

July 10, 2022

Planning Commission
City of Stevenson
7121 E Loop Road
PO Box 371
Stevenson, WA 98648

Subject: Proposed Short Plat (SP2022-03}

Dear Member of the Planning Commission,

Victor Standridge and I are co-owners of the property under your review for approval. We submitted the Short Plat application after consulting with Ben Shumaker, Short Plat Administrator. At our first meeting Mr. Shumaker informed us that the City would be extending the sewer system up Loop Road but would stop at Frank John Road. Frank John Road is approximately 625 feet from our property. He estimated it would cost us approximately \$300,000 to extend the sewer line to our property and the financial burden would have to be born by us. All the properties adjacent to ours have existing septic systems. Therefore we believe our proposal to install septic systems on both parcels is consistent with the current neighborhood. Our long term plans include connecting to the City sewer once it is extended to our property on Loop Road.

As part of our due diligence, we contracted with Mark Peterson, Civil Engineer, to design septic systems for both proposed parcels as shown on our Short Plat plan. The plans were submitted to Skamania County Environmental Health for review. Nikki Rohan, Environmental Health Specialist II, inspected our soil test pits and approved our application. Requirements of the permit include installing all parts of the septic system 100' from wells and surface water. Our engineer made sure our plans complied with all conditions of the permit.

Gerald Larsen's property is to the south of ours and also has a septic system. His property is adjacent to a year round stream and across the street from a pond, both of which may contribute to his observation of water coming out of mole hills on his property. We have not observed water coming out of mole hills on our property and there are many! The proposed septic systems are approximately 280 feet from his well and over 135 feet from his house. Mr. Larson's property also has a row of well-established pine trees along our shared property line with a root system that naturally provides a barrier/filtration system for any water that that might flow laterally subsurface.

Mr. Standridge and I are optimistic that the Planning Commission will approve our Short Plat based on our due diligence in meeting all the requirements of the City of Stevenson and Skamania County. Thank you for your consideration.

Sincerely,

Kathleen Wilkie
Director of Public Works, Retired