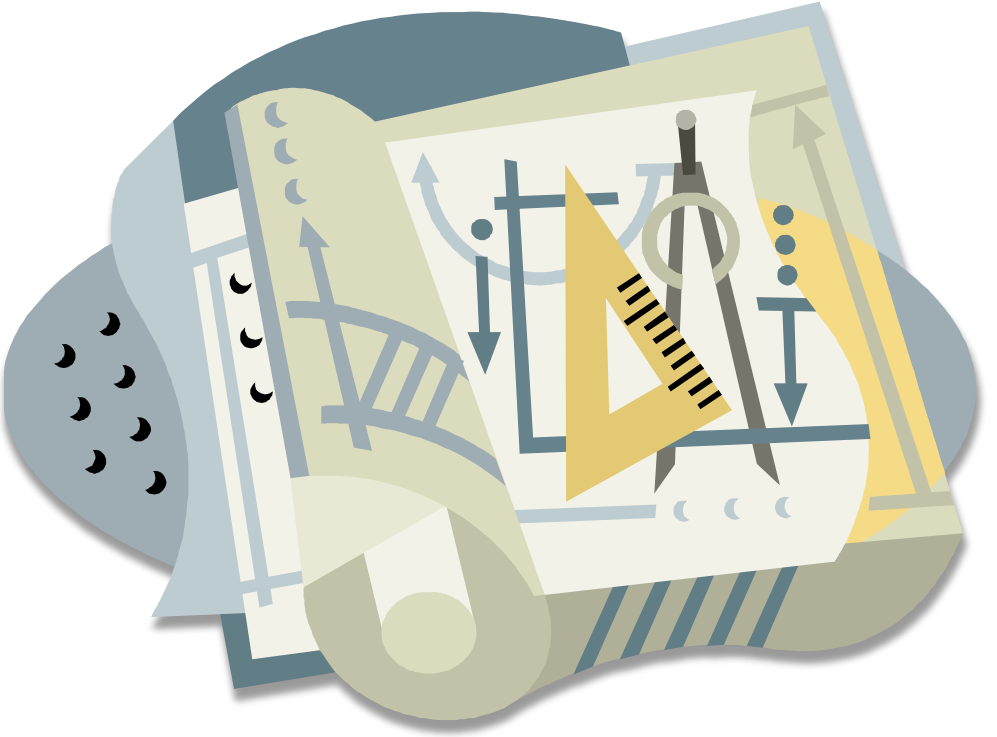
# 2014–2019
# Capital Facilities Plan

*an element of the Skagit County Comprehensive Plan*



**PREPARED BY**
Facilities Management &
Planning & Development Services

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# 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.:

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## Printing

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- 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.

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**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]

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**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).

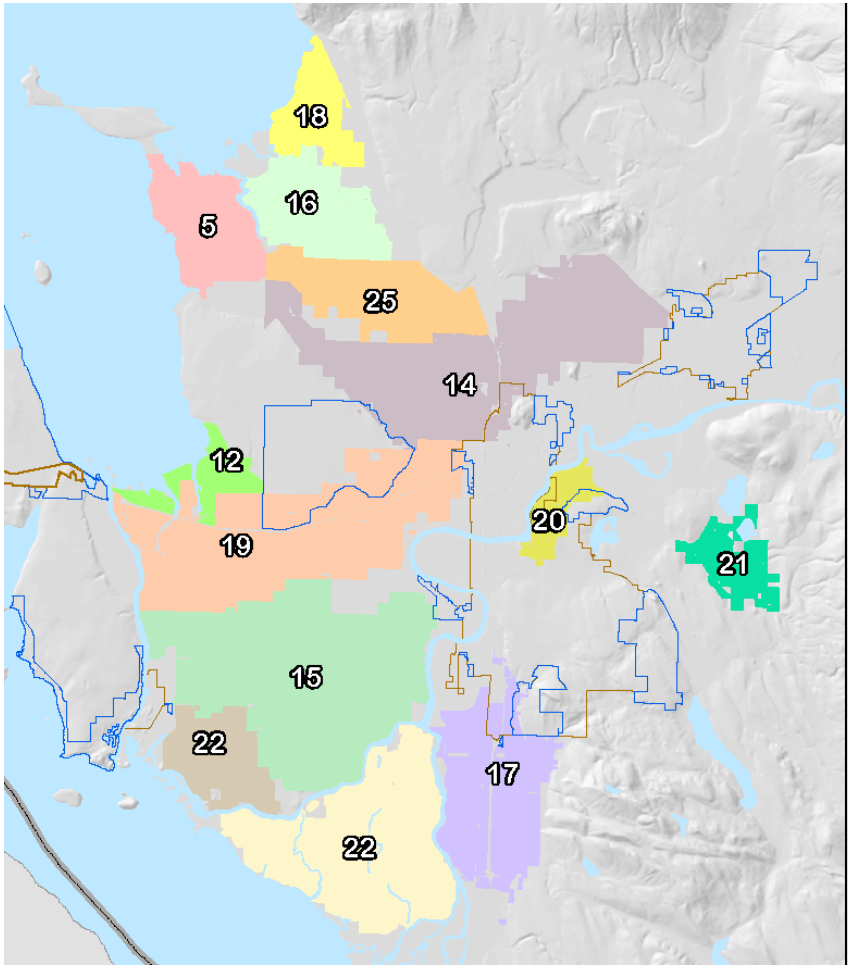
[26] Id. See also Achen v. Clark County, WWGMHB 95-2-0067 (Compliance Order Dec. 17, 1997).

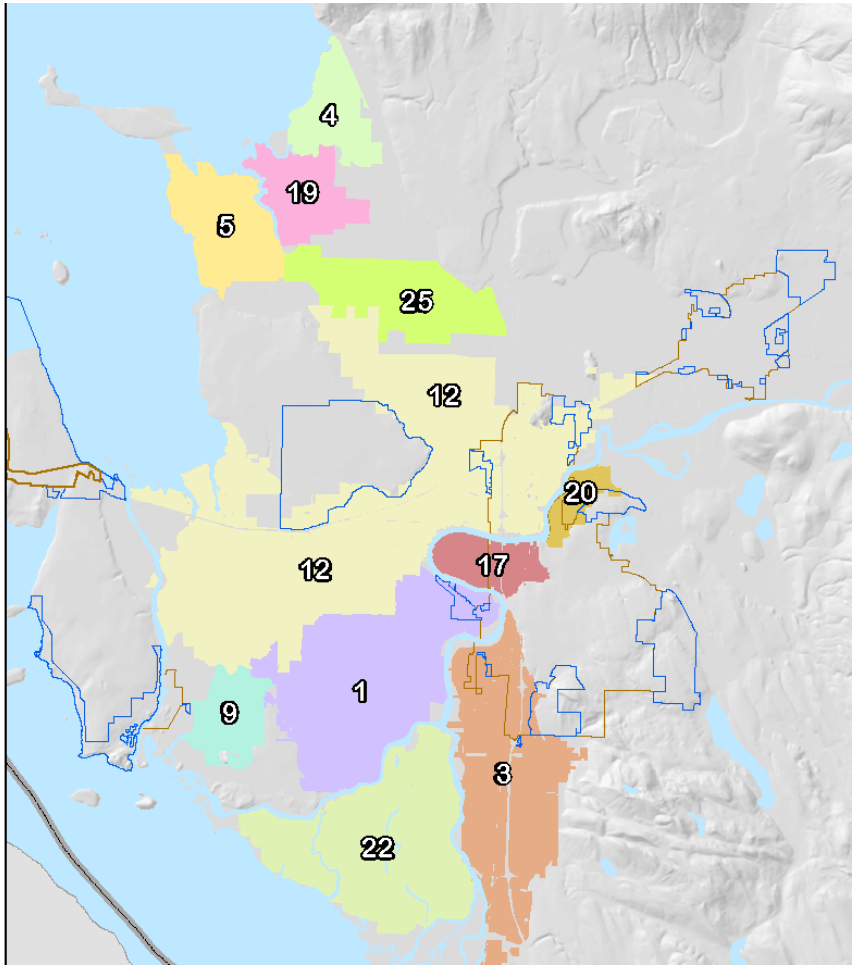
[27] Sky Valley, 95-3-0068c (FDO 3/12/96); Wenatchee Valley Mall Partnership, 96-1-0009 (FDO 12/10/96). See also Durland, 00-2-0062 (FDO 5/7/01).

[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 |

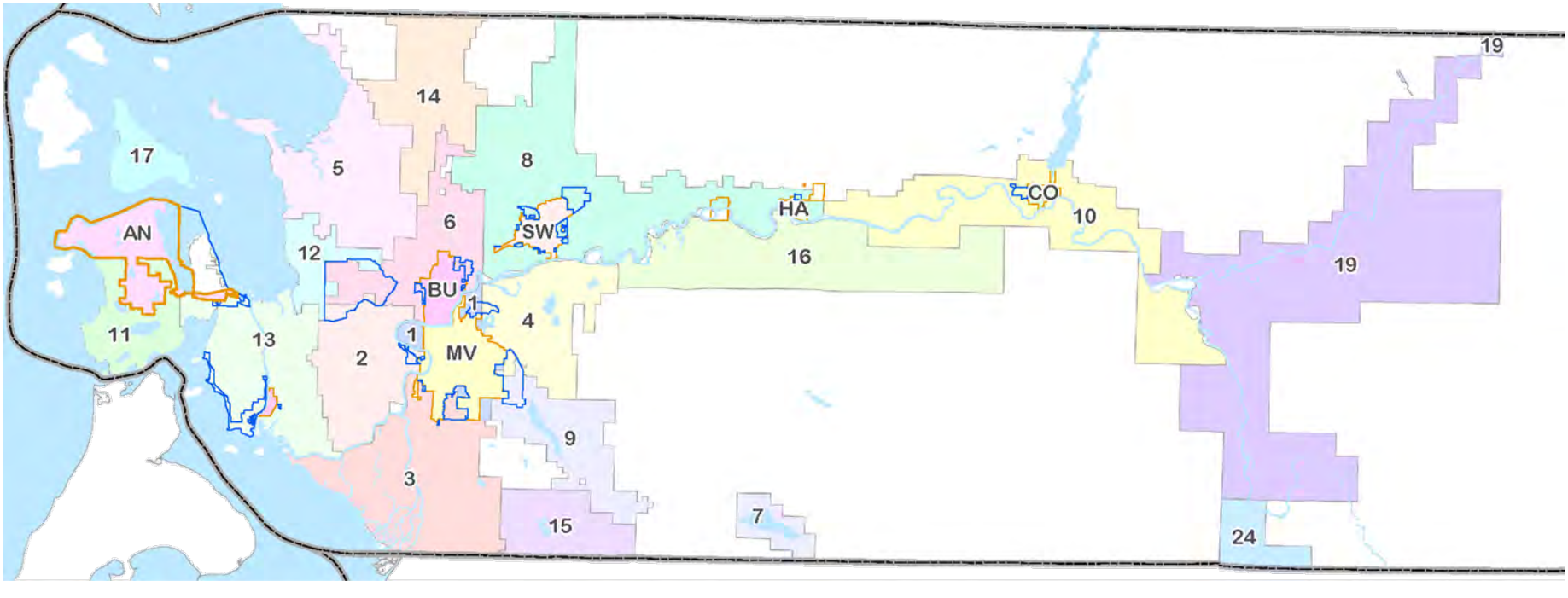
| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | Parcel 24208 | 601 Hoag Rd | 140,000 | 1.1 acres, land/house |
| | Parcel 24217 | 825 Hoag Rd | 215,000 | 1.2 acres, land/house |
| | Parcel 24213 | 811 Hoag Rd | 240,000 | .77 acres, land/house |
| | Parcel 24193 | 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 |

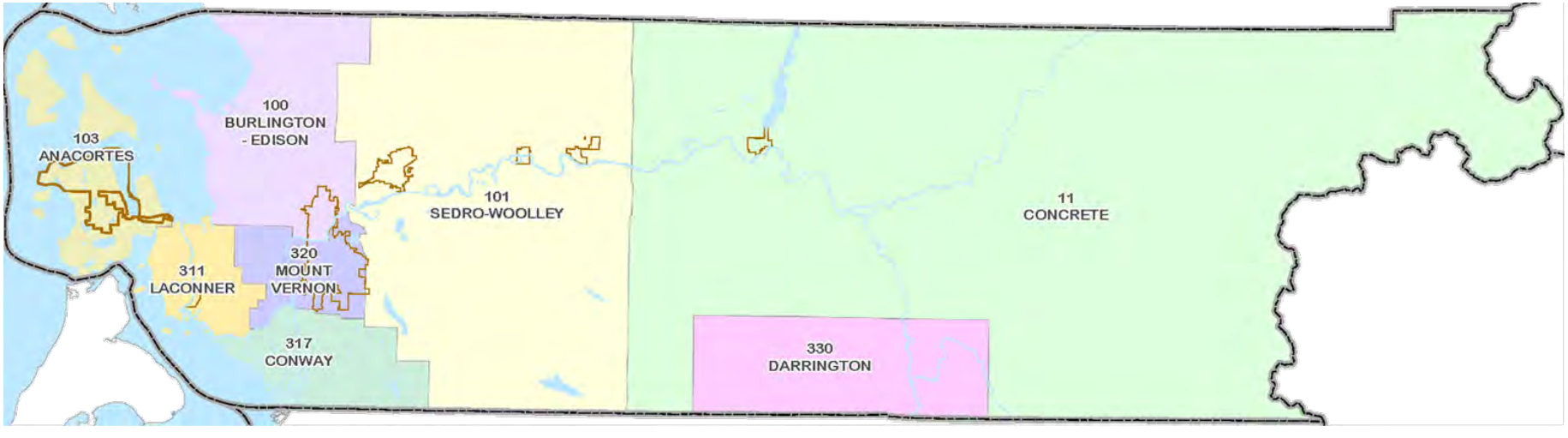
| Dist | Station | Type | Year | Make | Number | Quantity (gall) | GPM | Value |
|---|---|---|---|---|---|---|---|---|
| | Allen | Engine/Pumper | 2008 | Spartin | 521 | 1,000 | 1,500 | NA |
| | | BLS | 2002 | E350 | 529 | NA | NA | NA |
| | | Engine/Pumper | 1988 | Seagrove | 522 | 1,000 | 1,000 | NA |
| | 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.

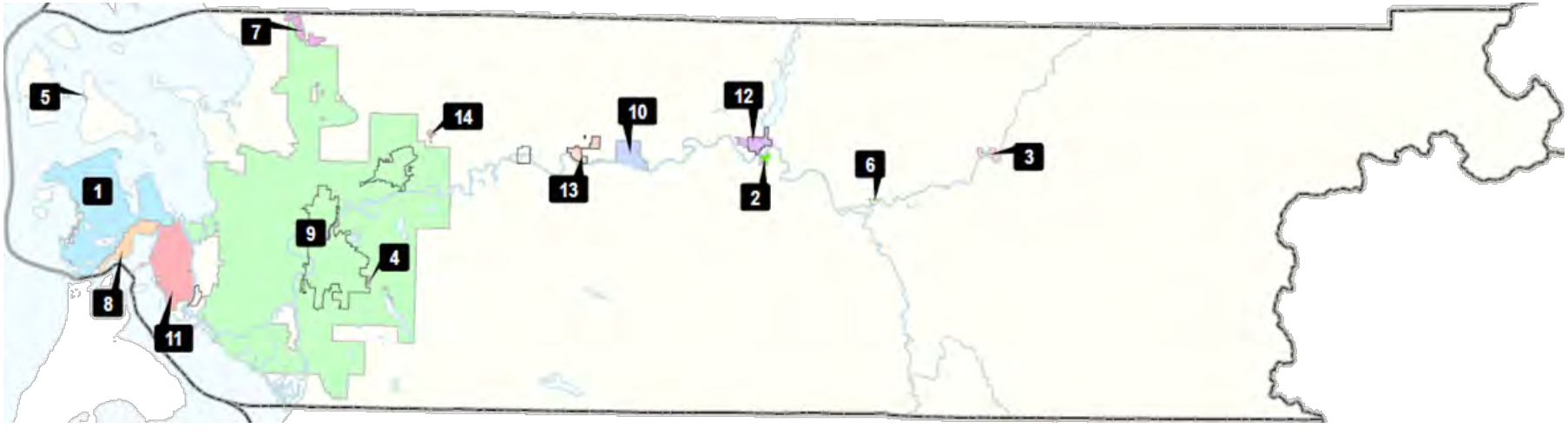
## Sewer District #2 (Big Lake)

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.