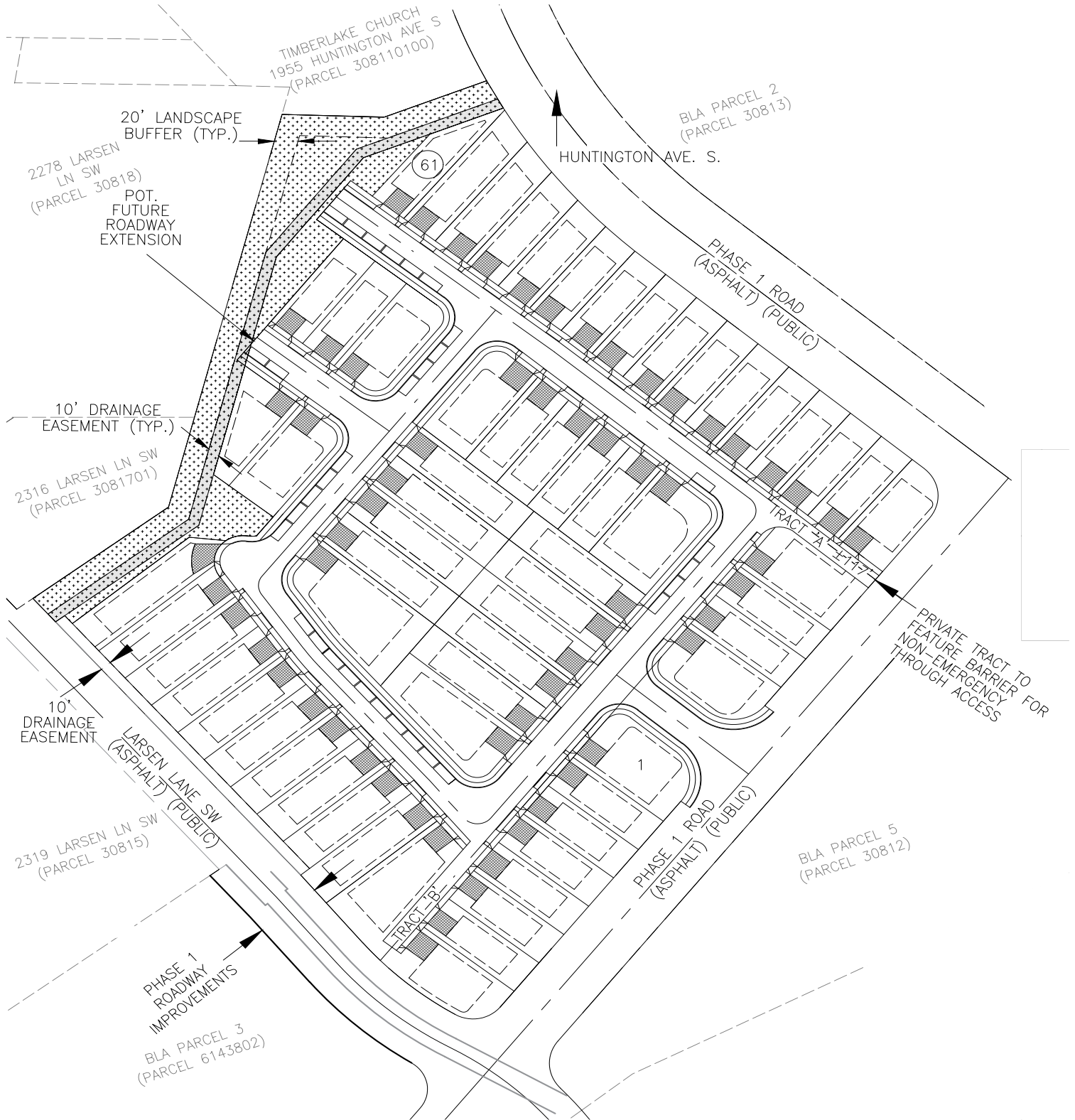
Larsen Lane LLC
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Sherri Luster
2319 Larsen Lane SW
Castle Rock, WA 98611

Bounmy Vongkoth
2333 Larsen Lane SW
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Raymond Pieren
944 NW Hill Avenue
Roseburg, OR 97471

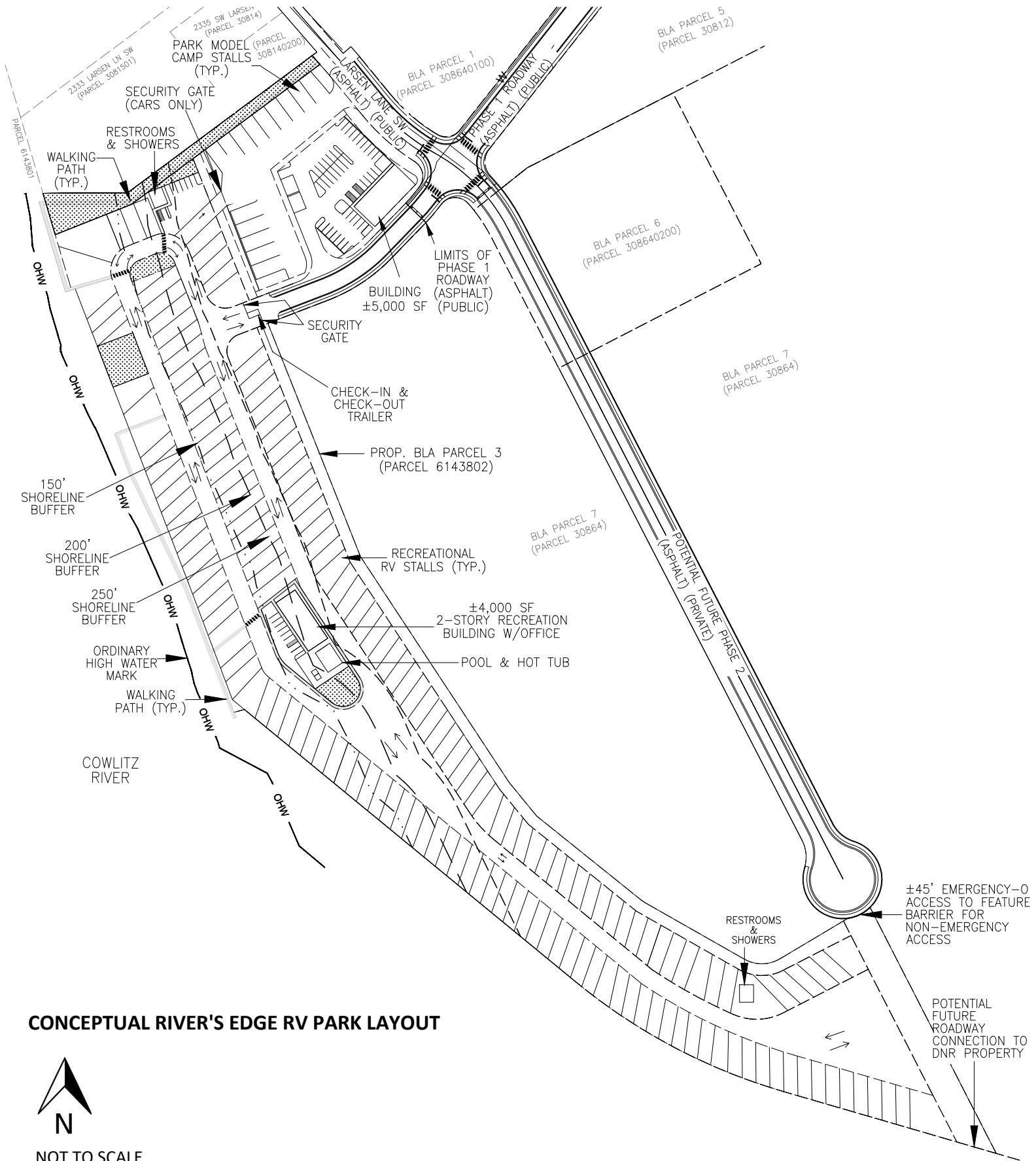
Cowlitz County
207 N 4th Avenue, Room 308
Kelso WA 98626



CONCEPTUAL RIVER'S EDGE AT THE LANDING SUBDIVISION LAYOUT



NOT TO SCALE





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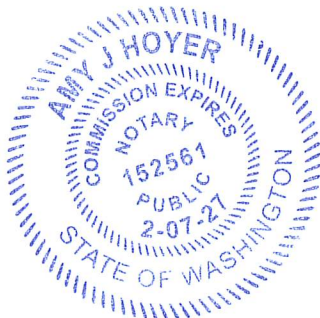
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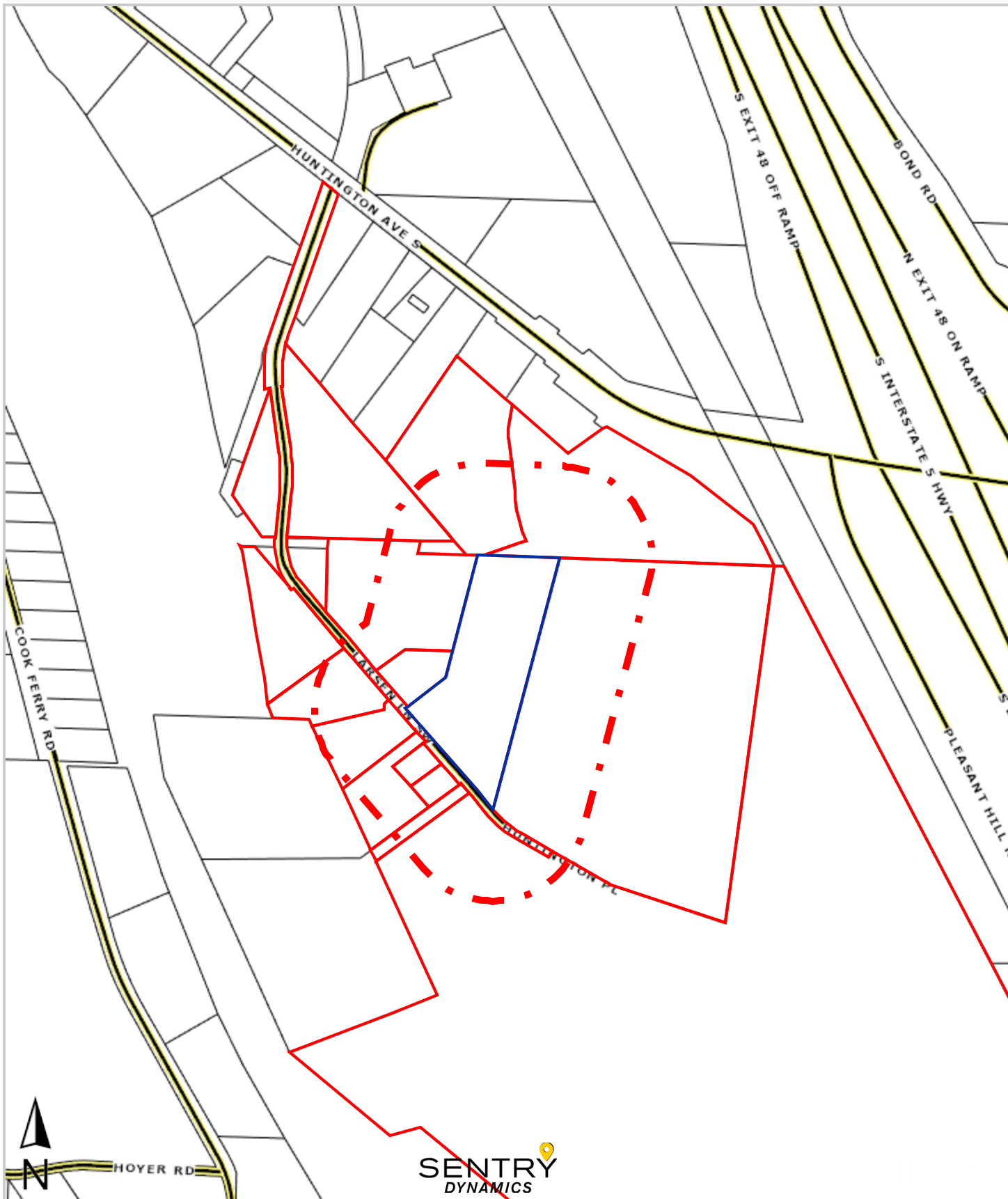


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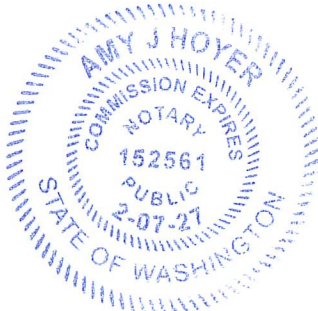
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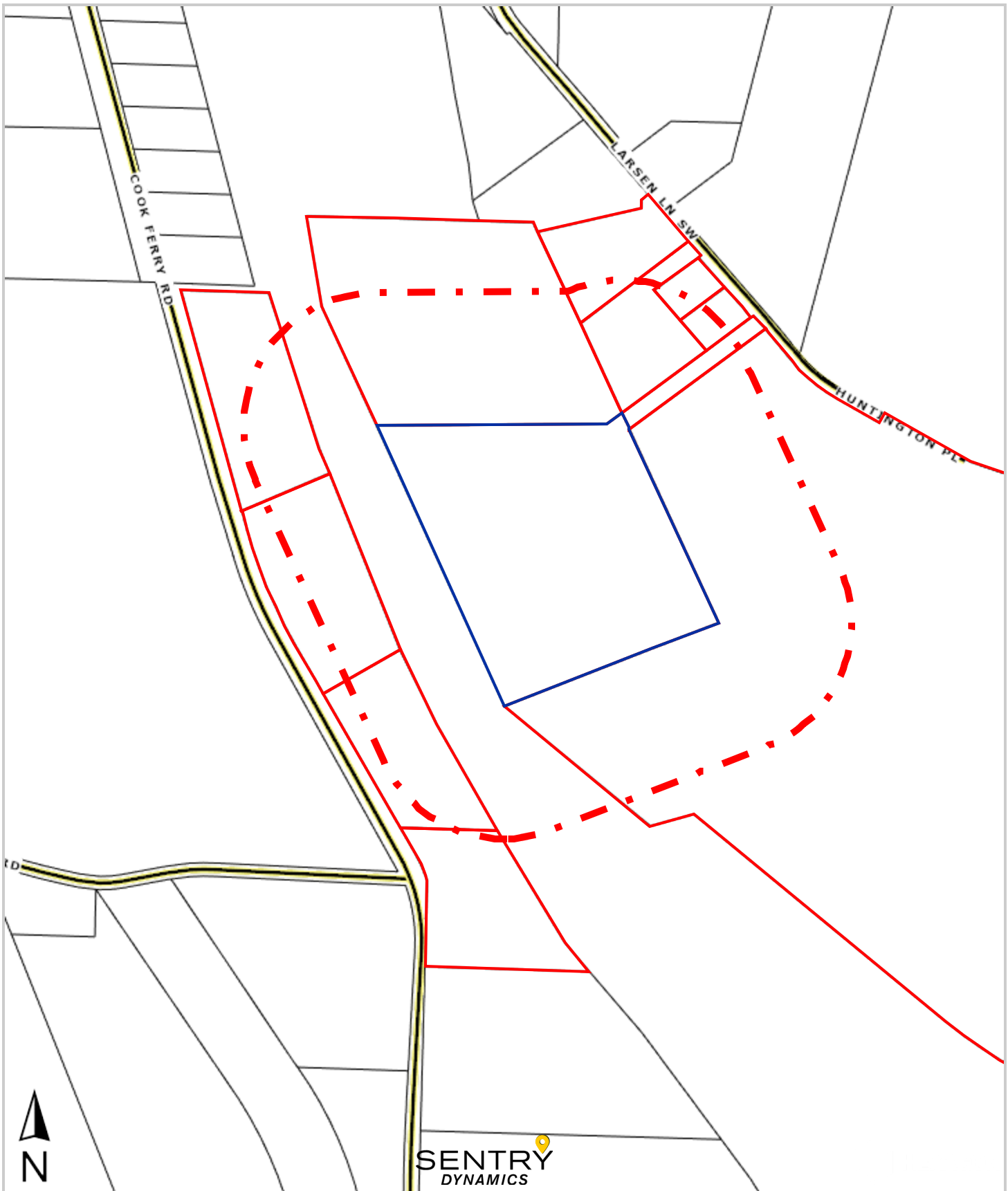
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A handwritten signature in blue ink, reading "Steve Quaife", written over a horizontal line.

Steve Quaife: VP/Manager

A handwritten signature in blue ink, reading "11-8-2024", written over a horizontal line.

State of Washington

County of Cowlitz

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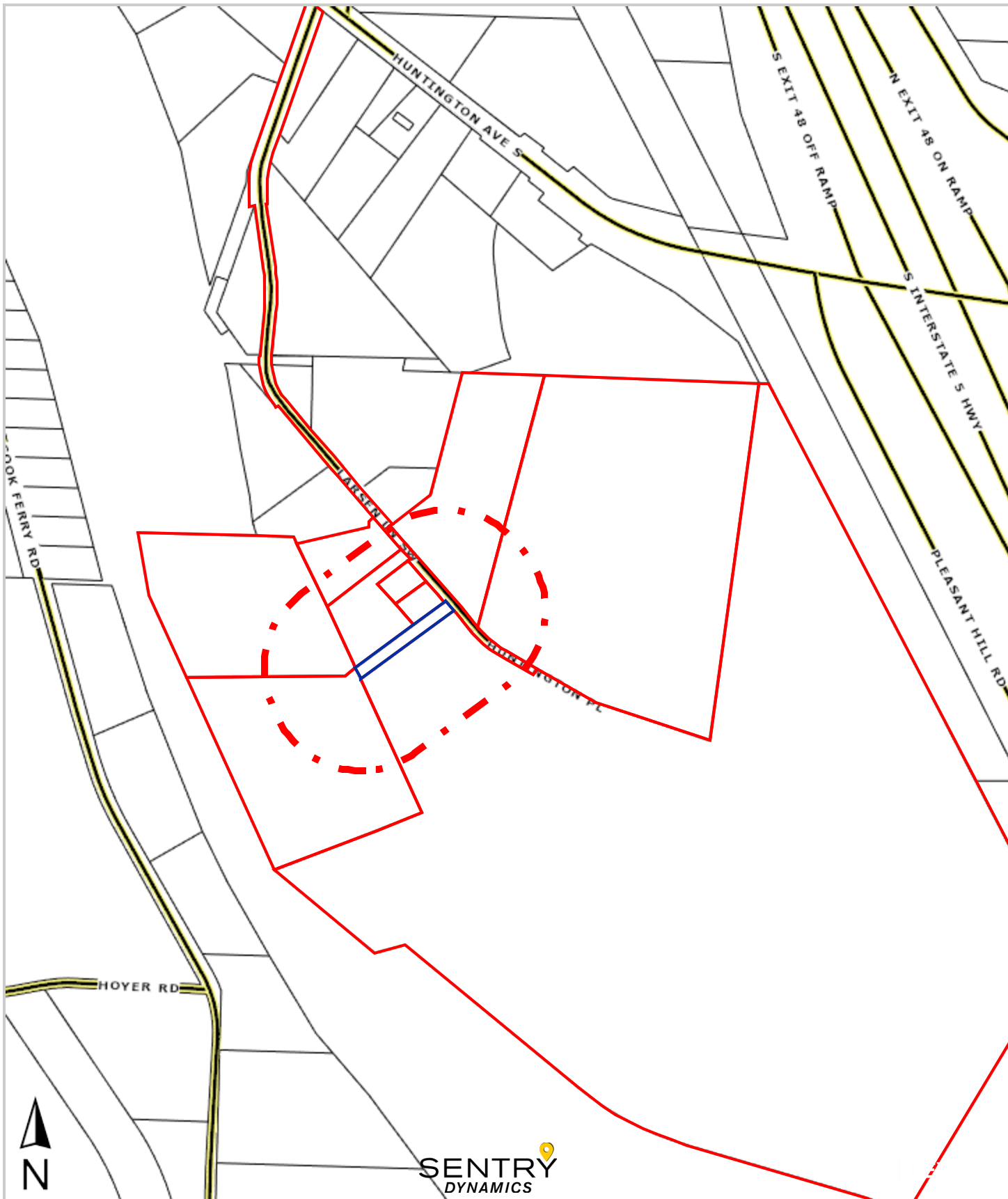
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207 N 4th Avenue, Room 308
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NEIGHBORHOOD MEETING SIGN IN SHEET

NEIGHBORHOOD MEETING SIGN-IN SHEET

LANDING ON THE COWLITZ MASTER PLAN

NOVEMBER 25, 2024 | 5PM | CITY OF CASTLE ROCK SENIOR CENTER

First and Last Name	Phone No.	Email Address
Kingston Chirwa		kchirwa@mackaysposito.com
JADA RUPLEY		jadarupley@gmail.com
Renelle Smith	360-669-9549	Renelle.smith@dnr.wa.gov
Mike Cannon		cannonse11r@yahoo.com
Roy Hedson		
Elizabeth Vaughn (ELS)	360 5601173	elizabeth@eco-kind.com
Chris Fritsch	360-501-2940	cfritsch@crschools.org
Rick Dahl		dahlr@COWLITZWA.GOV
Matt Fulton		
Taylor Wilson	360-823-1344	twilson@mackaysposito.com
Abram Jenks	503-729-0566	
Shane Tapani	360-907-8629	ShaneT@tapani.com

NEIGHBORHOOD MEETING SIGN-IN SHEET		
First and Last Name	Phone No.	Email Address
PETER TUCK		ptuck@mackaysposito.com
TED SPRAGUE	360.423.9921	sprague@cowlitzedc.com
BRENT ARNOLD (COWLITZ PUD)	(360) 501-9500	barnold@cowlitzpud.org
Kathleen Alvar	360.274.8181	kakessone@ci.castle-rock.wa.us
Karen Cain	360-957-0945	evcgrn@hotmail.com
Jerome Sarkinen		jeromes@tapani.com
Derrick Smith		dsmith@mackaysposito.com
Ingrid Friedberg		ingridf@tapani.com
Daniel Stumpf		daniel@lancastermoble.com
Ed Orcutt		Ed.Orcutt@leg.wa.gov