

## Cowlitz Meadows – Response to Incompleteness Determination

**To:** Eric Hayes – City of Toledo

**Cc:** Daevon Jacobson – City of Toledo  
Travis Tormanen – Windsor Engineers  
Mike Johnson – Gray & Osborne, Inc.  
Todd Johnson – TRJ Planning, Inc.

**From:** Emily Stephens – Windsor Engineers

**Date:** June 29, 2022

**Subject:** Cowlitz Meadows – Response to Incompleteness Determination  
Windsor Project No. 21217

This memo addresses the following comments received from the following:

- Incompleteness Determination dated May 25, 2022
- Preliminary Plat Application Conference on May 19, 2022

Regarding traffic, the applicant requests that the speed limit be lowered on Toledo-Vader and Plomondon Streets for enhance pedestrian safety and traffic safety. The applicant is willing to bring this recommendation to the County as well if required to aid in this application process. Please let us know how we might proceed with this request.

Item	Comment	Response
1	Additional information from a geotechnical engineer demonstrating the stormwater pond can be feasibly constructed at the top of the slope as proposed. The geotechnical evaluation should include any recommendations on construction of the storm water facility needed to ensure the pond does not fail or cause the slope to fail.	Geotechnical Report has been updated and is included in the Stormwater TIR appendices. Additional sections are shown at the pond in the updated plans.
2	Additional information is needed to show how the stormwater ponds will be maintained after construction.	Stormwater pond will be owned and maintained by the City of Toledo. A stormwater operations and maintenance plan will be included in the next stormwater TIR.
3	The Geotechnical report provided indicates there is high ground water on the site. Additional information is needed demonstrating how the site infrastructure will be constructed (i.e.-- utility trench dewatering techniques, paving and road construction, and any limitations or special considerations for future home construction).	This information is included throughout the report provided by Strata, and more specifically on pages 7 and 8.
4	Grading plans are needed to show both road grades and grading adjacent to the wetland buffers.	A preliminary grading plan is included in the updated plans. There is approximately 40 feet of vertical separation and 50 feet of horizontal separation between the proposed grading and the wetland.

5	The plans will need to be revised to show a stub street connection to the neighboring property (parcel 011445009002) for future roadway connection.	The updated plans show a road and ROW for future connection to the neighboring parcel to the west.
6	The local street standard is not intended to provide access to through traffic. Roads C and H will need to be revised to show a standard Collector roadway. Additional information is needed to show how the cul-de-sac road will work for emergency vehicle access.	The plans have been updated to reflect all roads that provide through traffic will be collectors. The turnaround dimensions are consistent with Figure D103.1 of the 2018 International Fire Code.
7	Provide additional information on how fire apparatus circulation would work with proposed roadways and road curves.	The plans have been updated. The turnaround dimensions are consistent with Figure D103.1 of the 2018 International Fire Code.
8	Impacts to local schools must be identified and the capacities of the schools will need to be provided.	Windsor Engineers has begun discussions with the local schools.
9	Additional information on what is proposed in the park tracts and how those will be maintained.	Applicant proposes that the City of Toledo will maintain the park space and has offered to minimize the upfront impact to the city by providing a mower.
10	Provide information on how pedestrian circulation will work on the adjacent rural county roadways. Primary concerns are Toledo Vader Road from the proposed development to Ash Street. The County did some previous striping to improve the pedestrian pathway on the road shoulder but that did not anticipate an urban scale development. Information from a transportation engineer should be provided to evaluate the pedestrian route into town.	Traffic Impact Analysis has been completed and is included in the submittal package. It does address vehicle traffic and pedestrian safety.
11	A Transportation Impact Analysis must be provided. Contact Mike Johnson for the scope of the analysis.	Traffic Impact Analysis has been completed and is included in the submittal package.
12	The application was submitted on May 2nd and contained sufficient information to be deemed incomplete on May 19, 2022. Once the above information is submitted, the City will review the submittal for Completeness and continue the review	Noted
13	(Verbal comment, from Conference) Provide plans or otherwise describe the Toledo Vader Road Utility Extension	Applicant will deliver preliminary plans of the Toledo Vader Road Utility Extension prepared by Gray & Osborne.
14	(Verbal comment, from Conference) Increase road centerline turning radius to 150' to conform to Toledo Development Code	The roadway centerline turning radii revised to 150 feet.
15	(Verbal comment, from Conference) Increase the size of the mini-park	Windsor Engineers shall increase the size of the mini park in the preliminary plans. Per code 10.11.a <i>'Mini-parks shall be not less than 2,000 square feet or more than 30,000 square feet.'</i> In the preliminary plans that were submitted the area of the mini-park is 6,344 SF, which conforms to code. Nonetheless, the size of the mini park shall be increased to provide enhanced value to the community.

**Contact**

Please contact Emily Stephens at Windsor Engineers at [estephens@windsorengineers.com](mailto:estephens@windsorengineers.com) or 612.351.2331 with any questions.