



APPLICANT ADVISORY SEWER CONCURRENCY

SEWER CONCURRENCY ADVISORY TO APPLICANTS FOR DEVELOPMENT APPROVALS BY THE CITY OF SPOKANE VALLEY (INCLUDING THOSE WITH UNEXPIRED DEVELOPMENT APPROVALS WHICH ARE NOT YET CONNECTED TO THE PUBLIC SEWER SYSTEM):¹

Public sewer facilities in the City of Spokane Valley are owned and operated by Spokane County. Currently, the capacity of the regional wastewater treatment plant which is available to properties in the City is allocated to Spokane County rather than to the City.

The City has been advised that the Federal Environmental Protection Agency (EPA) has alerted the Washington State Department of Ecology (DOE) that DOE should not issue any discharge permits until the ongoing Total Maximum Daily Load study has been completed. As a result, the County may consider adopting a County-wide moratorium on new connections to the sewer system served by the treatment plant in order to conserve its remaining wastewater treatment capacity. If enacted by the County, such a moratorium would have the effect of halting new connections to the sewer system in the City of Spokane Valley.

Considering the multi-year timeframe required to permit, design, construct and bring additional treatment facilities online, the regional wastewater treatment capacity currently under the control of the County may be inadequate to meet demand before the new wastewater treatment facility is operational. Planning to expand available wastewater treatment capacity is underway. However, as the regional treatment plant nears its capacity, the County may determine that it is unable to issue certificates of sewer availability to developments in the City of Spokane Valley.

Although the City of Spokane Valley is participating in the planning for expanded wastewater treatment capability, its ability to grant development approvals may be affected by the circumstances described above which are not under its control. As such, any statement by the City of Spokane Valley relating to sewer concurrency will be based exclusively on information provided by Spokane County as the owner/operator of the wastewater facilities. Spokane Valley has not performed any independent analysis as to the existence or non-existence of water capacity, and specifically makes no representations as to the accuracy of the sewer treatment capacity information provided by Spokane County, or as to whether the County may take action, such as adopting a moratorium, which affects certificates of sewer availability that have already been issued or may be issued in the future. Therefore, applicants for development approvals should carefully consider the adequacy of wastewater treatment facilities at an early stage of planning developments in the City of Spokane Valley.

*The City of Spokane Valley
April 27, 2004*

Please read, sign and date on the bottom of this page. If you have any questions, please call the Planning Department at (509) 720-5000 or contact via email at planning@spokanevalleywa.gov. Please return one (1) signed copy to the City Planning Department and keep one copy for your records.

By signing this document, you are only acknowledging that you received a copy of this document.

Signature that document was received

Date

Project File Number/Name

¹ "Development approvals" include subdivisions, short plats, binding site plans, manufactured home park site development plans, planned unit developments, zoning reclassifications, and conditional use permits that would permit an increased amount of wastewater to be generated on the site.

DISCLAIMER: By accepting this permit and proceeding with the work, the applicant/permittee and owner acknowledges and agrees that: 1) If this permit is for construction of or on a dwelling, the dwelling is/will be served by potable water. 2) Ownership of this City of Spokane Valley permit inures to the property owner. 3) The applicant/permittee is the property owner or has full permission and authority to represent the property owner in this project and carry out the work specified in the permit. 4) All construction is to be done in full compliance with the City of Spokane Valley Municipal Code. The applicable codes are available for review at the City of Spokane Valley Permit Center. 5) The applicant/permittee further declares that they are either: (A) a contractor currently registered and properly licensed in accordance with Chapter 18.27 RCW; (B) the registered or legal owner or authorized agent of the property for which I am applying for permit and not a licensed contractor; or (C) otherwise exempt from the requirements set forth in RCW 18.27.090 and will abide by all provisions and conditions of the exemption as stated. 6) The City of Spokane Valley permit is a permit to carry out the work as specified therein and is not a permit or approval for any violation of federal, state or local laws, codes or ordinances. 7) Compliance with all federal, state, and local laws shall be the sole responsibility of the applicant/permittee and property owner. 8) Plans or additional information may be required to be submitted and subsequently approved before this application can be processed. The City is not responsible for any code violation through the issuance of this permit. 9) Failure to request and obtain the necessary inspections and inspection approvals may necessitate stoppage of work and/or removal of certain parts of the construction at the applicant's/permittee's or property owner's expense.

