



CITY OF WHITE SALMON

CITY HALL

November 21, 2023

Alex Pedroza, EIT
489 North 8TH Street – Suite 201
Hood River, Oregon 97031
apedroza@hrkus.com

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

City staff have completed their 2nd completeness review of the Cherry Hills Estates Preliminary Plat application for a proposed 34-lot plat. The following information is needed to make your application complete.

Planning

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

The following comment below is a consistency review-level comment and does not represent an entire compliance review. An initial response is anticipated, though not required at this stage.

**100 Main Street PO Box 2139 White Salmon, Washington 98672
Telephone: (509) 493-1133 Web Site: white-salmon.net**



CITY OF WHITE SALMON

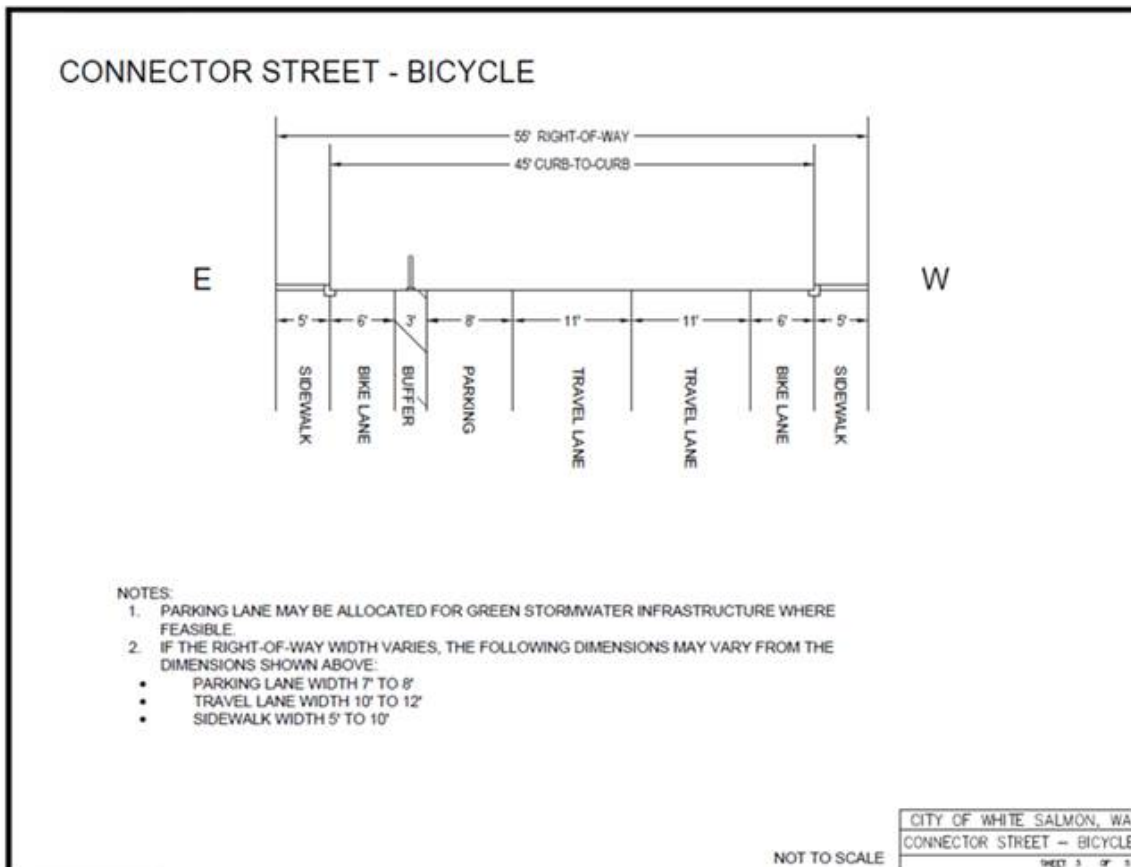
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Public Works

- 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.

Note, As shown in the attached Appendix C: Project List and Maps, NW Spring Street is a high-priority project for pedestrian and bike improvements. The City is currently applying for state funding to construct these improvements. If the City receives funding and constructs these improvements on the north side of NW Spring Street, the City may elect to waive this requirement. Please see the below cross-section from the City's TSP "Lite":

Figure 3 Typical Cross-Section for Connector Street on the Bicycle Network





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A re-submittal will not be accepted without both responding to all completeness items #1 - #5 and including a cover letter describing where these changes are found within the re-submittal, or under what report.

For further questions, contact Erika Castro Guzman, City Community Development/Special Project Coordinator, at 493-1133 ext. 209.

Sincerely,

City of White Salmon

Alex Capron, AICP
Consultant Land-Use Planner

*Encl: Transportation Systems Plan "Lite" – Safe Routes to Schools excerpt and Appendix C:
Project List and Maps*

Safe Routes to School

White Salmon has designated a network of streets and walking paths as a Safe Routes to School (SRTS) network connecting to Whitson Elementary, the only public school inside the city limits. The network includes portions of Center, O’Keefe, Tohomish, Hood, Main, Jewett, Wauna, Fields, and Spring streets (Figure 7). This plan includes a December 2021 resolution considered by Klickitat County, which would extend the SRTS network to include areas outside the city limits connecting to Henkle Middle School and Columbia High School along NW Loop Road and NW Jewett Boulevard. Appropriate safety and access improvements for students along and across school walking and bicycling routes may include traffic calming (e.g., speed humps and neighborhood traffic circles), crosswalk and crossing improvements, modifications to speed limits and zones, lighting improvements, pathway connections, and bikeways. Projects along and across this SRTS network may be eligible for Washington State Safe Routes to School program funding (see the Funding section of Chapter 6 below for further detail). The City will work with the White Salmon Valley School District to update the SRTS map shown on the following page (Figure 7).



Many streets do not have sidewalks.

White Salmon Transportation System Plan

Figure 7 Safe Routes to School Network and County Extensions



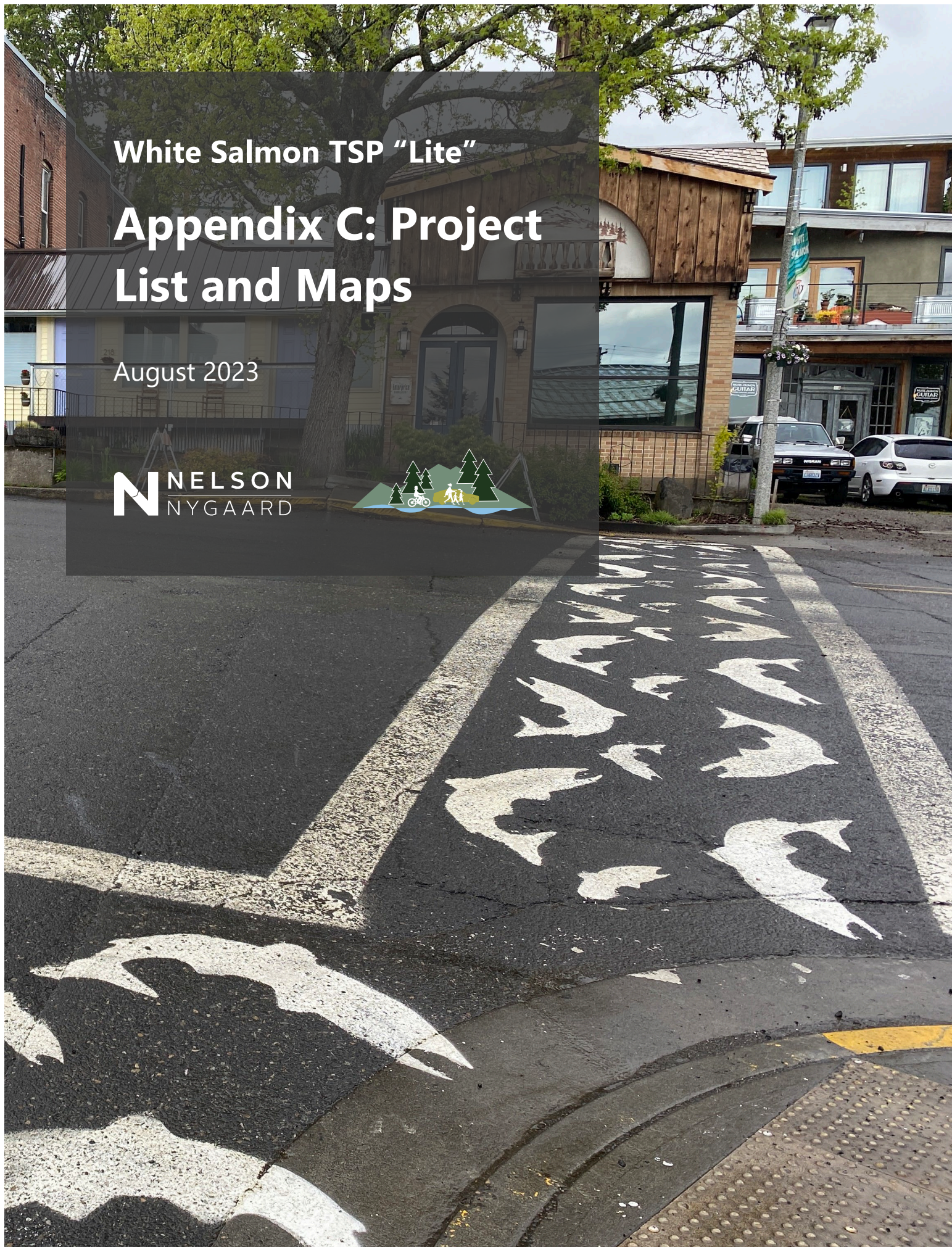
City of White Salmon

White Salmon TSP "Lite"

Appendix C: Project List and Maps

August 2023

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NYGAARD



White Salmon TSP "Lite" Project List

Category	Status	Source	Description	Project Name (Near-Term Projects)	On the Bike Network?	Map ID	Location	Final Score	Phase
Bicycle and Pedestrian	Recommended	TSP	Designate as bike boulevard for entire length. Add curb and sidewalk west of Estes or consider pedestrian lane between Country View Road and Estes.	NW Spring Street Pedestrian and Bike Improvements	Yes	11	NW Spring St from Country View to Barnedt	35.5	1 - Near Term
Pedestrian	Planned	STIP & TSP	Reconstruct, add sidewalk one side. Add high-visibility pedestrian and bicycle crossing with curb extensions on Estes freight corridor.	Spring Street Pedestrian Improvements and Street Rebuild	Yes	14	Spring St from Estes to Barnedt, and crossing improvements at Estes and Spring	35.0	1 - Near Term
Pedestrian	Planned	STIP	Reconstruct with curb on both sides and sidewalk on west side.	Church Avenue Sidewalk and Street Rebuild	Yes	39	Church Ave from Columbia to Jewett	33.6	1 - Near Term
Pedestrian	Planned	STIP	Reconstruct with sidewalk on one side. Columbia between Main and Estes	Columbia Street Sidewalk and Street Rebuild	No	24	Columbia St from Main to Estes	28.8	1 - Near Term
Pedestrian	Planned	STIP	Reconstruct road and add sidewalks to both sides.	Scenic Street Sidewalk and Street Rebuild	No	31	Scenic St from Main to Estes	23.2	1 - Near Term
Pedestrian	Planned	STIP	Reconstruct with sidewalk one side.	Grandview Boulevard Sidewalk and Street Rebuild	Yes	57	Grandview Blvd from Pioneer to O'Keefe	20.2	1 - Near Term
Bicycle and Pedestrian	Planned	STIP & TSP	Reconstruct Oak from 1st to Dock Grade with sidewalk on one side. Designate as bike boulevard with shared lane marking until Dock Grade/6th. Reconstruct 2nd Ave with sidewalk on one side.	Oak Street Multimodal Improvements and Street Rebuild	Yes	65	Oak St from 1st to Dock Grade, 1st from Wyers to Oak, and 2nd Ave from Wyers to Oak	16.7	1 - Near Term
Roadway	Planned	STIP	Reconstruct with sidewalk on south side.	Waubish Street Sidewalk and Street Rebuild	No	44	Waubish St from SR 141 to west end	10.5	1 - Near Term
Bicycle	Recommended	TSP	Construct dedicated bicycle lanes with protective buffers. Green stormwater infrastructure where possible instead of parking.		Yes	19	N Main St	43.3	2 - Medium Term
Intersection	Recommended	TSP	Add high-visibility pedestrian and bicycle crossing across Main. Repaint crossing on Cherry if needed.		Yes	16	Main St & Cherry St	32.8	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Designate as bike boulevard with shared lane marking and striped pedestrian lane.		Yes	18	Fields Ave	28.1	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Build new shared-use path on the south side of SR-14 and along SR 141, via Oak St in Bingen, connecting Heritage Plaza to new Bluff Trail crossing, riverside park, dock, and downtown White Salmon to downtown Bingen. Construct planted parkway, and narrow travel lanes.	White Salmon-Bingen Loop Trail	No	73	New Multi-Use Trail	27.7	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Consider a bike path on the north side adjacent to the sidewalk for students bicycling to school. Consider widening existing asphalt shared-use path on south side.		Yes	5	NW Loop Rd	26.8	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Designate as bike boulevard with sidewalk or pedestrian lane on one side. Provides option for pedestrians and bicyclists who prefer not using Jewett/141.		Yes	68	NE Vine St	26.3	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Shared-use path.		No	29	SR-141	26.1	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Reconstruct with sidewalks on both sides, and designate as bike boulevard.		Yes	22	NE Green St	25.9	2 - Medium Term
Pedestrian	Recommended	TSP	Add sidewalk on north side east of Main, consider pedestrian lane west of Main.		No	15	NE Cherry St	25.5	2 - Medium Term
Pedestrian	Recommended	TSP	Add pedestrian facilities such as sidewalks or pedestrian lanes along the El Camino Real - Lincoln corridor.		No	34	NW Lincoln St	25.0	2 - Medium Term
Transit	Recommended	TSP	Bus stop improvements and possible relocation.		No	30	Main St Bus Stop	24.0	2 - Medium Term
Pedestrian	Recommended	TSP	Reconstruct with sidewalk and curb on both sides.		No	36	NE Washington St	23.6	2 - Medium Term
Intersection	Recommended	TSP	Mini traffic circle to intersect bicycle boulevard with bike facilities on Main and act as traffic calming device.		Yes	12	Spring St & Main St	23.5	2 - Medium Term
Intersection	Recommended	TSP	Consider curb extensions and bike route signage.		Yes	45	Tohomish St & Wauna Ave	22.5	2 - Medium Term
Roadway	Recommended	TSP	Freight route. Incorporate green stormwater infrastructure where possible instead of parking.		No	25	NE Estes Ave	21.7	2 - Medium Term

White Salmon TSP "Lite" Project List

Intersection	Recommended	TSP	Create bicycle and pedestrian pathway through Firemen's Park, connecting to high-visibility crosswalks on Grandview and Jewett. Repaint 5th St ped crossing. Add ped-activated signal or RRFB for Jewett crossing.		Yes	55	Jewett/141 & Grandview, Pioneer, and 5th	21.5	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Short-term railing on Dock Grade Rd, longer-term protected shared-use path.		No	70	Dock Grade Rd	21.5	2 - Medium Term
Bicycle and Pedestrian	Recommended	TSP	Repave until extent of residential settlement. Add sidepath for walking and bicycling along one side of roadway for full extent.		No	41	NW Lincoln St	18.6	2 - Medium Term
Pedestrian	Recommended	TSP	Stairway/pedestrian trail proposed to connect White Salmon with Hood River Bridgehead and the Park & Ride, with viewing platforms and north- and south-end trailheads.	Bluff Connector Trail	No	66	Bluff Trail	12.3	2 - Medium Term
Pedestrian	Recommended	TSP	Add pedestrian facilities such as sidewalks or pedestrian lanes along the El Camino Real - Lincoln corridor.		No	17	El Camino Real	14.0	3 - Long Term
New connection to existing street	Recommended	TSP	Street extension between Spring St and Loop Rd.		No	9	New Street	14.0	3 - Long Term
Bicycle and Pedestrian	Recommended	TSP	Designate as bike boulevard east of Estes. Fill sidewalk gaps on north side. Provide wayfinding signage towards the Bike Park.		Yes	48	Tohomish St	13.7	3 - Long Term
Roadway	Planned	STIP	Chipseal paving.		No	26	Hood St	13.7	3 - Long Term
New connection to existing street	Recommended	TSP	Concept for new one-way multimodal road in parallel to existing Dock Grade Road.		No	74	New Street (Dock Grade Rd)	13.3	3 - Long Term
Transit	Recommended	TSP	Bus stop improvements.		No	50	Downtown White Salmon Bus Stop	13.0	3 - Long Term
New connection to existing street	Recommended	TSP	Street extension between Spring St and Loop Rd.		No	8	New Street	13.0	3 - Long Term
Bicycle	Recommended	TSP	Designate as bike boulevard with shared lane markings between Pioneer and Orchard.		Yes	59	NE Grandview Blvd	12.7	3 - Long Term
Intersection	Recommended	TSP	Add traffic circle to calm and control traffic access to hospital.		No	77	Jewett/141 & Skyline Dr	12.0	3 - Long Term
Intersection	Planned	WSDOT	Planned traffic circle project.		No	64	Jewett/141 & Dock Grade Rd	12.0	3 - Long Term
Intersection	Planned	WSDOT	Planned traffic circle project.		No	52	Jewett/141 & Estes Ave	12.0	3 - Long Term
Intersection	Recommended	TSP	Add high visibility bicycle/pedestrian crosswalk across Estes on south side of Green, using the island median as a mid landing. Consider adding pedestrian crossing signage or RRFB.		Yes	23	Estes Ave & Green St	12.0	3 - Long Term
Intersection	Recommended	TSP	Traffic circle, potential to add RRFB to crossing with advance signage on Main northbound before the curve.		Yes	6	Main Ave/Loop Rd & Snowden Rd	12.0	3 - Long Term
Intersection	Recommended	TSP	Add traffic circle to calm and control traffic access to schools.		No	4	Loop Rd & Bruin Country Rd	12.0	3 - Long Term
Intersection	Recommended	TSP	Add protected crossing with potential median island. High visibility crosswalk with signage and ped/bike-activated signal.		Yes	75	Jewett/141 & Vine St	11.7	3 - Long Term
Pedestrian	Planned	STIP	Reconstruct road, add sidewalk on east side.		No	43	Garfield Ave	11.7	3 - Long Term
Bicycle and Pedestrian	Recommended	TSP	Add separated shared-use path for students cycling to school.		Yes	3	NW Simmons Rd	11.3	3 - Long Term
Intersection	Planned	WSDOT	Crosswalk and landing across Jewett/141 at Grandview.		No	54	Jewett and Grandview	11.0	3 - Long Term
Intersection	Planned	STIP	Add traffic circle and crosswalk.		No	47	Jewett and Garfield	11.0	3 - Long Term
Bicycle and Pedestrian	Recommended	TSP	Designate as bike boulevard. Continue sidewalk, filling gaps between Washington St and Green St.		Yes	32	NE Snohomish Ave	10.3	3 - Long Term
Intersection	Recommended	TSP	Add high-visibility crossing at the three-way stop controlled intersection.		Yes	46	O'Keefe Ave & Tohomish St	10.0	3 - Long Term
New connection to existing street	Recommended	TSP	Extend SW Waubish St and formalize SW Dogwood Ln.		No	38	SW Waubish St	10.0	3 - Long Term
Intersection	Planned	WSDOT	Hood River Bridge and SR 14 Interchange upgrade project.		No	72	Hood River Bridge & SR 14	9.0	3 - Long Term
Intersection	Recommended	TSP	Add traffic signal if 7th becomes connection to new parallel Dock Grade Road.		No	69	Jewett/141 & 7th Ave	9.0	3 - Long Term
Intersection	Recommended	TSP	Traffic circle/roundabout.		No	67	Dock Grade Rd and SR-14	9.0	3 - Long Term
Transit	Recommended	TSP	Bus stop improvements.		No	40	Pioneer Center/Senior Services Bus Stop	9.0	3 - Long Term
Intersection	Recommended	TSP	Potential signalisation (full or ped-activated) of intersection. Add high-visibility bike/ped crossing.		Yes	71	Dock Grade Rd & Oak St	8.0	3 - Long Term

White Salmon TSP "Lite" Project List

Pedestrian	Recommended	TSP	Reconstruct/repave road and add sidewalk on East side from Oak to Wyers. Add full sidewalk and curb on West side to Jewett.		No	60	SE 4th Ave	8.0	3 - Long Term
Bicycle	Recommended	TSP	Designate as bike boulevard with shared lane marking between Grandview and Tohomish.		Yes	49	NE Pioneer Pl	8.0	3 - Long Term
Intersection	Recommended	TSP	Add roundabout/traffic circle to alleviate dangerous intersection.		No	42	SR 14 & SPUR 141	8.0	3 - Long Term
New connection to existing street	Recommended	TSP	New street connecting Main St and Spring St.		No	10	New Street	8.0	3 - Long Term
New connection to existing street	Recommended	TSP	Extend NE Tillotson Dr to Snowdon Rd.		No	7	NE Tillotson Dr	8.0	3 - Long Term
Other	Recommended	TSP	Build a public boat dock along the river bank.		No	78	Columbia River	7.7	3 - Long Term
Bicycle and Pedestrian	Recommended	TSP	Designate as bike boulevard with shared lane marking and striped pedestrian lane.		Yes	63	SE 5th Ave	7.7	3 - Long Term
Roadway	Planned	STIP	Reconstruct road.		No	21	Achor Ave	7.7	3 - Long Term
New connection to existing street	Recommended	TSP	Build new street network with sidewalks in undeveloped area with residential zoning.		No	37	New Street	6.0	3 - Long Term
New connection to existing street	Recommended	TSP	Formalize and complete Dogwood Ln to Jewett/151.		No	35	SW Dogwood Ln	6.0	3 - Long Term
New connection to existing street	Recommended	TSP	Build new road completing a new street network to the north and west of the schools. Include bike and pedestrian facilities.		No	2	New Street	6.0	3 - Long Term
New connection to existing street	Recommended	TSP	Build new street network with sidewalks in undeveloped area with residential zoning.		No	27	New Street	5.0	3 - Long Term
Bicycle and Pedestrian	Recommended	TSP	Add bike route with signage.		Yes	61	NE Orchard Ave	4.7	3 - Long Term
Pedestrian	Recommended	TSP	Reconstruct with sidewalk and curb on north side to access Pioneer Park Sports Complex.		No	56	NE Center St	4.7	3 - Long Term
Bicycle and Pedestrian	Recommended	TSP	Reconstruct with curb and sidewalk on one side and designate as bike boulevard.		Yes	51	NE O'Keefe Ave	4.7	3 - Long Term
New connection to existing street	Recommended	TSP	Complete Snohomish Ave between Green St and Wisconsin St.		No	20	NE Snohomish Ave	4.7	3 - Long Term
New connection to existing street	Recommended	TSP	Build new road completing a new street network to the north and west of the schools. Include bike and pedestrian facilities.		No	1	New Street	4.0	3 - Long Term
New connection to existing street	Recommended	TSP	Formalize and build new street connection between W Winds Rd and SW Eyrie Rd via Amos Bertie Ln and Cherry Blossom Ln.		No	28	New Street	0.0	3 - Long Term



Recommended & Long-Term Projects

City of White Salmon Transportation System Plan



- Recommended TSP Projects
- Long-term projects (not in TSP time frame)

Project Types

Linear/Corridor-Based Projects

- Bicycle
- Bicycle and Pedestrian
- New connection to existing street
- Pedestrian
- Roadway

Point-Based Projects

- Intersection
- Transit
- Other
- xx Project ID Number

- Schools
- Parks
- City of White Salmon
- City of Bingen
- Klickitat County

