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SPOKANE VALLEY  
DEVELOPMENT



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):<sup>1</sup>

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.

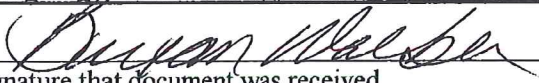
Considering the multi-year timeframe required to permit, design, construct and bring additional treatment facilities online, the regional wastewater treatment capacity currently under the control of the County may be inadequate to meet demand before the new wastewater treatment facility is operational. 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 a copy of this statement. If you have any questions, call John Hohman, Community Development Director, at (509) 720-5300. Please return one (1) signed copy to the City of Spokane Valley, Department of Community Development, Current Planning Division, 11707 E. Sprague Avenue, Ste 106, Spokane Valley, WA 99206; and keep a copy for your files. Thank you for your cooperation in this matter.

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

  
Signature that document was received

3-11-15  
Date

Project File Number/Name  
PRE-LU-2014-0029 Painted Hills Planned Residential Development

<sup>1</sup> "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.