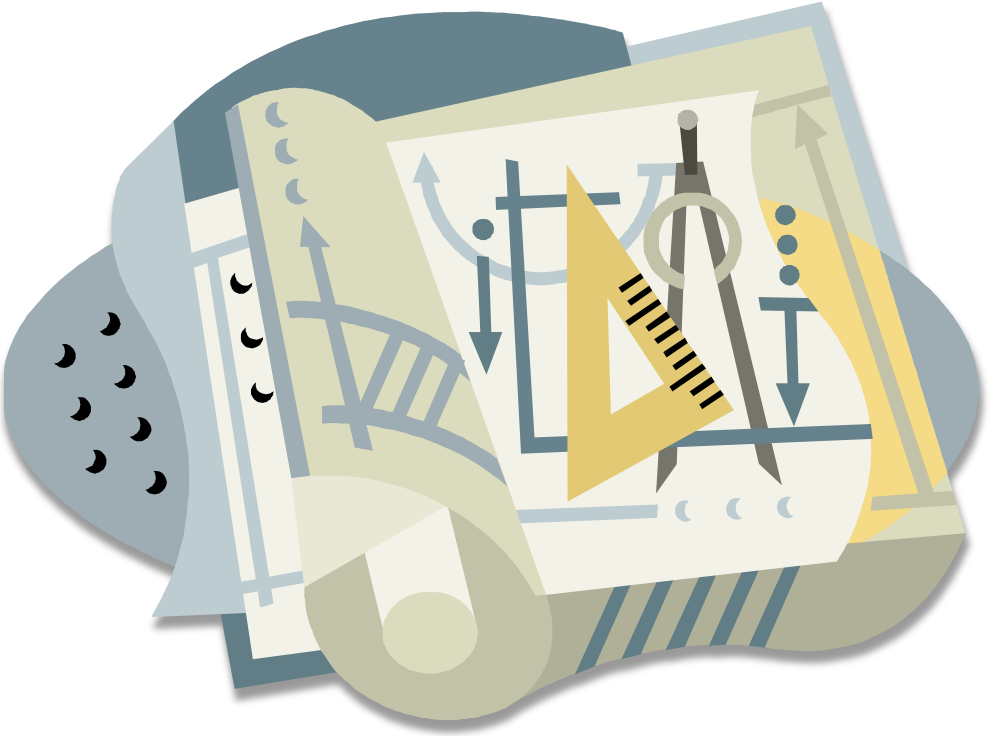
# 2015–2020
# Capital Facilities Plan

*an element of the Skagit County Comprehensive Plan*



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

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**AVAILABLE ON THE WEB AT**
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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:

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## 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 Dan Fitting
- Planning & Development Services Admin Coordinator Linda Christensen
- Geographic Information Systems Analyst Kim Berry
- 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 pdscomments@co.skagit.wa.us.

## 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 as part of its Comprehensive Plan before it can collect impact fees,[11] including impact fees for school

districts,[12] and allows the County to spend impact fees and the first quarter percent of its Real Estate Excise Tax receipts (REET 1 revenue) solely on "capital projects" listed in the Capital Facilities Plan.[13]

# How do we use the CFP?

## In land use planning

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

> Planning for more development in the land use plan requires more public facilities and services. These services and facilities require financing. At the same time, more development generates revenue to finance those facilities and services. Development of public facilities can also affect these relationships since adding infrastructure, such as new transportation facilities, can attract new development.
>
> A comprehensive plan should balance these relationships to assure that the land use commitment made in the plan can be sustained financially over time. The plan can achieve this balance by:
>
> - Adjusting the amount, location, or timing of the land development (demand side);
> - Adjusting the amount of public facilities and services or the level of service (LOS) provided by those facilities and services (supply side); or by
> - Adjusting the amount of financing available.
>
> Since these actions are interrelated, balancing between them can become complex. For example, while additional revenue can be generated by economic development, the additional demand from new development for more facilities and services needs to be taken into account.

## In budgeting

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

## In determining needs for new capital facilities

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

# How is the CFP developed?

## Requests from departments

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

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

## Requests from outside agencies

Skagit County solicits capital facilities plans and related information from non-county service providers in conjunction with the annual CFP update. Where the County has obtained and reviewed the non-county capital facilities plans and related information,

such information is included or referenced in the "Non-County Capital Facilities" section of this CFP.

## Public review and comment

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

## Planning Commission review & recommendation

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

## Board of Commissioners adoption

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

**NOTES**

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

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

[3] A capital facilities element that only forecasts future needs and proposed locations and capacities of new capital facilities on a 6-year projection does not comply with the GMA requirement that such a forecast be done on a 20-year cycle. Cotton v. Jefferson County 98-2-0017 (Amended FDO, 4-5-99).

[4] RCW 36.81.121.

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

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

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

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

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

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

[11] RCW 82.02.050(4).

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

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

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

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

# Plan Scope & Policies

## Geographic Scope

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

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

Because Bayview Ridge is a non-municipal UGA, the County is solely responsible for land use and capital facilities planning.

## Goals and Policies

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

## Definition of "Capital Facility"

### Background

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

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

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

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

## Definition in this CFP

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

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

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

but not:

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

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

# LOS and Facilities Necessary for Development

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

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

**NOTES**

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

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

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

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

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

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

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

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

**Table 1. LOS standards and services necessary to support development**

| Facility or Service | Level of Service for Rural Development | Level of Service for Urban Development† | Concurrency or Adequacy Mechanism |
|---|---|---|---|
| Streets/Roads | SCC 14.36.010: rural roads constructed consistent with latest County Roads Standards | SCC 14.36.010: urban streets constructed consistent with latest County Roads Standards | SCC 14.28.060 |
| Domestic Water | CP 10A-1.5: rural wells or public water supply must be designed consistent with the CWSP | CP 10A-1.4 and BVR SAP 6A-4.1: public water supply systems must meet the design criteria of the CWSP<br>SCC Chapter 14.28 Appendix A | 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<br>SCC 14.16.215(3)(d) and BVR SAP 6A-4.2: as established in the City of Burlington Comprehensive Sewer Plan. | 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 as established in the Bayview Ridge Subarea Plan, Parks Chapter | 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 only within the Bayview Ridge UGA.

# County-Operated Capital Facilities

## Contents

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.

## 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 |

# 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.

| Common 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, new carpet |
| 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 | NA | NA | 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 | DEM/EOC constructing new building on back side of the same lot |
| **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 | NA | NA | 11,385 | Skagit County Community Services | None |
| Burlington Senior Center | 1011 Greenleaf Ave., Burlington | LH | NA | NA | 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 | NA | NA | 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 | NA | NA | 1,058 | Coroner's Office | None |
| Office of Juvenile Court | 611 S. 2nd St, Mount Vernon | LH | NA | NA | 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 | NA | NA | 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 | New building |
| Search & Rescue Building | 11525 Knudson Road, Burlington | OO | 1992 | 204,100 | 3,985 | Search And Rescue/Sheriff West Detachment; County owns bldg.; Port owns land | None |
| Sheriff East Detachment | 45672 Main Street, Concrete | LH | NA | NA | 0 | Sheriff East Detachment | None |
| Sheriff La Conner Detachment | 204 S. Douglas Street, La Conner | LH | NA | NA | 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; building to be sold |
| WSU Cooperative Extension | 11768 Westar Lane Unit A, Burlington | LH | NA | NA | 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 | NA | NA | | Leased to Skagit County Humane Society | None |
| Total | | | | | 395,640 | | |

# Proposed Projects & Financing

Amounts are in thousands of dollars.

| Project | Funding/Cost | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | Total | Notes/Description |
|---|---|---|---|---|---|---|---|---|---|
| **New Jail** | Expenditures [not double counted in totals] | 4500 | 30000 | 23500 | 0 | 0 | 0 | 58000 | Includes property acquisition |
| | | | | | | | | | |
| | Revenue: Bonds | 0 | 53500 | 0 | 0 | 0 | 0 | 53500 | Bonds will be serviced by sales tax revenue |
| | Revenue: Sales/Use Tax | 4500 | 0 | 0 | 0 | 0 | 0 | 4500 | |
| **Administration Building Roof Replacement** | General Fund | 338 | 0 | 0 | 0 | 0 | 0 | 338 | |
| **Health Department Carpet Replacement** | General Fund | 48 | 0 | 0 | 0 | 0 | 0 | 48 | |
| **Prosecutors Office Carpet Replacement** | General Fund | 28 | 0 | 0 | 0 | 0 | 0 | 28 | |
| **Juvenile Detention Cells Sink/Toilet Combo Replacement** | General Fund | 40 | 0 | 0 | 0 | 0 | 0 | 40 | 20 units |
| **Courthouse AC Replacement** | General Fund | 10 | 0 | 0 | 0 | 0 | 0 | 10 | 5 units |
| **Public Safety Building Cooling Tower and Heat Exchangers Replacement** | General Fund | 800 | 0 | 0 | 0 | 0 | 0 | 800 | Possible lower cost alternatives. The project life span of the equipment was 20 years. It is now 30+ years old |
| **Remodel newly-acquired or existing space** | General Fund | 0 | 300 | 0 | 0 | 0 | 0 | 300 | Needed to accommodate termination of Community Services leased space |
| **Public Safety Building Air Compressor** | General Fund | 10 | 0 | 0 | 0 | 0 | 0 | 10 | |
| **Total** | | 5,774 | 53,800 | 0 | 0 | 0 | 0 | 59,574 | |

## 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 |
| Concrete Food Bank | 45942 Main Street, Concrete | 1925 | 59,100 | 1,250 | Currently leased to Concrete Food Bank |
| Total | | | 370,528 | 6,450 | |

## Capacity Analysis

Despite its growing residential population, Skagit County does not have a significant need for new square footage 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, although some reconfiguration, sales, and purchases may be expected to accommodate consolidated departments. The table below shows near-current employee counts. For comparison, Skagit County had an average of 514 full-time employees in 1995.

**Table 3. Monthly employment counts, July 2014**

| Classification | Count |
|---|---|
| A: Full-Time, Benefited | 578 |
| B: Part-Time, Pro-Rated Benefits | 38 |
| C: Part-Time, On Call, No Benefits | 148 |
| D: Temporary P/T-F/T, No Benefits | 9 |
| E: Elected Officials | 16 |
| Total | 828 |

## Community Services

Community Services is a division within the Department of Public Health & Community Services. Community Services facilities are listed in the general government facilities inventory table below. Community Services (Senior Services, Mental Health Services, Developmental Disabilities Services, and Substance Abuse Services) is located at 309 S. Third Street in Mount Vernon. Senior Services also includes five senior centers throughout the County. Additionally, the Behavioral Health Crisis Triage Center is a county-owned building with services provided by a contracted agency – Pioneer Human Services.

### Proposed Projects

Skagit County Administration, Facilities Management, and the Director of Public Health & Community Services are considering options for the co-location of the department two divisions – Community Services and Public Health. Otherwise, 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. The lone exception involves co-location with the Public Health Division. Co-location will not increase Community Services' capacity needs, but will change the locations on the inventory table.

## 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 and Superior Courts

District Court is held in three courtrooms in the Larry Moller Public Safety Building. 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 4. District and Superior Courts statistics**

| Year | District Court | | Superior Court | |
|---|---|---|---|---|
| | Cases | Trials & Hearings | Cases | Trials & Hearings |
| **2006** | 27,734 | 31,124 | 6,852 | 21,108 |
| **2007** | 32,701 | 31,831 | 7,743 | 23,672 |
| **2008** | 31,294 | 32,826 | 7,531 | 22,247 |
| **2009** | 30,221 | 32,886 | 7,069 | 19,324 |
| **2010** | 29,286 | 31,000 | 6,993 | 13,719 |
| **2011** | 29,133 | 28,740 | 7,056 | 13,716 |
| **2012** | 27,216 | 26,493 | 6,575 | 14,288 |
| **2013** | 30,036 | 24,720 | 6,272 | 14,313 |
| **2014*** | 29,450 | 24,300 | 6,639 | 13,617 |

* 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 on the 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. Amounts are in thousands of dollars.

| Project | Funding Source | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | Total |
|---|---|---|---|---|---|---|---|---|
| **Indoor Recreation Facilities (capacity)** | Real Estate Excise Tax | 5 | 5 | 5 | 5 | 5 | 5 | 30 |
| | Private Donations | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **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 | 35 | 25 | 25 | 25 | 25 | 25 | 160 |
| | Special Pathways | 15 | 0 | 0 | 0 | 0 | 0 | 15 |
| **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 | 75 | 75 | 75 | 75 | 75 | 75 | 450 |
| **Padilla Bay Shore Trail** | Special Pathways | 25 | 25 | 25 | 25 | 25 | 25 | 150 |
| **Centennial Trail** | Special Pathways | 50 | 50 | 50 | 50 | 50 | 50 | 300 |
| **Highway 20 Trail** | Special pathways | 10 | 10 | 10 | 10 | 10 | 10 | 60 |
| **Pressentin Park** | Real Estate Excise Tax | 10 | 10 | 10 | 10 | 10 | 10 | 60 |
| **Fair** | Real Estate Excise Tax | 75 | 75 | 75 | 75 | 75 | 75 | 450 |
| **Bayview Ridge** | Special Pathways | 10 | 10 | 5 | 5 | 5 | 5 | 40 |
| | Impact Fees | 10 | 10 | 10 | 5 | 5 | 5 | 45 |
| **Total** | | 635 | 610 | 605 | 600 | 600 | 600 | 3,650 |

## 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 2020 unless a building is in need of replacement. Maintenance projects are anticipated to be budgeted at $75,000 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 2012 Comprehensive Parks and Recreation Plan 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 be replaced in late 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 2020, 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. Amounts are in thousands of dollars.

| 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. Under construction at this time. |

# 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

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

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

| Facility | Type | Sq Ft | Address/Location | Capacity | Value ($) | Notes |
|---|---|---|---|---|---|---|
| **Baker Hts Road** | Storm Drain System | NA | Baker Heights Road | NA | 56,000 | WA402088 |
| **Daybreak Lane Interceptor Ditch** | Storm Drain System | NA | Daybreak Lane | NA | 33,000 | WA402120 |
| **Sauk City Road Culvert Replacement** | Storm Drain System | NA | Sauk City Road | NA | 23,000 | WA402130 |
| **Avon Allen/Bennett Rd Intersect Drainage** | Storm Drain System | NA | Avon Allen/Bennett Rd | NA | 20,000 | WA402132 |
| **No Name Sough Bypass Culverts** | Storm Drain System | NA | Bayview Edison Road | NA | 24,000 | WA402135 |
| **Edison Drainage Near Town Pond** | Storm Drain System | NA | Farm to Market Road | NA | 88,000 | WA402113 |
| **Carpenter Road Culvert Replacement** | Storm Drain System | NA | Carpenter Road | NA | 341,000 | WA402121 |
| **Farm To Market Rd Culvert Replacement** | Storm Drain System | NA | Farm to Market Road | NA | 207,000 | WA402134 |
| **Coal Creek Conveyance** | Bridge | NA | Coal Creek | NA | 48,000 | WA402096 |
| **Allen West Rd Culvert** | Storm Drain System | NA | Allen West Road | NA | 64,000 | WA402133 |
| **Colony Creek Twin Culvert Replacement** | Storm Drain System | NA | Colony Mountain Drive | NA | 160,000 | WA402148 |
| **Minkler Rd Drng Improvements** | Storm Drain System | NA | Minkler Road | NA | 292,000 | WA402158 |
| **Sauk Store Rd Culvert Replacement** | Storm Drain System | NA | Sauk Store Road | NA | 23,000 | WA402162 |
| **Alger CCC Rd Culvert Replacement** | Storm Drain System | NA | Alger CCC Road | NA | 47,000 | WA402163 |
| **Gribble Creek Drainage Conveyance & Fish Passage** | Storm Drain System | NA | SR 9 | NA | 30,400 | WA402171 |
| **S. Lyman Ferry Road Culvert** | Storm Drain System | NA | S. Lyman Ferry Road | NA | 23,500 | WA402176 |
| **Mill Town Culvert Replacement** | Storm Drain System | NA | Mill Town Road | NA | 22,000 | WA402177 |
| **Wear Creek Conveyance Improvements** | Storm Drain System | NA | Prairie Road | NA | 26,000 | WA402179 |
| **Gibralter Road MP2.1 Cross-Culvert Connection** | Storm Drain System | NA | Gibralter Road | NA | 8,000 | WA402184 |
| **Total** | | | | | 6,415,900 | |

## Proposed Projects & Financing

The Drainage Utility is funded by a drainage assessment levied on properties outside of drainage districts. Amounts are in thousands of dollars.

| Project | Funding Source | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | Total | Notes/Description |
|---|---|---|---|---|---|---|---|---|---|
| **Biz Point Conveyance and Detention Improvements** | Drainage Utility | 0 | 100 | 700 | 700 | 0 | 0 | 1500 | South Fidalgo |
| **Yokeko Drive Conveyance Improvements** | Drainage Utility | 0 | 0 | 0 | 300 | 0 | 0 | 300 | South Fidalgo |
| **Marihugh Pond** | Drainage Utility | 0 | 0 | 50 | 50 | 0 | 0 | 100 | Bay View |
| **Edison Slough Culvert Replacement – future** | Drainage Utility | 150 | 150 | 0 | 0 | 0 | 0 | 300 | |
| **Bow Drainage Improvements** | Drainage Utility | 0 | 50 | 0 | 0 | 0 | 0 | 50 | |
| **W. Gilligan Road / Salmon Creek** | Drainage Utility | 0 | 20 | 50 | 0 | 0 | 0 | 70 | |
| **Sky Ridge Drainage Correction** | Drainage Utility | 100 | 0 | 0 | 0 | 0 | 0 | 100 | |
| **Salmon Beach Stormwater Infiltration Reduction** | Drainage Utility | 50 | 150 | 150 | 0 | 0 | 0 | 350 | |
| **North del Mar Drive Conveyance Improvements** | Drainage Utility | 0 | 0 | 120 | 0 | 0 | 0 | 120 | |
| **Colony Creek Sedimentation Improvements** | Drainage Utility | 0 | 100 | 100 | 0 | 0 | 0 | 200 | |
| **Muddy Creek Realignment** | Drainage Utility | 150 | 0 | 0 | 0 | 0 | 0 | 150 | |
| **Childs Creek Sedimentation Correction** | Drainage Utility | 30 | 0 | 0 | 0 | 0 | 0 | 30 | |
| **Samish Flood Return Pipes** | Drainage Utility | 50 | 150 | 0 | 0 | 0 | 0 | 200 | |
| **Swede Creek at Grip Road** | Drainage Utility | 55 | 0 | 0 | 0 | 0 | 0 | 55 | |
| **Garden Street Drainage Sytem** | Drainage Utility | 75 | 300 | 0 | 0 | 0 | 0 | 375 | |
| **Britt Slough Driveway Culvert Replacement** | Drainage Utility | 50 | 0 | 0 | 0 | 0 | 0 | 50 | |
| **Snee-Oosh Drainage Infrastructure** | Drainage Utility | 50 | 0 | 0 | 0 | 0 | 0 | 50 | |
| **Big Indian Slough Outfall** | Drainage Utility | 100 | 0 | 0 | 0 | 0 | 0 | 100 | |
| **Total** | | 860 | 1020 | 1170 | 1050 | 0 | 0 | 4100 | |

# 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. Public Works is working on updating the TSP for the 2016 Comprehensive Plan Update.

| 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 | NA | 10,000 |
| **Anacortes Dock** | Ferry | NA | 500 I Avenue, Anacortes | NA | 1,368,182 |
| **Guemes Dock** | Ferry | NA | Guemes Island Road on Guemes Island | NA | 1,424,008 |
| **M/V Guemes Ferryboat** | Ferry | NA | 500 I Avenue, Anacortes | 21 vehicles, 99 passengers | 3,175,000 |
| **Total** | | | | | 11,935,736 |

# Proposed Projects & Financing

## Road Projects

In addition to the projects described below, this Capital Facilities Plan incorporates by reference the Skagit County 2015-2020 Transportation Improvement Program ("TIP") proposed as part of the CFP update. 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. Amounts are in thousands of dollars.

| Project | Funding Source | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | 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 |
| **Concrete Shop Parking Lot** | Road Fund | 0 | 90 | 0 | 0 | 0 | 0 | 90 | Pave 32,160 sq ft parking lot |
| **Total** | | 90 | 90 | 250 | 150 | 0 | 0 | 580 | |

## 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 2013 report concluded that as of December 31, 2013, 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, but is required to include an inventory and assessment of future needs.[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).

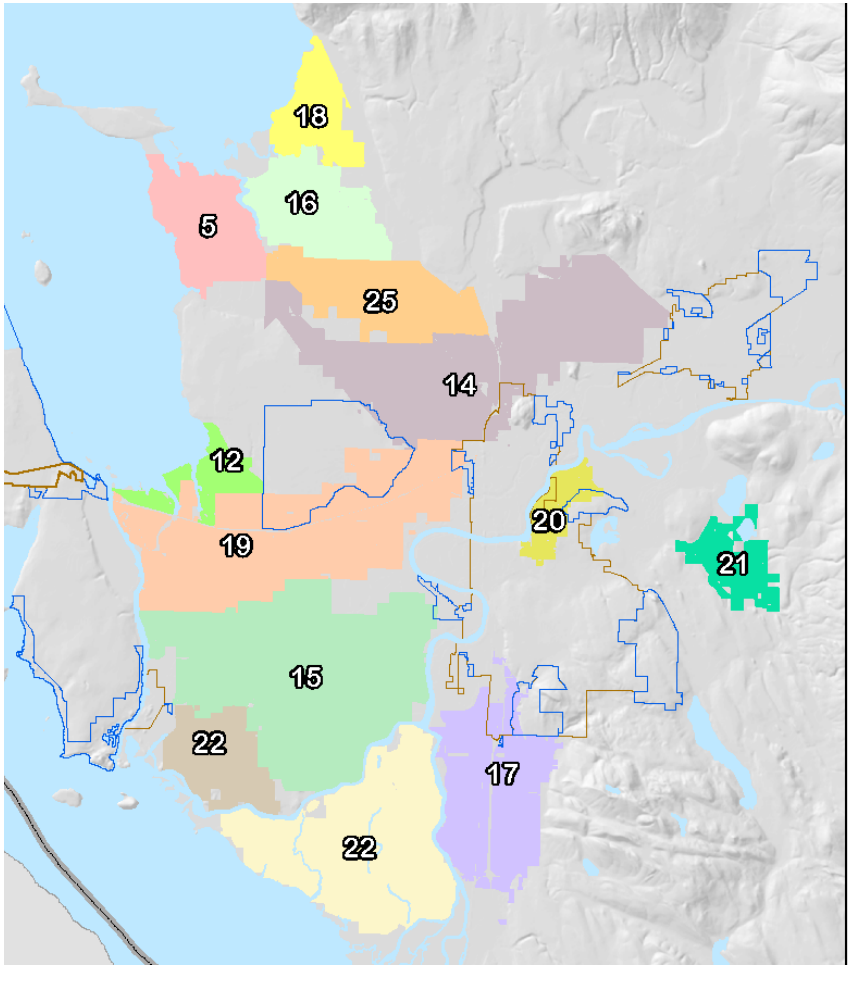
[26] Id. See also Achen v. Clark County, WWGMHB 95-2-0067 (Compliance Order Dec. 17, 1997).

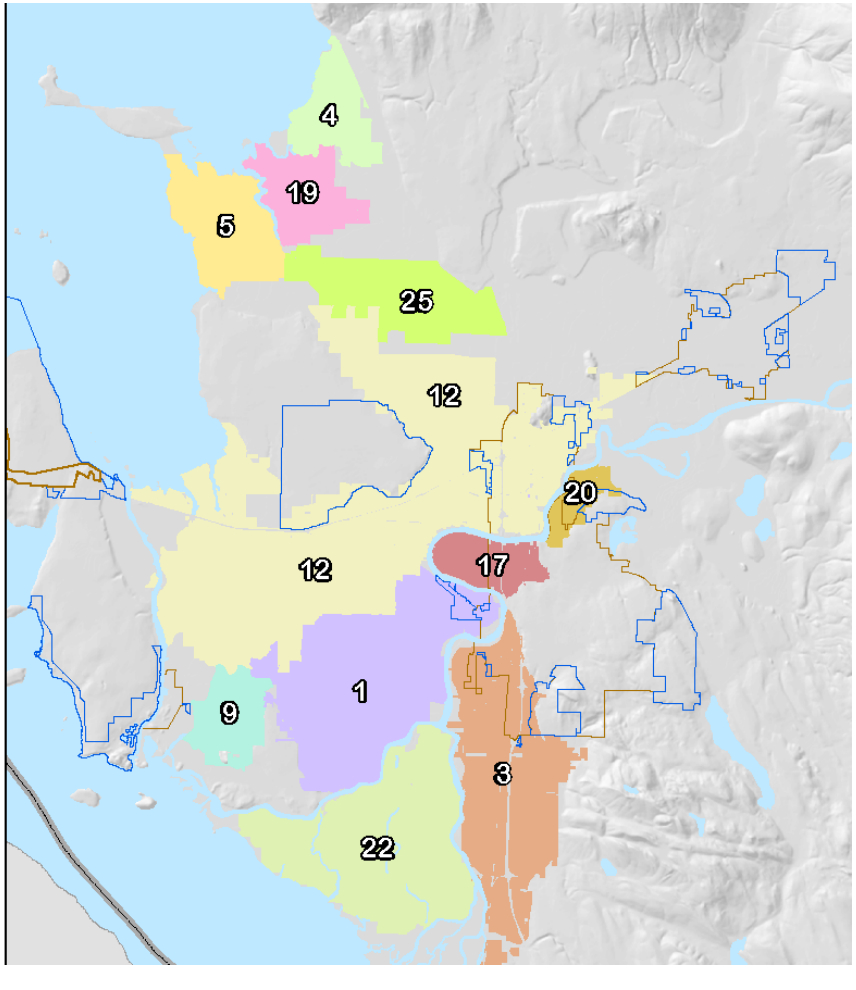
[27] Sky Valley, 95-3-0068c (FDO 3/12/96); Wenatchee Valley Mall Partnership, 96-1-0009 (FDO 12/10/96). See also Durland, 00-2-0062 (FDO 5/7/01).

[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. NA=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 | 215,000,000 | 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 | Inside dike building |
| | Building | Kamb Rd (Ken Browns) | 20,000 | Pole Building |
| **Dike District 03** | Building | 20890 Dike Rd | NA | Flood return structure. |
| **Dike District 04** | Dike | See map | NA | 2.5 miles |
| **Dike, Drainage, and Irrig Dist 05** | Dike | Padilla Bay | NA | 4 miles |
| | Dike | Samish Bay | NA | 2 miles |
| | Levee | Samish River | NA | 3 miles |
| | Pump | P1 | NA | 16" Cascade |
| | Pump | P2 | NA | 16" Cascade |
| | Tidegate | T36 | NA | 48" |
| | Tidegates | T37 | NA | 4-48" |
| | Flood Return | F38 | NA | 4-48" |
| | Tidegate | T40 | NA | 36" |
| | Tidegate | T42 | NA | 12" |
| | Drain Vault | V1 | NA | 4' x 4' |
| **Dike District 09** | Dike | Sullivan Slough | NA | NA |
| **Dike, Drainage, and Irrig Dist 12** | Levee | Along Skagit River | NA | 7 miles |
| | Valut/Flood Gate | Bennett and Pulver Rds | NA | Gages Slough outfall flap gate |
| | Sea Dike | Swinomish Channel | NA | 1.5 miles |
| | Sea Dike | Big Indian Slough | NA | 3 miles |

| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | Sea Dike | Little Indian Slough | NA | 1 mile |
| | Sea Dike | Telegraph Slough | NA | 2 miles |
| | Sea Dike | Padilla Bay | NA | 2 miles |
| | Pump Station | No Name Slough | NA | 1-25 HP and 1-50hp |
| | Tide Gates | Telegraph Slough | NA | 2 – 24" |
| | Tide Gates | Little Indian Slough | NA | 2 – 30" |
| | Tide Gate | Little Indian Slough | NA | 1 – 24" |
| | Tide Gate | Indian Slough, Ben Welton Property | NA | 1 – 24" |
| | Tide Gates | T79, No Name Slough | NA | 2 – 30" |
| | Tide Gate | T80, No Name Slough | NA | 1 – 24" |
| | Tide Gate | T81, No Name Slough | NA | 1 – 48" |
| | Pump Station | P44, Padilla Bay | NA | |
| | Flood Gate | Skagit River – City of Burlington | NA | 32" |
| | Flood Gate | Skagit River – City of Burlington | NA | 32" |
| | Tide Gates | T45 | NA | 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 |
| | Parcel 70456 | 17436 Bennett Rd | 180,700 | 0.52 acres |

| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | 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 | NA | 31,700 | 0.11 acres |
| | Parcel 70457 | 17460 Bennett Rd | 58,400 | 0.11 acres |
| | Parcel 70462 | NA | 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 | NA | 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 | NA | 87,400 | 0.29 acres |
| | Parcel 82114 | NA | 87,400 | 0.31 acres |
| | Parcel 82116 | NA | 87,400 | 0.31 acres |
| | Parcel 82119 | NA | 87,400 | 0.31 acres |
| | Parcel 82121 | NA | 87,400 | 0.31 acres |
| | Parcel 82125 | NA | 71,400 | 0.31 acres |

| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | Parcel 82123 | NA | 87,400 | 0.31 acres |
| | Parcel 21514 | NA | 128,800 | 0.58 acres |
| | Parcel 21515 | NA | 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 | NA | 522,900 | NA |
| | Parcel 24157 | NA | 19,400 | 2.25 acres |
| | Parcel 24158 | NA | 10,300 | 1.08 acres |
| | Parcel 21667 | 14315 Avon Allen Rd | 938,000 | 25.38 acres |
| | Loader | NA | 98,000 | 2000 Cat 908 |
| | Backhoe Loader | NA | 107,057 | 2006 John Deer 410 G |
| | Forklift | NA | 18,000 | Komatsu |
| | Gator | NA | 11,050 | John Deere HPX 4x4 Diesel |
| | Gator | NA | 11,050 | John Deere HPX 4x4 Diesel |
| | Generator | NA | 20,000 | NA |
| | Portable Base Station Radio | NA | 60,000 | NA |
| | Forklift | NA | 23,031 | 2005 Komatsu FG30HT 14 |
| | Crawler/Dozer | NA | 222,500 | 2006 John Deere 750J |
| | Excavator | NA | 207,807 | 2008 John Deere 200D LC |
| | Dozer | NA | 159,203 | 2008 John Deere 705JLGP |
| | Loader | NA | 249,882 | 2007 John Deer 844J |
| | Sandbagger | NA | NA | 1998 |
| | Sandbagger | NA | NA | 1998 |
| | Flatbed Truck | NA | NA | 1995 Ford |

| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | Truck | NA | NA | 1995 Ford |
| | Flatbed Truck | NA | NA | 1996 International |
| | Flatbed Truck | NA | NA | 2002 Ford F550 |
| | 551/TM | NA | NA | 2007 |
| | Trailer | NA | NA | 2007 Trailmax |
| | Vehicle | NA | NA | 2005 International 7400 |
| | Excursion | NA | NA | 2001 Ford |
| | Truck | NA | NA | 2007 Ford F150 |
| **Drainage and Irrigation Dist 14** | Drain Tube | Padilla Bay, P44 | NA | 1-25 HP, 1-50 HP |
| | Culvert | Padilla Bay | NA | 12-4’ w/gates, 4’diameter, gravity outfall to Padilla Bay |
| | Culvert | Joe Leary Slough at D’arcy Rd | NA | 16’ dial by 30’ |
| **Drainage and Irrigation Dist 15** | Pump Gate | F90 | NA | 1-24" and 1-26" |
| | Pump | P2, La Conner Pump Station | NA | 3-36" tubes |
| | Pump | P89, Skagit River, Bradshaw Rd | NA | |
| | Tide Gate | T3, La Conner Marina | NA | 4-6’ gates |
| | Tide Gate | T5, West Shore Acres | NA | 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 | NA | 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 |
| | Parcel 24208 | 601 Hoag Rd | 140,000 | 1.1 acres, land/house |

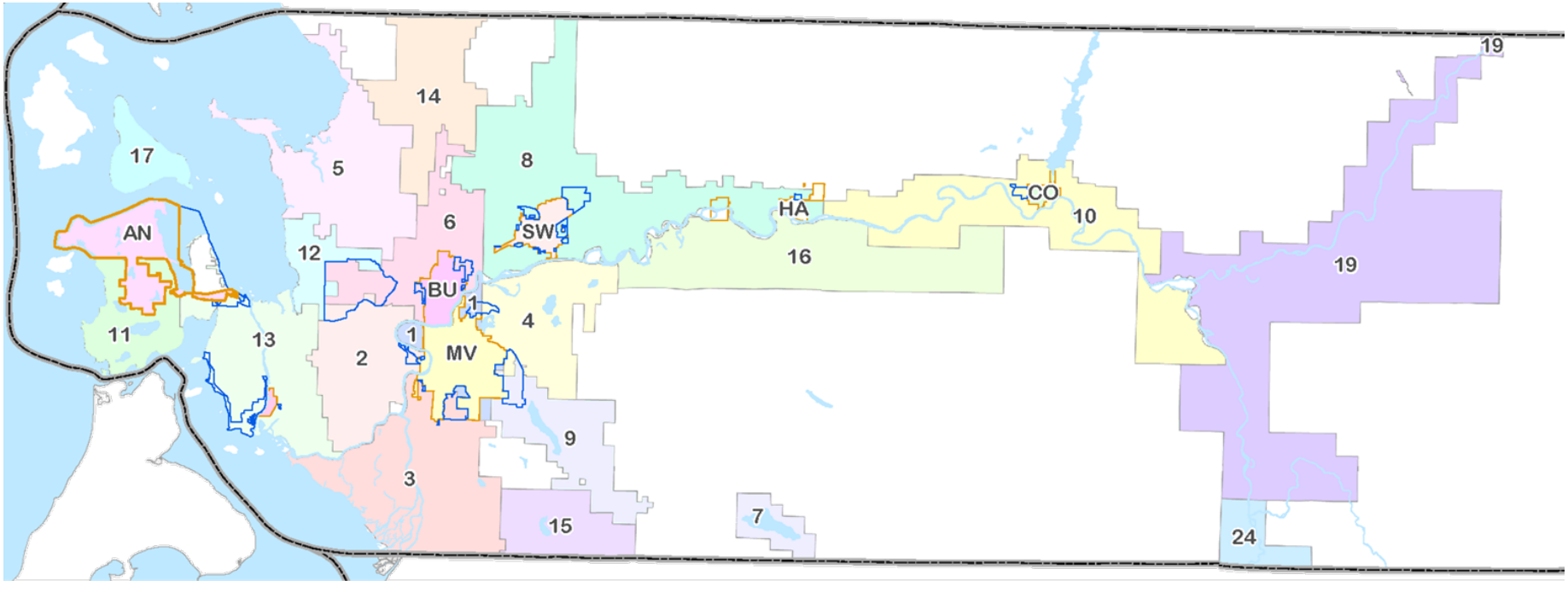
| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | Parcel 24217 | 825 Hoag Rd | 215,000 | 1.2 acres, land/house |
| | Parcel 24213 | 811 Hoag Rd | 240,000 | .77 acres, land/house |
| | Parcel 24193 | 903 Hoag Rd | 157,000 | .82 acres, land |
| | Parcel 111192 | 917 Hoag Rd | 158,000 | .80 acres, land |
| | Parcel 111652 | 923 Hoag Rd | 158,000 | .80 acres, land |
| | Parcel 111653 | 929 Hoag Rd | 157,000 | .80 acres, land |
| | Parcel 111654 | 1001 Hoag Rd | 215,000 | 1.2 acres, land/house |
| | Parcel 24210 | 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 |
| | Parcel 23935 | 14178 Stewart Rd | 165,000 | .3 acres and house |
| **Drainage and Irrigation Dist 18** | Tide Gate | T31 | NA | 1-42" and 1-48", plastic |
| | Tide Gate | T33 | NA | 1-48", plastic |
| | Pump | P32 | NA | 25 hp |
| **Dike District 19** | Dike | Samish Bay, Samish River | NA | 6 miles |
| **Drainage and Irrig Imp Dist 19** | Pump House | 13299 Bayview-Edison Rd | 93,089 | NA |
| | 2008 Case Tractor | NA | 75,602 | Case |
| | 2008 Mower Attachment | NA | 31,210 | NA |
| | 1991 Trash Rack | NA | 44,563 | 1991 |
| | 1991 Water Pump | NA | 19,099 | 1991 30 HP |
| | 1993 Water Pump | NA | 31,829 | 1993 50 HP |
| | Ditches | | 3,200,000 | 50 miles |
| | 3 Pumps | | 200,000 | |

| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | 18 Tide Gates | | 90,000 | |
| **Dike and Drainage District 20** | Dike | Nookachamps Creek | NA | NA |
| | Dike | Skagit River < .25 miles north of Hoag Rd | NA | NA |
| | Flood Gate | F96, < .25 miles north of Hoag Rd | 50,000 | NA |
| **Drainage District 21** | Drainage Channels | See map | NA | 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 | NA | 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 | NA | 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 | NA | 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 | NA | 15 miles |
| | Drain Tube | A65 | NA | Large with flap |
| | Drain Tube | A72 | NA | Large with flap |
| | Drain Tube | A74 | NA | Large with flap |
| | Drain Tube | A75 | NA | Large with flap |

| District | Facility | Location | Value ($) | Description |
|---|---|---|---|---|
| | Flood Gate | F63 | NA | Flap gate |
| | Flood Gate | F64 | NA | Flap gate |
| | Flood Gate | F66 | NA | Flap gate |
| | Flood Gate | F67 | NA | Flap gate |
| | Flood Gate | F68 | NA | Flap gate |
| | Flood Gate | F69 | NA | Flap gate |
| | Flood Gate | F70 | NA | Flap gate |
| | Flood Gate | F71 | NA | Flap gate |
| | Flood Gate | F73 | NA | 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 | Station 1 McLean Road | 15452 Beavermarsh Rd | Mount Vernon | 2016 | 3,600 | 5,616 | 760,620 | NA |
| | Station 2 State Route 536 | 15271 State Route 536 | Mount Vernon | 1330 | 3160 | 4490 | 968,400 | |
| 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 | 1,106,600 | 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 | 3,000 | 4,500 | 816,000 | 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 | 3,000 | 4,500 | 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 | 16818 West Big Lake Blvd | Mount Vernon | 3,000 | 10,000 | 13,000 | 1,800,000 | NA |
| | Old Station 1 | 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 |

| Dist | Station Name | Address | City/Town | Admin (sf) | Bays (sf) | Total (sf) | Value ($) | Notes |
|---|---|---|---|---|---|---|---|---|
| 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 per $1,000 |
| | | Bldg 2, West Addition | | NA | NA | 2,400 | NA | |
| | | Bldg 3, North Addition | | NA | NA | 1,250 | NA | |
| | | Bldg 4, 2-Story House | | NA | NA | 950 | NA | |
| | | Bldg 5, Old Fire Station | | NA | NA | 1,300 | NA | |
| | | Bldg 6, Community Hall | | 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 | Anacortes | 1,080 | 4,545 | 5,625 | 700,000 | 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 | 600,000 | NA |
| | Training Center | 8652 Stevenson Rd | Anacortes | NA | NA | NA | 600,000 | NA |
| | Sleeper Unit | 17431 Snee-Oosh Rd | La Conner | | | 1,200 | 150,000 | |
| 14 | Alger, Station 1 | 18726 Parkview Lane | Burlington | 840 | 5,640 | 6,480 | 634,442 | NA |
| | Hobson, Station 2 | 5231 Hobson Rd | Bow | NA | NA | 1,680 | 134,502 | 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 100% 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 Fire Station 1 | Engine/Pumper | 1988 | Western States | E2-62 | 1,000 | 1,200 | 147,700 |
| | | 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 |
| | | Mass Casualty Trailer | 1997 | Wells Cargo | NA | NA | NA | 6,100 |
| 2 | State Route 536 Fire Station 2 | Engine/Pumper | 1993 | Freightliner | E2-61 | 1,000 | 1,500 | 184,200 |
| | | Engine/Pumper | 1981 | Ford | E2-63 | 1,000 | 1,200 | 107,900 |
| 3 | Conway | Engine/Pumper | 2007 | International | E311 | 2,750 | 1,100 | NA |
| | | Engine/Pumper | 1990 | International | E312 | 500 | 750 | NA |
| | | Engine/Pumper | 2007 | HME | E321 | 850 | 1,000 | NA |
| | | Rescue | 1999 | International | R317 | NA | NA | NA |
| | | Brush Truck | 2009 | Ford | B324 | | | 25,000 |
| | | Engine | 1986 | Ford | E322 | NA | NA | NA |
| | | Rescue | 2003 | International | R327 | NA | NA | NA |
| | | Tender | 2004 | Kenworth T800 | T316 | 3,400 | 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 |

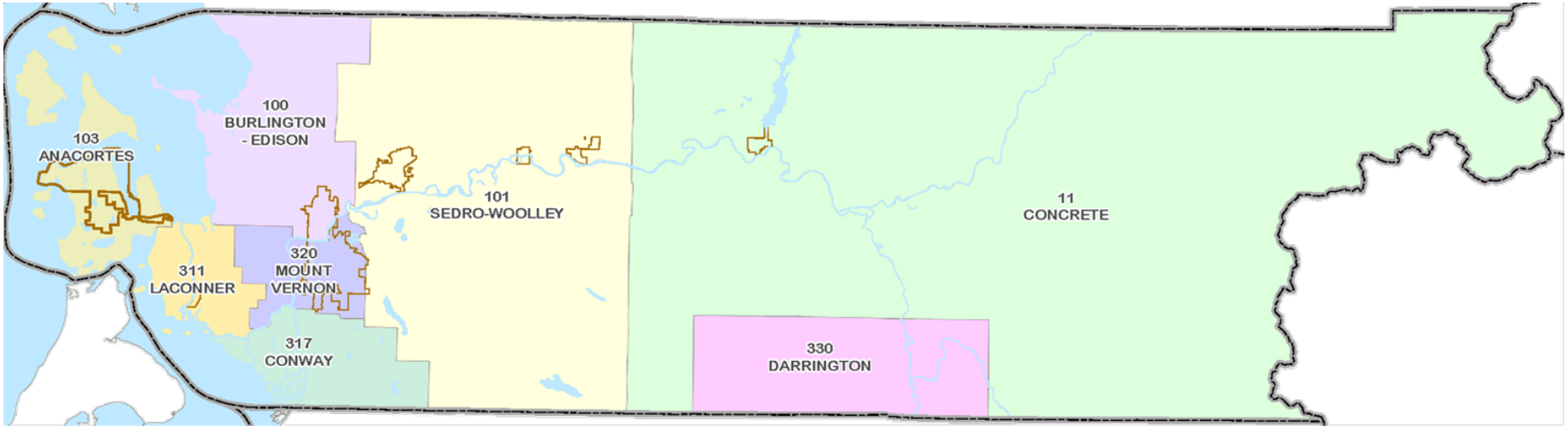
| Dist | Station | Type | Year | Make | Number | Quantity (gall) | GPM | Value ($) |
|---|---|---|---|---|---|---|---|---|
| | | Engine/Pumper | 2008 | GMC | 512 | 300 | 750 | NA |
| | | Tanker/Tender | 2002 | Freightliner | 516 | 4,000 | 750 | NA |
| | | Medium Duty Rescue | 2007 | Kenworth | 517 | NA | NA | NA |
| | 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 | 20,000 |
| **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 |

| Dist | Station | Type | Year | Make | Number | Quantity (gall) | GPM | Value ($) |
|---|---|---|---|---|---|---|---|---|
| | 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 |
| | | 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 | 60,000 |
| | | Tanker/Tender | 2014 | Kenworth | 10-26 | 3,000 | 1,000 | 28,500 |
| | Birdsview | Engine | 2013 | International | 10-11 | 1,000 | 1,250 | 240,000 |
| | | Command Vehicle | 2001 | NA | 10-18 | NA | NA | NA |
| **11** | Station 1, Dewey Beach | Engine | 1996 | Spartan/Darley | NA | NA | NA | 450,000 |
| | | Water Tender | 2004 | International | NA | NA | NA | 200,000 |
| | | Light Rescue | 2014 | NA | NA | NA | NA | 180,000 |
| | | Brush Truck | 1992 | Becker/Chevy | NA | NA | NA | 150,000 |
| | | Crew Cab Truck | 1998 | Chevrolet | NA | NA | NA | 40,000 |
| | Station 2, Marine Drive | Engine | 2000 | Spartan/Darley | NA | NA | NA | 350,000 |

| Dist | Station | Type | Year | Make | Number | Quantity (gall) | GPM | Value ($) |
|---|---|---|---|---|---|---|---|---|
| | | 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 |
| | | 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 | 352,640 |
| | | Engine | 1988 | Ford | 13-12 | 1,000 | 1,500 | 204,863 |
| | | Engine | 1996 | Freightliner | 13-21 | 1,000 | 1,500 | 217,000 |
| | | Engine | 1997 | Freightliner | 13-31 | 1,000 | 1,500 | 332,000 |
| | | Tender | 1990 | Ford | 13-26 | 3,000 | 750 | 198,000 |
| | | 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 | 55,000 |
| | | Rescue | 2000 | Freightliner | 13-19 | NA | NA | 125,000 |
| | | Rescue | 2001 | Freightliner | 13-29 | NA | NA | 125,000 |
| | | Rescue | 1995 | International | 13-31 | NA | NA | 25,000 |
| | | Rescue | 1992 | GMC | 13-17 | NA | NA | 97,054 |
| | | Utility | 1987 | F250 Ford | 13-28 | NA | NA | 25,000 |
| **14** | Alger, Station 1 | Engine | 2009 | International | 1417 | 500 | 1,000 | 230,000 |
| | | Engine | 1988 | Ford | 1411 | 1,000 | 1250 | 156,750 |
| | | Aid Unit | 995 | Ford | 1419 | NA | NA | 50,000 |
| | | Tender | 2011 | Kenworth | 1416 | 3,000 | 1,000 | 311,120 |
| | | Brush Truck | 1994 | Ford | B1414 | 230 | 100 | 50,100 |
| | Hobson, Station 2 | Engine | 1995 | International | 1421 | 1,000 | 1,250 | 151,750 |
| | | Tender | 1990 | International | 1426 | 2,000 | 500 | 63,610 |

| Dist | Station | Type | Year | Make | Number | Quantity (gall) | GPM | Value ($) |
|---|---|---|---|---|---|---|---|---|
| | | Aid Unit | 1989 | Ford | 1429 | NA | NA | 50,100 |
| **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 |
| | | 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 | 1711 | 750 | 1,250 | 150,000 |
| | | Truck/Tanker | 2006 | Freightliner | 1716 | 4,000 | 200 | 90,000 |
| | | Brush Truck | 1991 | Ford | 1714 | 200 | 150 | 18,000 |
| | | Ambulance | 2001 | MedTec | 1719 | NA | NA | 40,000 |
| | | Water Rescue | 1995 | Apex | 1717 | NA | NA | 15,000 |
| | | Truck/Pumper | 1991 | Seagrave | 1712 | 500 | 1,250 | 20,000 |
| **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 5. 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.

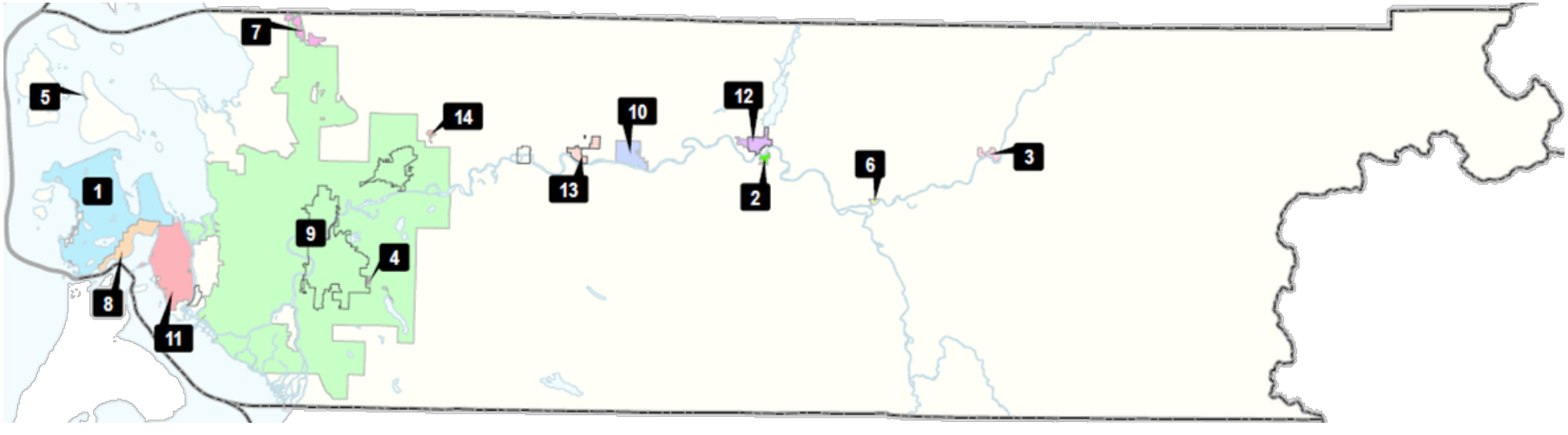
## Sewer District #2 (Big Lake)

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 6. 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).

# Bayview Ridge UGA

## Overview

As the County's only non-municipal Urban Growth Area, the County is responsible for planning for capital facilities within the Bayview Ridge UGA. This chapter is intended to fully describe capital facilities planning for Bayview Ridge.

- Policies and background information for Bayview Ridge capital facilities are contained within the Bayview Ridge Subarea Plan Capital Facilities chapter.
- Frequently updated information (inventory, needs assessment, and analysis) are contained within this chapter or the rest of this CFP.

## County-Operated Capital Facilities

### County Parks

There are no county-owned parks located in the subarea. The Port of Skagit has a 10.4-mile trail system. The trails are gravel surfaced and approximately 8 feet in width. The trails connect to Josh Wilson and Farm to Market Roads with a future connection to SR 20 planned. This trail system augments and connects to future trails through the residential and community center areas. Regional facilities outside the Subarea include Bayview State Park, Padilla Bay National Estuarine Research Reserve, the county-leased Padilla Bay dike trail, and several ball fields.

### Level of Service (LOS) & Capacity Analysis

The following discussion of LOS standards for parks is adapted from the Skagit County Parks and Recreation Plan update adopted in 2012. A Level of Service analysis has traditionally been included in park and recreation plans as a useful way to inventory park and recreation facilities and to measure services to specific standards. Historically, a LOS value was calculated for each park and facility category based on population and then compared to a national standard. The practice of quantifying local levels of service to a national standard has not proven to be beneficial or justifiable. 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 ceased publishing their LOS standards.

Although LOS standards give an indication as to the degree of facilities and programs comparable Washington State counties provide their citizens, there are many other dynamic factors contributing to priorities/need in Skagit County. Skagit County need assessments are developed using public input, survey results, observed "use patterns," as well as LOS comparisons of other 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 an existing and future need statement.

The Skagit County Parks and Recreation (SCPR) department uses a four-pronged approach to assess facility and park needs. LOS standards are part of the formula used when establishing recreational needs. The formula has the following components:

- LOS standards, which provide service levels from other Washington State Counties and provide guidance in establishing LOS standards in Skagit County;
- Public input, which provides fundamental information from those who use or oversee facilities and programs in Skagit County and indicate facility or program need;
- Use patterns, which provides information from those who use or oversee facilities and programs in Skagit County and indicate facility or program need;
- Surveys, which provide a statistically valid means of distinguishing the needs of Skagit County residents.

The "level of service" standards are derived from an average of three Washington State counties. The counties used for comparison are Whatcom, Snohomish, and Spokane.

Level of Service (LOS) standards are often derived by the number and size of facilities without accounting for the facility conditions. The condition of facilities becomes important for making proper comparisons in service levels. It is one of the reasons SCPR is incorporating several other factors into the equation when determining priorities.

### Deficiencies & Proposed Improvements

The 2012 Parks and Recreation Plan proposed a community park site and trails to serve the planned development in Bayview Ridge, when the subarea was slated for additional residential development. With new urban residential removed, connections to the Skagit Port trails and pocket parks are recommended throughout new light industrial development.

## Solid Waste

### System Description

Waste collection in Bayview Ridge is provided by Waste Management Northwest on a voluntary basis. Waste Management Northwest provides weekly collection of both solid waste and recyclables. Collected waste is hauled to the county's main transfer station located within the Subarea at the intersection of Ovenell and Farm to Market Roads. Residents and businesses within unincorporated Skagit County may also choose to self-haul solid waste and recyclables to the transfer station.

### Level of Service (LOS) & Capacity Analysis

The LOS for solid waste is defined as six pounds per person per day. This LOS is used to determine the volume that must be accommodated within the transfer stations. The Skagit County Public Works Department Solid Waste Division reports that there are no current deficiencies or anticipated improvements.

# Non-County Capital Facilities

## Fire Protection

Three fire protection districts, operating out of three fire stations, now serve the Bayview Ridge Subarea. The extent of development within the Subarea and the designation of the Port of Skagit property as a UGA have prompted on-going planning efforts between the fire districts to determine how to best serve the area. Currently, fire protection services are provided as follows:

- Fire Protection District No. 2 is a volunteer district serving the area south of SR 20 and a majority of the Bayview Ridge Heavy Industrial area. The District No. 2 station is located south of SR 20 and has been expanded by the addition of one more bay in anticipation of meeting future demand. The signalization of the SR 20/Farm to Market Road intersection enables emergency vehicles from the District to pass easily across SR 20 by triggering a red light. The majority of District No. 2's protection area lies outside the Bayview Ridge Subarea.
- Fire Protection District No. 12, also a volunteer district, provides fire protection services to the area north of Josh Wilson Road and west of Farm to Market Road, as well as the PACCAR Technical Center (within the Bayview Ridge Subarea). The District 12 station is located in the community of Bayview, north and west of the Bayview Ridge Subarea.
- Fire Protection District No. 6, serving the majority of the Subarea, is co-located with the Burlington Fire Department, and serves an area extending west from Burlington to include the Bayview Ridge residential area and Country Club, the 1800-plus-acre Port of Skagit ownership, and all private UGA acreage previously within Fire District No.12 north of Ovenell Road (excluding the PACCAR Technical Center).

Fire District No. 6 serves an approximate 29-square mile area. The District contracts with the City of Burlington Fire Department and the two entities essentially operate as one department. Fire District No. 6, itself, has no full or part time employees. The City of Burlington employs six full time personnel and has approximately 37 part-time, paid on-call volunteer personnel. These city employees, using a combination of city and Fire District fire fighting vehicles, provide service within the City of Burlington and, by contract, to the Fire District.

Fire District No. 6 constructed a new fire station in 2005 on a donated 60,000-square-foot parcel on Peterson Road within the Bayview Ridge Subarea. The 7,000-square-foot station is manned under a residential fire fighter program supplemented by volunteers.

The Fire District purchased one new fire engine. One engine, a salvage truck, and either a tender or second fire engine are housed at the new station.

The Bayview Ridge UGA must meet LOS requirements for urban level fire protection service. These requirements are specified in the Countywide Planning Policies. Based on Countywide Planning Policy No. 1.7, the LOS standard for UGAs is an ISO grading of five or better. ISO ratings measure the level of fire service protection available within a fire district. The ratings are based on a number of factors, including training, equipment, water availability, and response capability. Ratings fall within a scale of one to ten, with the lower number being better. An "A" next to a rating stands for tanker credit, which means that the district can provide a certain amount of water in a continuous flow for a specified time.

## Deficiencies & Proposed Improvements

Long-range fire protection needs will require increases in equipment, training, and manpower to maintain an effective level of protection. Fire District No. 6 will experience the greatest increase in demand for service. With increased urbanization of the Bayview Ridge UGA, increased full-time employment, as opposed to volunteer service, can be expected to occur.

Fire hydrant placement in urban density developments must be adequate to provide sufficient volume and pressure for firefighting needs. These needs can be met through adoption and enforcement of development standards.

Fire District No. 6 identified the need to purchase an additional fire engine was identified by staff and Commission last year, and has submitted a grant application through FEMA to assist with the purchase. With projected growth and rise in service calls through 2025, District No. 6 sees the need to build a satellite fire station by 2025.

Fire District No.2's Capital Improvement Plan for 2013 includes replacement of an engine/pumper at station 1 for $300,000 from bank reserves in 2014, and a second replacement at station 2 for $450,000 from bank reserves in 2018.

Fire District No.12 indicated it has no updated capital facilities information for 2015.

# Public Water

## System Description

Public water service within the Bayview Ridge Subarea is provided by Skagit Public Utility District No. 1 (Skagit PUD). The majority of the Subarea is served by public water, although a few single-family homes are still served by private wells.

Skagit PUD has certificated and pending water rights to 35.8 million gallons per day of source water per year. Skagit PUD provides water service to new developments and, together with the City of Anacortes, serves the County's urban areas. Skagit PUD infrastructure is recorded on maps and in individual project files in the District's office.

**Water Supply.** Skagit PUD obtains its primary water supply from the Cultus Mountain watershed. A portion of the waters of Gilligan, Salmon, Mundt, and Turner Creeks are diverted to Judy Reservoir. This reservoir is created by two dams and stores 1,450-million gallons at water surface elevation 465 feet. A new pump station and pipeline from the Skagit River to Judy Reservoir provides a more reliable alternative source of supply. A large portion of the unincorporated County population is served by the Judy Reservoir system. The Bayview Ridge area is currently served by interties with the City of Anacortes. Skagit PUD has long-term plans to provide service to Bayview Ridge from the Judy Reservoir through a series of projects scheduled to be completed by the year 2020. With its 1996 Skagit River Memorandum of Agreement, Skagit PUD does not anticipate any shortage of supply before 2050.

**Treatment and Storage.** Water is pumped from Judy Reservoir to the water treatment plant. The treatment plant has been expanded to 30 MGD peak flow. Treated water flows from the treatment plants to 4.2 million gallon storage tanks that supply the transmission system by gravity.

**Transmission and Distribution.** The transmission and distribution pipelines of the Judy Reservoir system consist of over 595 miles of water mains, and over 31 million gallons of potable water storage capacity.

## Level of Service (LOS) & Capacity Analysis

The Skagit County Coordinated Water Supply Plan has adopted levels of service shown in the table below. The adopted 2000 standards represent a decrease from previous years due to public awareness and water conservation methods.

**Table 7. Water demand standards**

| Per Capita Consumption Per Day | LOS 2000 |
|---|---|
| **Urban** | 135 |
| **Rural** | 90 |
| **Urban Peak Day to Avg Day** | 2:1 |
| **Rural Peak Day to Avg Day** | 2.6:1 |

Water demand projections for the years 2000, 2010, 2020, 2030, 2040, and 2050 have been made using the water demand standards along with the population, commercial, and industrial growth projections for the PUD No. 1 water service area. Year 2050 peak day demand for the District's service area is forecasted in the 2000 Skagit County Coordinated Water System Plan to be 70.2 MGD.

### Bayview Ridge Subarea

Water system improvements in the Bayview Ridge Subarea have responded to the needs of the Skagit Regional Airport, industrial development, and the residential subdivisions located in the eastern portion of the Subarea. The Subarea is currently served by PUD No. 1 through an intertie with the City of Anacortes. Distribution lines in Bayview Ridge range from 3 to 18 inches in diameter. There were 586 residential and commercial meters in 1994, and approximately 726 meters in 2000. One of the district's top ten high demand customers, Sierra Pacific Industries mill, is located in the subarea.

The PUD's capital improvement plan anticipates urban development of the full Urban Growth Area (UGA) and includes a series of projects that will provide service to the UGA from the Judy Reservoir system by the year 2020. A new 2.9 million gallon storage reservoir for the Bayview Ridge area was constructed in 1999. This reservoir was sized to accommodate increased storage and to reduce reliance on the intertie with the Anacortes system. Available reservoir storage is dependent on the topography of the area served so as to maintain minimum pressure. However, it is expected that the tank could serve 8,290 Equivalent Residential Units (ERUs) at build-out for this Subarea.

A portion of Ovenell Road does not have public water installed. This section of line will be installed by the developer when property in the area is further developed.

# Wastewater

## System Description

The City of Burlington provides sewer service to the industrial area and existing residential subdivisions within Bayview Ridge. Burlington's sanitary sewer system consists of a wastewater treatment plant and numerous collection system facilities and sewer mains.

Burlington's sewer system service area includes the area within the city limits, as well as surrounding unincorporated areas. The service area is divided into the western (including Bayview Ridge) and eastern service areas. Burlington purchased the Port of Skagit's sanitary sewer collection system in 2000, after expiration of the original interlocal agreement for service. Port tenants are Burlington city sewer customers.

## Level of Service (LOS) & Capacity Analysis

Adequate design of wastewater treatment and conveyance facilities requires the determination of the quantity and quality of wastewater generated from each of the contributing sources. Increases in wastewater flows can be attributed to a variety of sources: population and commercial growth in sewered areas, extension of sewer service to areas previously on septic systems, and increases in infiltration and inflow. The majority of flow increases to the western service area will be generated by extension of sewer service into the Bayview Ridge residential area and general growth within the UGA.

The flow design standards established in the 1996 City of Burlington Wastewater Facilities Plan are summarized below.

Table 8. Wastewater flow standards

| Average Dry Weather Flow | LOS |
|---|---|
| Residential (gpcd) | 70 |
| Commercial (gpad) | 1,200 |
| Industrial – West Service Area (gpad) | 500 |
| Industrial – East Service Area (gpad) | 1,200 |

The table below shows the wastewater flow projections for the years 2007-8 and 2025. Projections were made using the flow design standards along with the population, commercial, and industrial growth projections for the City of Burlington sewer service area.

Table 9. Wastewater flow projections

| Flow (MGD) | 2007-8 | 2025 |
|---|---|---|
| Avg. Dry Weather Flow | 1.37 | 3.73 |
| Avg. Annual Flow | 1.6 | 4.48 |
| Max. Monthly Flow | 1.94 | 5.05 |
| Peak Daily Flow | 2.16 | 8.84 |

## Deficiencies & Proposed Improvements

The City of Burlington wastewater treatment plant expansion was completed in 2001. This expansion to 3.79 million gallons per day provides treatment capacity through 2025.

Numerous improvements to the sewer collection system have been made in the last decade to serve the growing industrial area. For example, pump station #8 was added at Peterson and Avon Allen Roads in order to provide an independent pressure flow from the base of the hill to the sewer treatment plant. Further upgrades will need to be made, most notably along Peterson Road, and these improvements will be financed by developers of adjacent properties.

# Schools

## System Description

The Burlington-Edison School District has five elementary schools and one high school. The Bayview Ridge Subarea is served by Bay View Elementary, located adjacent to the subarea on the north side of Josh Wilson Road, and Burlington-Edison High School, located in the City of Burlington. According to the School District's 2011 Capital Facilities Plan, the District's permanent capacity is 3,150, whereas the full-time equivalent enrollment in 2012-2013, was 3,684. The School District is using portable classrooms to house students until new permanent facilities become available.

## Level of Service (LOS) & Capacity Analysis

The district's standard of service is a class size of 25 students per classroom. Portable classrooms used to house the excess enrollment "are not included in the calculation of the District's permanent capacity." Furthermore, the standard may need to be adjusted as the student population changes, according to the district's capital facilities plan.

The District's 2011 Capital Facilities Plan forecasts an enrollment increase of 2.8 percent, or approximately 106 students, in the next six years.

## Deficiencies & Proposed Improvements

The School District relates projections of new dwelling units to the number of new K-12 students. Because the Bayview Ridge Subarea Plan no longer anticipates significant residential growth within the UGA, there is not much the County can do to reduce the UGA's impact on the school district.

# Drainage

### System Description

Existing surface drainage within the Bayview Ridge Subarea is accommodated by drainage systems (primarily open ditches) in the developed areas and by sheet flow in undeveloped areas. No natural channelized systems exist within the Subarea. Higgins

Slough flows along the southeast corner of the Subarea. The southeastern and southwestern portions of the Subarea lie within Drainage District 19; the remainder of the Subarea lies within the Skagit County Drainage Utility and Drainage District No. 14. Downstream, drainage from Bayview Ridge flows to sloughs which outlet to Padilla Bay and to drainage ditches constructed and maintained by Drainage Districts No. 14 and 19, Dike and Drainage District No. 12, and the Skagit County Drainage Utility.

As the Bayview Ridge Subarea has developed, the increased impervious surfaces have resulted in increased volumes of surface water runoff and increased peak flow rates. The increased runoff can impact the low-lying farmlands, which are typically within one of the Drainage Districts. Some stormwater detention and water quality facilities have been constructed within the Subarea, including within the Port of Skagit ownership. Although detention facilities have been constructed within the residential area, these facilities are not always adequately maintained, and, in some instances, this results in little or no detention capability.

In July 1995, Drainage District No. 19 entered into an agreement with the Port of Skagit to accept runoff from Port property. The Port compensates the District for capital costs associated with improvements to the District's drainage system that are required to accommodate the additional runoff. The District is not responsible for the Port's stormwater system outside of the District's boundary.

Downstream recipients of stormwater runoff from the Bayview Ridge Subarea include Drainage Districts 14, and 19, and Dike and Drainage District 12. For Districts 12 and 14, the downstream drainage district ditch systems are at capacity, and runoff from the Subarea can increase flooding of farmland near the base of the hill. The individual Districts have different drainage facilities and consequently, different approaches to accommodating upland drainage. Stormwater discharge to downstream drainage district facilities has historically not been coordinated.

In 2007, Skagit County completed the Bay View Watershed Stormwater Management Plan for the Bayview subbasin to determine the impacts of the increased stormwater discharge due to development within the Subarea.

## Level of Service (LOS) & Capacity Analysis

Drainage District 19 maintains all drainage facilities within the Indian Slough Basin, which is divided into the Little Indian Slough Basin and the Big Indian Slough Basin. This drainage basin encompasses most of the designated Urban Growth Area. Because of its trend toward urbanization, many stormwater treatment and conveyance systems already exist within this drainage basin, including a pump station at the outlet. Flooding in Big Indian Slough appears to be concentrated near the confluence of the runoff from the Urban Growth Area, including Skagit Regional Airport, and the main stem of Big Indian Slough. Widening of the Big Indian Slough channel is proposed by the Bay View Watershed Stormwater Management Plan to alleviate the flooding in this area. To mitigate for flooding in Little Indian Slough, the County has replaced the Farm-to-Market Road culvert and obtained a flood easement for the parcel near the outlet, just upstream of Bayview-Edison Road.

Dike and Drainage District No. 12, adjoining the Subarea on the west, utilizes a system of pumps and tide gates to discharge water to Padilla Bay at No Name Slough. There are few ponds or stormwater detention facilities within the No Name Slough basin. One primary detention facility is located on the PACCAR property. Increased pumping capacity is proposed to reduce the flooding in the slough's lowland areas. In addition, replacement of several undersized culverts is recommended.

Drainage District 14 lies northeast of the Subarea. A drainage analysis was prepared by the District in 2002 (Letter Report, January 29, 2002, Semrau Engineering) which analyzed the capacity of the District's ditches and outfalls. That portion of the Bayview Ridge Subarea that drains to District No. 14, drains to the South Spur Ditch, which flows into the Joe Leary Slough system. The outfall of the Joe Leary Slough is dependent on tidal fluctuations. The County Drainage Utility has worked with District No. 14 in increase the capacity of the South Spur Ditch and Joe Leary Slough. A backflow prevention structure will be constructed by District No. 14 in the South Spur Ditch to minimize the impact of backwater effects near its confluence with Joe Leary Slough. As with the other drainage basins in the Bay View Watershed area, flooding in Joe Leary slough is largely driven by the tidal cycle. The Bay View Watershed Stormwater Management Plan recommends several alternatives, such as construction of a slough

bypass, conveyance modifications to allow additional storage near the outlet, and a pump station at the outlet.

## Deficiencies & Proposed Improvements

As Bayview Ridge continues to grow, the increased development will result in additional surface water runoff.

The majority of drainage from the Port of Skagit ownership discharges to a Drainage District No. 19 ditch crossing Higgins Airport Way, just north of SR 20. This ditch eventually discharges into Big Indian Slough and Padilla Bay.

The 1998 Port of Skagit Bayview Business and Industrial Park and Skagit Regional Airport Stormwater Management Plan address existing and potential drainage problems within the Port ownership. The drainage system consists of roadside ditches, detention/ retention ponds, culverts, and conveyance pipes. The Skagit Regional Airport Stormwater Management Plan includes a detailed storm drainage capital improvement program and to date, improvements have been constructed as proposed. Within the Bayview Business Park, stormwater detention is provided on a regional basis, but water quality treatment is the responsibility of individual properties. Water treatment facilities are included in detention facilities for the Airport, however.

Runoff from privately held industrial lands (i.e. outside the Port ownership) will be required to meet County surface water/drainage requirements contained in SCC 14.32. Both detention and water quality treatment will be provided on a lot-by-lot basis as development occurs.

The Stormwater Management Plan for the Bayview Subbasin addresses issues such as a capital facilities program and financing plan which recognizes the interrelationship and overlap between the County Drainage Utility and Dike and Drainage District No. 12 and Drainage Districts 14 and 19. Agreements have been developed between the County Drainage Utility and Drainage Districts 12 and 14 to coordinate discharge to the downstream drainage facilities; a future agreement will be developed with District 19. Project developers will provide drainage infrastructure at the time of development that will be consistent with the standards and BMPs presented in the Department of Ecology 2012 Stormwater Management Manual.

For stormwater projects related to Bayview Ridge, see Stormwater Management in this plan.

# 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. Actual 2010 Census data reveals the County's 2010 population was 116,901. The 2012 Census estimate was 118,222.

**Table 10. 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 | 118,837 (est.) | 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 |

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.[29] 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 | 61,577 |
| **New Jail** | Bonds, Sales/Use Tax | 58,000 |
| **Parks and Trails** | REET, Special Pathways, Donations | 3,650 |
| **Solid Waste** | Grant | 250 |
| **Stormwater Management** | Drainage Utility | 4,100 |
| **Transportation (other than TIP)** | Road Fund | 580 |
| **Total** | | $128,157 |

# 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.

**NOTES**

[29] Internal consistency requires all elements of a comprehensive plan to be based upon the same planning period and the same population projections. Evergreen Islands v. Skagit County 00-2-0046c (FDO, 2-6-01).