

City of Toledo, Washington

Date: May 25, 2022
To: Red Rock Construction, Max Halberg
From: Todd Johnson, TRJ Planning Inc., City of Toledo Consulting Planner
Regarding: Cowlitz Meadows completeness review and identification of additional information needed to continue review

On May 19, 2022, the city met with the Applicant and the applicant's representative to discuss the proposed subdivision and the additional items needed to continue the review of the proposed project.

The items needed for review and requested additional clarification are:

- 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.
- Additional information is needed to show how the stormwater ponds will be maintained after construction.
- 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).
- Grading plans are needed to show both road grades and grading adjacent to the wetland buffers.
- The plans will need to be revised to show a stub street connection to the neighboring property (parcel 011445009002) for future roadway connection.
- 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.
- Provide additional information on how fire apparatus circulation would work with proposed roadways and road curves.
- Impacts to local schools must be identified and the capacities of the schools will need to be provided.

- Additional information on what is proposed in the park tracts and how those will be maintained.
- 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.
- A Transportation Impact Analysis must be provided. Contact Mike Johnson for the scope of the analysis.

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.