



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

SMC 13-08

Rick May <rick@mayandassociates.net>

Thu, Sep 21, 2023 at 11:53 AM

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

Cc: City Council <citycouncil@ci.stevenson.wa.us>, Carolyn Sourek <carolyn@ci.stevenson.wa.us>, Rick May <rick@mayandassociates.net>

Good question Leana. Probably best to include if we want the council to consider the comments. Thank you.

Rick

On Thu, Sep 21, 2023 at 11:36 AM Leana Kinley <leana@ci.stevenson.wa.us> wrote:

Rick,

Do you want these comments to be included in the council packet?

Thanks,
Leana

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From: Rick May <rick@mayandassociates.net>

Sent: Thursday, September 21, 2023 11:21:14 AM

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

Cc: planner@ci.white.salmon.wa.us <planner@ci.white.salmon.wa.us>; City Council <citycouncil@ci.stevenson.wa.us>; Carolyn Sourek <carolyn@ci.stevenson.wa.us>; Rick May <rick@mayandassociates.net>

Subject: SMC 13-08

Hello Leana,

There are a few items connected with the proposed sewer change that may be worth discussing before public comment in tonight's Council meeting.

(1) There are substantial areas in the urban reserve zone that are a significant distance from existing sewer lines. For individual property owners, the cost of bringing up sewer in many cases may exceed the value of the land the sewer is to serve. For these properties, the effect of not allowing septic is to make their property currently economically undevelopable. Washington Courts have often in the past considered actions such as this as a taking of property rights, without just compensation. I suggest the City's legal counsel weigh in on this.

(2) If a substantial number of properties become economically undevelopable under the proposed change, it could have a significant adverse effect on revenue. The properties that would become undevelopable would have a substantial decrease in value, which in turn would be reflected in lower tax values and less property taxes for the property. To make up for this loss of revenue, it may be necessary for the Assessor to increase the overall millage rate for all properties in the county. (Ie- everyone else's taxes go up to cover the losses). If not, the amount of taxes collected and the funds available for the county and city budgets may decrease. I believe it would make sense to investigate the effects on revenue and taxes from the proposal.

I understand the want to have the developer pay for the sewer extension costs. On the surface, it makes sense. I request that the City makes sure the proposed changes are legal and will not harm the city or its citizens, and in addition not adversely affect revenue and tax rates. Thank you.

Rick May
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