2016–2021
Capital Facilities Plan

an element of the Skagit County Comprehensive Plan

PREPARED BY
Facilities Management &
Planning & Development Services

ADOPTED __/__/2015 BY THE
Board of County Commissioners
through Ordinance O2015____

AVAILABLE ON THE WEB AT
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About this Document

Reading onscreen

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- 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.

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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.

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

Acknowledgements

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- 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.

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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

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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.

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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

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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);

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- 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.

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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.

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[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

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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"

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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

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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.

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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 for 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 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 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.

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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.

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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

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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

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are generally low-cost or no-cost measures that do not qualify as capital facilities or improvements.

Facilities Inventory

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 2026)
Reconfigurable Office Spaces							
Ada Bean Building	1730 Continental Place, Mount Vernon	OO	1984	356,720	2,500	Parks and Recreation	
Administration Building	700 S. 2nd Street, Mount Vernon	OO	1977	13,335,300	53,205	Auditor, Assessor, Health, Treasurer	
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	6,587,200	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	2911 E College Way, 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	Records management is scheduled for consolidation
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	Remodel existing common space
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	2003	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

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Common Name	Location	Own	Built	Value ($)	Sq Ft	Uses	Needed Capital Improvements (through 2026)
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		2,309,300	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	9,109,600	37,060	Superior Court, Clerk, Assigned Counsel, Probation, Public Defender (juv. division)	Additional Courtroom needed
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, District Court, and other campus departments
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	2,760	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	730,600	6,000	Leased to Skagit County Community Action	None
Concrete Food Bank	45942 Main Street, Concrete	OL	1925	43,750	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

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Common Name	Location	Own	Built	Value ($)	Sq Ft	Uses	Needed Capital Improvements (through 2026)
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

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Proposed Projects & Financing

Amounts are in thousands of dollars.

Project	Funding/Cost	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total	Notes/Description
New Jail	Expenditures [not double counted in totals]	30000	27500	0	0	0	0	57500	Includes property acquisition
	Revenue: Bonds	53500	0	0	0	0	0	53500	Bonds will be serviced by sales tax revenue
	Revenue: Sales/Use Tax	0	0	0	0	0	0	0	
Administration Building Roof Replacement	General Fund	0	0	0	0	0	0	0	To be completed 2015
Prosecutors Office Carpet Replacement	General Fund	28	0	0	0	0	0	28	
Juvenile Detention Cells Sink/Toilet Combo Replacement	General Fund	0	0	0	0	0	0	0	Completed 2015
Courthouse AC Replacement	General Fund	0	0	0	0	0	0	0	To be completed 2015
Public Safety Building Cooling Tower and Heat Exchangers Replacement	General Fund	0	0	0	0	0	0	0	To be completed 2015
Public Safety Building Air Compressor	General Fund	0	0	0	0	0	0	0	Completed 2015
Auditor and Accounting Carpet Replacement	General Fund	0	0	0	0	0	0	0	Completed 2015
Ada Bean (Parks and Rec) Remodel	General Fund	250	0	0	0	0	0	250	Inefficient use of space
Administration Building Cooling and Outside Air	General Fund	3300	0	0	0	0	0	3300	
County Parking Lot 100 Broadway, MV	General Fund	125	0	0	0	0	0	125	
Skagit 911 Center Common Space Remodel	General Fund	65	0	0	0	0	0	65	
Superior Courtrooms 1 & 2 Carpet Replacement	General Fund	40	0	0	0	0	0	40	
Admin Bldg Breezeway Alterations	General Fund	0	650	0	0	0	0	650	Accommodate relocations from the Superior Courthouse

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Project	Funding/Cost	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total	Notes/Description
Public Def. & Assigned Council New Bldg.	General Fund	0	700	1300	0	0	0	2000	New bldg. located on the same property
Public Safety Building Repurposing	General Fund	0	500	500	0	0	0	1000	Accommodate various campus relocations
District Court Expansion	General Fund	0	0	500	0	0	0	500	Occurs after the jail transition
Superior Courtroom Addition	General Fund	0	0	750	0	0	0	750	Occurs after relocations to the Administration building
Salvation Army Building Remodel	General Fund	0	0	1000	2000	0	0	3000	Accommodate Public Health and Community Services
Administration Building 3rd Floor Remodel	General Fund	0	0	0	0	350	0	350	Occurs after Public Health and Community Services relocate
Administration Building 2nd Floor Remodel	General Fund	0	0	0	0	0	150	150	Occurs after the 3rd floor Administration bldg. is repopulated
Total		57,308	1850	4050	2000	350	150	65,708	

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. 2rd St., Mount Vernon	1965	TBD	5,200	Vacant
Concrete Food Bank	45942 Main Street, Concrete	1925	43,750	1,250	Currently leased to Concrete Food Bank
Total			43,750	6,450	

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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. County employment counts (July)

Classification	2014	2015
A: Full-Time, Benefited	578	574
B: Part-Time, Pro-Rated Benefits	38	37
C: Part-Time, On Call, No Benefits	148	183
D: Temporary P/T-F/T, No Benefits	9	9
E: Elected Officials	16	16
Total	828	819

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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 includes Senior Services, Behavioral Health Services and Developmental Disabilities Services. Public Health & Community Services is located in Mount Vernon at 700 South Second Street, third floor – with the exception of the Environmental Health division, which is housed at the County Administration Building at 1800 Continental Place, Mount Vernon. Senior Services also provides services at five senior centers throughout the County. The County owns two of these facilities:

- Concrete Center at 45821 Railroad Street, Concrete
- Mount Vernon Senior Center at 1401 Cleveland Avenue, Mount Vernon

Additionally, the Behavioral Health Crisis Triage Center is a county-owned building with services provided by a contracted agency – Pioneer Human Services. The Center is located at 201 Lila Lane, Burlington.

Lastly, the County owns the Ted W. Anderson East County Resource Center at 45770 Main Street in Concrete. The County leases the building to Community Action of Skagit County, the Chamber of Commerce, and the Upper Skagit Library District. Community Services manages the contract for professional services delivered by Community Action.

PROPOSED CAPITAL PROJECTS THROUGH 2021

As mentioned above, the bulk of Public Health & Community Services are co-located at 700 South Second Street. This space is recognized as insufficient for the type and level of services provided. In order to fully integrate all departmental divisions, Skagit County Administration, Facilities Management, and the Director of Public Health & Community Services are considering options for a facility that provides the needed space and can house all departmental divisions. Otherwise, Community Services has no capital facility projects proposed, anticipated, or needed through 2021.

FORECAST OF FUTURE CAPITAL FACILITIES NEEDS THROUGH 2036

Community Services will be focusing efforts on continuing to implement state and federal supportive service programs (community-based care) and no additional building capacity is necessary to meet the population's needs through 2036. The lone exception involves co-location of all the department's services at a facility

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with the requisite space. 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.

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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 and 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 new jail, now under design, will accommodate 400 inmate beds, administrative facilities, medical facilities to treat and house inmates with minor medical issues, inmate rehabilitation programs, and a courtroom. The new facility is located at 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 the new jail. 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.

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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	29,053	23,965	5,806	13,154
2015*	28,396	22,386	5,806	13,255

* 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). This is a rented space.
- 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 19 beds).

The projected capital facilities level of service for the Office of Juvenile Court is represented by the current inventory of juvenile detention beds (19) divided by the projected 2012 countywide population (123,263). The projected level of service for 2017 based on current use patterns will not require additional capital facility expansion for the Juvenile Detention Center.

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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 Skagit County Juvenile Detention Center, built in 1966 and remodeled in 1994 is one of the oldest Detention Centers in the State of Washington. The facility is not conducive to the health and well-being of youthful offenders. It lacks natural light, outdoor recreation and programming space. There is no secure, safe sally port for law enforcement to escort youth into the facility. Officers must ensure youth are compliant and able to walk up a flight of stairs and into the facility. Once in the facility, there is no intake area, only a hallway for Officers to complete the necessary intake paperwork. For Court appearances, youth must be escorted down the stairs and across a public parking lot into the Court House. There is no safe, padded room for youth experiencing mental health crisis. Youth are placed in a cement cell with a camera – or placed in a restraint chair until they are no longer a threat to themselves or others. Currently food and laundry services are provided via the County jail.

Improvements to the current facility or exploration of alternatives should be considered in the near future.

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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	
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	

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Facility	Acres	Location	County-Owned	Notes/Needs
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			

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Parks and Trails: Proposed Projects & Financing

All amounts are in thousands of dollars. See also Non-Motorized Transportation Projects on page 44. Amounts are in thousands of dollars.

Project	Funding Source	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	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	150	10	10	10	10	10	200
	Grant Funding	150	0	0	0	0	0	150
Clear Lake Beach	Real Estate Excise Tax	25	25	25	25	25	25	150
	Special Pathways	10	0	0	0	0	0	10
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	25	10	10	10	10	10	75
Fair	Real Estate Excise Tax	75	75	75	75	75	75	450
Bayview Ridge	Special Pathways	5	5	0	0	0	0	10
	Impact Fees	10	10	5	5	5	5	40
Total		920	605	595	595	595	595	3,905

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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	
Feline Barn	450	
Ticket Booths	400	
Total	115,650	All: inspect siding; check for structural issues

Fairgrounds: Proposed Projects

Fairgrounds

There are no new buildings anticipated for the fairground through 2021 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. A Skagit County owned house adjacent to the fairgrounds (on Walter Street) has been stated for surplus in 2016. Future expansion is not anticipated to the north and the home is better suited for residential purposes. Roofs are being

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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.

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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.

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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 completed in 2015. Sauk Transfer Station Paving Project due to be complete in summer 2015, paving approximately 5,000 square feet utilized for recycling area. Other existing facilities meet community needs for the planning period. Amounts are in thousands of dollars.

Project	Funding Source	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total	Notes/Description
None								0	

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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

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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.

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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
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

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Facility	Type	Sq Ft	Address/Location	Capacity	Value ($)	Notes
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
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

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Facility	Type	Sq Ft	Address/Location	Capacity	Value ($)	Notes
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
Edison Slough Culvert Replacements	Storm Drain System	NA	Bow Cemetery Road and Worline road	NA	510,000	WA402149
North Similk Pump Replacement	Pump	NA	SR 20 near Christianson Road	NA	55,000	WA402174
Dairy Tributary Culvert Replacement	Storm Drain System	NA	Northern State Recreation Area	NA	67,000	WA402173
Britt Slough Pump Replacement	Pump	NA	Dike Road and Britt Road	NA	90,000	Est. cost, 2015 Compl.
Helmick Road Culvert Replacement	Storm Drain System	NA	Helmick Road	NA	30,000	Est. cost, 2015 Compl.
Bay Hill Detention Pond Fence Replacement	Pond	NA	Bay Hill Road	NA	20,000	Est. cost, 2015 Compl.
S. Skyridge Drive Drainage Improvement	Storm Drain System	NA	S. Skyridge Drive/Sahale Drive	NA	200,000	Est. cost, 2015 Compl.
Total					7,387,900	

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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	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total	Notes/Description
Salmon Beach Stormwater Infiltration Reduction	Drainage Utility	50	50	50	100	100	100	450	South Fidalgo
Biz Point Conveyance and Detention Improvements	Drainage Utility	50	50	50	100	100	100	450	South Fidalgo
North Del Mar Drive Conveyance Improvements	Drainage Utility	0	0	120	0	0	0	120	South Fidalgo
Edison Slough Culvert Replacement – future	Drainage Utility	150	0	0	0	0		150	Edison Slough
Bow Drainage Improvements	Drainage Utility	0	50	0	0	0		50	Bow
Gardiner Pump Outfall Line Relocation	Drainage Utility	20	100	0	0	0		120	Gardner Rd
Total		270	250	220	200	200	200	1340	

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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. Planning and Public Works are working on replacing the TSP with an updated Transportation Element of the Comprehensive Plan 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					
M/V Guemes Vessel	Ferry	NA	NA	124', built 1979, 99 Passengers, 21 Cars	3,605,000
Anacortes Landing	Dock	NA	500 I Avenue, Anacortes	NA	1,368,182
	Transfer Span/Machinery	NA	500 I Avenue, Anacortes	NA	1,317,000
	Breakwater	NA	500 I Avenue, Anacortes	NA	200,000
	Dolphins/Wingwalls	NA	500 I Avenue, Anacortes	NA	1,100,000
	Head Frame and Towers	NA	500 I Avenue, Anacortes	NA	100,000
	Terminal Buildings(s)	2,800	500 I Avenue, Anacortes	Passenger waiting room, office, mechanic shop	778,316
	Parking Lots	48,913	500 I Avenue, Anacortes	74 parking spaces	1,067,948
	Walkway	NA	500 I Avenue, Anacortes	NA	68,481
Guemes Island Landing	Dock	NA	Guemes Island Road	NA	1,424,008
	Transfer Span/Machinery	NA	Guemes Island Road	NA	1,317,000
	Dolphins/Wingwalls	NA	Guemes Island Road	NA	954,736

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Facility	Type	Sq Ft	Address/Location	Capacity/Notes	Value ($)
	Head Frame and Towers	NA	Guemes Island Road	NA	100,000
	Passenger Shelter	50	Guemes Island Road	NA	1,000
	Parking Lot	37,500	Guemes Island Road	100 parking spaces	150,100
Total					16,550,059

Proposed Projects & Financing

Road Projects

In addition to the projects described below, this Capital Facilities Plan incorporates by reference the Skagit County 2016-2021 Transportation Improvement Program ("TIP") proposed as part of the CFP update, required by RCW 36.81.121 and WAC 136-15. 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	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total	Notes/Description
Burlington Complex	Road Fund	0	0	150		0	0	150	Add equipment storage pole building
Concrete Shop Building	Road Fund	0	250	0	0	0	0	250	Remove shop building, build pole building
Concrete Shop Parking Lot	Road Fund	90	0	0	0	0	0	90	Pave 32,160 sq ft parking lot
Total		90	250	150	0	0	0	490	

Non-Motorized Transportation Projects

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

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

The Board of County Commissioners has directed through Skagit County Comprehensive Plan Transportation Element policy 8A-6.3 that the TIP fully comply with the statute by including any capital project anticipated in the next six

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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.

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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.

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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:

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(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

Cities and Towns

The following Capital Facilities Plans are incorporated by reference into this CFP as required for the County's collection of impact fees for development within municipal urban growth areas:

- City of Burlington 2013-2018 Capital Improvement Program
- City of Mount Vernon 2016-2021 Capital Improvement Plan
- City of Sedro-Woolley 2014-2020 Capital Improvement Program per John Coleman, will be updated in the fall
- City of Sedro-Woolley 2014-2019 Transportation Improvement Program

Documents Available on Website

The documents from external agencies incorporated by reference into this CFP are available on the County's CFP website at www.skagitcounty.net/cfp.[28]

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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)

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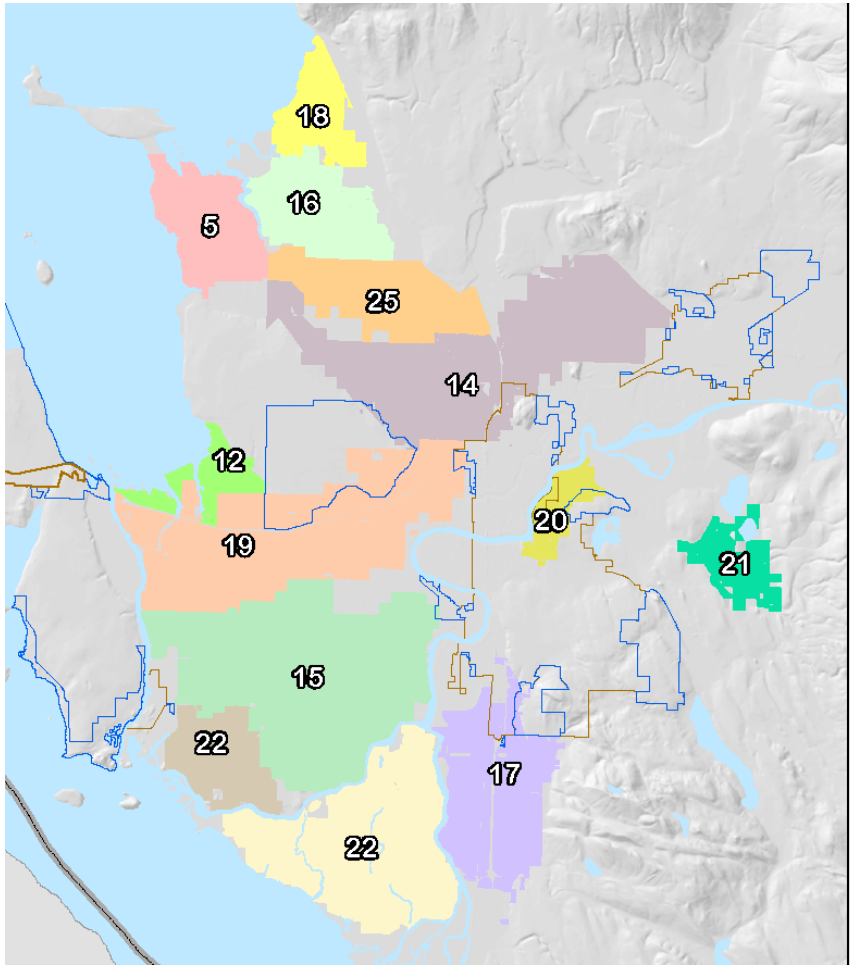
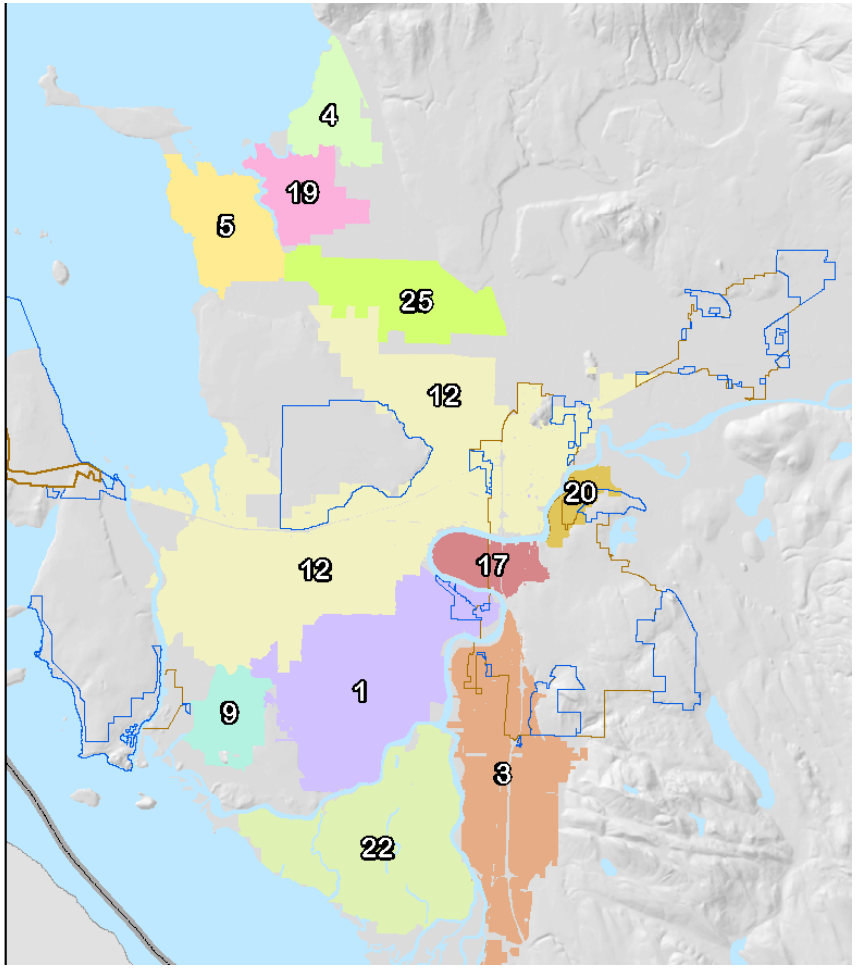
Dike and Drainage Districts

Skagit County is served by a mix 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.





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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	210,000	District headquarters
	Flood Return	North of levy at Fisher Slough	NA	Concrete structure
	Three Floodgates	Pioneer Hwy at Fisher Slough	NA	14”
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
	Sea Dike	Little Indian Slough	NA	1 mile
	Sea Dike	Telegraph Slough	NA	2 miles
	Sea Dike	Padilla Bay	NA	2 miles

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District	Facility	Location	Value ($)	Description
	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
	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

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District	Facility	Location	Value ($)	Description
	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
	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

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	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
	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’
	Backflow Prevention Structure	At the Y on Joe Leary Slough	140,000	NA
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	5864 Farm to Market Rd	100,000	1-69 hp, 22" discharge & 1-25 hp, 15" discharge
	Tide Gate	5864 Farm to Market Rd	100,000	3-36"
	Tide Gate	T30 Edison Slough	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

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	Parcel 24208	601 Hoag Rd	140,000	1.1 acres, land/house
	Parcel 24217	825 Hoag Rd	215,000	1.2 acres, land/house
	Parcel 24213	811 Hoag Rd	240,000	.77 acres, land/house
	Parcel 24193	903 Hoag Rd	157,000	.82 acres, land
	Parcel 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	.3 acres, Land/building
	Parcel 02423	121 Stewart Rd	151,600	1.24 acres, Land/building
	Parcel 21673	River Bend Rd	12,500	4,1 acres, Levy
	Parcel 23935	14178 Stewart Rd	165,000	.3 acres and house
	Parcel 24218	Hoag Road	1,000	.14 acres, road
	Parcel 24220	Hoag Road	1,000	.5 acres, levy
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	
	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

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District	Facility	Location	Value ($)	Description
	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	20.7 miles. Fir 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
	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

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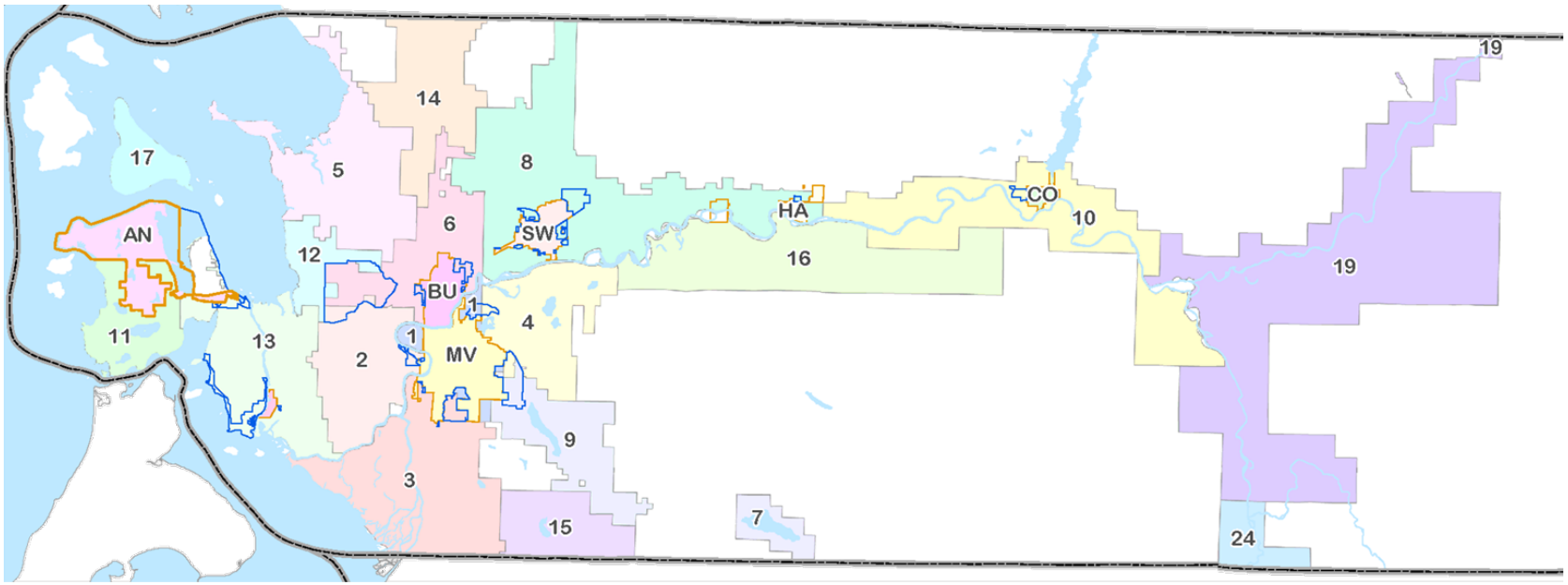
Fire Districts

More than twenty fire districts serve unincorporated Skagit County, as shown on 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.



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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, Station 1	210 Greenfield St	Conway	1480	2,304	4,200	390,200	NA
	Cedardale, Station 2	19746 East Hickox Rd	Conway	2000	3,500	5,500	348,400	NA
4	Clear Lake, Station 1	23624 Jackson Street	Conway	2205	2,205	4,410	2,450,000	NA
	Clear Lake, Station 2	14800 SR 9	Clear Lake	NA	540	540	65,890	NA
	Clear Lake, Station 3	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	Bayridge	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	1,552,600	NA
	Old Station 1	16822 West Big Lake Blvd	Mount Vernon	1,200	1,680	2,880	121,100	NA
	Erlich	19547 SR 9	Mount Vernon	NA	2,000	2,000	164,400	NA
	Finn Settlement	27955 Lake Cavanaugh Rd	Mount Vernon	NA	1,200	1,200	164,400	NA
10	Grassmere	44654 SR 20	Concrete	800	1,800	2,600	98,000	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	NA	2,400	NA	
		Bldg 3, North Addition	NA	NA	NA	1,250	NA	
		Bldg 4, 2-Story House	NA	NA	NA	950	NA	
		Bldg 5, Old Fire Station	NA	NA	NA	1,300	NA	

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Dist	Station Name	Address	City/Town	Admin (sf)	Bays (sf)	Total (sf)	Value ($)	Notes
		Bldg 6, Community Hall	NA	NA	NA	1,400	NA	
	Station 2, Marine Drive	4214 Wildwood Ln	Anacortes	NA	NA	4,086	310,000	
12	Bayview	12587 C Street	Mount Vernon	NA	NA	3,250	NA	NA
13	Summit Park 1	8652 Stevenson Rd	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
	Station 39	1115 Seemann St	Darrington	NA	NA	NA	154,000	Owned by Town of Darrington
	White Horse Community Center	30020 Swede Heaven Rd	Arlington	NA	NA	NA	154,000	NA
	Cloer Pump Station	31010 Sauk Prairie Rd.	Darrington	NA	NA	NA	10,000	Pump house and stationary water tank

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

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Dist	Station	Type	Year	Make	Number	Quantity (gall)	GPM	Value ($)
	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, Station 1	Pumper	2007	HME	E-311	1,000	1,250	408,200
		Pumper	1991	International	E-312	2,500	250	113,600
		Rescue	1999	International	E-317	NA	NA	147,700
		Tender	2004	Kenworth	T-316	3,400	250	284,700
		Utility	1994	Ford	U-318	NA	NA	16,100
		Command Vehicle	2000	Jeep	C-301	NA	NA	5,900
		Command Vehicle	2002	Ford	B-3			24,700
		Aid	2003	Ford	A-319	NA	NA	75,000
	Cedardale, Station 2	Pumper	2007	HME	E-321	1,000	1,250	397,800
		Pumper	1986	Ford	E-322	850	1,000	31,781
		Rescue	2004	International	R-327	NA	NA	198,900
		Brush	2009	Ford	B-324	250	300	25,000
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	45,000
5	Edison	Engine/Pumper	1997	Freightliner	511	750	1,250	NA
		Engine/Pumper	2008	GMC	512	300	750	NA
		Tanker/Tender	2002	Freightliner	516	4,000	750	NA
		Medium Duty Rescue	2007	Kenworth	517	NA	NA	NA
	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

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		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
	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

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		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
		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
		Aid Unit	1989	Ford	1429	NA	NA	50,100

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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 39	1997	Freightliner	NA	1,000	1,250	250,000
		Engine 39A	1980	Ford	NA	1,000	1,250	56,000
		Engine 38	1998	Freightliner	NA	1,500	750	183,000
		Engine 38A	1984	Ford	NA	1,00	1,250	56,000
		Rescue 38	2000	Ford	NA	300	150	45,000
		Rescue 39	2001	Ford	NA	300	150	70,000
		Tender 39	1988	International	NA	3,000	750	15,000
		Utility 39-Command	2004	Ford Expedition	NA	NA	NA	10,000
		Hovercraft 38	2009	HOV POD	NA	NA`	NA	15,000
		Air Car 38A	2004	Ford	NA	NA	NA	10,000

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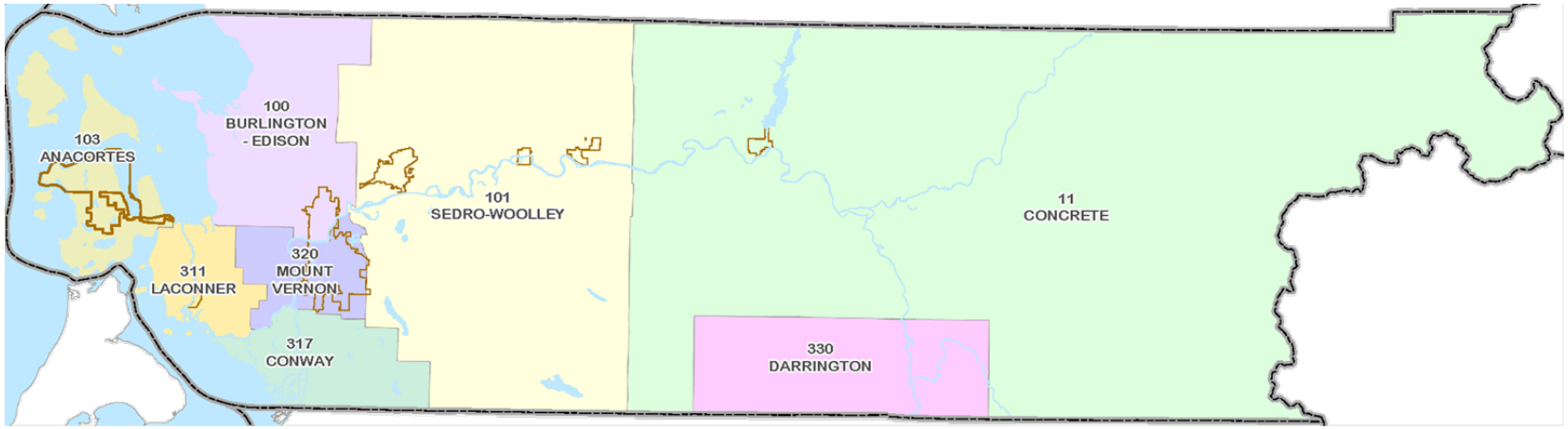
School Districts



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 Chapter 14.30 allows the County to collect impact fees for a school district only if that 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

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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 several school districts are not providing sufficient permanent capacity to support development throughout the County. Mount Vernon and Burlington-Edison school districts are currently supporting their populations through large numbers of 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.

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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	2014	4	1584	1438	1	581	392	1	994	852	3159	2682	477	Anacortes does not have a CFP.
Burlington-Edison	100	2011	5	2200	2521	0	0	0	1	950	1170	3150	3684	-534	BESD has 41 portable classrooms.
Concrete	11	—	1	840	280	1	330	72	1	420	161	1590	513	1077	Concrete doesn't have a CFP.
Conway	317	2014	1	520	448	1	0	0	0	0	0	175	448	-273	High school students go to MVHS.
La Conner	311	2013	1	314	307	1	214	91	1	390	216	918	614	304	LC does not have a current CFP.
Mount Vernon	320	2014	6	2825	3479	2	1100	934	1	1596	1915	5425	6328	-903	
Sedro-Woolley	101	2014	7	2016	2241	1	735	613	2	1425	1428	4176	4282	-106	
		Total	25	10177	9898	7	2935	2109	6	5760	5598	18872	17605	1267	

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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 Parks and Recreation District, which operates a pool and fitness center in Anacortes. Fidalgo Parks and Recreation Distict indicated it intends to develop a CFP during 2016.

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.

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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. In 2015, Sewer District #4 was dissolved.

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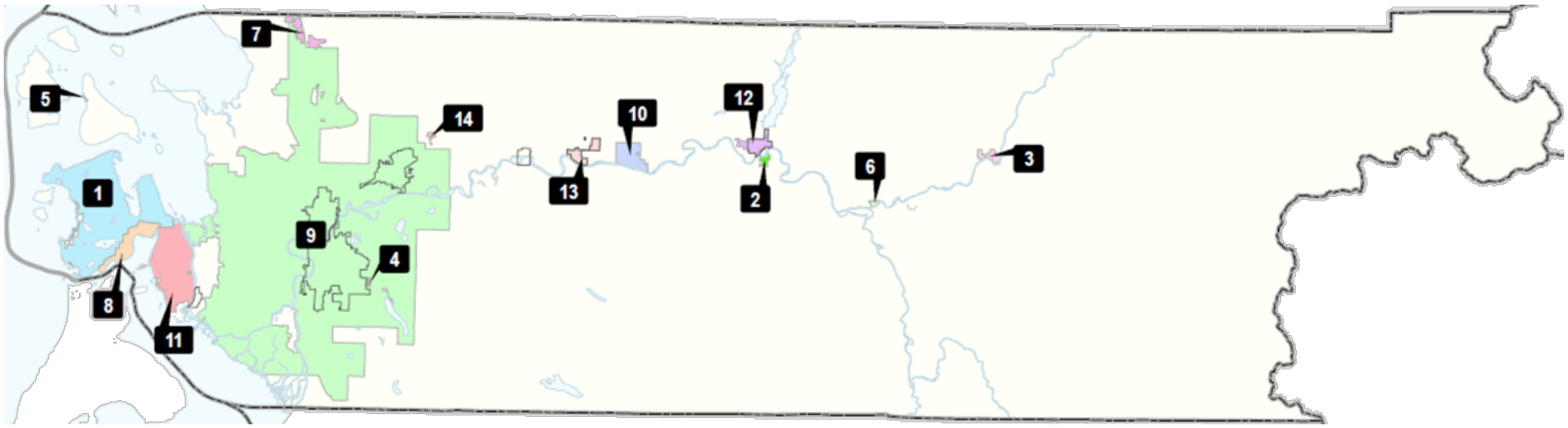

5	SKAGIT CO PUD - POTLATCH BEACH DIV 1	7	SKAGIT COUNTY PUD - ALGER	4	SKAGIT CO PUD - MOUNTAIN VIEW	13	TOWN OF HAMILTON
1	CITY OF ANACORTES	2	SKAGIT CO PUD - CEDARGROVE	6	SKAGIT CO PUD - ROCKPORT	14	UPPER SKAGIT TRIBAL COMMUNITY
8	SKAGIT COUNTY PUD - FIDALGO	9	SKAGIT COUNTY PUD - JUDY RESERVIOR	10	SKAGIT 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

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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).

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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.

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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.

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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.

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- 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.

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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.

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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

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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

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Average Dry Weather Flow	LOS
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

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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.

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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.

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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

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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.

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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.

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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.

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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).