



Leana Kinley <leana@ci.stevenson.wa.us>

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## Questions regarding mailer graph of "Utility Rate Projections" for upcoming meeting with City Council

2 messages

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Julie Fitz <julie@badbuddhagoods.com>

Wed, Sep 20, 2023 at 7:38 PM

To: Leana Kinley <leana@ci.stevenson.wa.us>

Cc: Julie Fitz <julie@badbuddhagoods.com>, planning@ci.stevenson.wa.us, City Council <citycouncil@ci.stevenson.wa.us>, Carolyn Sourek <carolyn@ci.stevenson.wa.us>

Hello Leana and team as well as City Council Members~

I hope this finds you all very well.

I have a few clarifying questions to go over in regards to the packet for zoning changes and hope to find all this information given out at Thursday's meeting with the public and City Council members.

If you are not able to answer or add to the packet/information, I think we all are not fully prepared for going over this important data in a Public Meeting yet.

~I am hopeful this is part of your discussion and the data given to all the public on this very important subject.

In your flyer, you note a graph for "**Utility Rate Projections**" for rate payers "with" and "without" your proposed "intervention." (See PDF section attached to this email)

Please submit the spreadsheet of data for this graph, the assumptions, the knowns and the unknowns. I (we) will not be able to assess this without this specific and crucial data.

Please include the sources, the ability for the City to state for certain this is the graph of rate increases and who is involved in this data gathering/projections/assumptions-

- A) At what rate of inclusion/assumptions do you have current septic system owners coming on line to connect to sewer on this graph?
- B) At what rate of inclusion/assumptions do you have land in UR zoning doing sewer extensions and coming on-line as "rate payers" & how many homes/tax payers are these?
- C) At what rate have you included a slowing of "development" because of these new restrictions? (Negative to all)
- D) At what rate are you including a slowing/halt of development as an extra burden on current rate payers because of these zoning "limitations" presented here? (Negative to all)
- E) Who was hired or compiled the data to create this graph?
- F) Are you prepared to fill in all the missing information of the X & Y axis points (rate & time) not delineated here in your graphic but has a value we can not see?
- G) Is this graph quantifiable and to be held to as a "promise" of rate reduction by the City?
- H) Are you prepared to explain the relative costs now, and in the future, associated with "failed" septic systems having to "extend" the sewer lines (by a per foot extension cost basis) for forced hook-ups to the City Sewer lines? And how do property owners figure this out given they have different situations for set backs from property lines, distance to point of actual connection = could be front/side/back of homesites? (I see that this is the only way for current home owners with septic systems to know the impact this is by this change. Even if folks with newer septic systems, this is to be seen as a future expense.)

~I will section further questions off into separate emails for better tracking in case some are easy and some not available at this time...

**Please include this email set of questions in the Public Dialogue and your answers in the packet for this item.**

~If the timeline to include has passed, please include reading these questions off at the “workshop” as this is Public Input & information to include.

Thank you!  
Submitted respectfully for all's time and energy into this~  
~Julie


Owner of Lot 402/410 (developable land that fronts Kanaka Creek Road, formerly known as [329 NW Kanaka Creek Rd, Stevenson WA](#))

 Julie Fitz   
Julie's cell: 503-201-9460

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 **Utility Rate Projections graph from Public Flyer from City.pdf**  
568K

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**Leana Kinley** <leana@ci.stevenson.wa.us> Thu, Sep 21, 2023 at 11:17 AM  
To: Julie Fitz <julie@badbuddhagoods.com>  
Cc: Julie Fitz  <julie@badbuddhagoods.com>, planning@ci.stevenson.wa.us, City Council <citycouncil@ci.stevenson.wa.us>, Carolyn Sourek <carolyn@ci.stevenson.wa.us>

Julie,

The chart was a visual representation of what could happen as additional users are added to the system, not an actual depiction of current or future rate projections. A copy of the most recent graph of the last analysis was presented to council last December as part of the public hearing on sewer rates and can be found online [here](#). No analysis has been done on the information you are requesting in questions A-G.

In response to question H, included in the HEALing SCARS Septic to Sewer program, there is an estimated cost for a property owner to connect their dwelling to the public system (Appendix A) found online [here](#). The recent city project extending 1,005 feet of the sewer main line along Loop Road from Kanaka Creek and north along Frank Johns Road cost \$454,278 and included some stormwater infrastructure due to failing lines and the wet weather. Generally the city will pay more than the private sector to complete a project due to prevailing wages and other contractor requirements.

This response and your original email will be included in the last update of the council packet.

Thanks,

***Leana Kinley, EMPA, CMC***

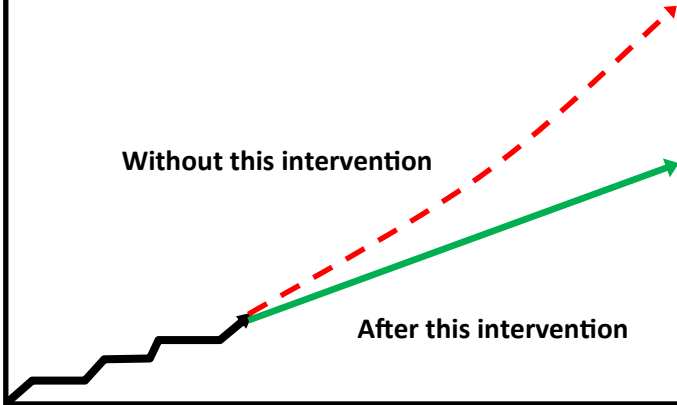
City Administrator  
7121 E. Loop Rd/PO Box 371  
Stevenson, WA 98648-0371  
(509) 427-5970 x204

[Quoted text hidden]

# Utility Rate Projections:

Without this intervention

After this intervention



Residential

Commercial Residential

Industrial Residential

Wholesale

Electricity Trade

Gas Trade

Water Trade

Water System:

10 State Place

PO Box 4602

Fort

State

County

Department of

Administration

September 2012

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Florida State  
Department of  
Administration

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