

CARA Survey Responses

~ October 22, 2012 ~

Introduction

Spokane County's Growth Management Act requires the designation and adoption of development regulations that protect areas critical to maintaining groundwater recharge and quality within unincorporated areas of the County. These requirements are addressed in the Spokane County Code (SCC) 110.20.075 - Critical Aquifer Recharge Areas (CARA). Sections 3.1 through 3.2 of SCC 110.20.075 address wastewater management associated with non-residential uses outside the Urban Growth Area (UGA) Boundary.

Spokane County began a review of these CARA non-residential wastewater regulations and requirements in August 2012. At the beginning of the review process, a survey was developed to gather input from interested parties. This document compiles the responses to the survey. A summary of the responses is provided, followed by the detailed responses.

Summary of CARA Survey Responses

The CARA Survey was sent to 137 individuals representing a variety of community groups and organizations. In some cases survey recipients forwarded the survey to additional individuals who responded. A total of 39 individuals responded to the survey. The responses represented the following affiliations (note that some respondents indicated more than one affiliation).

- 10 - Homeowner, rural
- 8 - Other
- 7 - Federal or State agency
- 6 - Local agency or district
- 5 - Consulting engineer, planner or scientist
- 4 - Homeowner, urban
- 4 - Commercial development
- 4 - Non-governmental conservation group
- 2 - Land use attorney

The detailed responses to the survey, including charts representing the multiple choice responses and narrative responses, are presented in the next section. A summary of the responses is presented below. When the terms 'CARA requirements' or 'CARA regulation' are used, they are an abbreviation for CARA non-residential wastewater requirements or regulation. The respondent comments presented in this summary represent common themes and abbreviations.

CARA Survey respondents' familiarity and experience with the current CARA regulation and requirements:

- The majority of the survey respondents were aware of the CARA requirements (74%) and indicated that they understood the regulation very well or somewhat well (82%).
- 46% of the respondents indicated that they deal with the CARA regulation frequently or occasionally.
- 92% of the respondent indicated that the purpose of the CARA regulation is to protect water quality in aquifers and rivers. 77% indicated that they think the regulation is very or somewhat protective.
- Responses were varied on whether the CARA regulation is thought to be based on sound science (39% unsure, 33% yes, 28% no) and whether there were issues and/or concerns with the current requirements (39% yes, 33% no, 28% unsure). And, the majority of respondents were unsure if the regulation should be changed (62%).
- 32% of the respondents indicated that the CARA regulation has affected them or a project they have pursued. Concerns and issues ranged from: lack of County enforcement; limiting development potential of properties; increased technical and legal costs associated with property development; inconsistencies with the County Comprehensive Plan; and stopping development rather than protect groundwater.

Survey respondents' comments relating to the CARA review and potential changes to the CARA regulations:

- The need to base the CARA evaluation and any new CARA requirements on sound science and engineering studies was an overarching theme that was emphasized by numerous responses to various questions.
- Other considerations relating to updating/changing the CARA regulation and/or concerns about the regulation included: requirements should be consistent with other related County, agency and growth management requirements; commercial services should be allowed to support new residential development outside the UGA; non-residential limitations should not be more than residential limitations; eliminate non-residential wastewater discharge to groundwater; focus on water quality and regional drinking water protection, not land use concerns; ensure that the regulations allow development appropriate for on-site waste disposal; consider site specific requirements based on hydrology and soil chemistry; eliminate areas that have soil characteristics that naturally filter wastewater; consider wastewater characteristics and loading; implement consistent interpretation of the requirements; implement stringent enforcement; and consider economic impacts.
- The majority of respondents indicated:
 - The CARA regulation should include different requirements for low, medium and high aquifer susceptibility areas (72%). Some of the comments included: a tiered approach may clear up some inconsistencies with the regulations; at least conduct a study to consider different allowances; apply demonstrative science; consider the dynamic

characteristics of the aquifer, not just the physical and biological environment over the aquifer; what was true 20 years ago may not apply today; and base the regulation on the threat, not a blanket policy.

- The CARA regulation should include provisions for variable rates of discharge based on different levels of treatment (82%). Comments included: would allow discharge to match pollution potential; sounds reasonable; if practicable; would help clear up some inconsistencies and ambiguities; and limit discharge of wastewater to aquifer.
- The CARA regulation should include flexibility for different types of non-residential development based on the proposed land use (61%). Comments included: only if it doesn't allow discharge of more contaminants; only if land uses are tracked and not transferable to a new/actual land use; demonstrate through best available science; consider flexibility and an adaptable approach that still keeps the aquifer clean; consider densities and critical/hazardous chemicals; and the current regulation provides flexibility based on gallons per day of water use.
- The CARA regulation should include requirements for monitoring of either the wastewater or ground water, if the CARA regulation was modified to allow non-residential wastewater discharge based on specific land use and/or levels of treatment prior to discharge (71%). Most of the comments relayed the importance of monitoring. Other comments indicated interest in offering alternatives, and considering land use (e.g., office vs. industrial), short-term start up monitoring, state waste discharge requirements, and impact on development potential.
- The CARA regulation should include remedial action requirements or penalties for projects that exceed the allowable discharge (69%). Comments provided numerous suggestions for penalties, emphasized that remedial actions are more important than penalties, recommended to use caution and consider how it might apply to existing facilities, and relayed concerns about cost and uniform application.

Survey respondents' additional advice regarding the review of the CARA regulations and requirements:

- *Stakeholder engagement:* Public outreach is good. Great to provide this forum for discussion. Involve various and affected stakeholders from the community to provide balance. Be open to ideas and allow industries to provide solutions. Obtain information from the engineering community. Work closely with other agencies. Educate users.
- *Consider the long-term:* Look at long-term growth. Consider development impacts over time. Do what is necessary to protect ground and surface water.
- *Development considerations:* Be reasonable and logical; use common sense and allow flexibility. Help property owners/taxpayers succeed in implementing their developments.
- *Water quality considerations:* Consider geographic areas in the County with different soil and groundwater characteristics.

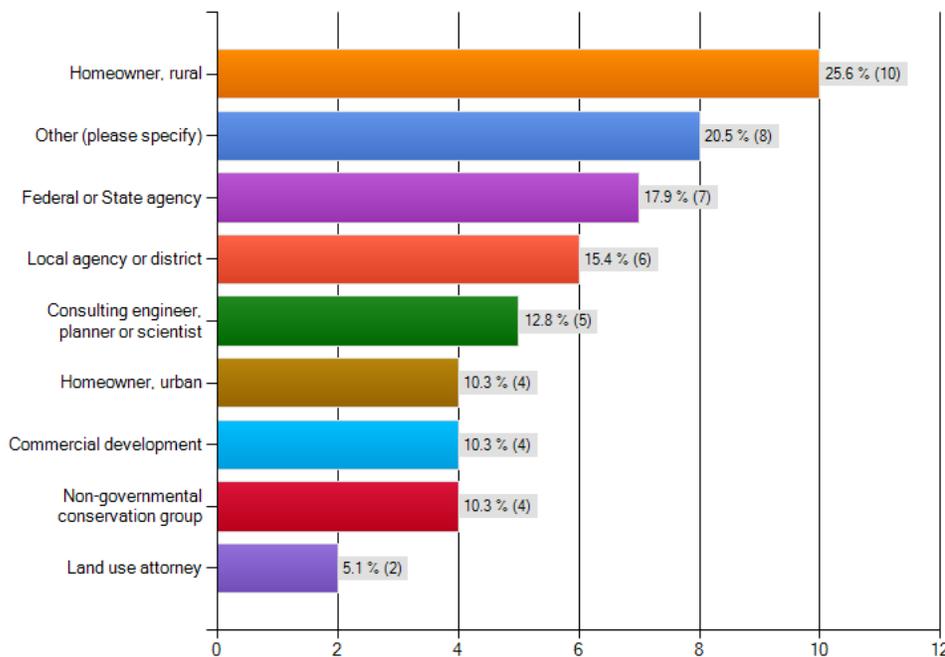
Detailed CARA Survey Responses

Statistics and detailed survey responses from all of the respondents are provided in this section. The individual survey questions are provided in bold type and immediately followed by either a graphical or text-based compilation of survey responses.

Where bar charts are provided below, the x-axes refer to the number of respondents that answered individual survey questions with the specified responses (the percentage and number that shared specific responses are also provided next to the bars). In many cases, respondents did not answer all questions.

Question #1:

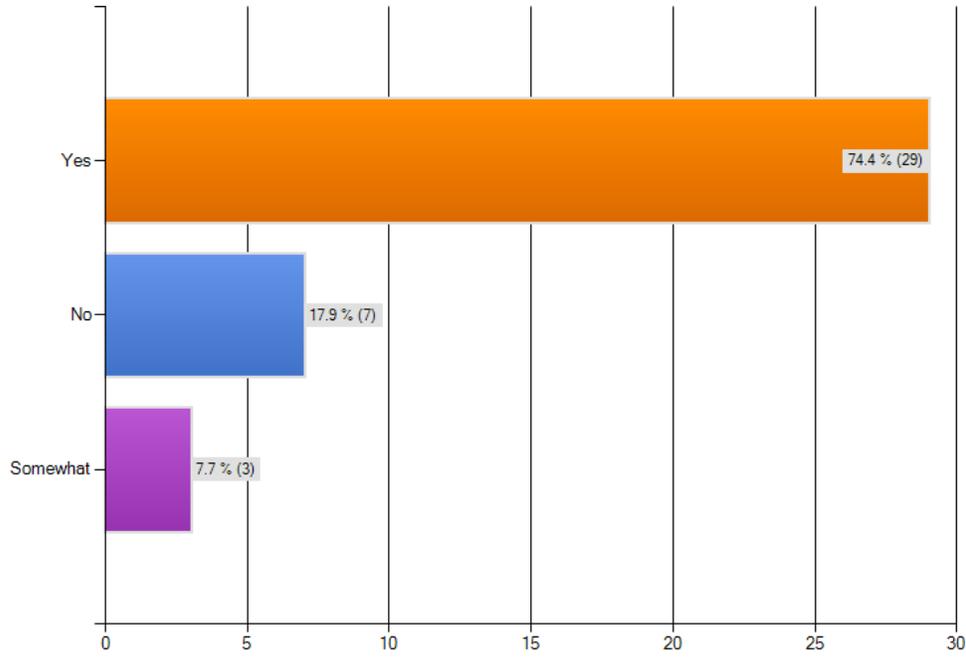
For this survey, which of the following affiliations are you representing? Check all that apply.



Note: Respondents identified "other" affiliations as: Municipal special purpose district, Neighborhood Alliance, Spokane Association of Realtors, environmental non-profit, lake conservation association, and Tribe.

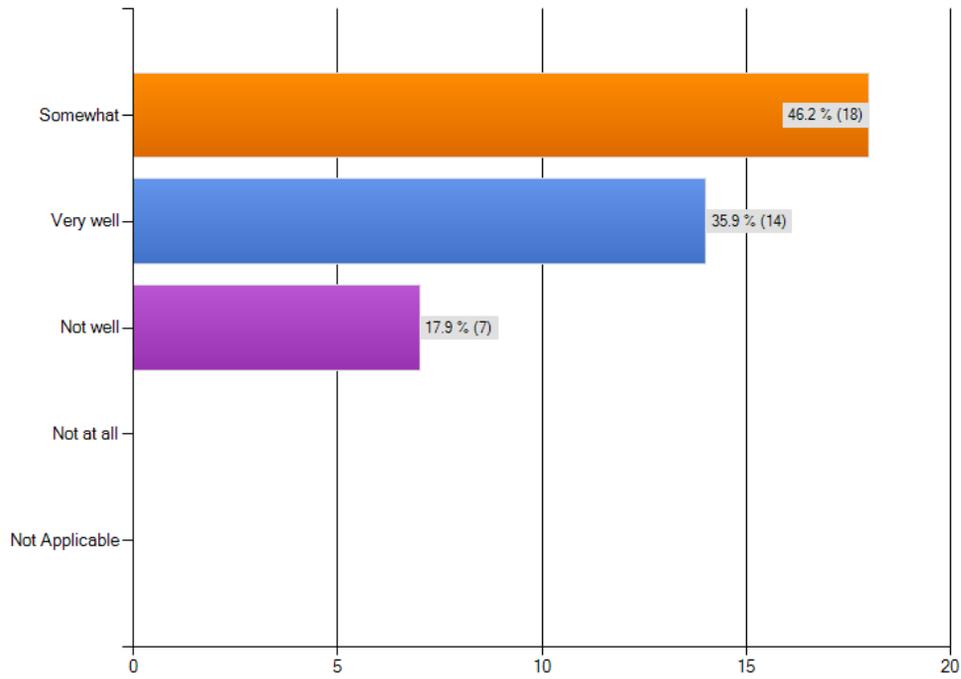
Question #2:

Before today, were you aware of the Spokane County Critical Aquifer Recharge Area (CARA) non-residential wastewater regulation (defined in previous section)?



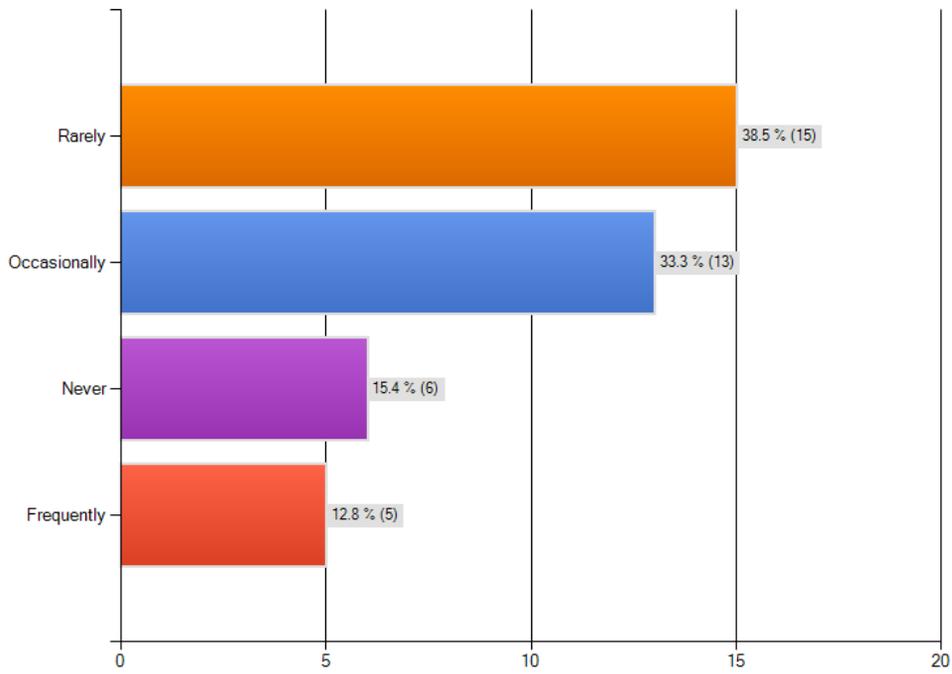
Question #3:

How well do you understand the CARA non-residential wastewater regulation?



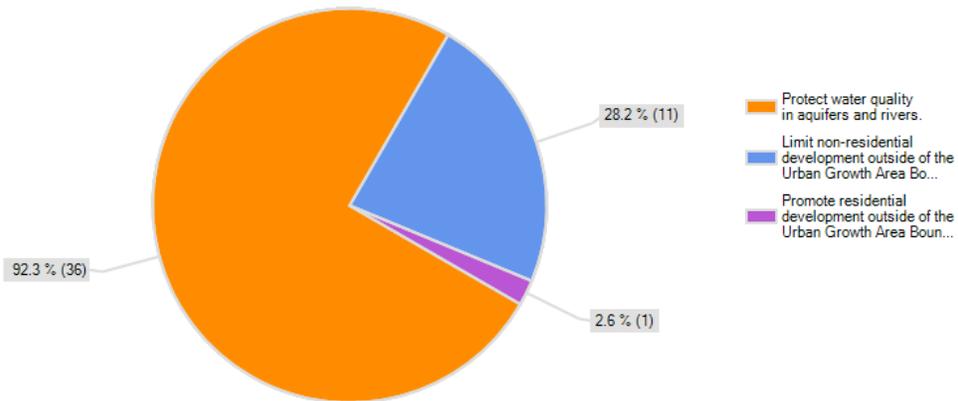
Question #4:

How often do you deal with the CARA non-residential wastewater regulation?



Question #5:

What do you think the purpose of the CARA non-residential wastewater regulation is? (select all that apply)

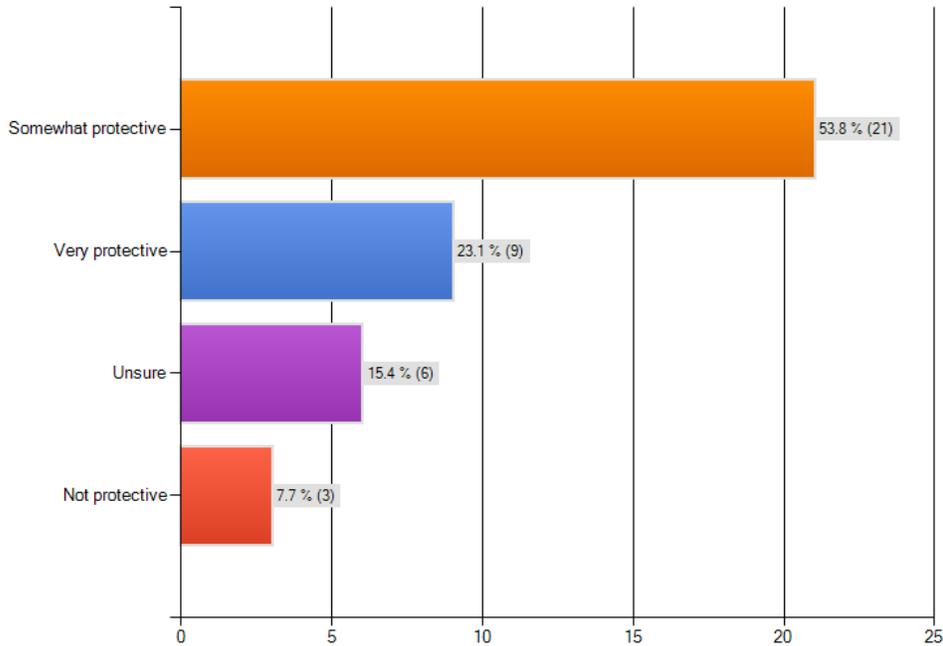


Responses to “Other (please specify)” included:

- Insure that the threat to water quality of non-residential development outside the CARA is no greater than that allowed by a residential development on a similar parcel of land.
- The present CARA regulations were adopted for the purpose of serving a certain political ideology that any growth occurring outside the Spokane County UGA Boundary should not be permitted.
- Growth in rural areas without sewer & water should be limited and strict rules should apply.

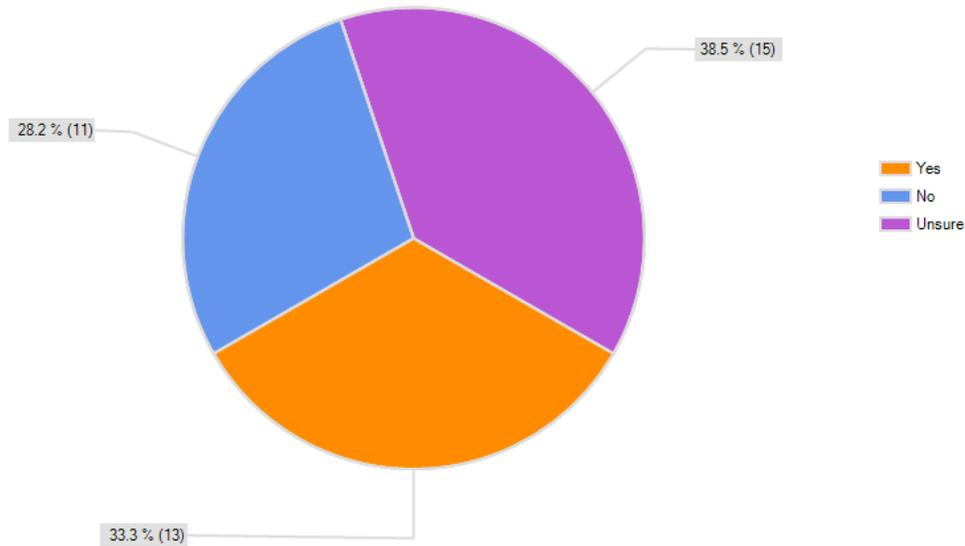
Question #6:

To what extent do you think the CARA non-residential wastewater regulation is protective of water quality in aquifers and rivers?



Question #7:

Do you think the current version of the CARA non-residential wastewater regulation is based on sound science?



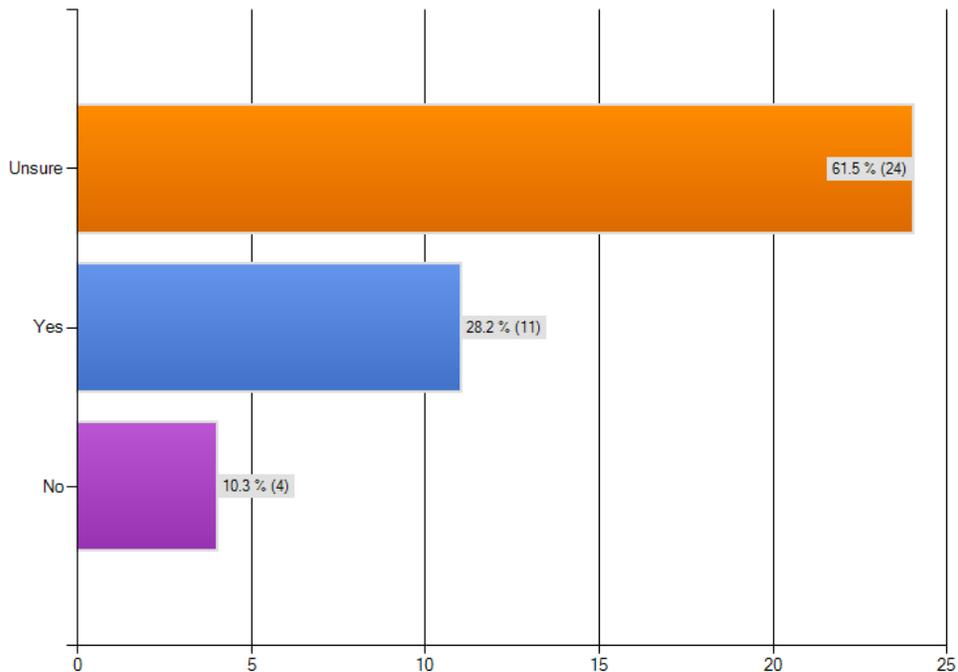
Responses to “If no, please explain” included:

- Certainly hope so.
- Too often politics and pressure from developers sway decisions in Spokane County. Sound science is not always the driving factor -- it should be.
- This is based on basic math principles and soil chemistry.
- There is no science behind it.
- Groundwater, once polluted, is extremely difficult and costly to remediate. Regulations that allow discharge of critical or hazardous materials to drinking water aquifers is not based on sound science.
- CARA boundaries seem very arbitrary and based on road location rather than geology and hydrologic considerations. Although the current regulations are protective, they seem to be unnecessarily restrictive to achieve the desired protection. They do not seem to be based on scientific study, but on how can we be sure of achieving our goal without bothering to do any study.
- The current CARA regulations are based on a number of poorly defined assumptions that need to be reviewed for accuracy. Two key assumptions are: 1) the typical single family residence generates 450 gallons of wastewater per day and 2) the strength of wastewater in terms of its chemical and biological composition is comparable to residential waste; that is there are no chemicals from manufacturing or special cleaning processes or hazardous medical wastes present in the waste stream.

- 90 gallons per acre per day regardless of the activity does not sound like it is based on sound science. If the activity demonstrated it met the water quality requirements, is there a means for approval?
- It is my understanding from talking to Stan Miller, who worked on the CARA regulation originally, that the committee developing the CARA wanted the 90 gpd/acre even though it was not based upon any sound science.
- I have not been able to find any scientific studies provided by Spokane County Health Dept or any other Spokane County Agency that provides convincing arguments for CARA's existence.
- My negative response is qualified by the absence of any properly conducted scientific evaluation that was completed as a basis for the current regulations.
- The regulations seem to be a one size fits all. We have not seen, nor has there been any reference to science with respect to waste water treatment systems. State of the art and technology has grown tremendously since the enactment of the CARA regulations.

Question #8:

Do you think the CARA non-residential wastewater regulation should be changed?



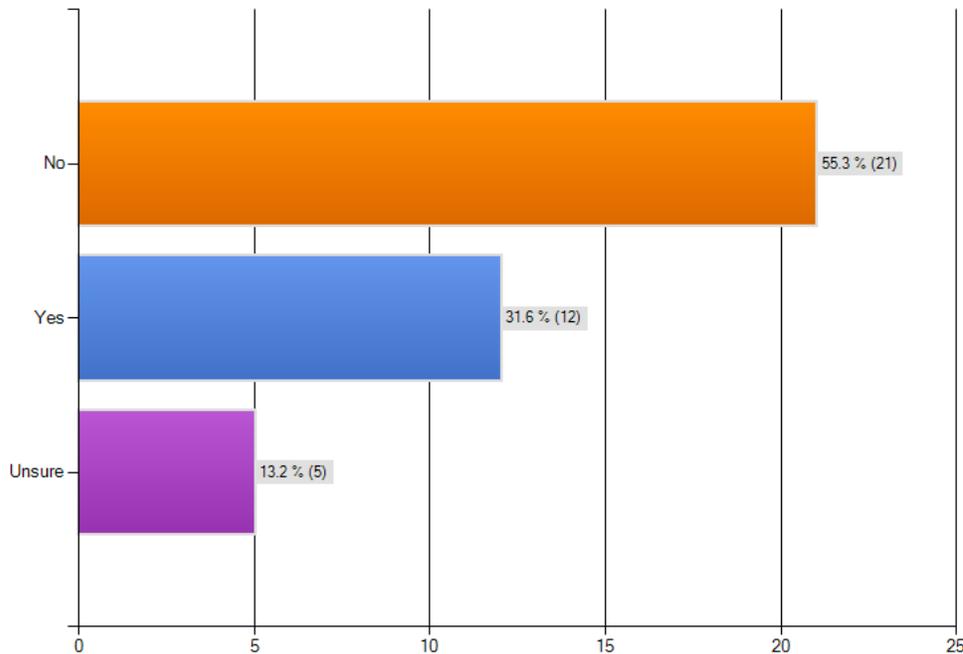
Responses to “If yes, do you have recommendations that should be considered for changes?” included:

- Eliminate the ability of non-residential wastewater (particularly that containing critical materials) to be discharged to groundwater.

- Until a review of the validity of the above assumptions is complete, I will reserve judgment on the need for changes.
- If you cannot justify with science then it needs to be terminated.
- They should be based on engineering studies.
- The limitations for onsite sewage disposal are more limiting than for residential onsite sewage disposal. Typically waste water from non-residential uses have less fecal matter per gallon than residential.
- Consider new demonstrative science.
- It would depend on pre-CARA and post-CARA comparison results based on actual statistics or studies.
- CARA non-residential uses should be revised based on sound science and not be a de facto land use regulation. CARA should focus on use/storage of critical materials instead of limiting use through on-site septic standards that may not be consistent with those enforced by Spokane Regional Health District.
- Have a method of demonstrating your project meets the water quality requirements.
- I think we already have State and Local guidance for sizing on-site disposal systems. Also, hazardous materials are also addressed elsewhere in County Code. I would think if we want to be more protective of the aquifer that those would be the places to do it. The 90 gpd/acre requirement has essentially become a barrier to non-residential development outside the UGA that does not always come to the attention of the party purchasing the land until after they closed. This does not seem to me to be the right way to do business. If Spokane County/State Growth Management does not desire commercial growth outside the UGA the zoning should be changed to reflect that.
- I believe the CARA regulations for non-residential uses in the Mead-Mt Spokane area along U S Hwy No 2 (Newport Hwy) should be eliminated entirely, except for certain specific industrial uses.
- I think that they should be site specific, allowing for discharge that would meet the required intent and allowing for the natural hydrology and soil chemistry to determine the appropriate loading.
- The regulations today seem to be based upon land use concerns outside the UGA. They should be based upon science and focus on water quality protection and not commercial growth. Some commercial uses have very little impact on ground water and therefore should be governed differently.
- Depends on the collective response to question # 16.

Question #9:

Has the current CARA non-residential wastewater regulation affected you or a project you have pursued?



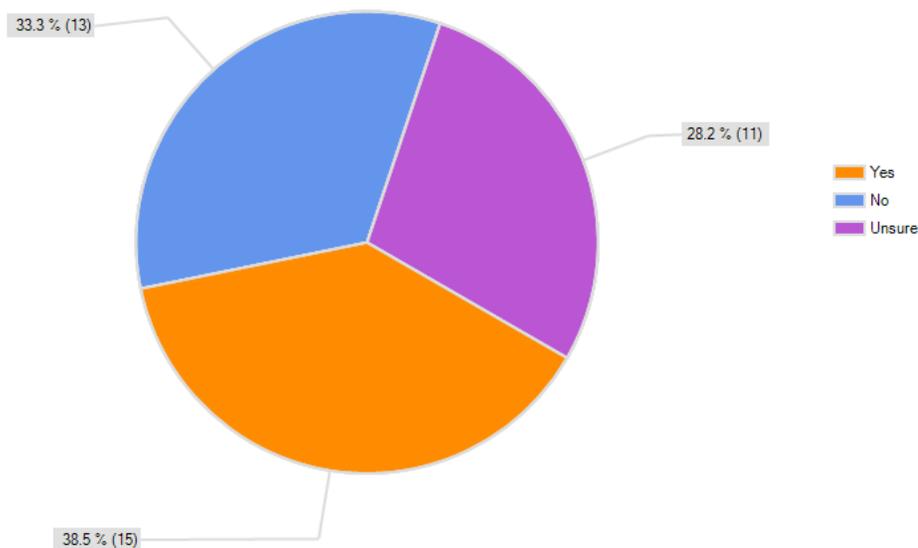
Responses to “If yes, please explain how” included:

- The Lake Spokane area has a septic break-through situation that's possibly adding to the overall phosphorus loading of an already saturated lake. Our hope is that the CARA regulations will aid in diminishing the level of phosphorus and other leached products entering the water system.
- Yes, the County's unwillingness to enforce the non-residential wastewater regulations has threatened water quality in impacted neighborhood.
- We in Spokane County Engineering and Roads have seen a number of private projects fail due to the current non-residential wastewater regulation.
- Has affected decisions that I make in my official capacity regarding land use actions.
- The restrictions have limited development on a commercial development to about one tenth of the capacity to develop due to the restrictions.
- The current regulation limited the owner’s ability to develop a non-residential land holding which I was engaged to provide design on. This limitation has had the effect of reducing the breadth to which the property could be leased to in terms of differing businesses selecting this site.
- The current CARA non-residential wastewater regulations have interfered and prevented subdividing real property zoned for regional commercial uses. In one particular case, it was necessary for me to obtain and bare the unnecessary costs for legal services to complete a short plat of real property zoned for regional commercial purposes.

- Too limiting, I believe that CARA should acknowledge the Comprehensive Plan for Spokane County and be flexible enough to allow for implementation of the plan, without itself usurping the very heart of Growth Management which is the Comprehensive Plan.
- They have been used as a way to stop development as opposed to protecting the groundwater.
- As a consultant, I've been asked by clients to assist in interpretations of the regulations and explanations of how those regulations would influence the permitting, design and operation of wastewater facilities on the properties they hoped to develop for non-residential uses.

Question #10:

Do you or your organization have issues and/or concerns with the current CARA non-residential wastewater requirements?



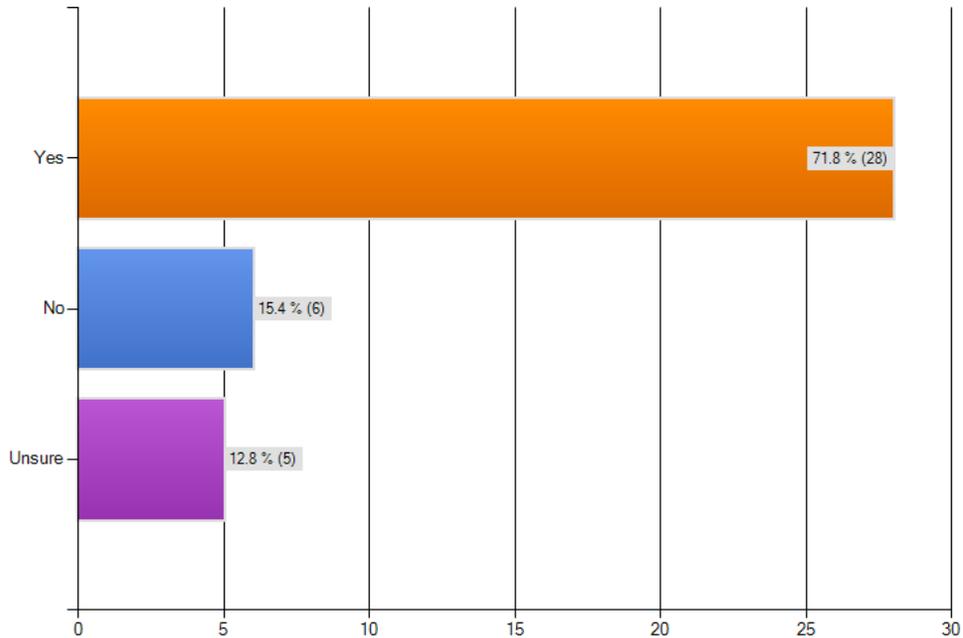
Responses to "If yes, please explain how you have been impacted and/or your concerns" included:

- We have serious concerns with the potential for contamination of regional drinking water.
- I am concerned that any changes in the current rules could reduce the level of protection of aquifer / river quality by allowing development inappropriate for on-site waste disposal.
- There needs to be more stringent enforcement of the CARA requirements.
- We are on 10 acres in a limited aquifer recharge area -- we want strict standards established and consistently upheld.
- Like a lot of things, it is abused by developers and often times not enforced as it should.

- My development has been all but stopped. There are lots of new residential and very little commercial services to serve them.
- This is similar to the question above. The limitations are greater than the health department for on-site sewage disposal. The monitoring requirements are greater which all results in greater costs to the developer. It also seems that if the area is developed in homes that they would be allowed more gallons of disposal and produce far more pollutants from lawns and the like as compared to a parking lot.
- For the reasons mentioned above I think it is important that Spokane County revise the current requirements.
- Information I have obtained by observing and researching certain soils studies in the Mead-Mt Spokane area along U.S. No 2 (Newport Hwy) just northerly of the current Spokane County UGA Boundary indicate there is very sandy soils with relatively thin layers of clay/loam within 8 to 10 feet of the ground surface. Below that we have what is referred to as the Mead Sands with little or no rock of any size. Employees with Central Pre-Mix have advised me the Mead Sands are so pure they do not process the sands before using these sands in the mixing of ready-mix cements sold in the Inland Empire. The sands in many locations extend 75 feet and more below the surface which should act as a natural filter for any wastewater discharged into the ground in these areas. There should be studies conducted that would indicate just how far down wastewater would seep through the sandy soils in our areas and the amount of contamination that occurs in these sandy soils at measured levels. I suspect it would be little or none at depths of 50 feet, well above the normal depth of the water table in this area. Furthermore, Spokane County has determined that the Mead-Mt Spokane area I am referring to is outside the aquifer sensitive area.
- They seem overly restrictive.
- I don't think it is the regulation as much as the interpretation by the specialist. I believe that not all land uses exactly fit within every regulation and then it seems that different interpretations and issues start and there is no reasonable solution but the most restrictive. The most restrictive doesn't always seem appropriate either.
- We do not believe it is based on science, we believe it is a shot gun approach to limit non-residential development, regardless of what the Comprehensive Plan or Zoning Regulations allow.
- That the current requirements or regulations be case by case, depending on the project or use.
- See responses above.

Question #11:

The current CARA non-residential wastewater regulation has the same requirements for areas with moderate and high aquifer susceptibilities. Do you think the CARA wastewater regulation should include different requirements for low, medium, and high aquifer susceptibility areas?



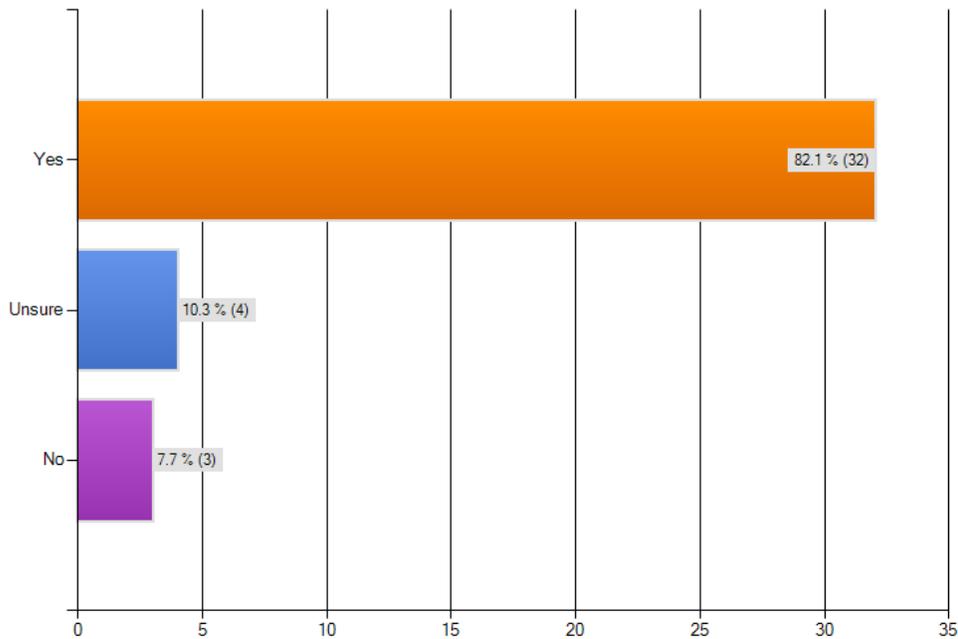
Responses to “Comments” included:

- We should use strict standards, the aquifer is not well understood and it is dynamic -- not static. What was true 20 yrs ago may not be true now, especially after increased rural growth.
- The regulations should be based upon science and the technology available at the time a permit is issued.
- Common sense - logical.
- Makes sense.
- This just demonstrates how arbitrary the regulation is.
- Yes, but not if all of the areas have to meet the high susceptibility areas requirements. The restrictions should match the level of potential pollution as well as balance if it is wastewater from residential uses.
- Again, demonstrative science may provide a differentiation of regulations in susceptibility areas.
- Regulations need to be based on the threat not a blanket policy.
- The current high, medium and low classifications consider primarily how the physical and biological environment over an aquifer affect the potential for contamination. They do not consider the importance of an aquifer as a domestic water supply or the extent to which the aquifer is /was contaminated today. These issues need to be addressed in any review of the CARA.

- Areas of low susceptibility could be evaluated differently.
- I believe at least a study should be conducted to consider different allowances based on differing susceptibility.
- Probably, but if science says something else I'd listen.
- As I have indicated, further studies should be conducted before passing more ordinances that affect the amounts of wastewater that can be discharged into the ground in the Mead-Mt Spokane area along Hwy No 2 (Newport Hwy) just northerly of the Spokane County UGA Boundary.
- I think if there would be a tiered approach to CARA with regards to susceptibilities, it would help clear up some inconsistencies with the regulations.
- Currently, there are separate requirements for low CARAs and for medium/high CARAs. What is the point of having a separate medium and high classification if the requirements are the same for both?
- I do not think CARA should address on-site sewage disposal since there are other agencies that have oversight. If it is deemed important to keep additional regulations in CARA, then yes it might make sense to differentiate between high, medium, and low.
- Previously stated.

Question #12:

Should the CARA non-residential wastewater regulation include provisions for variable rates of discharge based on different levels of treatment prior to discharge (for example, higher discharge rates allowed if a higher level of treatment is provided prior to subsurface disposal)?

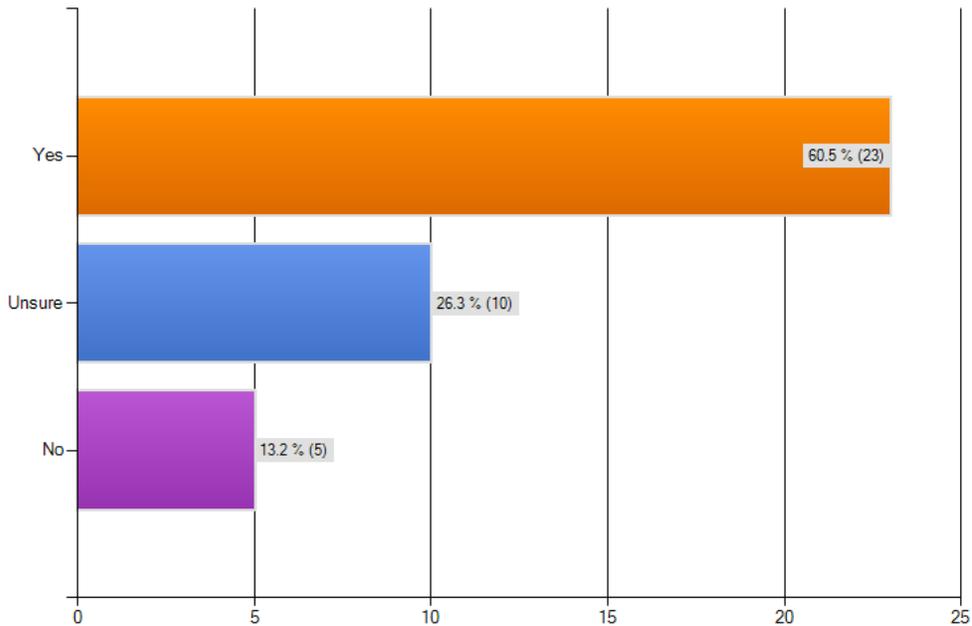


Responses to “Comments” included:

- There should be limited discharge of wastewater to the aquifer.
- Makes sense.
- This sounds reasonable.
- This would allow a discharge to match the potential of pollution.
- This would be a good addition to the rule if the system installed removes contaminants of primary concern like toxics, phosphorous and nitrogen and includes an appropriate disposal method for the contaminants removed.
- Definitely. Why would one consider the cost of using a higher level of treatment if there was no benefit to increase the discharge rate?
- The obvious answer is definitely, YES.
- I think an approach such as this would help clear up some inconsistencies and ambiguities.
- If practicable.
- I do not think CARA should address on-site sewage disposal since there are other agencies that have oversight.
- Previously stated.

Question #13:

Currently, the CARA non-residential wastewater regulation does not provide any flexibility to allow different wastewater discharges based on the type of proposed land use (i.e., general office vs. industrial vs. restaurant/grocery). Should the CARA wastewater regulation include flexibility for different types of non-residential development based on the proposed land use?

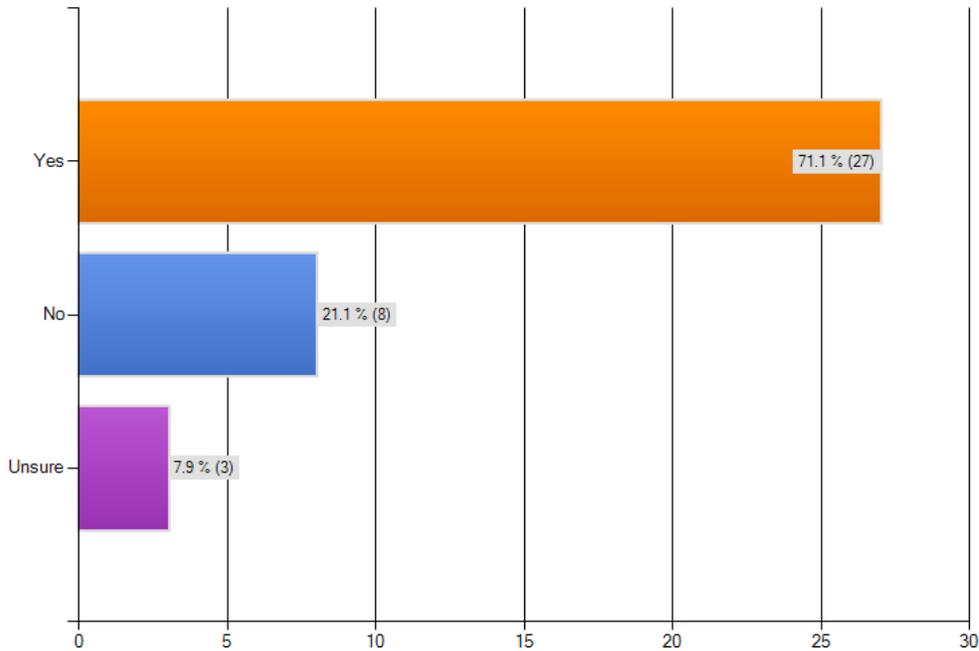


Responses to “If yes, what would you propose?” included:

- The CARA regulations do provide flexibility for different types of wastewater dischargers since the standard is based on gallons per day of water use. An office does not use nearly as much water as a restaurant.
- Only if it can be shown that higher dischargers do not discharge higher total amount of any contaminant of concern.
- As long as those specific land uses are tracked and not transferable to a new land use.
- Not only based on PROPOSED land use, but also based on ACTUAL land use.
- The flexibility of the wastewater discharge should be based upon the potential for pollutants.
- They should be based upon the potential impact that a use may have to groundwater as determined by best available technology. The purpose of the regulations should be to protect groundwater, not to impact land use.
- Probably, but I'd like to see some sound science on this. Site-specific sounds good on the surface, but I'd have to see more.
- Will need new demonstrative BAS to determine if different discharges per land use are warranted.
- If land use has potential for creating water polluted with critical or hazardous chemicals, then higher standard should be required. Densities also matter, particularly given the County's liberal growth policies outside the UGA.
- Flexibility is good when combined with good science and professional judgment/discretion.
- The land use should be considered. But land use changes, so this could present problems.
- I think the CARA should include this flexibility, however land use actions (i.e. Short Plat applications, etc.) need to be considered as well. Regarding this a land use action application should have provided slotted areas where differing uses can be checked as potential future businesses. Much of the land use application process is speculative and the owner/developer does not necessarily know at the time of application who/what the end user of the proposed land may be. Providing slotted discharges/rates based on land use types I believe would be helpful to the owner/developer in directing their efforts in sales and leases without completely tying them to a discharge rate/type.
- Again, definitely yes.
- The different land uses have different discharges. Some land uses have far more issues with wastewater depending on size and capacity. The regulations need to include a more adaptable approach and still meet the requirements of keeping the aquifer clean.
- Again, I believe waste strength and the need for pretreatment for that in excess of residential effluent is addressed in the existing state and local regulations (i.e. the Spokane Regional Health District, Washington State DOH, and Ecology).
- previously stated

Question #14:

If the CARA regulation was modified to allow non-residential wastewater discharge based on specific land use and/or levels of treatment prior to discharge, should the requirements include monitoring of either the wastewater or ground water?



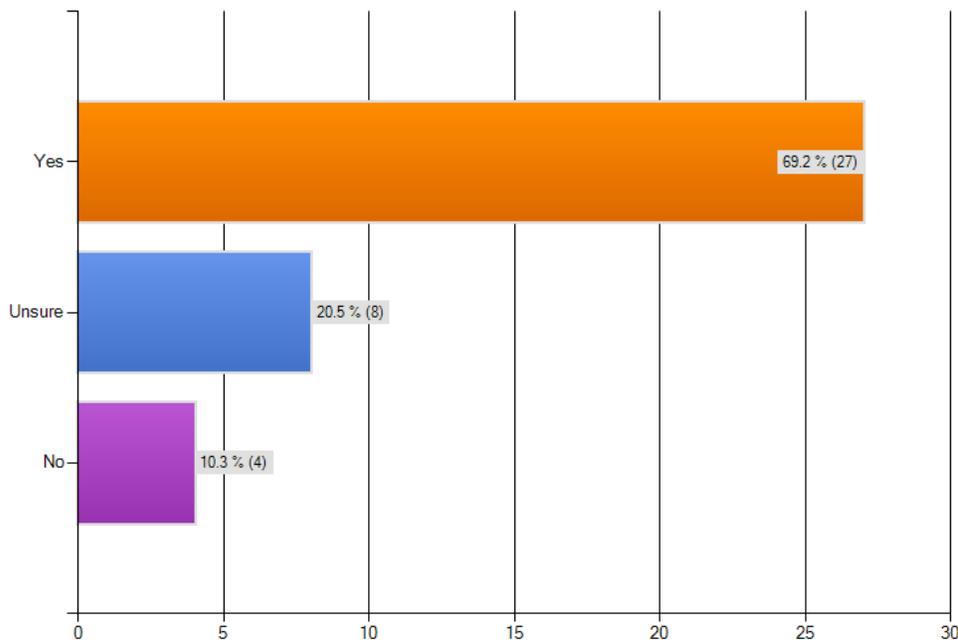
Responses to “Comments” included:

- Yes - monitoring is a MUST. Absolutely necessary.
- Monitoring is key to understanding how policy decisions work in the real world.
- Discharge monitoring should be a requirement.
- Some form of monitoring would be good for characterizing the discharge.
- At least their waste water effluent.
- I think if applicants were offered some alternatives with monitoring depending on the level of treatment and land use that was chosen it would provide for some flexibility.
- I believe that short-term monitoring (say, for a period of 2 years) might be warranted to confirm that impacts to groundwater quality from the development and discharge of wastewater are not occurring.
- Land uses change over time - what was benign when it was constructed could become a higher or lower risk as it is redeveloped into a new use. Treatment should follow specific non-residential use, not zoning or comp plan designation.
- The best way to protect the groundwater would be to install monitoring manholes for dipping and waste stream analysis.
- Although this should still be case by case.
- This would depend on the type of land use. An office might not need monitoring, while an industrial use may.

- Monitoring for amount of flow only. So that the data of water usage based upon the type of use can be used to also provide some flexibility. The charts of water usage are only a guide and actual usage maybe significantly less and the development should reflect that.
- I believe that anything that exceeds residential waste characteristics would need a State Waste discharge permit and would likely require some degree of monitoring. As a result, I doubt that anything additional would be required in CARA.
- While the subject is noble, it can also encumber the property to the extent it is again not developable.
- Currently, I do not know of any rule or regulation requiring private system wastewater dischargers in Spokane County to report either amounts or the chemical composition of their respective wastewaters to Spokane County Officials. Based on current economic conditions, non-residential growth is very slow and until such time there is growth in development of non-residential uses outside the current Spokane County UGA Boundary, I would say there is presently no need for such monitoring of either wastewater or ground water, especially at the expense of private landowners.
- NOTE: Requirements are not always enforced -- there may not be funding for the monitoring.

Question #15:

Currently, the CARA non-residential wastewater regulation does not provide any penalty or remedy if a project exceeds the allowable discharge after the project is completed. Should the CARA regulation include remedial action requirements or penalties for projects that exceed the allowable discharge?



Responses to “If yes, what would you propose?” included:

- Absolutely!
- YES!!
- The toughest possible penalties!
- What is the value of drinking water to our communities? Remedies should be available and focused on effectiveness. Penalties should be substantial, and should be structured to recoup the costs of groundwater remediation.
- There needs to be accountability for exceedances. Not sure whether that includes penalties, warnings or remedial action requirements - whatever is effective.
- The project owner or proponent should be required to remedy non-compliance within a certain timeframe, for example 2 years, or face fines that increase with increasing time of non compliance.
- Shutting down operation of the offending action until an approved wastewater management approach is installed.
- They should meet the discharge requirements and a mitigation plan to meet them with a time requirement or face losing their business licenses or whatever the county granted them to occupy the site.
- Cost to cover damage (or clean up), plus \$ saved by entity for not complying with regulation and require update to facility to bring into compliance. Unless discharge is due to natural disaster or something outside of control of non-residential owner (vandalism, 3rd party damage...).
- I answered, yes, not because of the discharge amount, because I think that the discharge of clean water could be as high as possible, however, penalties should be associated with modified waste streams that in any volume could be hazardous to the aquifer or groundwater.
- There should be some way to stop the discharge. Although any project should have a way to prevent this if permitted. Example: tire facilities should have the right containment on the ground to keep any leakage into the water table or ground in case of fire. Liners should be in place where there are any kinds of materials that might leak into the ground and cause problems with leakage into the water table.
- Requiring a reduction in the usage to allowed levels. Normal enforcement mechanism under the County land use codes.
- Remedial actions should be required. If multiple violations occur then penalties would be appropriate.
- Remedial action only; fines do not correct the problem.
- Would this be based on engineering principles, or just arbitrary punishment?
- The best made plans for mice and men sometimes do not work. We all are trying to do the right thing. Tough to determine. I would like to say yes, but.....
- Not sure at this point. I would think the remedial action is more important than the penalty as it provides the fix to the problem.

- Is this a problem? If so, why is it a problem and how often is this subject determined to be the case? If this is a rare occurrence then one can assume generally most follow the intent of the regulation and I don't believe much action should be taken. If it is often, then a review of the continual cause of exceeding allowable discharges may provide direction as to what direction to take on the subject.
- Spokane County officials should proceed cautiously on remedial actions and penalties as in all probability it would affect schools in our area that have already been built after the CARA regulations were adopted.
- The reality is that enforcement is impossible, would not be uniform, and used only as a tool to prohibit land use. The reality is that the cost of enforcement would be cost prohibitive and not uniform.

Question #16: If the CARA review resulted in the recommendation to update the regulations and requirements, what other considerations do you think are important?

Responses included:

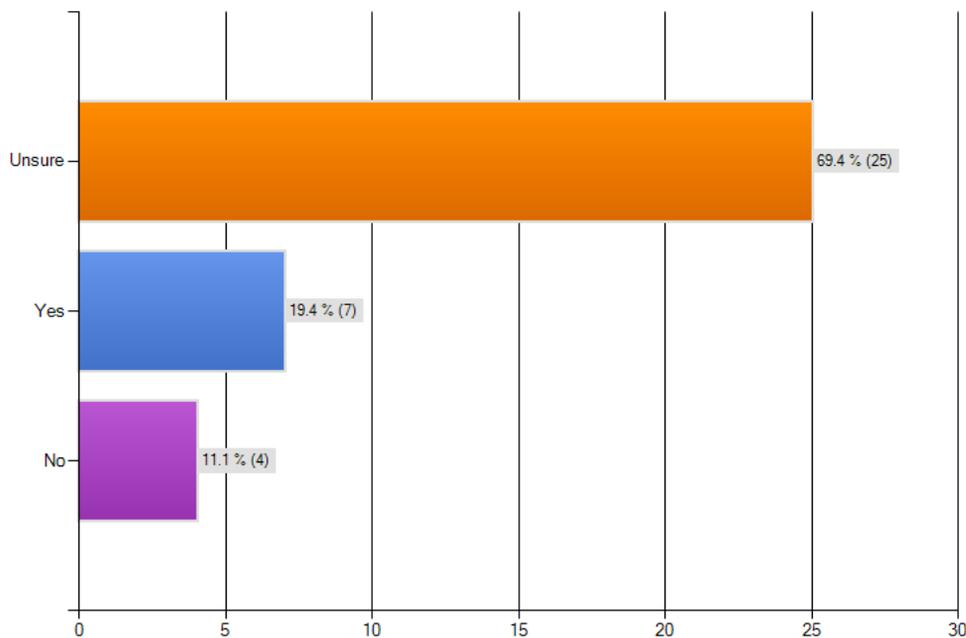
- Keep with current regulations.
- Allow for different soil types and distance above the aquifer and distance from the aquifer.
- Water usage of a proposed development should be able to use another identical site with the same use for water usage.
- Not allowing land uses inconsistent with both County and State planning law for urban development in rural areas.
- Need to address the economic impacts and estimate how much improvement will be achieved with an update to the regulations and requirements (e.g. cost/benefit).
- Need clear enforcement requirements or allowance for citizen enforcement.
- While I have not worked with the current regulations in some time, I think incorporation of newer technologies that meet established standards should be incorporated into the regulation.
- Spokane County Officials should not consider blanket or one size fits all CARA regulations for all of Spokane County. Certain geographical areas, especially the Mead-Mt Spokane area I have referred to several times in this survey, should either be exempt from these regulations, or if continued, Spokane County has the burden to base its actions in controlling wastewater discharges for non-residential uses outside the UGA on more scientific studies than has been done in the past.
- The staff would make consistent interpretations of the regulations and some flexibility within the regulations that would provide some reasonable options to meet the regulations.
- You would need to enforce what is required.
- Mostly, the discharge should be based on soil type, loading and other factors. Definitely not by just limiting to a specific flow. For example, say a grocery store wanted to go into an area where it was allowed. Grocery stores may have 1, 2 or 3 waste streams: 1) bathrooms, 2) freezer and produce drains, and 3) deli drains. Have the store separate the waste streams and allow for maximum discharges for all others that can be readily treated using normal standards of

practice and care. The other streams may need pre-treatment with dipping manholes for observation and regulate only those streams.

- How they are used. The presumption should be in favor of the technology.
- Undecided.
- None
- My ideas are generally included in the comments above.

Question #17:

Are there specific areas/parcels that might be suitable for non-residential use located outside the Urban Growth Area Boundary (UGA) that might be impacted by the current or future CARA regulations?



Responses to “If yes, please describe each location (as specific as possible), they type of business and concern.” included:

- School district property on Henry and 16th
- I'm surprised that this question has been asked in this survey. The answer is an obvious YES. The current CARA regulations has made it impossible to develop most any type of development allowed by current Spokane County zoning rules and regulations in the Mead-Mt Spokane area along U S Hwy No 2 (Newport Hwy) just northerly of the UGA Boundary.
- I'm sure along every Arterial at Arterial/Collector intersections.
- Areas outside UGAs are by definition rural, consistent with the GMA, and should have appropriate rural services for rural densities.

- Shorefront areas and areas that affect watersheds directly. Those properties have the highest likelihood for ecosystem damage in an already very sensitive water body.
- As stated above.

Question #18: What additional advice would you give Spokane County as it conducts the review of the CARA non-residential wastewater regulations and requirements?

Responses included:

- Public outreach is good, which it looks like is occurring in this process.
- This is great to provide a forum for discussion. It would be advantageous to have a meeting where ideas could be exchanged to build on the synergy of the group. That could bring out some great ideas.
- I think it is important to involve all stakeholders from all of the community. This would include the environmental, business, private property owners, etc. to get a balanced document. One sector of the stakeholder group should not have more influence because of numbers, economic means, etc.
- Please make sure to involve all affected organizations and interface with other projects such as the SRRTTF so that agencies are on the same page.
- Be open to ideas and allow industry to provide solutions and responsibilities for each site.
- Obtain as much information as possible from the engineering community, as well as the manufactures of current state of the art waste water systems.
- Work closely with ecology and the aquifer protection district.
- Gather as much SCIENTIFIC advice as possible, keep politicians and developers out of the process, insofar as possible.
- Try to keep things as simple and straight-forward as possible to benefit the general population of Spokane County.
- Look at long term growth for 20 years or more; both for water and other land uses in the area.
- Look ahead to the future and how development can create long term impacts on our aquifers, from industrial chemicals, health care products, transport of PCB, flame retardants and work to educate both residential and non-residential users.
- Do what is necessary to protect ground/surface water and to meet environmental standards. Collect samples and analyze data to demonstrate the effectiveness of the regulations and requirements.
- Remedial action requirements or penalties for projects that exceed the allowable discharge are a good idea.
- Be reasonable and logical; and develop the science or eliminate the regulation.
- As I have said before, additional scientific studies of each area the CARA regulations would effect and I might add, a little more common sense in its application.
- Remember to think not in terms of ways to restrict the property owners/taxpayers of the county from using their properties as they see fit. Rather, really look at ways to help them to succeed in

their development dreams which will in turn increase the tax revenue base coming to the county.

- CARA regulations should not be used for the purpose of restricting development. The regulation should have the goal of protecting the aquifer, and the regulation should be based on engineering principles.
- Be cautious that changes to CARA policies and regulations to allow non-residential development in one area of the County may be inappropriate in other areas of the County with larger groundwater area.
- However it turns out, be flexible – you cannot write regulations that cover every situation. Look at each development individually, follow the rules but understand not everything is a "boilerplate".
- I think that any comprehensive plan land use designation of LDA Commercial, Industrial or LDA Residential needs to be categorically exempt from this CARA designation. The areas were designated such because of prior existing density and intensity of residential, commercial and industrial development. Limiting loading rates inside these areas is insignificant to the purpose of CARA in protecting the groundwater below because it is near full build out already with septic.
- As I read these survey questions I realize it isn't clear to me whether summer cabins at the lakes are considered residential use or non-residential. Many are not full-year residences, so which use category are they classified under?.
- See comments above.

Question #19:

Would you like to continue to be involved in the CARA review process?

