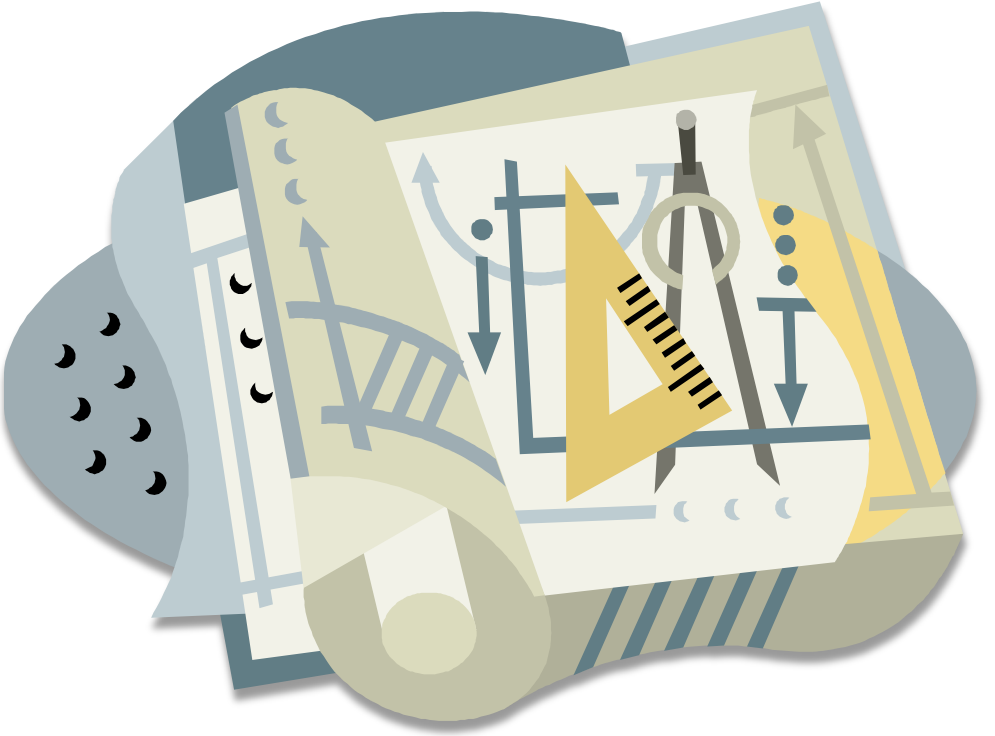
2014–2019
Capital Facilities Plan

an element of the Skagit County Comprehensive Plan



PREPARED BY
Facilities Management &
Planning & Development Services

ADOPTED __/__/2013 BY THE
Board of County Commissioners

AVAILABLE ON THE WEB AT
www.skagitcounty.net/planning

Contents

Contents
Tables ... 2
About this Document ... 3

Introduction
Overview ... 4
Why plan for capital facilities? ... 5
How do we use the CFP? ... 6
How is the CFP developed? ... 7

Plan Scope & Policies
Geographic Scope ... 9
Goals and Policies ... 9

County-Operated Capital Facilities
Overview ... 12
General Government ... 13
Parks, Trails, and Recreation ... 19
Solid Waste ... 24
Stormwater Management ... 25
Transportation ... 30

Non-County Capital Facilities
Overview ... 33
Dike and Drainage Districts ... 35
Fire Districts ... 44
School Districts ... 52
Miscellaneous Services ... 54
Public Sewer Providers ... 55
Public Water Providers ... 56

Revenue & Capacity Analysis
Overview ... 58
Assumptions ... 58
Conclusion ... 59

Tables

Table 1. LOS standards and identification of services necessary to support development ... 11
Table 2. Selected County functions and their service areas ... 12
Table 3. Monthly employment counts, July 2013 ... 16
Table 4. District Court statistics ... 18
Table 5. Superior Court statistics ... 18
Table 6. Summary of school district capacities and needs ... 53
Table 7. Public water providers ... 57
Table 8. Population growth assumptions ... 58

About this Document

Reading onscreen

This document is designed to be read on a computer. It includes several features to make the most of electronic document technology:

- Pages are sized to best fit your monitor.
- You can navigate from page to page without scrolling.
- Clicking section names on the Contents page will take you to that section.
- Links at the top of every page let you jump to the major sections.
- Links are shown as colored text throughout the document and will take you directly to state laws and other references on the web.

Linking

You can link to this document at its URL:

http://www.skagitcounty.net/PlanningAndPermit/Documents/CFP/CFP2014.pdf

To link to a specific page in this document, add #page=X to the URL, e.g.:

http://www.skagitcounty.net/PlanningAndPermit/Documents/CFP/CFP2014.pdf#page=2

Printing

We think you'll find this document most useful in its native electronic format. But if you print, use these settings:

- Choose to print double-sided with "flip pages on short edge" selected.
- If you have a printer capable of printing 11x17 paper, check the boxes in the print dialog for "Actual Size" and "Choose paper source by PDF page size." If not, check the Page Size box for "Fit."

Designing this document

This document was written and designed in Microsoft Word 2010 using paragraph and table styles, internal cross-references, bookmarks, and field codes. It was converted to PDF using Adobe Acrobat XI Pro.

During its development, the document was hosted on a Microsoft SharePoint 2010 server so that multiple staff members could contribute content and edit the document simultaneously.

Design of this document was influenced by the Department of Commerce's electronic Short Course on Local Planning Resource Guide.

Acknowledgements

The following Skagit County staff contributed significantly to the development of this document:

- Facilities & Sustainability Coordinator Kaci Radcliffe
- Planning & Development Services Admin Coordinator Linda Christensen
- Planning & Development Services Manager Gary Christensen
- Civil Deputy Prosecuting Attorney Ryan Walters

Feedback

The Planning & Development Services Department is interested in your feedback on the electronic formatting of this document, as the County is considering a similar approach for the 2016 Comprehensive Plan Update. Please provide feedback at www.skagitcounty.net/pdscomments/.

Questions?

If you have questions about how to format documents electronically, please contact the Skagit County Sustainability Office at skagitcounty.net/sustainability.

Introduction

Overview

This document is Skagit County's plan for capital facility development, maintenance, and financing. This plan implements Goal 12 of the Washington State Growth Management Act ("GMA"), which provides that the County must "[e]nsure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."[1]

GMA specifically requires that the county's Comprehensive Plan include a Capital Facilities Plan Element consisting of the following:[2]

> (a) an ***inventory*** of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
>
> (b) a forecast of the ***future needs*** for such capital facilities; [including] (c) the proposed locations and capacities of expanded or new capital facilities;
>
> (d) at least a ***six-year plan*** that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
>
> (e) a ***requirement to reassess the land use element*** if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

Skagit County addresses these requirements in two ways—through policies and Level of Service (LOS) standards in the Skagit County Comprehensive Plan, and through this annually-updated Capital Facilities Plan. This Capital Facilities Plan is divided into county and non-county facilities, and then grouped by type of facility within each division. Each grouping includes an inventory, forecast of future needs over the 20-year planning period (2005–2025), and financing plan for projects within the next six years. Some jurisdictions (such as Snohomish County) produce a Capital Facilities Plan at the time of their comprehensive plan update, and then annually produce a six-year financing plan (sometimes called a Capital Improvement Program). Skagit County has included all of the required components of the Capital Facilities Plan element into this document.

Planning Period

The capital facilities planning element as a whole, especially the capital facility needs analysis, is required to support the Comprehensive Plan's 20-year planning period. GMA requires at least a six-year plan for capital facility financing.[3]

Update frequency

Capital facilities inventory. WAC 365-196-415(2)(a)(iv) recommends a jurisdiction "periodically" review and update its inventory, at least at every periodic comprehensive plan update.

Financing plan. WAC 365-196-415(2)(c)(ii) recommends a jurisdiction update its six-year financing plan at least biennially.

Relationship to other plans

- This document is part of the Capital Facilities Plan element of the Skagit County Comprehensive Plan and replaces other CFP updates. It must support and be consistent with the land use element and with other required elements of the GMA comprehensive plan.
- Comprehensive Plan Chapter 10 contains goals and policies for capital facilities planning and should be read together with this annual update document. Chapter 7 of the Bayview Ridge Subarea Plan also contains capital facilities planning policies specific to the subarea.
- The County's Transportation Improvement Program, which is updated at least annually (but sometimes more frequently), is not automatically part of the Comprehensive Plan, but must be consistent with it.[4]

Why plan for capital facilities?

The Government Finance Officers' Association identifies four major purposes of a capital facilities plan:[5]

1. **Create a formal mechanism for decision-making.** A basic function of the CFP is to provide a framework for decision makers. Decisions about what to buy, when to buy it and how to pay for it can all be answered by a comprehensive CFP.
2. **Provide a link to long-range plans.** The CFP can guide the implementation of the community's comprehensive plan, sub area plans, and strategies.
3. **Serve as an important management tool.** A major organizational purpose is served by the CFP. It provides a mechanism to help prioritize capital projects and match projects with existing funding options.
4. **Function as a reporting document.** A CFP communicates to citizens, businesses, and other interested parties the government's capital priorities and plans for implementing capital projects.

There are numerous benefits of a CFP, including:

- Focused attention on community goals, needs, and financial capability. It encourages decision makers and the public to connect future plans and the actions needed to achieve them.
- Building public consensus for projects and improves community awareness. The process elevates public awareness of the needs and financial resources of the community.
- Improved inter/intra governmental cooperation. A CFP enhances coordination between departments and agencies thereby reducing conflicts and overlapping projects.
- Assistance in ensuring financial stability. Capital projects are prioritized and scheduled to fit within expected funding levels, thereby limiting the need for dramatic tax increases or unanticipated bond issues in any one year.

Concurrency

Goal 12 of the GMA, also known as the concurrency goal, requires jurisdictions to "ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy…"[6] This goal requires a jurisdiction to adopt policies and regulations that ensure that the jurisdiction phases growth such that "adequate facilities are available when the impacts of development occur."[7] A jurisdiction's capital facilities plan element is one mechanism by which a jurisdiction complies with Goal 12.[8] In particular, the financing plan that is part of the capital facilities plan element provides the assurance that

those capital facilities necessary to support development are not illusory and will be available when the development occurs. Similarly, the transportation element is a mechanism by which a jurisdiction will achieve concurrency. Id.

Skagit County Code Chapter 14.28 includes concurrency standards that development must meet and requirements for an annual concurrency assessment. Not all facilities described in the capital facilities plan element must be part of this concurrency assessment; a jurisdiction must achieve concurrency for only "those public facilities… necessary to support development," not all public facilities which are included in a capital facilities plan element. It is within the jurisdiction's discretion to identify which facilities are necessary to support development and must meet the concurrency requirement.[9] However, in addition to transportation services, the Department of Community Trade and Development "recommends" that "at least domestic water systems and sanitary sewer systems be added to concurrency lists applicable within urban growth areas and that at least domestic water systems be added for lands outside urban growth areas."[10]

Impact fees and REET

State law requires the County to adopt a Capital Facilities Plan before it can collect impact fees,[11] including impact fees for school districts,[12] and allows the County to spend impact fees and the first quarter percent of its Real Estate Excise Tax receipts (REET 1 revenue) solely on "capital projects" listed in the Capital Facilities Plan.[13]

How do we use the CFP?

In land use planning

Pat Dugan, a writer for MRSC's Planning Advisor column, notes that the Comprehensive Plan should balance the relationships between development, capital facilities, and public finance. Dugan writes:[14]

Planning for more development in the land use plan requires more public facilities and services. These services and facilities require financing. At the same time, more development generates revenue to finance those facilities and services. Development of public facilities can also affect these relationships since adding infrastructure, such as new transportation facilities, can attract new development.

A comprehensive plan should balance these relationships to assure that the land use commitment made in the plan can be sustained financially over time. The plan can achieve this balance by:

- Adjusting the amount, location, or timing of the land development (demand side);
- Adjusting the amount of public facilities and services or the level of service (LOS) provided by those facilities and services (supply side); or by
- Adjusting the amount of financing available.

Since these actions are interrelated, balancing between them can become complex. For example, while additional revenue can be generated by economic development, the additional demand from new development for more facilities and services needs to be taken into account.

In budgeting

Capital facility planning often requires multi-year commitments of financial resources. Financing for some projects assumes receipt of outside grants or voter-approved bonds. If grants or bonds fail to materialize, projects included in the plan may be delayed or removed. The CFP is a planning document, not a budget for expenditures, nor a guarantee that the projects will be implemented.

In determining needs for new capital facilities

The process to determine need for new capital facilities is rather straightforward. Some facility needs are easy to determine as they are based on the principle of maintaining or meeting technically-derived Levels of Service (LOS) standards. LOS standards are established by a technical based measure, e.g. water flow levels to serve a certain population or park space needed per one thousand citizens. Capital facility needs are also derived from special plans and strategies developed for a special purpose.

How is the CFP developed?

Requests from departments

Early in the year, CFP staff submits requests to various County departments for their capital projects for the coming six years.

Because inclusion in the CFP is so important to proper facilities planning, to obtaining grant funding from state and federal agencies, and to spending REET funds and impact fees, the Board of County Commissioners has directed that County departments must submit for inclusion into the CFP any project the department wants to execute in the following year.

Requests from outside agencies

Skagit County solicits capital facilities plans and related information from non-county service providers in conjunction with the annual CFP update. Where the County has obtained and reviewed the non-county capital facilities plans and related information, such information is included or referenced in the “Non-County Capital Facilities” section of this CFP.

Public review and comment

Skagit County follows the process outlined in SCC Chapter 14.08 for adoption of a comprehensive plan amendment. The Planning & Development Services Department publishes the draft Capital Facilities Plan to the Department's website and sends notice of the written comment period and public hearing to the Department's e-mail list and the local newspaper.

Planning Commission review & recommendation

Consistent with Skagit County’s process for amending the Comprehensive Plan, the Planning Commission holds a public hearing on the draft Capital Facilities Plan near the end of the written comment period. The Planning Commission then deliberates on the plan and issues a recommendation to the Department as to adoption or modifications of the draft CFP.

Board of Commissioners adoption

The Board of County Commissioners can adopt the CFP as an amendment to the Comprehensive Plan when it exercises its general once-per-year opportunity to amend the Comprehensive Plan, or when it adopts the county budget or amends the budget.[15] Typically, the Board adopts the Capital Facilities Plan when it adopts the budget at the end of the year.

NOTES

[1] RCW 36.70A.020(12).

[2] RCW 36.70A.070(3).

[3] A capital facilities element that only forecasts future needs and proposed locations and capacities of new capital facilities on a 6-year projection does not comply with

the GMA requirement that such a forecast be done on a 20-year cycle. Cotton v. Jefferson County 98-2-0017 (Amended FDO, 4-5-99).

[4] RCW 36.81.121.

[5] Major elements of the material for this topic are taken from Capital Improvement Programming, A Guide for Smaller Governments, Patricia Tigue, Government Finance Officers' Association, 1995.

[6] RCW 36.70A.020(12).

[7] WAC 365-195-070(3).

[8] See e.g., Taxpayers for Responsible Government v. City of Oak Harbor, WWGMHB 96-2-0002 (Final Decision and Order, July 16, 1996); McVittie v. Snohomish County, CPSGMHB 99-3-0016c (Final Decision and Order, Feb. 9, 2000).

[9] Id. See also Oak Harbor, 96-2-0002 (FDO) (quoting RCW 36.70A.020(12)).

[10] WAC 365-195-070(3). See also Sedro-Woolley v. Skagit County, WWGMHB 03-2-0013c (Final Decision and Order, June 18, 2004) (finding County's failure to make adequate provision for sewer and water prior to urban development in the UGA did not comply with GMA).

[11] RCW 82.02.050(4).

[12] RCW 82.02.050(4), last line.

[13] See spending limitation at RCW 82.46.010(2)(b) and definition of "capital project" at RCW 82.46.010(6). Recent legislation also allows the County to spend limited REET 1 revenue on operations and maintenance through 2016. RCW 82.46.010(7).

[14] Pat Dugan, "The Capital Facilities Balancing Act," MRSC *Planning Advisor*, October 2007.

[15] RCW 36.70A.130(2)(a)(iv) allows for an out-of-cycle amendment of the capital facilities element of the comprehensive plan when it "occurs concurrently with adoption or amendment of a county or city budget".

Plan Scope & Policies

Geographic Scope

This CFP addresses capital facilities planning within unincorporated areas of the County, but outside of the cities' Urban Growth Areas (UGAs). Pat Dugan, a writer for MRSC's Planning Advisor column, suggests:

> Ideally, there should be one CFP plan for both a city and its affiliated urban growth areas. Since the GMA encourages cities to absorb adjacent UGAs, this CFP should be part of the city's comprehensive plan. This city CFP should include transportation, with the UGA portion of the transportation system planned in close consultation with the county public works department, who would remain responsible for roads and streets in the UGA until it is incorporated. Fortunately, there are many jurisdictions that have recognized the need for consistent CFP planning between a city and its UGA, and agreements have been made between cities and counties to allow the cities to prepare the CFPs for UGAs in consultation with the county. This should be considered the "best practice."[16]

Because ***Bayview Ridge*** is a non-municipal UGA, the County is solely responsible for land use and capital facilities planning. Capital facilities planning for Bayview Ridge is contained in chapter 7 of the Bayview Ridge Subarea Plan.

Goals and Policies

Chapter 10 of the Skagit County Comprehensive Plan includes capital facilities planning goals and policies. The County usually does not update these policies in each CFP update.

Definition of "Capital Facility"

Background

Although GMA does not specifically define the term "capital facility," the Growth Management Hearings Board has held that a CFP must include at least the following publicly-owned facilities, some of which may be included in other elements:[17]

- streets, roads, highways, and sidewalks
- street and road lighting systems
- traffic signals
- domestic water systems
- storm and sanitary sewer systems
- parks and recreation facilities
- schools

In addition, the capital facilities element must incorporate planning for "public services," which include:[18]

- fire protection and suppression
- law enforcement
- public health
- education
- recreation
- environmental protection
- "other governmental services"

Definition in this CFP

The following definition replaces the definition of "capital facility" in Comprehensive Plan Policy 10A-1.1 and Comprehensive Plan Appendix A.

"Capital facility" means any publicly-owned structure, improvement, or asset (including land) that meets all of the following criteria:

- is related to providing one of the facilities or services identified above;
- exists now or may be needed during the current GMA 20-year planning period (2005-2025);[19]
- requires the expenditure of public funds over and above annual maintenance and operational expenses; and
- costs $10,000 or more; and
- has a life expectancy of 10 years or more;

but not:

- existing vehicles and equipment, the replacement of which is programmatically-funded by the County's Equipment Rental & Repair fund.

Because the County's ***Transportation Systems Plan*** ("TSP"), which includes an inventory, and the six-year ***Transportation Improvement Program*** ("TIP"), which includes a financing plan, are incorporated by reference, roads and non-motorized transportation projects that are included in those plans need not appear in the text of this CFP. Accordingly, trail projects other than those contained wholly within a park must be included in the TIP.

LOS and Facilities Necessary for Development

GMA provides that a CFP must include each of the following:

- Explicit statements about which of the included public facilities are determined necessary for development. A facility ***should*** be identified as necessary for development if the need for the new facility is related to the impacts of development. A facility ***must*** be identified as necessary for development if the county imposes an impact fee as a funding strategy.[20]
- Clearly-identified minimum Level of Service standards (not just guidelines or criteria) for all facilities determined necessary for development. Counties and cities are not required to set level of service standards for facilities that are not necessary for development.[21]
- For each of the facilities designated as necessary to support development, either a 'concurrency mechanism' or an 'adequacy mechanism' to trigger appropriate reassessment if service falls below the baseline minimum standard. Transportation facilities are the only facilities required to have a concurrency mechanism, although a local government may choose to adopt a concurrency mechanism for other facilities.[22]

NOTES

[16] Pat Dugan, "Third Promise of GMA Revisited: the New Urban Growth Area Guidebook," MRSC *Planning Advisor*, August 2013.

[17] "Public facilities" are defined by RCW 36.70A.030(12). See also WAC 365-196-415.

[18] "Public services" are defined by RCW 36.70A.030(13).

[19] Only the financing plans for fulfilling those needs may be limited to the next six years.

[20] WAC 365-196-415(5)(a).

[21] WAC 365-196-415(2)(b)(ii)(C).

[22] Jody L. McVittie v. Snohomish County, CPSGMHB Case No. 01-3-0002), Final Decision and Order, July 25, 2001.

Each of these requirements is addressed by existing policies and code provisions that are summarized in the table below. Concurrency regulations are located in SCC Chapter 14.28. In the table, CP=Comprehensive Plan; CPP=Countywide Planning Policy; CWSP=Coordinated Water System Plan; SCC=Skagit County Code.

Table 1. LOS standards and services necessary to support development

Facility or Service	Level of Service for Rural Development	Level of Service for Urban Development†	Concurrency or Adequacy Mechanism
Streets/Roads	SCC 14.36.010: rural roads constructed consistent with latest County Roads Standards	SCC 14.36.010: urban streets constructed consistent with latest County Roads Standards	SCC 14.28.060
Domestic Water	CP 10A-1.5: rural wells or public water supply must be designed consistent with the CWSP	CP 10A-1.4: public water supply systems must meet the design criteria of the CWSP	SCC 14.28.070(1)(a)
Stormwater	SCC 14.36.020: rural surface water management systems constructed consistent with SCC Chapter 14.32	SCC 14.36.020: urban surface water management systems constructed consistent with SCC Chapter 14.32	SCC 14.28.070(1)(e)
Wastewater	Sewer is generally prohibited in rural areas	CP 10A-1.6: public sewer systems only provided by cities or special districts	SCC 14.28.070(1)(b)
Parks and Rec	CP 10A-1.8: regional, community, and neighborhood parks, and open space land at specified ratios to population	Community and neighborhood facilities‡	Comprehensive Plan; proposed BVR PUD regulations
Education	Educational and facility standards in district's CFP	Educational and facility standards in district's CFP	Adoption of district CFPs and any associated impact fees
Fire Suppression	CP 10A-1.7: WSRB public protection classification No. 8 or better, and fire flow in accordance with the CWSP	CP 10A-1.7 and CPP 1.7	SCC 14.28.070(1)(d)
Law Enforcement	SCC 14.28.070(1)(c)(ii):1 officer per 2000 served	SCC 14.28.070(1)(c)(i): 1 officer per 1000 or 100 acres of developed commercial or industrial	SCC 14.28.070(1)(c)

† Skagit County performs capital facility planning for urban-levels of development within the Bayview Ridge UGA in the Bayview Ridge Subarea Plan.

‡ The LOS established in the Bayview Ridge Subarea Plan apply.

County-Operated Capital Facilities

Overview

Nearly all of Skagit County's functions serve both incorporated or unincorporated population of Skagit County in one way or another. Accordingly, the capital facilities that support those functions serve the County as a whole. For example, County Public Works builds and maintains roads only in unincorporated areas, but those roads are used by residents of both incorporated and unincorporated areas.

Table 2. Selected County functions and their service areas

County Function	Service Area
Auditor, Assessor, Treasurer	Countywide
Community Services	Countywide
Law Enforcement (Sheriff)	Unincorporated areas
Jail	Countywide
Prosecutor & Public Defense	Split (some functions countywide)
District Courts	Unincorporated plus some cities
Superior Courts	Countywide
Parks, Trails, Recreation	Countywide
Permitting	Unincorporated areas
Land Use Planning	Split (some functions countywide)
Solid Waste	Countywide
Surface Water Management	Drainage Utility service area
Transportation (Roads and Ferry)	Unincorporated areas

In this section, the County's own capital facilities are organized into the following groups:

- General Government
- Community Services
- Law and Justice
- Parks, Trails, and Recreation (including Fairgrounds)
- Solid Waste
- Stormwater Management
- Transportation

Many services for residents of unincorporated Skagit County are provided by special purpose districts. Capital facilities owned by those service providers are discussed in the next section, Non-County Capital Facilities.

General Government

This section consists largely of office buildings that are reconfigurable to serve a variety of needs, and support buildings like the data center. This office space is mostly fungible and can be traded or reallocated among departments as necessary to accomplish necessary tasks. Single function facilities, like the solid waste stations or road shop, are included in later sections.

HKP Architects is reviewing all general government County facilities to complete an update to the April 2006 facilities needs analysis with a focus on development of the law and justice campus in downtown Mount Vernon. The needs analysis is expected complete in 2014Q1. The County plans to incorporate the results of that analysis in the next update of this CFP.

Space Planning Goals

Skagit County has two central goals for general government space planning:

Goal 1: Eliminate Leased Office Space

With expansion of 1800 Continental Place, purchase of 1700 College Way, and the subsequent economic downturn and reduction in force, Skagit County has almost completely eliminated leased office space.

Goal 2: Consolidate Operations into Two Campuses

A larger facilities goal is to consolidate general government operations into two campuses: the downtown campus and the Continental Place campus. The downtown campus is intended for offices and activities that support law and justice functions.

Further opportunities to implement these goals will arise when the new jail is constructed.

Energy Use Analysis

Over the past several years, Skagit County has analyzed electricity and fuel use at almost all county facilities. Skagit County was a participant in, and sponsor of, the nine-member shared Resource Conservation Manager Program through the Skagit Council of Governments from 2009-2011. After the program's conclusion, Skagit County started its own Resource Conservation Manager program with the Port of Skagit as a partner. The RCM program yielded Facility Action Plans with proposed energy efficiency measures for seven county buildings. Those efficiency measures are generally low-cost or no-cost measures that do not qualify as capital facilities or improvements.

Facilities Inventory

In the county ownership interest column, OO = a building the County owns and occupies; LH = a building the County leases; OL = a building the County owns but leases to others.

Facility Name	Location	Own	Built	Value	Sq Ft	Uses	Needed Capital Improvements (through 2025)
Reconfigurable Office Spaces							
Ada Bean Building	1730 Continental Place, Mount Vernon	OO	1984	356,720	2,500	Parks and Recreation	Larger building, located closer to Skagit Valley College
Administration Building	700 S. 2nd Street, Mount Vernon	OO	1977	13,335,300	53,205	Auditor, Assessor, Health, Treasurer	New building for non-law and justice offices
College Way Building	1700 E. College Way, Mount Vernon	OO	1992	1,610,600	10,694	Information Services and GIS	None
Commissioners Administrative Building	1800 Continental Place, Mount Vernon	OO	1983	1,067,000	42,581	Commissioners, HR/Risk, Planning, Public Works, Environmental Health	None
Support Facilities							
Parks Maintenance Building	690 County Shop Ln, Burlington	OO	1998	336,338	18,540	Parks Maintenance	None
Data Center	Mount Vernon	OO	2008	1,256,400	1,736	Information Services Data Center	None
Records Management Storage	11768 Westar Lane Unit B, Burlington	LH	N/A	N/A	1,800	Records Management Storage	None; may consolidate records storage elsewhere
Skagit 911 Center	2911 E. College Way, Mount Vernon	OO	1998	1,282,309	9,845	Split between DEM/EOC and leased to Skagit 911	None
Community Services							
Community Services Building	309 S. 3rd Street, Mount Vernon	OO	1965	994,900	6,277	Community Services	None; being sold, building to be leased for Community Services
Behavioral Crisis Triage Center	201 Lila Lane, Burlington	OL	1988	331,760	3,440	16-bed facility for detox and stabilization	None
Ted W. Anderson East County Resource Center	45770 Main Street, Concrete	OO/ OL		572,000	4,425	Community Services and lease to Community Action, Chamber of Commerce, and Upper Skagit Library District	None
Anacortes Senior Center	1701 22nd Street, Anacortes	LH	N/A	N/A	11,385	Skagit County Community Services	None
Burlington Senior Center	1011 Greenleaf Ave., Burlington	LH	N/A	N/A	9,856	Skagit County Community Services	None
Concrete Senior Center	45821 Railroad Ave, Concrete	OO	1974	267,810	2,339	Skagit County Community Services	None
Mount Vernon Senior Center	1401 Cleveland Street, Mount Vernon	OO		201,230	8,275	Skagit County Community Services	None
Sedro-Woolley Senior Center	715 Pacific Street, Sedro-Woolley	LH	N/A	N/A	7,168	Skagit County Community Services	None
Law & Justice							
Administration Annex (First Floor)	605 S. 3rd Street, Mount Vernon	OO			5,723	Prosecuting Attorney Criminal Division	None
Administration Annex (Second Floor)	605 S. 3rd Street, Mount Vernon	OO			6,902	Juvenile Detention	None
Courthouse	205 Kincaid, Mount Vernon	OO	1884	1,421,763	37,060	Superior Court, Clerk, Assigned Counsel, Probation, Public Defender (juv. division)	None
Coroner's Office	116 South 11th Street, Mount Vernon	LH	N/A	N/A	1,058	Coroner's Office	None
Office of Juvenile Court	611 S. 2nd St, Mount Vernon	LH	N/A	N/A	5,150	Offices of Juvenile Probation and Court Services (609, 611, 613)	None
Prosecutor Family Support Division	208 E. Blackburn, Ste #203, Mount Vernon	LH	N/A	N/A	13,236	Prosecutor Family Support Division	None
Larry E. Moller Public Safety Building	600 S. 3rd Street, Mount Vernon	OO	1983	25,018,600	78,927	Jail, Sheriff, and District Court	Jail operations moving to new facility; portion of existing jail to be repurposed for expansion of Sheriff and District Court operations
Public Defender	121 Broadway, Mount Vernon	OO	1978	295,495	4,192	Public Defender	None; eventually consolidate Public Defender office space
Search & Rescue Building	11525 Knudsen Road, Burlington	OO	1992	204,100	3,985	Search & Rescue/Sheriff Detachment	None
Sheriff East Detachment	45672 Main Street, Concrete	LH	N/A	N/A		Sheriff East Detachment	None
Sheriff La Conner Detachment	204 S. Douglas Street, La Conner	LH	N/A	N/A	1,250	Sheriff La Conner Detachment	None
Other Facilities							
Regional Food Distribution Center	220 Michael Street, Sedro Woolley	OL	1989	424,100	6,000	Leased to Skagit County Community Action	None
Concrete Food Bank	45942 Main Street, Concrete	OL	1925	58,573	1,250	Leased to Concrete Food Bank	None
WSU Cooperative Extension	11768 Westar Lane Unit A, Burlington	LH	N/A	N/A	4,591	WSU Cooperative Extension	None
Bayview Storage Shed	11332 Second Street, Mount Vernon	OL	1960	30,888	3828	Leased to Skagit County Historical Society for storage	None
Skagit County Humane Society	18911 Kelleher Rd, Burlington	OL	N/A	N/A		Leased to Skagit County Humane Society	None
Total					367,218		

Proposed Projects & Financing

All amounts are in thousands of dollars.

Project	Funding/Cost	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total	Notes/Description
Jail	Revenue: Bonds	0	0	53500	0	0	0	53500	Bonds will be serviced by sales tax revenue
	Revenue: Sales/Use Tax	2500	4000	0	0	0	0	6500	
	Expenditures	2500	4000	30000	23500	0	0	60000	Includes property acquisition
Administration Building Roof Replacement	General Fund	300	0	0	0	0	0	300	

Planned Property Sales

The County plans to dispose of the following County-owned facilities that are currently vacant or leased.

Facility Name	Location	Built	Value	Sq Ft	Notes
Moen Building	315 S. 3rd St, Mount Vernon	1965	311,428	5,200	Vacant
MV Family Resource Center	320 Pacific Place, Mount Vernon	1980	769,600	12,000	Catholic Comm. Services, Skagit/Island Head Start, Preschool Resource Center
MV Family Resource Center	330 Pacific Place, Mount Vernon	1980	536087	7,848	Skagit County Community Action
MV Family Resource Center Annex	2221 Riverside Dr, Mount Vernon	1980	415,272	5,496	Skagit County Community Action
Total			2,032,387	30,544	

Capacity Analysis

Despite its growing residential population, Skagit County does not have a significant need for new capital facilities other than the new jail. Thanks to recent construction at 1800 Continental Place and acquisition of the Ada Beane and College Way buildings, Skagit County has sufficient office space to serve its current and expected employee counts. As of July 2013, Skagit County has 604 full-time employees, including elected officials. For comparison, Skagit County had an average of 514 full-time employees in 1995.

Table 3. Monthly employment counts, July 2013

Classification	Count
A: Full-Time, Benefited	588
B: Part-Time, Pro-Rated Benefits	37
C: Part-Time, On Call, No Benefits	175
D: Temporary P/T-F/T, No Benefits	12
E: Elected Officials	16
Total	828

Future updates to this Capital Facilities Plan may include additional projects based on the forthcoming HKP space planning needs analysis, but those projects will generally be required to facilitate internal space trades to increase services efficiency, not availability.

Community Services

All Community Services facilities are listed in the general government facilities inventory table above. All Community Services divisions (Senior Services, Mental Health, Developmental Disabilities, Substance Abuse, Functional Family Therapy, Truancy, and ARY) are located at 309 S. Third Street in Mount Vernon. The Senior Services Division of the Community Services Department also includes five senior centers located throughout the County, which include a total of 39,023 square feet.

Proposed Projects

Community Services has no capital facility projects proposed, anticipated, or needed through 2019.

Summary

Community Services will be focusing efforts on implementing state and federal supportive service programs (community-based care) and no additional building capacity is necessary to meet the population's needs through 2025.

Sheriff's Office

The Sheriff's Department provides a full range of law enforcement services, including jail services, to Skagit County. The Department consists of 61 sworn deputies. According to County Facilities Management, 35 Sheriff/Jail employees require office space on a daily basis to perform their duties.

Jail Facilities

All law and justice facilities are listed in the general government facilities inventory table above.

Existing Jail Facility (Larry E. Moller Public Safety Building)

Cities in Skagit County do not operate municipal jails, in keeping with a 1980 agreement mandated before granting $6.4 million in state funds to build the existing Skagit County Jail. By law, Skagit County is required to accept into the county jail all accused/convicted felons whose cases originate in local municipalities. The current jail was planned in the early 1980s when Washington State funded a significant amount of jail construction through the now-defunct Washington State Jail Standards Commission. That funding stream was subject to a number of constraints; the most significant for this facility was the requirement that planning for the facility size, including core spaces such as kitchen and laundry, be restricted to the constructed capacity. That requirement caused a number of the problems the facility faces today.

The current jail was built in 1984 to house 83 inmates with $6.4 million in state funds and $800,000 in county funds. It was expanded in 1991 to 160 beds; again in 2002 to 180 beds. The daily average population today of on-site inmates is 200, a fact that translates to serious staffing challenges and safety issues both inside and outside the jail.

New Jail Facility

The proposed new facility is expected to accommodate 400 inmate beds, administrative facilities, medical facilities to treat and house inmates with minor medical issues, inmate rehabilitation programs, and a courtroom. Two possible sites have been identified and submitted to the City of Mount Vernon for selection through their Essential Public Facilities process:

- the Alf Christiansen Seed Site, located south of Kincaid Street between South 4th Street and Interstate 5; and
- the Truck City/Suzanne Lane site, located east of Old Highway 99 South Road, between Suzanne Lane and McFarland Lane.

Skagit County negotiated a long-term interlocal agreement with the cities of Anacortes, Burlington, Mount Vernon, and Sedro-Woolley to use the proceeds of a countywide three-tenths percent sales and use tax, as authorized under RCW 82.14.450, to fund construction of a new jail facility. Voters approved the sales tax measure in August 2013.

Summary

After construction of the new jail, Skagit County will be meeting its law and justice capital facility needs throughout the planning period.

District Court

District Court is held in three courtrooms in the Larry Moller Public Safety Building.

Table 4. District Court statistics

Year	2006	2007	2008	2009	2010	2011	2012	2013*
Cases	27,734	32,701	31,294	30,221	29,286	29,133	27,216	28,310
Trials & Hearings	31,124	31,831	32,826	32,886	31,000	28,740	26,493	24,558

* projected

Superior Court

Skagit County Superior Court is held in four courtrooms in the County Courthouse. The numbers of cases and proceedings (trials and hearings) in Superior Court have declined since 2006, while the number of courtrooms and judges has remained constant.

Table 5. Superior Court statistics

Year	2006	2007	2008	2009	2010	2011	2012	2013*
Cases	6,852	7,743	7,531	7,069	6,993	7,056	6,575	6,248
Trials & Hearings	21,108	23,672	22,247	19,324	13,719	13,716	14,288	13,946

* projected

Juvenile Justice

The Office of Juvenile Court is composed of two departments at two sites:

- Offices of Juvenile Probation and Court Services are located at 611 S. Second Street Mount Vernon (5,000 square feet).
- The Juvenile Detention Center is located on the second floor of the Admin Annex at 605 S. 3rd St, Mount Vernon (6,902 square feet and 42 beds).

The projected capital facilities level of service for the Office of Juvenile Court is represented by the current inventory of juvenile detention beds (42) divided by the projected 2012 countywide population (123,263). This equates to 0.34 beds per 1,000 population. The projected level of service decreases to 0.32 beds per 1,000 population through 2017. The projected level of service for 2017 based on current use patterns will not require additional capital facility expansion for the Juvenile Detention Center.

There is no current plan to expand Probation Service or Court Service programs. In the event a new law and justice facility is built in the next six years, it would be important to consider housing the Office of Juvenile Court programs in one area and to locate the programs in close proximity to the existing Courthouse or new law and justice center. The Office of Juvenile Court does not anticipate any expansions or new facilities through 2016.

Conclusion

The existing inventory of County owned and leased buildings and the facilities proposed for purchase and expansion in this CFP should provide adequate space for general government needs for the planning period.

Short-term strategies (in the next six years) will need to focus on meeting individual departmental needs through more efficient use of existing space. It is anticipated that building the new jail will free up additional County office space in downtown Mount Vernon campus for other departments to expand or move to accomplish the County's space planning goals. Long-range (20-year) strategies will need to consider the consolidation of County general government facilities and services into two campuses.

Parks, Trails, and Recreation

Parks & Trails Inventory

Facility	Acres	Location	County-Owned	Notes/Needs
Rail Corridor-Misc	45	SR 20 and vicinity	—	
Allen Community Park	17	9101 Avon Allen Rd, Bow	no	
Campbell Lake Boat Launch	3	5834 Campbell Lake Rd, Anacortes	no	
Lake Erie Boat Launch	1	13380 Rosario Rd, Anacortes	no	
Anne Wolford Park	33	8508 Robinson Rd, Sedro-Woolley	yes	
Big Rock Park	13	15050 SR 9, Mount Vernon	yes	
Burlington-Sedro Woolley Trail	7	Between Burlington & SW	yes	
Cascade River Park	41	Cascade River Rd, Marblemount	yes	
Cascade Trail	292	24700 SR 20, Sedro Woolley	yes	
Centennial Trail	77	S. Lake McMurray off Hwy 9	yes	
Clear Lake Beach	1	12925 S. Front Street, Clear Lake	yes	
Conway Park	4	18445 Spruce St, Conway	yes	
Conway Park Boat Launch	3	Below South Fork Bridge, Conway	yes	
Cleveland Park	1	1401 Cleveland Ave, Mount Vernon	yes	
Donovan Park	3	3494 Friday Creek Rd, Burlington	yes	
Frailey Mountain Park	400	Adjacent DNR Forest Lands/SE Skagit Co.	yes	
Grandy Lake Campground	22	43200 Bake Lake Rd, Concrete	yes	
Hansen Creek Park	3	Hansen Creek, Sedro Woolley	yes	
Howard Miller Steelhead Park	110.5	52804 Rockport Park Rd, Rockport	yes	
Marblemount Community Club	2	SR 20, Marblemount	yes	
Nichol's Bar Park	34	Robinson Rd, Sedro Woolley	yes	
Northern State Recreation Area	726	Helmick Rd, Sedro Woolley	yes	
Padilla Bay Shore Trail	6	11404 BayView-Edison Rd, Mount Vernon	yes	

Facility	Acres	Location	County-Owned	Notes/Needs
Pilchuck Forest	81	Near Centennial Trail, South Skagit Co.	yes	
Pomona Grange Park & Interpretive Trail	15	5625 Old Hwy 99 N. Rd, Burlington	yes	
Pressentin Park	78	60060 SR 20, Marblemount	yes	
Rexville Park	0.5	Between Mt. Vernon & La Conner	yes	
Rogers Park	10	E. College Way, West of 911 Center	yes	
Samish Beach Access	1	4645 Wharf St, Bow	yes	
Samish Island Park	2	10836 Halloran Rd, Samish Island, Bow	yes	
Sauk Campground	30	54569 Concrete-Sauk Valley Rd, Concrete	yes	
School House Park	4	5554 Edens Rd, Guemes Island, Anacortes	yes	
Sharpe Park-Montgomery Duban Headlands	112	14692 Rosario Rd, Anacortes	yes	
Skagit Valley Playfields	30	2700 Martin Rd, Mount Vernon	yes	
Squires Lake Park & Trail	8	Old Hwy 99 N Rd (between Alger and S. Lake Samish Rd)	yes	
Swinomish Channel Boat Launch	3	SR 20 (under Berentson Bridge) Mt. Vernon	yes	
Young's Park	13	4243 Guemes Island Rd, Guemes Island, Anacortes	yes	
Total	2232			

Parks and Trails: Proposed Projects & Financing

All amounts are in thousands of dollars. See also Non-Motorized Transportation Projects on page 31.

Project	Funding Source	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Indoor Recreation Facilities (capacity)	Real Estate Excise Tax	0	5	5	0	0	0	10
	Private Donations	50	0	0	0	0	0	50
Outdoor Recreation Facilities (capacity)	Real Estate Excise Tax	5	5	5	5	5	5	30
Skagit Valley Playfields/Dream Field	Real Estate Excise Tax	10	10	10	10	10	10	60
Clear Lake Beach	Real Estate Excise Tax	175	35	25	25	25	25	310
	Special Pathways	25	15	0	0	0	0	40
Howard Miller Steelhead Park	Real Estate Excise Tax	100	100	100	100	100	100	600
	Special Pathways	25	25	25	25	25	25	150
Northern State Recreation Area	Real Estate Excise Tax	50	50	50	50	50	50	300
	Special Pathways	25	25	25	25	25	25	150
System-wide Park Amenities & Infrastructure	Real Estate Excise Tax	75	75	75	75	75	75	450
	Special Pathways	25	25	25	25	25	25	150
Cascade Trail	Special Pathways	150	75	75	75	75	75	525
Padilla Bay Shore Trail	Special Pathways	25	25	25	25	25	25	150
Centennial Trail	Special Pathways	100	50	50	50	50	50	350
Highway 20 Trail	Special pathways	50	10	10	10	10	10	100
Pressentin Park	Real Estate Excise Tax	0	10	10	10	10	10	50
Fair	Real Estate Excise Tax	75	50	50	50	50	50	325
Bayview Ridge	Special Pathways	10	10	10	5	5	5	45
	Impact Fees	10	10	10	10	5	5	50
Total		985	610	585	575	570	570	3895

Fairgrounds: Facilities Inventory

The County Fairgrounds, at 1410 Virginia Street in Mount Vernon, consists of 14 acres of various building types and sizes totaling almost 47,000 square feet.

Facility	Sq Ft	Notes/Needs
Building A	2100	
Building B	2345	
Building C	4800	
Building D	8400	
Building E	5400	
Building F	5400	
Building G	2700	
Pavilion/Arena	6000	
2 Pavilion Attachments	9400	
ADA Restrooms	220	
Restrooms	450	
Horse Barn 1	5700	
Horse Barn 2	5700	
Exotics Building	900	Needs structural integrity evaluation
Arena/Grandstands	48180	
Stage	1345	
Tent Buildings	5760	
Walter Street House	1212	
Feline Barn	450	
Ticket Booths	400	
Total	116,862	All: inspect siding; check for structural issues

Fairgrounds: Proposed Projects

There are no new buildings anticipated for the fairground through 2019 unless a building is in need of replacement. Maintenance projects are anticipated to be budgeted at $50,000 per annum. A long period of deferred maintenance has led to a lot of necessary work to keep the fair buildings and fairgrounds infrastructure operational. Roofs are being replaced, sewer lines are being repaired, water lines are being fixed, electrical poles are being exchanged, structural improvements are being made, and a variety of other projects are being implemented. This funding is coming from cash reserve accounts for the fairgrounds. Many of the Park improvements will come from a combination of real estate excise tax funds, cash reserve funds, and grants. None is anticipated from general funds.

Capacity Analysis

Parks

The practice of quantifying local levels of service to a national standard has not proven to be beneficial or justifiable by the National Recreation and Park Agency. Each city, county, or state's resources and needs are unique. Planning for parks services must arise from the abilities and goals of each individual jurisdiction. Because of this, the National Recreation and Park Agency has recently ceased publishing their level of service standards. There are many other dynamic factors contributing to priorities/need in Skagit County. The Skagit County need assessments are found extrapolated using public input, survey results, and staff knowledge of "use patterns" as well as level of service comparisons of other Washington State Counties. A combination of these contributory factors are weighed and ultimately ranked as to their overall degree of need. These results, along with current and forecasted population numbers, are used to determine existing capacity and future needs. See the

"Comprehensive Parks and Recreation Plan" drafted in 2012 for a more thorough discussion of park and recreation facility needs assessments.

Most projects on the capital list could be construed more as “maintenance” projects. Most of Park projects taken up in the past few years are based on building and infrastructural failure. For instance, a failing cinder block building was removed from Clear Lake and will need to be replaced in 2014. Water and wastewater upgrades, electrical improvements, trail/roadway resurfacing, and other projects are generally prioritized by safety and health concerns. Other projects are occasionally prioritized by available resources, such as outside contributions of labor and/or funds. Projects can have a variety of funding sources, including real estate excise tax funds, special pathway funds, cash reserves, grants, partnership funds, volunteer labor, and other. We are in the process of exploring opportunities expanding our partnership with the Skagit Valley College to obtain some of our needs, including the construction of shared facilities. These facilities may include maintenance and office buildings, play fields, and other.

The existing park inventory, proposed capacity and non-capacity projects identified in the CFP will allow for improved park utilization and provide adequate total park capacity for the next six years.

Fairgrounds

There are no standard national or regional levels of service recommended for fairgrounds. There are no additional facilities for the fairgrounds required through 2019, although the exotics building may need to be evaluated for structural integrity and considered for replacement. Parks staff will be peeling back siding and checking all buildings for structural issues.

Solid Waste

Skagit County provides municipal and household solid waste disposal for citizens of Skagit County and its cities. Solid waste or garbage is hauled by rail to Roosevelt Regional Landfill in Klickitat County, Washington. Recycled materials are collected separately and then transported to a variety of local companies for further processing. Household Hazardous Waste and moderate risk waste (from local businesses) is collected at the Skagit County Recycling and Transfer Station where it is packed and shipped for recycling or storage in a hazardous waste landfill.

Facilities Inventory

Facility	Type	Sq Ft	Location	Capacity	Value
Sauk Transfer Station	Solid Waste Facility		50796 Sauk Landfill Road, Concrete	4.5 lbs solid waste per person per day	
Clear Lake Compactor Site	Solid Waste Facility		23202 Howey Road, Clear Lake	4.5 lbs solid waste per person per day	
Recycling and Transfer Station	Solid Waste Facility	23,000	14104 Ovenell Road, Mount Vernon	4.5 lbs solid waste per person per day	

Proposed Projects & Financing

Upgrades to the Ovenell Transfer Station completed in 2012 are expected to meet community needs for the next twenty years. Sweeper/Vactor waste facility construction to start late 2013 or early 2014. Other existing facilities meet community needs for the planning period.

Project	Funding Source	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total	Notes/Description
Transfer Station Sweeper Vactor Waste Facility	Ecology Grant	250	0	0	0	0	0	250	Vactor Sweeper waste handling facility necessary for NPDES coverage area.

Stormwater Management

Skagit County's drainage problems are interrelated and ongoing. Often, the source of a drainage problem is from surface water or runoff that has traveled from other parts of the County.

About the Drainage Utility

The Skagit County Drainage Utility funds, constructs, operates, and maintains many water-related projects including construction of pump stations, piping, tide gates, and ditching systems.

Managing the County's drainage problems can be very expensive, particularly if it involves capital improvements. Long-term solutions are often too costly for individual Drainage Districts or property owners to bear alone, and are unfair, many say, because surface water from other parts of the County can contribute to localized problems. In addition, one problem can't always be solved without creating or affecting other drainage concerns—nearby or many miles away. The Drainage Utility is a solution that addresses everyone's needs and shares the costs in an equitable manner.

What areas does the Drainage Utility serve?

The Drainage Utility encompasses all areas within Skagit County except for existing drainage districts, incorporated cities and towns, and federal and reservation lands.

What kinds of projects does the Drainage Utility fund?

Many water-related projects, ranging from construction of pump stations and piping to tide gates and ditching systems are eligible for Drainage Utility funding. Other eligible projects may deal with increased stormwater runoff from developed areas and the impacts of the increased runoff. While the Drainage Utility can address only drainage concerns, water quality issues related to stormwater might be corrected by a Drainage Utility project. Excessive sedimentation resulting from stormwater runoff could be corrected by a project that includes river and stream bank restoration to improve soil stability and reduce erosion and sediment transport.

Will the Drainage Utility address all drainage problems in the County?

When drainage or stormwater problems are identified or reported, all are evaluated and prioritized to ensure that the most urgent needs are dealt with in an expedient manner. Criteria to evaluate and prioritize projects will include such things as public safety, liability, cost, actual or potential property damage, number of people affected, wildlife habitat impacts, and environmental considerations. Given the large number of problems identified, and the fixed financial resources, correction of some of the lower priority problems may not be undertaken, but the County reviews and assesses every problem reported.

Drainage Planning

The Drainage Utility plans projects to mitigate for increased stormwater runoff from areas of anticipated future development. The Drainage Utility also evaluates areas of frequent drainage concerns to develop regional solutions. Basin Watershed Management Plans are developed for these areas, which result in proposed capital facility projects with adequate capacity to handle stormwater for full future build-out, to ensure adequate capacity exists. CFP projects are reviewed during engineering and design for consistency with these drainage studies and plans.

Facilities Inventory

If a project is planned for 2013, it does not show up in either the inventory list (because it is not yet capitalized) or the projects list (because that begins in 2014).

Facility	Type	Sq Ft	Address/Location	Capacity	Value	Notes
South Burrows Bay Drainage Improvement	Storm Drain System	n/a	Biz Point Rd, Rosario Rd, Madrona Drive	n/a	1,366,000	WAC7101 / WA40201-C
Edison Slough Drainage Improvement	Storm Drain System	n/a	Edison	n/a	333,000	WAC7102 / WA40202-C
Whitecap Lane Drainage Improvement	Storm Drain System	n/a	Whitecap Lane	n/a	196,000	WA402006
Yokeko Drive Drainage Improvement	Storm Drain System	n/a	Yokeko Drive	n/a	13,000	WA402018
Hope Island/Snee-Oosh Drainage	Storm Drain System	n/a	Hope Island Road	n/a	448,000	WA402017
Pringle Street Drainage Improvement	Storm Drain System	n/a	Pringle Street	n/a	36,000	WA402023
Woodcrest Lane Drainage Improvement	Storm Drain System	n/a	Woodcrest Lane	n/a	8,000	WA402026
Big Lake Outfall Drainage Project	Storm Drain System	n/a	N. Westview Road	n/a	25,000	WA402035
Samish Island Drainage Project	Storm Drain System	n/a	Samish Island Road	n/a	22,000	WA402020
Fredrickson Road Drainage Improvement	Storm Drain System	n/a	Fredrickson Road	n/a	15,000	WA402027
Baker Lake Store Drainage Improvement	Storm Drain System	n/a	SR 20	n/a	20,000	WA402044
Edison II	Box Culvert	n/a	W. Bow Hill Road	n/a	268,000	WA402004
Guemes Island Road Drainage Improvement	Storm Drain System	n/a	Guemes Island Road	n/a	9,000	WA402036
Lk Cavanaugh/Hawkins Drainage Improvement	Storm Drain System	n/a	S. Shore Drive	n/a	6,000	WA402047
Edison Street Drainage Improvement	Storm Drain System	n/a	Edison	n/a	199,000	WA402028
Quaker Cove	Storm Drain System	n/a	Gibralter Road	n/a	45,000	WA402033
South Shore Culvert Improvement	Storm Drain System	n/a	S. Shore Drive	n/a	11,000	WA402065
Thunder Creek	Bank Stabilization	n/a	SR 9	n/a	18,000	WA402067
Eagle Street	Storm Drain System	n/a	Eagle Street	n/a	10,000	WA402007
Emmanuel Lane	Storm Drain System	n/a	Emmanuel Lane	n/a	177,000	WA402016
Fruitdale Rd	Storm Drain System	n/a	Fruitdale Road	n/a	224,000	WA402008
Sharpe Rd	Storm Drain System	n/a	Sharpe Road	n/a	42,000	WA402034
Lk Cavanaugh /Searing	Storm Drain System	n/a	S. Shore Drive	n/a	12,000	WA402057

Facility	Type	Sq Ft	Address/Location	Capacity	Value	Notes
Guemes Island Rd / Brown	Storm Drain System	n/a	Guemes Island Road	n/a	26,000	WA402060
Valentine Rd Slide Repair	Bank Stabilization	n/a	Valentine Road	n/a	16,000	WA402070
Bayview Edison Rd Culvert Replacement	Storm Drain System	n/a	Bayview Edison Road	n/a	25,000	WA402076
Smiley Drive	Storm Drain System	n/a	Smiley Drive	n/a	67,000	WA402053
West Guemes	Storm Drain System	n/a	W. Shore Drive	n/a	15,000	WA402084
Campbell Lake Flood Project	Storm Drain System	n/a	Buttram Lane	n/a	48,000	WA402038
Edison Town Pond	Detention Pond	n/a	Edison	n/a	60,000	WA402050
Edison Tide Gate Replacement	Self-Regulating Tidegate	n/a	Edison	n/a	192,000	WA402077
Day Creek Restoration	Channel Restoration	n/a	Day Creek	n/a	9,000	WA402102
South Shore Drive Culvert	Storm Drain System	n/a	S. Shore Drive	n/a	8,000	WA402095
Buchanan Street	Storm Drain System	n/a	Buchanan Street	n/a	8,000	WA402089
Skiyou	Storm Drain System	n/a	Skiyou Slough	n/a	116,000	WA402052
Edison Slough	Storm Drain System	n/a	Edison	n/a	131,000	WA402059
Walker Valley Road	Storm Drain System	n/a	Walker Valley Road	n/a	73,000	WA402085
Mclean Road Culvert	Storm Drain System	n/a	McLean Road	n/a	37,000	WA402086
Fish Creek Conveyance	Storm Drain System	n/a	Grassmere Road	n/a	67,000	WA402087
Sterling Road	Storm Drain System	n/a	Sterling Road	n/a	7,000	WA402094
Jackman Creek Project	Levee	n/a	Jackman Creek	n/a	21,000	WA402104
Maupin Rd Conveyance Improvement	Storm Drain System	n/a	Maupin Road	n/a	8,000	WA402109
Blue Heron	Storm Drain System	n/a	Samish Island	n/a	85,000	WA402012
Stevens Creek Culvert Replacement	Storm Drain System	n/a	Stevens Creek	n/a	15,000	WA402110
Sunset Lane Drainage Conveyance	Storm Drain System	n/a	Sunset Lane	n/a	16,000	WA402114
Collins Rd @ Hospital Dr Drng Conveyance	Storm Drain System	n/a	Collins Road	n/a	22,000	WA402115
SR9 S. Of Brigham Ln Drng -Big Lk	Storm Drain System	n/a	Big Lake	n/a	72,000	WA402116
N Green St Drainage Project	Storm Drain System	n/a	N. Green Street	n/a	110,000	WA402119
Similk Beach Drainage Improvement	Storm Drain System	n/a	Satterlee Road	n/a	123,000	WA402051

Facility	Type	Sq Ft	Address/Location	Capacity	Value	Notes
Baker Hts Road	Storm Drain System	n/a	Baker Heights Road	n/a	56,000	WA402088
Daybreak Lane Interceptor Ditch	Storm Drain System	n/a	Daybreak Lane	n/a	33,000	WA402120
Sauk City Road Culvert Replacement	Storm Drain System	n/a	Sauk City Road	n/a	23,000	WA402130
Avon Allen/Bennett Rd Intersect Drainage	Storm Drain System	n/a	Avon Allen/Bennett Rd	n/a	20,000	WA402132
No Name Sough Bypass Culverts	Storm Drain System	n/a	Bayview Edison Road	n/a	24,000	WA402135
Edison Drainage Near Town Pond	Storm Drain System	n/a	Farm to Market Road	n/a	88,000	WA402113
Carpenter Road Culvert Replacement	Storm Drain System	n/a	Carpenter Road	n/a	341,000	WA402121
Farm To Market Rd Culvert Replacement	Storm Drain System	n/a	Farm to Market Road	n/a	207,000	WA402134
Coal Creek Conveyance	Bridge	n/a	Coal Creek	n/a	48,000	WA402096
Allen West Rd Culvert	Storm Drain System	n/a	Allen West Road	n/a	64,000	WA402133
Colony Creek Twin Culvert Replacement	Storm Drain System	n/a	Colony Mountain Drive	n/a	160,000	WA402148
Minkler Rd Drng Improvements	Storm Drain System	n/a	Minkler Road	n/a	292,000	WA402158
Sauk Store Rd Culvert Replacement	Storm Drain System	n/a	Sauk Store Road	n/a	23,000	WA402162
Alger CCC Rd Culvert Replacement	Storm Drain System	n/a	Alger CCC Road	n/a	47,000	WA402163
Total					6,306,000	

Proposed Projects & Financing

The Drainage Utility is funded by a drainage assessment levied on properties outside of drainage districts.

Project	Funding Source	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total	Notes/Description
Salmon Beach Conveyance Improvements	Drainage Utility	150	150	0	0	0	0	300	South Fidalgo
Similk Golf Course Drainage System Retrofit	Drainage Utility	300	0	0	0	0	0	300	South Fidalgo
Biz Point Conveyance and Detention Improvements	Drainage Utility	0	500	500	500	0	0	1500	South Fidalgo
Yokeko Drive Conveyance Improvements	Drainage Utility	300	0	0	0	0	0	300	South Fidalgo
Marihugh Pond	Drainage Utility	0	50	50	0	0	0	100	Bay View
Edison Slough Culvert Replacement - future	Drainage Utility	150	200	0	0	0	0	350	
Bow Drainage Improvements	Drainage Utility	0	50	0	0	0	0	50	
Colony Creek Driveway Crossing	Drainage Utility	25	100	0	0	0	0	125	
W. Gilligan Road / Salmon Creek	Drainage Utility	15	0	0	0	0	0	15	
Regional Street Waste Disposal Facility	Drainage Utility	25	0	0	0	0	0	25	
Dairy Creek Culvert Replacement	Drainage Utility	30	0	0	0	0	0	30	
North Similk Pump Improvements	Drainage Utility	50	0	0	0	0	0	50	
Edison Flapgate	Drainage Utility	5	0	0	0	0	0	5	
Sky Ridge Drainage Correction	Drainage Utility	100	0	0	0	0	0	100	
Gibralter Slide Repair	Drainage Utility	100	0	0	0	0	0	100	
Hamilton Cemetery Road Drainage Correction	Drainage Utility	100	0	0	0	0	0	100	
Gardiner Pump Repair	Drainage Utility	20	0	0	0	0	0	20	
Total		470	1050	50	500	0	0	3470	

Transportation

Facilities Inventory

In addition to the facilities described below, this Plan incorporates by reference the Skagit County 2003 Transportation Systems Plan ("TSP"), which contains an inventory of state-operated and maintained freeways, County arterial road segments, and signalized intersections; and the 2013 Fourteen-Year Ferry Capital Improvement Plan, which contains an inventory of ferries, ferry terminals, docks, parking, and other ferry facilities.

Facility	Type	Sq Ft	Address/Location	Capacity/Notes	Value
Road Support Facilities					
Burlington Complex:					
West Truck Shed/Fuel Island/main Office	Operations	7,800	201 E. Avon, Burlington	Administration, fueling station, truck storage	$586,100
East Truck Shed	Storage	5,000	201 E. Avon, Burlington	Truck storage	$13,144
Old Shop Building	Shop	6,720	201 E. Avon, Burlington	County surplus supply storage	$3,644
New Wash Rack	Shop	900	201 E. Avon, Burlington	Vehicle wash area	$50,000
Ferry Building	Storage	2,880	201 E. Avon, Burlington	Storage	$250,000
Sign Shop	Shop	3,400	201 E. Avon, Burlington	Sign construction and storage	$243,400
Mechanic Shop ER&R	Maintenance	12,450	201 E. Avon, Burlington	Vehicle maintenance and rental equipment	$1,762,000
New Sand and Salt Bunker	Storage	3,500	201 E Avon, Burlington	Storage	$90,000
Ferry Facilities					
Anacortes Terminal	Ferry	2,800	500 I Avenue, Anacortes	Passenger waiting room, office, mechanic shop	$778,316
Anacortes Parking	Ferry	48,913	500 I Avenue, Anacortes	74 parking spaces	$1,617,667
Guemes Parking	Ferry	37,500	Guemes Island Road on Guemes Island	100 parking spaces	$564,275
Guemes Waiting Structure	Ferry	50	Guemes Island Road on Guemes Island	n/a	$10,000
Anacortes Dock	Ferry	n/a	500 I Avenue, Anacortes	n/a	$1,368,182
Guemes Dock	Ferry	n/a	Guemes Island Road on Guemes Island	n/a	$1,424,008
M/V Guemes Ferryboat	Ferry	n/a	500 I Avenue, Anacortes	21 vehicles, 99 passengers	$2,000,000

Proposed Projects & Financing

Road Projects

In addition to the projects described below, this Capital Facilities Plan incorporates by reference the Skagit County 2013-2018 Transportation Improvement Program ("TIP") as adopted and amended on March 12, 2013. The Road Fund is funded primarily by the road levy and also includes grants, motor vehicle fuel tax, tax from timber sales, and other formulaically distributed revenues.

Project	Funding Source	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total	Notes/Description
Burlington Complex	Road Fund	0	0	0	150	0	0	150	Add equipment storage pole building
Concrete Shop Building	Road Fund	0	0	250	0	0	0	250	Shop building improvements
Marblemount Shop Complex	Road Fund	90	0	0	0	0	0	90	Add pole building; fence property
Total		90	0	250	150	0	0	490	

Non-Motorized Transportation Projects

RCW 36.81.121 requires the TIP "include proposed road and bridge construction work…deemed appropriate," but also "include **any new or enhanced** bicycle or **pedestrian facilities** identified pursuant to" the Comprehensive Plan transportation element, "or other applicable changes that promote nonmotorized transit."

Moreover, RCW 36.81.121(2) requires that the TIP include "information as to how a county will expend its moneys, including funds…for nonmotorized transportation purposes" and subsection (3) requires that the TIP "contain information as to how a county shall act to preserve railroad right-of-way in the event the railroad ceases to operate in the county's jurisdiction."

The Board of County Commissioners has directed through Skagit County Comprehensive Plan Transportation Element policy 8A-6.3 that the TIP fully comply with the statute by including any capital project anticipated in the next six years that is for a trail intended for non-motorized transportation. Parks and Recreation Department capital projects for trails, other than those wholly within a park, must be included in the TIP.

Anacortes-Guemes Ferry

Skagit County performs capital planning for the ferry between Anacortes and Guemes Island through the fourteen-year Ferry Capital Improvement Plan required by RCW 36.54.015 and already incorporated into this Capital Facilities Plan by reference. Improvements to the ferry system are also included in the Transportation Improvement Program.

Capacity Analysis

Roadways

The Growth Management Act requires level of service ("LOS") standards for both highways and transit services. The GMA requires that each jurisdiction's LOS standards be coordinated within the region and be supported by local ordinance, but the standards and the methods used are up to the local jurisdictions.

The Skagit County Transportation Systems Plan includes a methodology and set of standards for determining project priority. These standards represent a compilation of criteria derived from the following sources:

- Highway Capacity Manual
- Categories of Traffic Flow
- Road Segments
- Intersections

The standards will help determine concurrency (i.e., balance) between transportation and land use elements of the County's Comprehensive Plan, as required by GMA. The County has four choices if it finds the standards cannot be met:

- Modify the land use plan, placing tighter controls on the amount and type of development to minimize traffic.
- Construct additional transportation facilities to support increased travel demand from new development.
- Implement Transportation Demand Management measures.
- Relax the level of service standards. The County can accept lower levels of service to encourage further growth and minimize the need for additional transportation facilities.

GMA requires the County to use level of service standards to prioritize transportation projects. The general focus of levels of service is on traffic problems and the alleviation of congestion. This is different from the traditional focus of the county's priority Array, which emphasizes safety and the physical characteristics of the roadway. Because of the two legal requirements, Skagit County now uses both a LOS methodology and a priority Array methodology for road project programming. Beyond the legal requirements, the use of these two types of methodologies provides a more balanced approach.

Anacortes-Guemes Ferry

The Guemes Island Ferry level of service standards are based on vessel carrying capacity criteria, which are described in the County's 2003 TSP.

Conclusion

Skagit County Code 14.28.110 requires the County Engineer to annually produce an annual concurrency report for County roads. That report is made available on the Public Works Traffic Engineering website. The 2012 report concluded that as of December 31, 2012, all Skagit County road segments and signalized intersections meet the current LOS standards as adopted in the Transportation Systems Plan and Comprehensive Plan.

The current County road inventory and CFP projects will enable the County road system to continue meeting the requirements for road standards found in SCC 14.28.060, Transportation Concurrency.

Non-County Capital Facilities

Overview

Adequate infrastructure, whether owned and controlled by Skagit County, or by non-County service providers, helps to promote economic development, support a high quality of life, and attract business investment.

Capital facilities and service levels for cities, towns, and the provision of water service, fire service, schools, sewer service, dikes, drainage facilities, hospitals, libraries, and port property development are the responsibility of other agencies that are outside the ownership and beyond the control of Skagit County. Even though the County does not own these facilities, it must include them in its Capital Facilities Plan.[23] (The County does not need to include those facilities owned by the cities.[24])

Inclusion of non-County capital improvement projects in the County's Capital Facilities Plan helps provide:

- a regional context for the provision of capital facilities, and
- continuing coordination and cooperation among the many service providers in the county.

However, inclusion **does not imply**:

- County approval or disapproval of the plans or the levels of service, or
- County responsibility for providing these non-County capital facilities.

GMA requires the County to consider these other facility providers' plans and to recognize their facilities and service needs when adopting the County's Comprehensive Plan. If the County did not include those capital facilities owned by other public entities in its inventory, the County would be without the information necessary to assess whether the capital facilities are adequate.

Skagit County adopts many of the plans developed by special-purpose districts by reference. To complete this inventory, a county must do more than simply incorporate the capital facilities plans of all those publicly-owned entities.[25] The County must "review the entire program in a coordinated manner to ensure consistency and achieve the goals and requirements of the Act."[26] When system plans or master plans from other service providers are adopted by reference, WAC 365-196-415(4) requires the county to do the following:

> (a) Summarize the information within the capital facilities element;
>
> (b) Synthesize the information from the various providers to show that the actions, taken together, provide adequate public facilities; and
>
> (c) Conclude that the capital facilities element shows how the area will be provided with adequate public facilities.

The County is **not** required to include location and funding plans for expansions of capital facilities that it does not own.[27]

Inclusion of certain capital improvement projects in the County's Capital Facilities Plan, or Overall Economic Development Plan is also a requirement of RCW 82.14.370, which authorizes a distressed county sales and use tax. The specific use of these funds must be capital in nature and should encourage economic development.

Districts Not Included

Some notable special purpose districts are not included in this section of the CFP because they do not provide services necessary for development, e.g.:

- Port of Anacortes
- Port of Skagit
- Cemetery districts

Documents Available on Website

The documents from external agencies incorporated by reference into this CFP are available on the County's CFP website.[28]

Maps

Maps in this plan were provided by the Skagit County Geographic Information Systems department. More maps are available online from the GIS Map Gallery.

Timing

Many public entities update their capital facility plans during the same time of the year as the County, concurrent with their own annual budget processes. This means that, often, updated non-County capital facilities plans are in draft form and not be available as final documents until after the County has released its own Capital Facilities Plan for public review, or after adoption of the plan. The County does what it can to coordinate the timing of capital facilities planning among these many public entities, but may not always be able to include the most up-to-date information available.

NOTES

[23] RCW 36.70A.070(3)(a); Achen v. Clark County, WWGMHB 95-2-0067 (Final Decision and Order, Sept. 20, 1995); Durland v. San Juan County, WWGMHB 00-2-0062 (Final Decision and Order, May 7, 2001).

[24] If the city's facilities are included in a different comprehensive plan. Achen, 95-2-0067.

[25] Achen, 95-2-0067 (FDO 9/20/05).

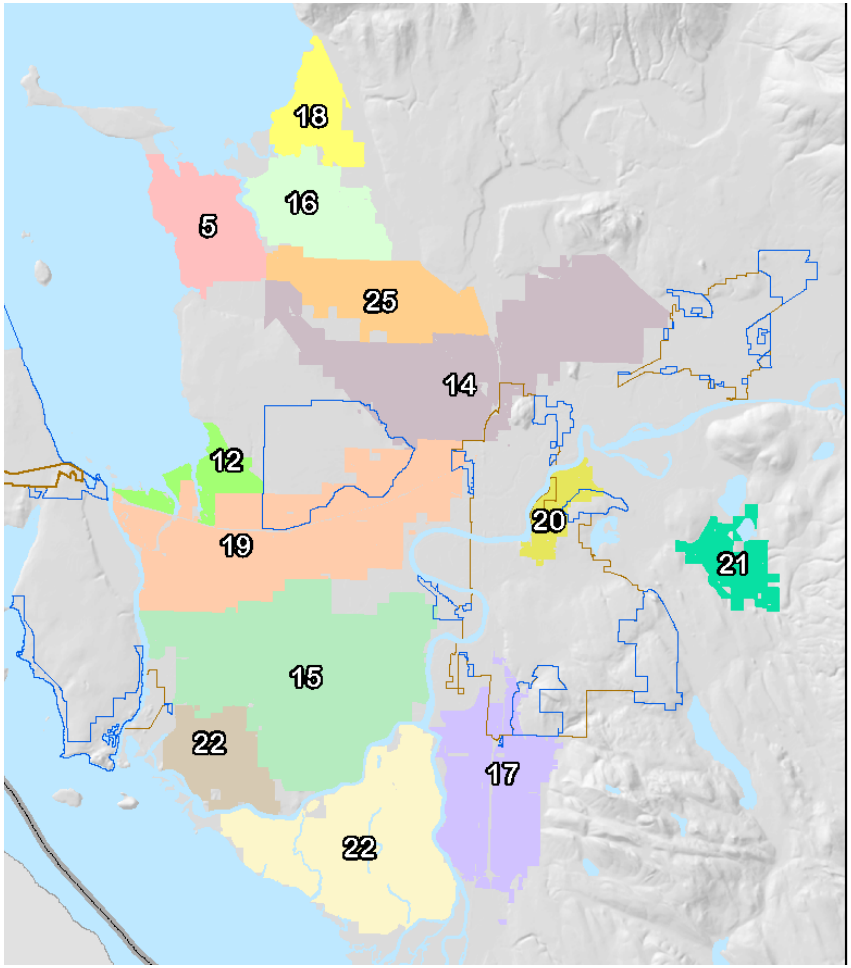
[26] Id. See also Achen v. Clark County, WWGMHB 95-2-0067 (Compliance Order Dec. 17, 1997).

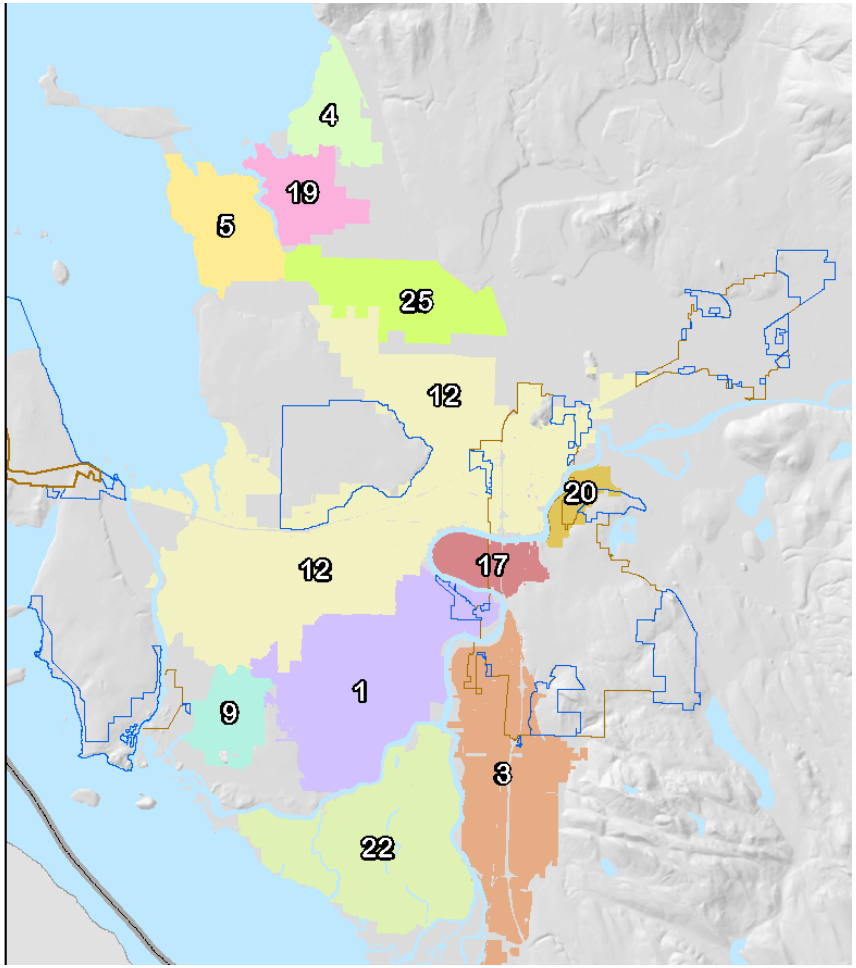
[27] Sky Valley, 95-3-0068c (FDO 3/12/96); Wenatchee Valley Mall Partnership, 96-1-0009 (FDO 12/10/96). See also Durland, 00-2-0062 (FDO 5/7/01).

[28] A "comprehensive plan should either contain the relevant information from non-county owned capital facilities or reference the information clearly so that it is accessible to the public." Skagit County Growthwatch v. Skagit County, Case No. 07-2-0002, FDO at 20 (Aug. 6, 2007)

Dike and Drainage Districts

Skagit County is served by an amalgam of special purpose districts that build and maintain dikes and drainage systems. Some districts overlap, or some perform both functions. On the map below, districts generally referred to as “drainage districts” appear on the left, and “dike districts” on the right.





Facilities Inventory

Dike District 8 and Drainage District 8 were both consolidated into Dike District 12 in November 2003 by County Resolution R20030385. Dike District 25 has the same footprint as Drainage District 25. n/a=data not available

District	Facility	Location	Value ($)	Description
Dike District 01	Dike System	8.26 miles along the west bank of Skagit River from Avon to the North Fork	n/a	Currently operating at capacity for a 35-50 year flood event
	Dike Building	Behrens Millet Rd	125,000	Pole Building
	Flood Fighting Equipment	Behrens Miller Rd	125,000	
	Building	Kamb Rd (Ken Browns)	20,000	Pole Building
Dike District 03	Building	20890 Dike Rd	n/a	Flood return structure.
Dike District 04	Dike	See map	n/a	2.5 miles
Dike, Drainage, and Irrig Dist 05	Dike	Padilla Bay	n/a	4 miles
	Dike	Samish Bay	n/a	2 miles
	Levee	Samish River	n/a	3 miles
	Pump	P1	n/a	16" Cascade
	Pump	P2	n/a	16" Cascade
	Tidegate	T36	n/a	48"
	Tidegates	T37	n/a	4-48"
	Flood Return	F38	n/a	4-48"
	Tidegate	T40	n/a	36"
	Tidegate	T42	n/a	12"
	Drain Vault	V1	n/a	4' x 4'
Dike District 09	Dike	Sullivan Slough	n/a	NA
Dike, Drainage, and Irrig Dist 12	Building	1600 E Whitmarsh Rd	n/a	Old dike district 12 building
	Levee	Along Skagit River	n/a	7 miles
	Valut/Flood Gate	Bennett and Pulver Rds	n/a	Gages Slough outfall flap gate
	Sea Dike	Swinomish Channel	n/a	1.5 miles

District	Facility	Location	Value ($)	Description
	Sea Dike	Big Indian Slough	n/a	3 miles
	Sea Dike	Little Indian Slough	n/a	1 mile
	Sea Dike	Telegraph Slough	n/a	2 miles
	Sea Dike	Padilla Bay	n/a	2 miles
	Pump Station	No Name Slough	n/a	1-25 HP and 1-50hp
	Tide Gates	Telegraph Slough	n/a	2 – 24"
	Tide Gates	Little Indian Slough	n/a	2 – 30"
	Tide Gate	Little Indian Slough	n/a	1 – 24"
	Tide Gate	Indian Slough, Ben Welton Property	n/a	1 – 24"
	Tide Gates	T79, No Name Slough	n/a	2 – 30"
	Tide Gate	T80, No Name Slough	n/a	1 – 24"
	Tide Gate	T81, No Name Slough	n/a	1 – 48"
	Pump Station	P44, Padilla Bay	n/a	
	Flood Gate	Skagit River – City of Burlington	n/a	32"
	Flood Gate	Skagit River – City of Burlington	n/a	32"
	Tide Gates	T45	n/a	4 gates
	Parcel 62853, bldg A&B	1317 Anacortes St.	1,711,500	Building A – 60' x 140'; Building B – 60' x 240'
	Parcel 70430	17132 Bennett Rd	407,300	1.46 acres
	Parcel 70412	17232 Avon St	217,900	0.35 acres
	Parcel 90568	17242 Avon St	115,700	0.49 acres
	Parcel 70414	17246 Bennett Rd	143,800	0.33 acres
	Parcel 21553	17376 Bennett Rd	124,900	0.33 acres
	Parcel 21555	17406 Bennett Rd #E	193,900	NA
	Parcel 21553	17376 Bennett Rd	124,900	0.33 acres
	Parcel 21554	17388 Bennett Rd	129,200	0.32 acres
	Parcel 21551	17464 Bennett Rd	118,300	0.91 acres

District	Facility	Location	Value ($)	Description
	Parcel 70456	17436 Bennett Rd	180,700	0.52 acres
	Parcel 21610	17032 Dunbar Rd	430,800	16.52 acres
	Parcel 21548	13678 Main St	72,200	0.42 acres
	Parcel 21550	13666 Main St	130,000	0.39 acres
	Parcel 21552	n/a	31,700	0.11 acres
	Parcel 70457	17460 Bennett Rd	58,400	0.11 acres
	Parcel 70462	n/a	15,800	0.08 acres
	Parcel 70458	17494 Bennett Rd (A&B)	128,800	NA
	Parcel 70463	17536 Bennett or 13655 Main	255,500	NA
	Parcel 113526	n/a	257,300	0.59 acres
	Parcel 70474	17598 Bennett Road (A&B)	265,700	0.29 acres
	Parcel 21589	17624, 17628 Bennett Rd	243,700	0.5 acres
	Parcel 21588	17602, 17608 Bennett Rd	156,300	0.6 acres
	Parcel 21571	17650 Bennett Rd	218,000	0.82 acres
	Parcel 21576	17662 Bennett Rd (A&B)	209,000	0.31 acres
	Parcel 21578	13555 King Lane	164,600	0.44 acres
	Parcel 21579	13573 King Lane	132,100	0.47 acres
	Parcel 21580	13582 King Lane	152,500	0.75 acres
	Parcel 106527	13572 River’s Court	257,200	0.43 acres
	Parcel 206528	13573 River’s Court	220,500	0.42 acres
	Parcel 82111	17866 Bennett Rd	260,600	1.1 acres
	Parcel 82112	n/a	87,400	0.29 acres
	Parcel 82114	n/a	87,400	0.31 acres
	Parcel 82116	n/a	87,400	0.31 acres
	Parcel 82119	n/a	87,400	0.31 acres
	Parcel 82121	n/a	87,400	0.31 acres

District	Facility	Location	Value ($)	Description
	Parcel 82125	n/a	71,400	0.31 acres
	Parcel 82123	n/a	87,400	0.31 acres
	Parcel 21514	n/a	128,800	0.58 acres
	Parcel 21515	n/a	114,200	2.52 acres
	Parcel 116918	247 W Whitmarsh Rd	71,700	NA
	Parcel 23939	215 W Whitmarsh Rd	54,200	NA
	Parcel 23942	452 W Whitmarsh Rd	828,600	6 acres
	Parcel 24144	n/a	522,900	NA
	Parcel 24157	n/a	19,400	2.25 acres
	Parcel 24158	n/a	10,300	1.08 acres
	Parcel 21667	14315 Avon Allen Rd	938,000	25.38 acres
	Loader	n/a	98,000	2000 Cat 908
	Backhoe Loader	n/a	107,057	2006 John Deer 410 G
	Forklift	n/a	18,000	Komatsu
	Gator	n/a	11,050	John Deere HPX 4x4 Diesel
	Gator	n/a	11,050	John Deere HPX 4x4 Diesel
	Generator	n/a	20,000	NA
	Portable Base Station Radio	n/a	60,000	NA
	Forklift	n/a	23,031	2005 Komatsu FG30HT 14
	Crawler/Dozer	n/a	222,500	2006 John Deere 750J
	Excavator	n/a	207,807	2008 John Deere 200D LC
	Dozer	n/a	159,203	2008 John Deere 705JLGP
	Loader	n/a	249,882	2007 John Deer 844J
	Sandbagger	n/a	n/a	1998
	Sandbagger	n/a	n/a	1998

District	Facility	Location	Value ($)	Description
	Flatbed Truck	n/a	n/a	1995 Ford
	Truck	n/a	n/a	1995 Ford
	Flatbed Truck	n/a	n/a	1996 International
	Flatbed Truck	n/a	n/a	2002 Ford F550
	551/TM	n/a	n/a	2007
	Trailer	n/a	n/a	2007 Trailmax
	Vehicle	n/a	n/a	2005 International 7400
	Excursion	n/a	n/a	2001 Ford
	Truck	n/a	n/a	2007 Ford F150
Drainage and Irrigation Dist 14	Drain Tube	Padilla Bay, P44	n/a	1-25 HP, 1-50 HP
	Culvert	Padilla Bay	n/a	12-4’ w/gates, 4’diameter, gravity outfall to Padilla Bay
	Culvert	Joe Leary Slough at D’arcy Rd	n/a	16’ dial by 30’
Drainage and Irrigation Dist 15	Pump Gate	F90	n/a	1-24" and 1-26"
	Pump	P2, La Conner Pump Station	n/a	3-36" tubes
	Pump	P89, Skagit River, Bradshaw Rd	n/a	
	Tide Gate	T3, La Conner Marina	n/a	4-6’ gates
	Tide Gate	T5, West Shore Acres	n/a	36"
Drainage and Irrigation Dist 16	Pump	P34, Edison Slough	75,000	1-69 hp, 22" discharge & 1-25 hp, 15" discharge
	Tide Gate	T25, Edison Slough	100,000	3-36"
	Tide Gates	T30, Edison Slough	n/a	7 gates
	Tide Gate	T35	150,000	4-48"
Dike District 17	Dike	Skagit River	56,000,000	6 miles
	Flood Gate	River Bend Road, south	200,000	NA
	Parcel 24201	405 Hoag Rd	245,000	1.1 acre, land/house
	Parcel 24219	407 Hoag Rd	540,000	1.1 acres, land/apartment
	Parcel 24197	519 Hoag Rd	320,000	1.2 acres, land/house

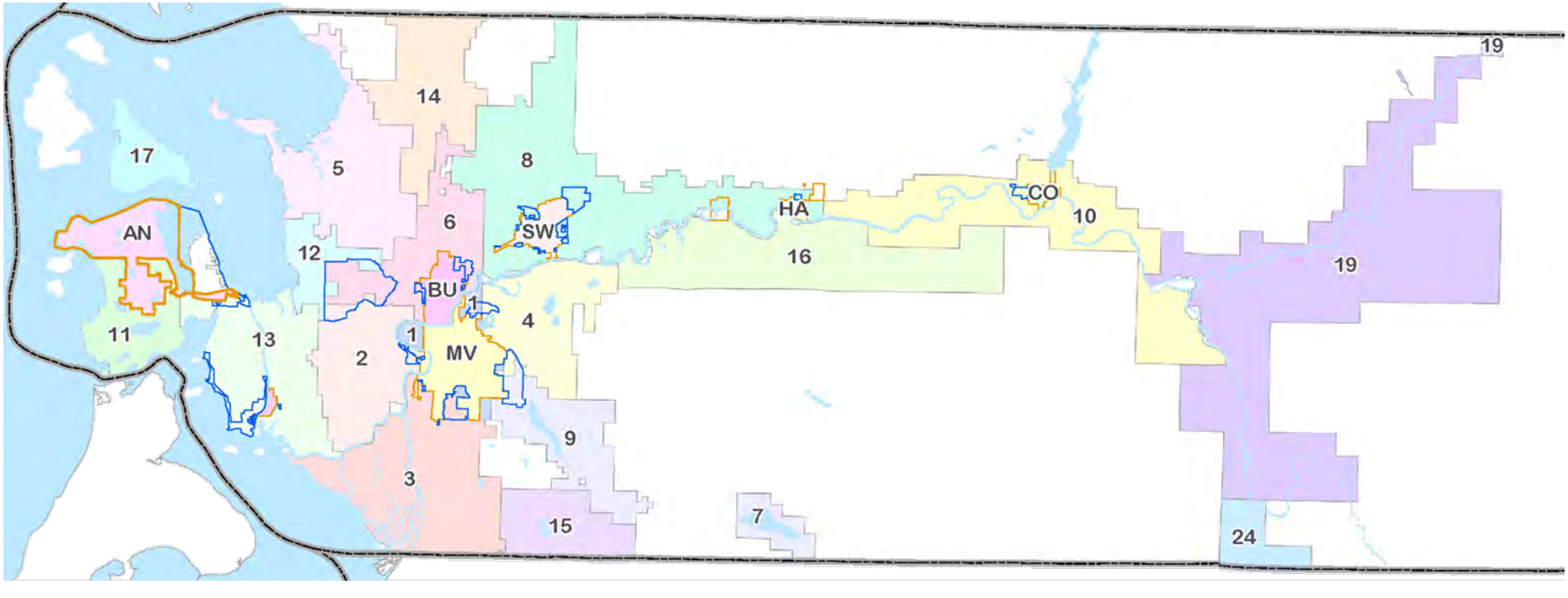
District	Facility	Location	Value ($)	Description
	Parcel 24208	601 Hoag Rd	140,000	1.1 acres, land/house
	Parcel 24217	825 Hoag Rd	215,000	1.2 acres, land/house
	Parcel 24213	811 Hoag Rd	240,000	.77 acres, land/house
	Parcel 24193	903 Hoag Rd	157,000	.82 acres, land
	Parcel P111192	917 Hoag Rd	158,000	.80 acres, land
	P111652	923 Hoag Rd	158,000	.80 acres, land
	P111653	929 Hoag Rd	157,000	.80 acres, land
	P111654	1001 Hoag Rd	215,000	1.2 acres, land/house
	P24210	1007 Hoag Rd	264,000	1.2 acres, land/house
	Parcel 24024	109 Stewart Rd	105,000	2.5 acres, headquarters/shop
	Parcel 23932	River Bend Rd	725,000	4.2 acres, land
	Parcel 24025	Stewart Rd	247,800	Land/building
	Parcel 02423	121 Stewart Rd	151,600	Land/building
	Parcel 21673	River Bend Rd	12,500	Levy
Drainage and Irrigation Dist 18	Tide Gate	T31	n/a	1-42" and 1-48", plastic
	Tide Gate	T33	n/a	1-48", plastic
	Pump	P32	n/a	25 hp
Dike District 19	Dike	Samish Bay, Samish River	n/a	6 miles
Drainage and Irrig Imp Dist 19	Pump House	13299 Bayview-Edison Rd	87,855	NA
	Tractor	n/a	74,105	Case
	Mower	n/a	30,592	NA
	Trash Rack	n/a	43,680	1991
	Water Pump	n/a	18,720	1991 30 HP
	Water Pump	n/a	31,198	1993 50 HP
Dike and Drainage District 20	Dike	Nookachamps Creek	n/a	NA
	Dike	Skagit River < .25 miles north of Hoag Rd	n/a	NA

District	Facility	Location	Value ($)	Description
	Flood Gate	F96, < .25 miles north of Hoag Rd	50,000	NA
Drainage District 21	Drainage Channels	See map	n/a	No facilities other than drainage channels.
Consolidated Dike District 22	Dike	Circumference of Fir island	300,000	207 miles. Firs Island and North Fork of Skagit River dike designed for 50-year flood.
	Flood Gate	F90	n/a	1-24" and 1-26"
	Pump	P8 to Skagit Bay	100,000	1-12"
	Pump	P18 to Skagit River	100,000	1-18"
	Tide Gate	T7 to Skagit Bay	n/a	1-48"
	Tide Gate	T9 to Skagit Bay	50,000	1-36"
	Tide Gate	T10 to Skagit Bay	50,000	1-30"
	Tide Gate	T11 to Browns Slough	n/a	1-36"
	Tide Gate	T12 to Browns Slough	400,000	3-48"
	Tide Gate	T13 to Browns Slough	55,000	1-48"
	Tide Gate	T14 to Skagit Bay	65,000	1-48"
	Tide Gate	T15 to Skagit Bay	250,000	2-48"
	Tide Gate	T16 to Skagit Bay	50,000	1-36"
	Tide Gate	T17 to Skagit Bay	500,000	6-48"
Drainage District 22	Pumps	P6, 12343 Staffanson lane	50,000	4 pumps
Dike District 25	Dike	Samish River	n/a	15 miles
	Drain Tube	A65	n/a	Large with flap
	Drain Tube	A72	n/a	Large with flap
	Drain Tube	A74	n/a	Large with flap
	Drain Tube	A75	n/a	Large with flap
	Flood Gate	F63	n/a	Flap gate
	Flood Gate	F64	n/a	Flap gate
	Flood Gate	F66	n/a	Flap gate

District	Facility	Location	Value ($)	Description
	Flood Gate	F67	n/a	Flap gate
	Flood Gate	F68	n/a	Flap gate
	Flood Gate	F69	n/a	Flap gate
	Flood Gate	F70	n/a	Flap gate
	Flood Gate	F71	n/a	Flap gate
	Flood Gate	F73	n/a	Flap gate

Fire Districts

More than twenty fire districts serve unincorporated Skagit County, as show in the map below. Fire District 1 serves a very small area of the County outside the Mount Vernon UGA, does not have a station, and relies on apparatus from the City of Mount Vernon.



Fire Stations (All Districts)

Dist	Station Name	Address	City/Town	Admin (sf)	Bays (sf)	Total (sf)	Value	Notes
2	McLean Road	15452 Beavermarsh Rd	Mount Vernon	2016	3,600	5,616	760,620	NA
3	Conway	210 Greenfield St	Conway	1480	2,304	4,200	NA	NA
	Conway	19746 East Hickox Rd	Conway	2000	3,500	5,500	NA	NA
4	Clear Lake	23624 Jackson Street	Conway	2205	2,205	4,410	2,450,000	NA
	Clear Lake	14800 SR 9	Clear Lake	NA	540	540	65,890	NA
	Clear Lake	23627 Jackson St.	Clear Lake	NA	1,728	1,728	250,000	NA
5	Edison	14304 West Bow Hill Rd	Bow	1,500	4,000	5,500	NA	NA
	Allen	9061 Avon Allen Road	Bow	NA	NA	4,150	NA	NA
	Samish Island	10367 Halloran Rd	Bow	1,200	2,000	3,200	NA	NA
6	Burlington	16220 Peterson Rd	Burlington	NA	NA	7,179	1,057,100	at, or near, capacity
7	Lake Cavanaugh, Radio Tower/HCB Bldg	33673 N Shore Drive	Mount Vernon	NA	NA	NA	73,000	NA
	Boat House	34951 E Shore Drive,	Mount Vernon	NA	NA	NA	43,431	NA
	Fire Station	35058 S Shore Dr	Mount Vernon	1,560	1,170	2,730	347,447	NA
8	Hickson	20464 Prairie Road	Sedro-Woolley	NA	NA	5,000	816,000	District is at, or near, capacity
	Punkin Center	34041 SR 20	Sedro-Woolley	NA	5,500	5,500	856,000	
	Prairie	3212 SR 9	Sedro-Woolley	NA	NA	3,000	690,000	
	Sedro-Woolley	220 Munro St	Sedro-Woolley	NA	NA	NA	NA	
	Lyman	8334 S. Main Street	Lyman	NA	1,000	NA	NA	NA
9	Main	16822 West Big Lake Blvd	Mount Vernon	1,200	1,680	2,880	121,900	NA
	Erlich	19547 SR 9	Mount Vernon	NA	2,000	2,000	92,800	NA
	Finn Settlement	27955 Lake Cavanaugh Rd	Mount Vernon	NA	1,200	1,200	101,500	NA
10	Grassmere	44654 SR 20	Concrete	800	1,800	2,600	NA	NA
	Birdsview	8391 Russell Road	Birdsview	NA	NA	NA	NA	NA
11	Station 1, Dewey Beach	14825 Deception Rd, Bldg 1	Anacortes	NA	5,000	5,000	600,000	District 11 collects $.45

Dist	Station Name	Address	City/Town	Admin (sf)	Bays (sf)	Total (sf)	Value	Notes
		Bldg 2, West Addition	NA	NA	NA	2,400	NA	per $1,000
		Bldg 3, North Addition	NA	NA	NA	1,250	NA	
		Bldg 4, 2-Story House	NA	NA	NA	950	NA	
		Bldg 5, Old Fire Station	NA	NA	NA	1,300	NA	
		Bldg 6, Community Hall	NA	NA	NA	1,400	NA	
	Station 2, Marine Drive	4214 Wildwood Ln	Anacortes	NA	NA	4,086	310,000	
12	Bayview	12587 C Street	Mount Vernon	NA	NA	3,250	NA	NA
13	Summit Park 1	8652 Stevenson Rd	La Conner	1,080	4,545	5,625	600,000	NA
	Summit Park 2	17433 Snee-Oosh Rd	La Conner	1,800	6,000	7,800	900,000	NA
	Summit Park 3	12142 Chilberg Rd	La Conner	1,800	6,600	8,400	900,000	NA
	Training Center	8652 Stevenson Rd	Anacortes	NA	NA	NA	600,000	NA
14	Hobson, Station 1	18726 Parkview Lane	Burlington	840	5,640	6,480	500,000	NA
	Alger, Station 2	5231 Hobson Rd	Bow	NA	NA	1,680	NA	NA
15	Lake McMurray	22790 Front Street	Mount Vernon	NA	NA	2,280	387,000	NA
16	Day Creek	31693 South Skagit Highway	Sedro-Woolley	1800	1,935	3,735	NA	NA
17	Guemes Island	6310 Guemes Island Rd	Anacortes	NA	NA	NA	314,000	Running at 75% capacity
19	Marblemount	60157 SR 20						No information received.
	Rockport	10914 Alfred Street	Rockport					No information received.
24	Station 38	30020 Swede Heaven Rd	Arlington	NA	NA	NA	90,800	Updated values not included in update
	White Horse	30020 Swede Heaven Rd	Arlington	NA	NA	NA	154,000	NA
	Cloer Pump Station	30020 Swede Heaven Rd	Arlington	NA	NA	NA	NA	FD does not own station

Fire Apparatus (All Districts)

Dist	Station	Type	Year	Make	Number	Quantity (gall)	GPM	Value
2	McLean Rd	Engine/Pumper	1981	Ford	E2-63	1,000	1,200	107,900
		Engine/Pumper	1988	Western States	E2-62	1,000	1,200	$147,700
		Engine/Pumper	1993	Freightliner	E2-61	1,000	1,500	184,200
		Tender/Pumper	1997	H&W	T2-65	2,800	1,000	$199,000
		Ladder Truck	2005	E-One	L2-15	800	1,500	$458,500
		Heavy/Rescue	2001	International	R2-17	NA	NA	171,600
		Command Vehicle	2002	Dodge	C2-10	NA	NA	19,900
3	Conway	Engine/Pumper	1991	International	E311	2,750	1,100	NA
		Engine/Pumper	1981	International	E312	500	750	NA
		Engine/Pumper	1986	Ford	E321	850	1,000	NA
		Engine/Pumper	1973	Ford	NA	NA	1,000	NA
		Rehab Vehicle	1999	International	R317	NA	NA	NA
		Rehab Vehicle	1980	Chevrolet	U328	NA	NA	NA
4	Clear Lake	Pumper	1996	Ford	421	1,000	1,250	NA
		Pumper	1991	Spartan	412	1,000	1,500	NA
		Tender	2006	Kenworth	416	3,000	350	NA
		Brush Truck	2006	International	414	600	125	NA
		Utility Vehicle	1992	Chevrolet	417	NA	NA	NA
		Wheel Coach	1992	Ford	419	NA	NA	NA
		Contender Pumper	2010	Pierce	411	750	1,500	NA
		Command Vehicle	2012	NA	410/910	NA	NA	NA
5	Edison	Engine/Pumper	1997	Freightliner	511	750	1,250	NA
		Engine/Pumper	2008	GMC	512	300	750	NA
		Tanker/Tender	2002	Freightliner	516	4,000	750	NA
		Medium Duty Rescue	2007	Kenworth	517	NA	NA	NA

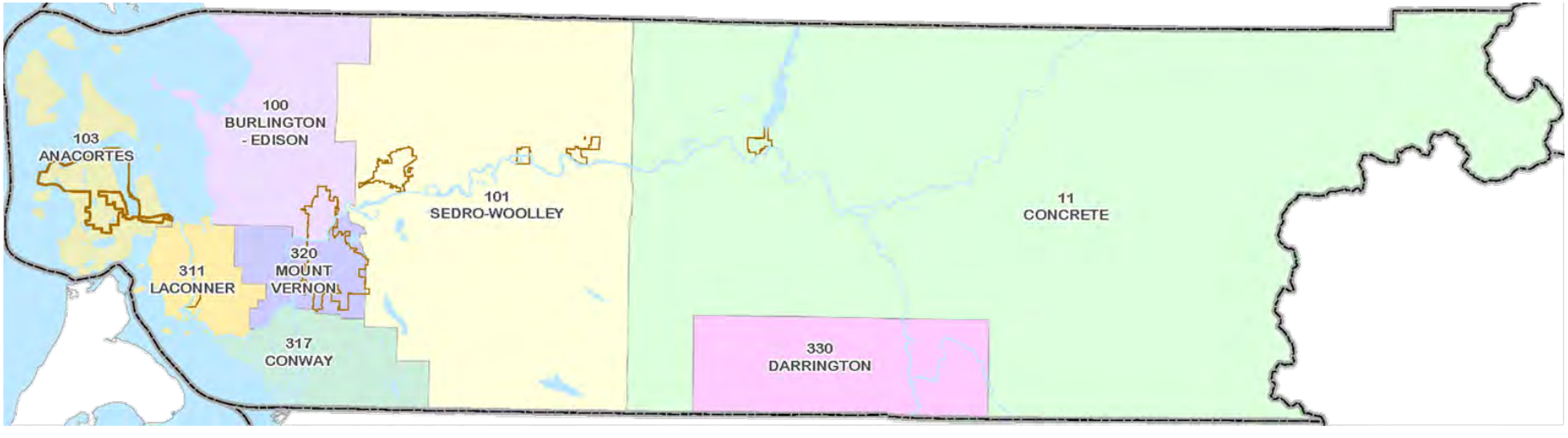
Dist	Station	Type	Year	Make	Number	Quantity (gall)	GPM	Value
	Allen	Engine/Pumper	2008	Spartin	521	1,000	1,500	NA
		BLS	2002	E350	529	NA	NA	NA
		Engine/Pumper	1988	Seagrove	522	1,000	1,000	NA
	Samish Island	Engine/Pumper	2001	Freightliner	531	750	1,200	NA
		Tanker/Tender	1991	GMC	536	1,500	750	NA
		Rehab Vehicle	1992	Ford	539	NA	NA	NA
6	Burlington	Engine/Pumper	2002	Pierce	611	750	1,500	211,000
		Engine/Pumper	1998	Seagrave	612	1,000	1,500	147,840
		Engine/Pumper	1991	E-One	621	500	1,000	158,400
		Heavy Rescue	1999	Spartan	617	NA	NA	227,040
		Ambulance	1998	Ford	619	NA	NA	10,000
		Tender/Pumper	1980	Seagrave	616	2,300	1,500	95,040
7	Lake Cavanaugh	Fire Automobile	1992	Ford	719	NA	NA	25,000
		Tanker	2011	Kenworth	716	3,000	750	205,200
		Pumper	2010	Pierce	711	1,000	1,000	250,000
8	Hickson	Engine/Pumper	2000	Darlet	821	1,000	1,500	381,308
		Tender/Tanker	1999	Freightliner	826	3,000	500	200,811
		Aid Vehicle	1992	Ford F 350	829	NA	NA	35,000
		Command Vehicle	2008	Ford 250	801	NA	NA	30,000
	Punkin Center	Engine/Pumper	1999	Darley	851	1,000	1,500	381,308
		Engine/Pumper	2013	H&W	852	1,000	1,500	300,000
		Tender/Tanker	1998	Freightliner	856	3,000	500	200,811
		Aid Vehicle	1998	Ford 450	859	NA	NA	15,000
	Prairie	Engine/Pumper	1999	Darley	831	1,000	1,500	381,308
		Engine/Pumper	2013	H&W	832	1,000	1,500	300,000
		Quick Attack/Rescue	2008	General Fire	837	300	NA	130,000

Dist	Station	Type	Year	Make	Number	Quantity (gall)	GPM	Value
		Command Vehicle	2012	Chevy SUV	802	NA	NA	31,000
	Sedro-Woolley	Tender/Tanker	2005	International	5516	3,000	750	215,000
	Lyman	Engine/Pumper	2006	GMC	841	1,000	1,500	100,000
		Quick Attack/Rescue	2006	F350	847	300	NA	120,000
		Command Vehicle	2005	F250	803	NA	NA	21,779
9	Main	Brush Tank	2000	Ford	912	250	330	50,000
		Ambulance	1993	Ford	919	NA	NA	10,000
		Engine	2006	Pierce	911	750	1,250	270,406
		Command Vehicle	2001	Ford	Battalion 9	NA	NA	28,404
		Command Vehicle	2012	Ford	910	NA	NA	45,000
	Erlich	Engine	2001	Pierce	921	750	1,250	179,105
		Super Tanker	2003	Kenworth	926	3,000	350	122,302
	Finn Settlement	Engine	1984	Ford	931	850	1,000	45,000
10	Grassmere	Engine	1988	International	10-21	1,200	1,250	NA
		Tanker/Tender	1974	Ford	10-26	3,000	1,000	NA
	Birdsview	Engine	2012	International	10-11	1,000	1,250	NA
		Command Vehicle	2001	NA	10-18	NA	NA	NA
11	Station 1, Dewey Beach	Engine	1996	Spartan/Darley	NA	NA	NA	350,000
		Water Tender	2004	International	NA	NA	NA	200,000
		Aid Vehicle	1994	BLS	NA	NA	NA	150,000
		Brush Truck	1992	Becker/Chevy	NA	NA	NA	100,000
		Crew Cab Truck	1998	Chevrolet	NA	NA	NA	40,000
	Station 2, Marine Drive	Engine	2000	Spartan/Darley	NA	NA	NA	350,000
		Engine	1976	Ford/FMC	NA	NA	NA	350,000
		Engine	2006	Ford/Fouts	NA	NA	NA	150,000
12	Bayview	Pumper	1992	NA	NA	NA	NA	NA

Dist	Station	Type	Year	Make	Number	Quantity (gall)	GPM	Value
		Pumper/Tanker	1996	NA	NA	NA	NA	NA
		Fire Utility Truck	2003	NA	NA	NA	NA	NA
		Medical Van	1997	NA	NA	NA	NA	NA
13	Summit Park	Engine	2001	Central States	13-11	1,000	1,500	338,960
		Engine	1988	Ford	13-12	1,000	1,500	204,863
		Engine	1996	Freightliner	13-21	1,000	1,500	208,847
		Engine	1997	Freightliner	13-31	1,000	1,500	319,310
		Tender	1990	Ford	13-26	3,000	750	189,994
		Brush	1996	Ford	13-24	400	500	50,000
		Aerial	1970	Ford	13-15	400	500	59,929
		Command Vehicle	2011	Ford	13-00	NA	NA	35,000
		Rescue	2000	Freightliner	13-19	NA	NA	50,000
		Rescue	2001	Freightliner	13-29	NA	NA	50,000
		Rescue	1995	International	13-31	NA	NA	59,929
		Rescue	1992	GMC	13-17	NA	NA	97,054
14	Hobson, Station 1	Engine	2009	International	1417	500	1,000	250,000
		Engine	1988	Ford	1411	1,000	1,000	10,000
		Aid Unit	1990	Ford	1419	NA	NA	10,000
		Tender	2011	Kenworth	1416	3,000	1,000	200,000
	Alger, Station 2	Engine	1995	International	1421	1,000	1,250	25,000
		Tender	1991	International	1426	2,000	500	12,000
15	Lake McMurray	Engine/Pumper	1990	Pierce	1511	500	1,500	15,000
		Tender	1989	International	1516	2,000	500	90,000
		Rescue Vehicle	1990	Chevrolet	1517	NA	NA	40,000
		Aid Vehicle	1990	Ford	1519	NA	NA	40,000
16	Day Creek	Engine/Pumper	2003	International	NA	NA	NA	NA

Dist	Station	Type	Year	Make	Number	Quantity (gall)	GPM	Value
		Engine/Pumper	1978	Ford	NA	NA	NA	NA
		Engine/Pumper	1995	Seagrave	NA	NA	NA	NA
		Tanker/Tender	1987	Kenworth	1638	NA	5,000	NA
17	Guemes Island	Truck/Pumper	2005	Pierce	NA	NA	NA	150,000
		Truck/Tanker	2006	Freightliner	NA	NA	NA	90,000
		Brush Truck	1991	Ford	NA	NA	NA	18,000
		Ambulance	2001	MedTec	NA	NA	NA	40,000
19	Marblemount	No information received						
24	Darrington	Engine and Contents	NA	NA	NA	NA	NA	400,000
		Tenders and Contents	NA	NA	NA	NA	NA	200,000
		Command Unit	NA	NA	NA	NA	NA	20,000
		Motor for Inflatable Raft	NA	NA	NA	NA	NA	10,000
		Aid Car	NA	NA	NA	NA	NA	100,000

School Districts



As shown on the map above, Skagit County is served by seven public school districts, special units of government created by the State of Washington that are operated and governed by locally-elected school boards. Darrington School District is not included in this document because it supports only a very small population in Skagit County.

Impact Fees

The County collects and imposes impact fees for schools under the authority provided by RCW 82.02.050-.090, which allows fees to be imposed on new development to be used to provide new schools that are reasonably necessary due to new development and that will provide benefits to new development. Impact fees generally cannot be used to address existing deficiencies.

SCC 14.30.030 allows the County to collect impact fees for a school district only if that school district has submitted its Capital Facilities Plan and impact fee calculations to the County, and when that plan has been incorporated into the County's Comprehensive Plan. The County must ensure that the requirements of RCW Chapter 82.02 are met, that any impact fees collected are for public facilities and that the administration requirements of RCW 82.02.070 are followed, including retaining in special interest bearing account, expending within 10 years, and other requirements. See also WAC 365-196-850.

School districts typically discuss existing deficiencies in terms of the ability of the school district to accommodate students in permanent facilities at each grade level. Each individual school capital facility plan contains a section on existing deficiencies and describes (in their capital improvement programs) the specific future needs that fees will be used to address.

Analysis

Skagit County has reviewed each school district's adopted plans as required by WAC 365-196-415(4) and summarized the school districts' inventories of school capacities and enrollment, as reported in their most current capital facilities plans. The table provides information on "permanent" capacity in permanent school buildings, not home school students or portable classroom capacity. Most of the county's school districts make extensive use of "portable" classrooms to provide additional interim capacity for students when the permanent capacity in a school is exhausted.

Skagit County finds that these school districts are providing sufficient permanent capacity to support development throughout the County, with the exception of Mount Vernon and Burlington-Edison school districts, which are currently supporting their populations through portable classrooms. BESD requires a new elementary school that they expect to locate at Bayview Ridge as the urban growth area is developed. MV also plans a new elementary school, renovations of Madison Elementary, and expansion of MVHS.

Facilities Inventory & Capacity Analysis

The school district capital facility plans linked below are incorporated into this document by reference and available on the County website. Data shown is capacity and actual FTE enrollment figures as of the date of the district's Capital Facilities Plan. Where a district does not have a CFP, enrollment figures are 2012-2013 school year data from OSPI and capacity data is supplied by the district. Anacortes could not supply capacity figures for AHS; estimate is based on 43 classrooms at 25 students each.

Table 6. Summary of school district capacities and needs

District	SD#	CFP (link)	Elementary (K-6/8)			Middle Schools			High Schools			District Totals			Notes and Needs
			#	Cap	Enroll	#	Cap	Enroll	#	Cap	Enroll	Cap	Enroll	Diff	
Anacortes	103	—	4	1462	1411	1	666	386	1	1075	842	3203	2639	564	Anacortes reported it does not have a CFP.
Burlington-Edison	100	2011	5	2200	2498	0	0	0	1	950	1186	3150	3684	-534	BESD has 41 portable classrooms.
Concrete	11	—	1	840	280	1	330	72	1	420	161	1590	513	1077	Concrete reported it does not have a CFP.
Conway	317	2011	1	520	402	1	0	0	0	0	0	520	402	118	High school students go to MVHS.
La Conner	311	2013	1	314	307	1	214	91	1	390	216	918	614	304	LC has a Study and Survey in place of a CFP.
Mount Vernon	320	2009	6	2825	3067	2	1100	900	1	1500	1828	5425	5795	-370	
Sedro-Woolley	101	2010	7	2016	1933	1	625	660	1	1425	1365	4066	3958	108	
		Total	25	10177	9898	7	2935	2109	6	5760	5598	18872	17605	1267	

Miscellaneous Services

Electric Power

Electricity service to Skagit County is provided by Puget Sound Energy, a privately-held utility.

Parks and Recreation

The entirety of Skagit County is served by park and recreation facilities provided by the County Parks Department, which are described earlier in this document. There is also one independent park district in Skagit County: the entirety of Fidalgo Island is served by the Fidalgo Park and Recreation District, which operates a pool and fitness center in Anacortes.

Public Sewer Providers

The County does not usually plan for sewer service in rural areas as GMA does not allow sanitary sewer service to be extended to rural areas except in limited circumstances.

The County reviews all plans involving facilities in the unincorporated area, with particular attention being given to the growth forecasts that the districts use to project future wastewater flows. The comprehensive sewer plans are also reviewed to ensure the following: 1) the district's planning area boundaries are consistent with UGA boundaries and 2) to make sure an urban area has adequately planned for future service. Each of the plans is available on the County's CFP website.

MRSC maintains information on water and sewer districts statewide. Note that Sewer District #3 (Campbell Lake) was dissolved by Resolution 18290 on June 26, 2001.

Sewer District #1 (La Conner)

Provides sewer services primarily to residential La Conner, as well as a few seasonal businesses that operate in rural La Conner. The district's service area encompasses the Snee-oosh Beach area, on the west side of Skagit Bay (Hope Island area). Sewer District #1 is a member of the Washington Association of Sewer and Water Districts.

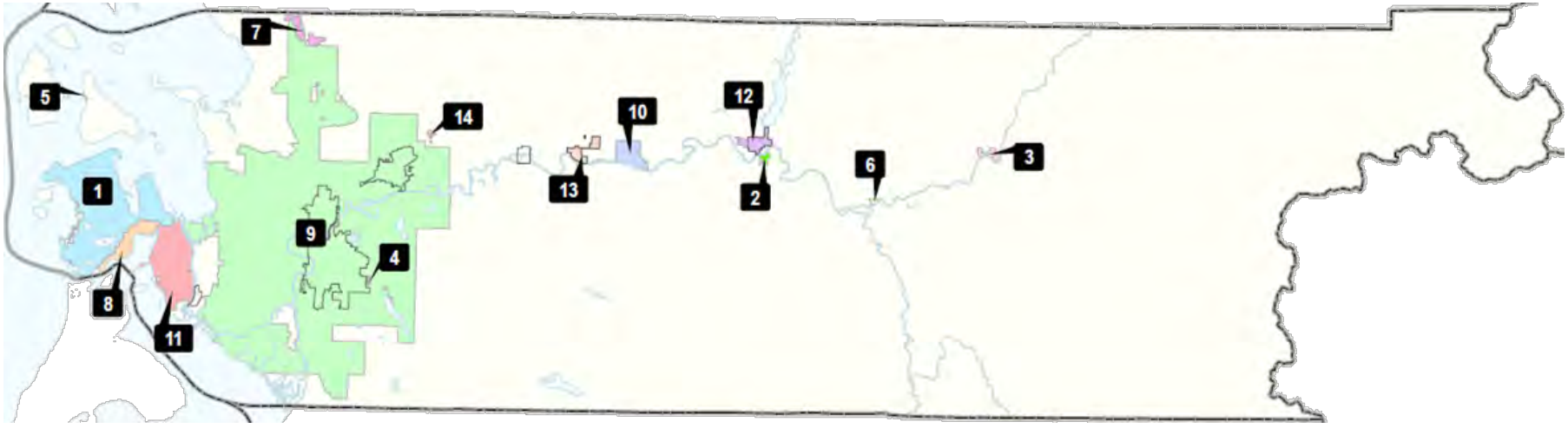
Sewer District #2 (Big Lake)

The Comprehensive Sewer Plan for Sewer District No. 2 was submitted to Skagit County and adopted by the Board of County Commissioners through Resolution R20080160 on March 25, 2008, and is incorporated by reference.

Sewer District #4 (Bullerville Utility District)

In May 2002, the Board of County Commissioners adopted Resolution R20020152 approving the formation of the Bullerville Sewer District generally surrounding Clark's Skagit River Resort near Marblemount. In December 2002, the Board of Commissioners adopted Resolution R20020412 changing the name of the district to Bullerville Utility District because it encompasses other utilities such as water, lighting, and drainage.

Public Water Providers



5	SKAGIT CO PUD - POTLATCH BEACH DIV 1	7	SKAGIT COUNTY PUD - ALGER	4	SKAGIT CO PUD - MOUNTAIN VIEW	13	TOWN OF HAMILTON
1	CITY OF ANACORTES	2	SKAGIT CO PUD - CEDARGROVE	6	SKAGIT CO PUD - ROCKPORT	14	UPPER SKAGIT TRIBAL COMMUNITY
8	SKAGIT COUNTY PUD - FIDALGO	9	SKAGIT COUNTY PUD - JUDY RESERVIOR	10	SKAGIT COUNTY WATER DISTRICT NO.1		
11	SWINOMISH TRIBAL COMMUNITY	3	SKAGIT CO PUD - MARBLEMOUNT	12	TOWN OF CONCRETE		

Skagit County is served by several publicly-owned water utilities and many private water associations. The two largest providers are the City of Anacortes and Skagit PUD. Skagit PUD operates several remote systems outside of its main Judy Reservoir service area. Water service planning is documented in the Skagit County Coordinated Water System Plan—Regional Supplement 2000.

The Public Water System Coordination Act and Department of Health implementing regulations (WAC Chapter 246-293 and specifically WAC 246-290-100) require that certain water purveyors prepare a Water System Plan identifying their proposed program for compliance with and implementation of responsibilities defined in the Coordinated Water System Plan. Skagit County does not itself provide water service to any area of the County, but it reviews all plans involving facilities in the unincorporated area, including municipal activities outside corporate boundaries, for consistency with the County's Comprehensive Plan and the Coordinated Water System Plan.

Due to the volume and complexity of information contained in these plans, inventory and financing information is not repeated in this Capital Facilities

Plan. Copies of approved Water System Plans are kept on file with the Skagit County Health Department, and are considered part of the Skagit County Coordinated Water System Plan. Skagit County Comprehensive Plan Chapter 9, Utilities Element, contains additional information on County water systems.

Water System Plans are available on the CFP website for the publicly-owned water providers when shown in the table below. Alger Water District was formed in February 1996 but dissolved in 2001 and turned over to Skagit PUD.

Table 7. Public water providers

Water System	Plan (link)	Governance	ERUs	Service Area (generally)	Water Source (generally)
City of Anacortes	2011	City of Anacortes	9,545 ERU	City and much of Fidalgo Island	Skagit River
Skagit PUD No. 1	2007	Three-member board of commissioners	46,100 ERU	Both incorporated and unincorporated Skagit County from east of Big Lake to the Swinomish Channel and more through remote systems	Skagit River/Judy Reservoir + eight remote systems
Swinomish Tribal Community	2011	Swinomish Tribe	482 ERU	Swinomish Reservation	City of Anacortes
Town of Concrete	2012	Town of Concrete	506 ERU	Town of Concrete and UGA	Grassmere Spring on Burpee Hill
Town of Hamilton	2013	Town of Hamilton	120 ERU	Town of Hamilton and UGA, Sections 11-14 in Township 35 North, Range 6	One groundwater well
Town of La Conner	2009	Town of La Conner	1964 ERU	Town of La Conner north to Highway 20	City of Anacortes
Town of Lyman	2013	Town of Lyman	221 ERU	Town of Lyman and outlying rural areas along the Town's existing distribution system	Two groundwater wells within the town boundaries
Upper Skagit Public Utility	—	Upper Skagit Tribe	—	Upper Skagit Reservation	Did not receive water plan for this CFP update
Water District No. 1	2006	Three-member board of commissioners	142 ERU	Highway 20 near Birdsview, the Town of Concrete, and the Rasar State Park area	Two wells two miles east of Hamilton
Bullerville Utility District	2004	Three-member board of commissioners	75 ERU	Clark's Skagit River Resort on Highway 20 between Marblemount and Rockport	Three shallow wells; a primary and two backup sources

ERU = Equivalent Residential Unit, used to equate non-residential or multi-family residential water usage to a specific number of single-family residences. Anacortes's total ERUs excludes the refineries (pg 4-15).

Revenue & Capacity Analysis

Overview

A key feature of the CFP is providing public facility capacity to meet current demand based on capacity assumptions and population trends. The CFP should relate to the adopted land use plan, should utilize the same or compatible population growth and distribution projections, and should share the same planning horizon (currently 2025) to achieve consistency.

GMA requires the CFP include a ***requirement to reassess the land use element*** if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This section analyzes the foregoing inventory, needs, and levels of service, along with the expected revenues and expenditures within the next six-years, to determine if reassessment is necessary.

Assumptions

Population Growth Assumptions

Estimated capital facilities needs for this plan are based on the population projections in the table below, which are calculated from a linear projection from the 2000 Census population of 102,978 to the GMA Steering Committee's adopted countywide forecast for year 2025 of 149,080. The "Outside UGAs" projections are based on beginning population of 34,110 and a linear projection of that figure to the adopted forecast of 43,330 in 2025.

Table 8. Population growth assumptions.

Year	Countywide (U.S. Census)	Countywide (CPP Assumption)	Outside UGAs
2010	116,901	119,403	37,536
2011	117,836 (est.)	121,183	37,897
2012	118,222 (est.)	122,990	38,261
2013	—	124,823	38,629
2014	—	126,684	39,000
2015	—	128,573	39,375
2016	—	130,490	39,754
2017	—	132,435	40,136
2018	—	134,410	40,522
2019	—	136,413	40,912
2025	—	149,080	43,330

Actual 2010 Census data reveals the County's 2010 population was 116,901. The 2012 Census estimate was 118,222. Because the Capital Facilities Plan is part of the Comprehensive Plan, and GMA requires that all parts of the Comprehensive Plan be internally consistent, the Capital Facilities Plan must continue to use the population projections that have been adopted by the County (and cities) as part of the Countywide Planning Policies and the Comprehensive Plan until new ones are adopted and the entire Comprehensive Plan is updated. The upshot of the difference between the adopted population projections and actual population estimates is that the County has additional breathing room for providing capital facilities on the forecast schedule.

This Capital Facilities Plan plans for growth in unincorporated Skagit County outside of urban growth areas. The Bayview Ridge UGA is not included in these figures. Planning for capital facilities for the Bayview UGA is contained in the Bayview Ridge Subarea Plan.

Cost Summary of Proposed Projects

The following table summarizes the costs of proposed projects for County-owned capital facilities in this CFP. Amounts are in thousands of dollars.

Category of Facility/Project	Revenue Sources	6-Year Total
General Government	General Fund	300
New Jail	Bonds, Sales/Use Tax	60,000
Parks and Trails	REET, Special Pathways, Donations	3,895
Solid Waste	Grant	250
Stormwater Management	Drainage Utility	3,470
Transportation (other than TIP)	Road Fund	490
Total		68,405

Conclusion

Each of the needs identified in the County-owned capital facilities chapter has a planned project and a reasonable expected funding source for projects within the next six years.

The existing inventory of County capital facilities, plus the projects listed in the CFP, will enable the County to accommodate existing needs and provide adequate public facilities for the County's expanding population. No reassessment of the land use element is therefore required.