



# Planning & Development Services

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1800 Continental Place ▪ Mount Vernon, Washington 98273  
office 360-416-1320 ▪ [pds@co.skagit.wa.us](mailto:pds@co.skagit.wa.us) ▪ [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

## Memorandum: 2026-2031 Capital Facilities Plan Update

To: Planning Commission  
From: Jack Moore, Director  
Ameresia Lawlis, Assistant Planner  
Date: September 30, 2025  
Re: 2026-2031 Capital Facilities Plan Update

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### Recommendation

The Department recommends that the Planning Commission issue a recommendation to the Board of County Commissioners to adopt the 2026-2031 Capital Facilities Plan.

### Summary

This staff report is being issued in advance of the work session scheduled with the Planning Commission on October 14, 2025. The proposal updates the Capital Facilities Plan (CFP). 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 and History

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." Goal twelve is implemented in Skagit County planning documents in a variety of ways, including Skagit County Code (SCC) [Chapter 14.62 – Concurrency](#), and through this update to the Skagit County CFP.

The introductory chapter of the proposal provides background information on what the GMA requires of 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.

**Special purpose district capital facilities:** The second half of the proposal 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, however 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.

## **Overview of Proposal**

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:

- After reaching out to the school districts, staff updated school district enrollment numbers..
- An update to the Energy Efficiency section for compliance. Commercial buildings larger than 50,000 square feet must comply with the Washington Clean Building Performance Standards by June 2028. Skagit County is on track to be fully compliant by the end of 2025.
- The Behavioral Crisis Triage Center on Lila Lane in Burlington is planning to transition the use from a detox and stabilization facility to a short-term housing for people in recovery in 2026.
- Major changes were made to the Drainage System portion of the Bayview Ridge Urban Growth Area (UGA) section. The drainage section was revised to accurately reflect Skagit County Public Works' role as the municipal stormwater manager for the Bayview Ridge UGA. The previous language overlooked Public Works' capital investment and responsibilities, overstating the role of dike and drainage districts. Clarifying ownership and management ensures accurate long-range planning, coordinated capital investments, and recognition of all key stakeholders as growth places increasing demands on the watershed.

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; (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.

The proposal amends the Comprehensive Plan to update both the required capital facilities inventory and the six-year financing plan. The capital facilities planning policies in Comprehensive Plan Chapter 10 remain the same. This year's updated document helps continue the County's compliance with the Growth Management Act for capital facilities planning.

## 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 will issue a threshold Determination of Non-Significance on October 16, 2025.
- Any comments received prior to the close of the comment period will be presented to the Planning Commission at the scheduled public hearing.

***Conclusions – The proposed code amendment will meet local and State SEPA requirements at the conclusion of the comment period on November 6, 2025.***

### 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 will be sent the 60-Day Notice of Intent to Adopt Amendment on October 7, 2025.
- 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 will publish a Notice of Availability, Public Comment, and SEPA threshold determination in the Skagit Valley Herald on October 16, 2025.
- The County will post the staff report, public notice, and threshold determination on the County website.
- Comments received during the comment period will be presented to the Planning Commission prior to deliberations.

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

## How to Comment

The public may submit written comments via email to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us) (preferred) or via US mail starting October 16, 2025. All paper comments must be submitted on 8½" x 11" paper to the address below:

Skagit County Planning & Development Services  
re: Comments "Capital Facilities Plan Update"  
1800 Continental Place  
Mount Vernon, WA 98273

All comments must be received by **November 6, 2025, at 4:30 p.m.** and include (1) your full name, (2) your mailing address. Comments not meeting these requirements will not be considered. You may also provide verbal comments at the Public Hearing. The public hearing is scheduled for **November 18, 2025, at 6:00 p.m.** in the Skagit County Commissioners Hearing Room at 1800 Continental Place, Mount Vernon, WA 98273.

If you wish to provide testimony via the online meeting option, please send an email to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us), with your name, phone number, and include a request to be added to the speakers list in the body of the email. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

## Exhibits

- **Exhibit A** – Proposed Capital Facilities Plan Update

## FOR MORE INFORMATION

Please visit the project website at [www.skagitcounty.net/cfp](http://www.skagitcounty.net/cfp).