



City of Toledo, Washington
Completeness Determination
Date of Report: 8/4/2022

Project Name: Cowlitz Meadows Subdivision

Owner/Applicant: Red Rock Construction, Max Halberg (max@midwayundergroundllc.com)

Applicant's Representative: Windsor Engineers, Emily Stephens
(estephens@WindsorEngineers.com)

Location: Parcel Number 01143800010000, at the intersection of Plomondon RD and Toledo Vader Rd.

The City of Toledo's Planning and Development Services Department received your submittal for a Subdivision on May 2, 2022. The application was determined to be incomplete on May 19, 2022. Additional Information was submitted on June 29th, and July 12th, 2022. With these additional submittals the application is now deemed complete.

The determination does not preclude the City from requesting additional information or studies if needed at a future date to issue the final decision or to allow a comprehensive SEPA review.

One of the key items that will need to be addressed in the review process will be the street standards used within the subdivision. As previously noted, the standard for the 20-foot paved width in a 30 foot right of way was not intended to be used for circulation within a subdivision. These streets will need to be revised to avoid a recommendation of denial for the project. These local service side streets were intended to be used as a secondary access when another public street was available to serve the lot.

We also understand that the applicant has had contact with the School District and has requested a written letter response from them. To avoid possible SEPA mitigation conditions, the applicant would need to provide some method to allow the school to expand to mitigate for the additional student population proposed from this development.

The review of this application will be on hold pending additional information from the applicant on these two issues.