

December 4, 2023

Alex Capron, AICP
Consultant Land-Use Planner
City of White Salmon
100 N Main Street, White Salmon, WA 98672

Subject: Cherry Hill Estates Subdivision – Notice of Incomplete Application Response #2

Dear Mr. Capron,

Below are our responses to all the completeness items #1 - #4 we received on November 21st, 2023.

1. *With steep slopes confirmed by the surveyor, please both provide an amended SEPA Checklist and delineate steep slopes on site, per WSMC 18.10.414. If alterations to steep slopes or buffers are proposed, please submit a geotechnical report addressing the following requirements under both WSMC 18.10.413 and WSMC 18.10.414.*

The amended SEPA Checklist is provided in the Dropbox link of this re-submittal. The Geotechnical Report by Earth Engineers, Inc, dated November 15, 2021, can be found on the Appendices of the SEPA Checklist. Regarding steep slopes, the Geotechnical Report states:

“With respect to slope stability, we do not consider the subject property to be oversteepened and at risk of sliding given the subject property slopes are generally not steeper than 2H:1V (except for a portion of the proposed access road). The slopes steeper than 2H:1V along the access road should be regraded to be 2H:1V to avoid the risk of shallow soil movement.”

2. *Please show the proposed water line easement benefiting the City, bordering proposed lots 8, 9 and 18, as shown on sheet 3 of the site plan.*

The proposed waterline easements are now shown on Sheet 3 of the Site Plan. Please find the updated drawings in the Dropbox link of this re-submittal.

3. *Please provide an arborist report to evaluate the presence or absence of heritage trees, as defined and regulated under WSMC 18.10.317. If found, please provide an assessment of protection needs on-site.*
 - *Staff follow-up: Please reflect arborist report recommendations (Braun Arboricultural Consulting LLC, dated November 7th, 2023) on the proposed site plan/plat, including delineated heritage tree protection areas (Oak trees #1-8 as shown on Figure I. Candidate Heritage Trees). This includes a 15-foot building setback line for proposed lots, per WSMC 18.10.317.E(3) and WSMC 18.10.212. The access road and sidewalk will likely need to be shifted to the east of the current alignment to account for these protection areas, including the sidewalk on the east side, not the west side of the road.*

Please see Sheet 2 (Existing Conditions) for the Heritage Tree Protection Area and Building Set Back Line stated in the Arborist Report. Please see Sheet 3 (Site Plan) for the shifted alignment of the proposed Access Road. Please find the updated drawings in the Dropbox link of this re-submittal.

- *Staff follow-up: Please provide a draft heritage tree protection easement exhibit or exhibits for future recording and approximate areas shown on the face of the plat, per WSMC 18.10.317.E(5).*

Our client (Cameron Curtis) is not legally going to add a Heritage Tree Protection Easement; however, he is proposing to add a Heritage Tree Protection Zone which will not allow any building as long as the tree is alive (shown of Sheet 3). Please find the updated drawings in the Dropbox link of this re-submittal.

4. *Per the City's recently adopted Transportation Systems Plan (TSP) "Lite", (August 30, 2023), the City will require extended frontage improvements along NW Spring Street, per the adopted Safe Routes to School network shown on Figure 7 and described on page 3-10 of the plan (excerpt attached). This includes extending right-of-way frontage improvements east 127 feet from the project's entrance to where Lot 2 of the original Cherry Hills Estates Plat SP 91-17 terminates (1001 NW Cherry Hill Rd, parcel 03102475000200). Improvements must be installed or bonded prior to issuance of a future building permit certificate of occupancy.*

Our client (Cameron Curtis) accepts improving the southern frontage with the new street section, but not improving the 127 feet frontage to the east since it does not belong to him. Please find the updated drawings in the Dropbox link of this re-submittal.

Respectfully,
HRK Engineering and Field Services, LLC



Carlos Garrido, ME-CE, EIT - PMP
Principal



Alexander Pedroza, CE, EIT
Project Engineer
