



August 16, 2024

Mr. Andrew Dirks
Public Works Director
City of White Salmon
100 North Main Avenue
P.O. Box 2139
White Salmon, Washington 98672

**SUBJECT: CHERRY HILL SUBDIVISION TRANSPORTATION IMPACT STUDY
CITY OF WHITE SALMON, KLICKITAT COUNTY, WASHINGTON
G&O #24859.01**

Dear Mr. Dirks:

At the City's request we have reviewed the Transportation Impact Study prepared by DKS Associates for the proposed Cherry Hill subdivision. The Study contain 59 total pages (including cover) that are dated by the Engineer of Record on May 24, 2023. Our review comments follow:

GENERAL COMMENTS

1. The report indicates (Page 5) that the subdivision will include up to 36 single family homes, and will have one access onto Spring Street. The International Fire Code requires 2 separate access roads for subdivisions that create more than 30, one-family dwellings. The fire code official should review the subdivision to confirm this requirement.
2. The report indicates (Page 8) that the City does not have a TSP. We recommend updating the report to include the City's recently completed TSP and ensure coordination with TSP-listed projects.
3. The report indicates (Page 17) that no concerns for conflicts with nearby accesses exist. We note that the Hillside Lane (private road) will be located adjacent to the proposed access. The misalignment of the proposed access and Hillside Lane may be undesirable for the City.



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4. The report indicates (Page 17) that the project frontage along Spring Street is very limited (approximately 100 feet total) and that construction of pedestrian/bicycle facilities may be impractical within the overall project frontage. The City may wish to require the developer to consider the overall impacts to Spring Street as a result of the proposed development and require network improvements which can accommodate these impacts, outside of the limited project frontage.

Thank you for the opportunity to comment on this Study. Please feel free to contact us with any questions or further review of subsequent information related to this development.

Sincerely,

GRAY & OSBORNE, INC.

Michael Woodkey, P.E.

MW/js
Encl.
By email