



# Planning & Development Services

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## Planning Commission Deliberation Staff Report

From: Tara Satushek, Senior Planner

Re: 2025-2030 Capital Facilities Plan and Transportation Improvement Program

Date: November 12, 2024

### Summary

This staff report is being issued in advance of the deliberations scheduled with the Planning Commission on November 19, 2024. The proposal updates the [Capital Facilities Plan \(CFP\)](#) and incorporates by reference the County's updated [Transportation Improvement Program \(TIP\)](#). The TIP helps fulfill the County's Growth Management Act (GMA) requirement for transportation planning. The following sections describe the regulatory background of the proposal; provide findings of fact concerning compliance with State and local requirements for environmental review and public comment; and provide the Department's recommendation to adopt the proposed updates. The project proposal website is at: [www.skagitcounty.net/cfp](http://www.skagitcounty.net/cfp).

### Background

Planning goal twelve of the Washington State Growth Management Act (GMA) provides that the County must "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 and use without decreasing current service levels below locally established minimum standards" ([RCW 36.70A.020\(12\)](#)). Goal twelve is implemented in Skagit County planning documents in a variety of ways, including [SCC 14.28](#), [Concurrency Chapter](#), and through this CFP update.

The introductory chapter of the plan provides background information on GMA requirements for the County for capital facilities planning, and how it is implemented in the Comprehensive Plan. The CFP document has two main parts: (1) county-owned or operated capital facilities, and (2) special purpose district capital facilities.

**County-owned or operated capital facilities.** The County's plan combines both an inventory of the County's existing capital facilities and the required financing plan for fulfilling unmet needs. The County's transportation financing plan is a separate document called the Transportation Improvement Program (TIP), which is incorporated into the CFP by reference.

**Special purpose district capital facilities.** The second half of the CFP includes aggregated information from various special purpose districts throughout the County that provide services necessary for

development (fire, water, sewer, etc.). The County does not have authority to manage or approve those inventories or plans, but the GMA requires the County, in its role as a regional government, to both acquire and present the information from special purpose districts in coordinating their own planning.

## **Proposal**

### **Plan Updates**

The Department has provided a track-changes version of the new plan on the webpage ([www.skagitcounty.net/cfp](http://www.skagitcounty.net/cfp)) for comparison to last year's plan. The changes are largely updates to the projects and values contained in last year's plan. Some of the more significant changes are summarized below:

- Edison Clean Water District (Edison Sewer System) received DOH Grant funding to upgrade the UV system has been obtained; design and construction is anticipated in 2024 and 2025.
- Public Health secured a CDBG for 2025 improvements to the Concrete Community Center, enhancing the kitchen, restrooms, HVAC, and adding an electric generator for year-round emergency shelter support.
- Public Works Solid Waste Division is planning to upgrade wiring in Transfer Station Building in 2025.
- Public Health has received multiple grants toward construction of a Crisis Stabilization Center, a behavioral health facility that will be located on the County's Star Center in Sedro-Woolley. Construction of this 22,318 square feet facility will be completed in 2025 and ultimately provide three units with 16 beds each to include toward Mental Health Crisis Stabilization, Withdrawal Management/ Detox, and Inpatient/ Co-occurring Treatment.
- Updated school district enrollment numbers based on the Office of Superintendent of Public Instruction for the 2023-2024 school year
- Fire Districts updated facility needs and existing facilities. Skagit County Fire Protection Districts 10 and 19 merged to become the Skagit County Regional Fire Authority after receiving approval from the majority of voters in the two districts, which include the rural areas of east Skagit County around State Route 20.
- Skagit County Dike and Drainage Districts updated Facility Needs and Existing Facilities.

The remainder of the updates are focused on removing projects that have been completed and updating future projects to better reflect anticipated costs, funding sources, and timing of completion.

### **Analysis and Consistency**

The statute requires a jurisdiction's Capital Facilities Plan to include the following elements: (a) an inventory of existing capital facilities; (b) a forecast of future needs for those facilities [including] (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year financing plan using projected funding capacities and clearly identified sources of public money; and (e) a requirement to reassess the land use element.

## Findings of Fact

The following section describes the Department's compliance with both the State Environmental Policy Act (SEPA) and the Growth Management Act (GMA) concerning this proposal:

1. *Compliance with the State Environmental Policy Act (Chapter 97-11 WAC and SCC Title 16):*

- Staff prepared an environmental checklist for the proposed CFP, and the SEPA official issued a threshold [Determination of Non-Significance](#) on October 10, 2024.
- No agency or public comments were received.

***Conclusions – The proposed code amendment met local and State SEPA requirements at the conclusion of the comment period on October 31, 2024.***

2. *Procedural Compliance with the Growth Management Act (RCW 36.70A.106):*

- The County must obtain approval from the Department of Commerce prior to adoption by the Board of County Commissioners.
- The Department of Commerce was sent the 60-Day Notice of Intent to Adopt Amendment on October 10, 2024.
- Staff will file the ordinance with the Department of Commerce within 10 days of the County Commission's action.
- Based on the projects, locations, and levels of service described in the CFP, a reassessment of the land use element of the Skagit County Comprehensive Plan is not required.

***Conclusions – The proposed code amendment will meet the Growth Management Act requirements.***

3. *Public Notice and Comments*

- The County published a Notice of Availability, Public Comment, and SEPA threshold determination in the Skagit Valley Herald on October 10, 2024.
- The County posted the staff report, public notice, and threshold determination on the County website on October 10, 2024.
- No agency or public comments were received for the draft Capital Facilities Plan during the public comment period.
- The Planning Commission held a public hearing on the draft Capital Facilities Plan, no public testimony was provided.

***Conclusions – The County has met the public noticing requirements per SCC 14.08.070.***

## Recommendation

The Department recommends that the Planning Commission issues a recommendation to the Board of County Commissioners to adopt the 2025-2030 Capital Facilities Plan.