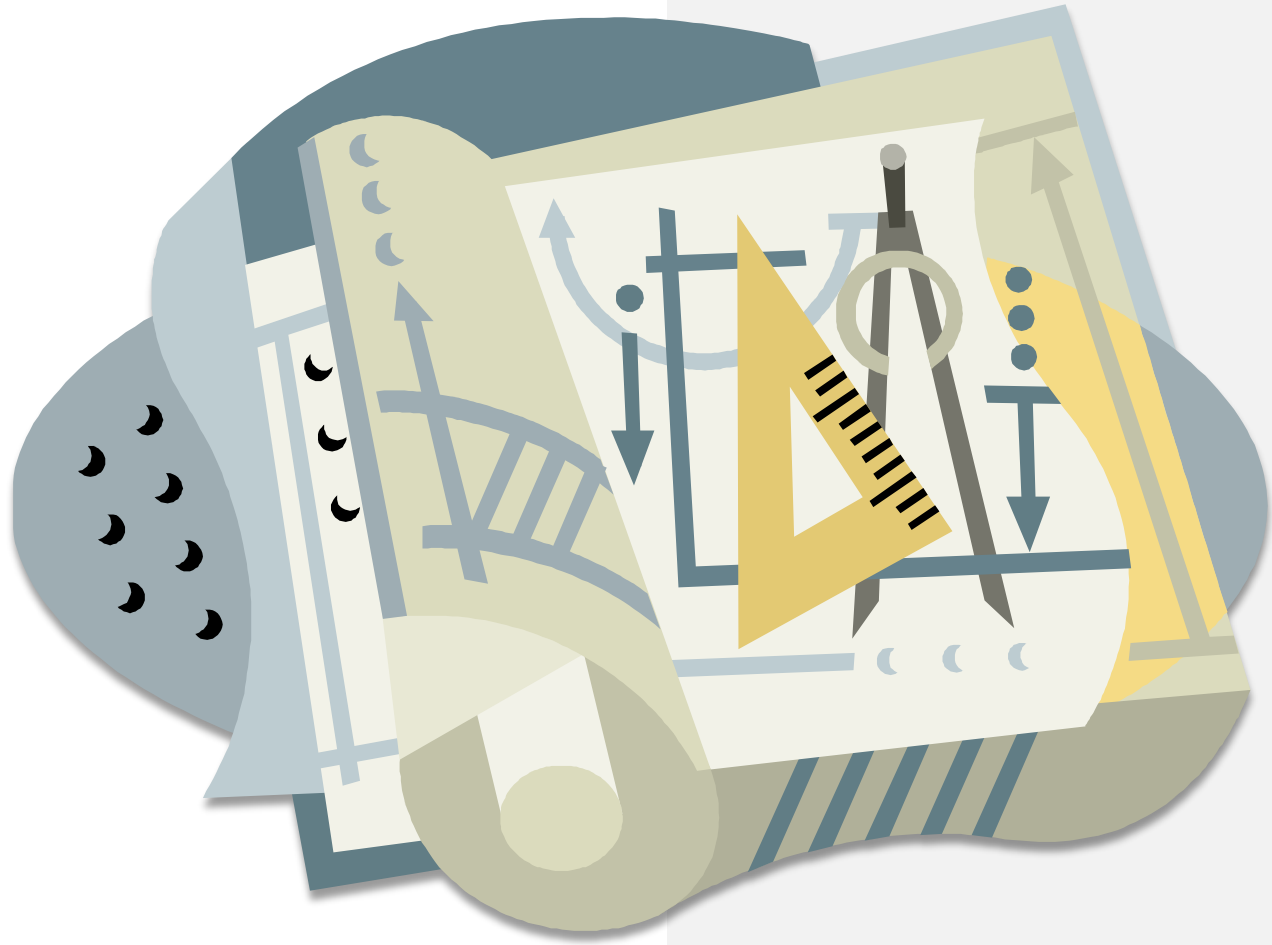




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Capital Facilities Plan

A technical appendix of the Comprehensive Plan



PREPARED BY

Planning & Development Services

ADOPTED ~~DECEMBER-09~~, ~~2024~~ **BY THE**

Board of County Commissioners

through Ordinance # ~~020240009~~

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www.skagitcounty.net/cfp



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About this Document

The Skagit County Board of Commissioners is conducting the ~~2025~~2026-2031¹⁹ Capital Facilities Plan (CFP) update. This Capital Facilities Plan update reached out to all districts. Not all districts had updated information but a comprehensive approach was taken. A full update that includes special districts takes place every 2 years, in compliance with: [WAC 365-196-415](#) and [RCW 36.70A.130](#). This document is a technical appendix to the Skagit County Comprehensive Plan. The Comprehensive Plan's [Capital Facilities Element](#) (Chapter 10) contains narrative explanations of capital facilities planning and the County's capital facilities planning goals and policies. ~~Much of that text was moved from this annually updated document into the main body of the Comprehensive Plan during the 2016 Update.~~

Upon final adoption, this document will be reformatted to integrate with the Comprehensive Plan.

Geographic Scope

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

Ideally, there should be one CFP plan for both a city and its affiliated urban growth areas. Since the GMA encourages cities to absorb adjacent UGAs, this CFP should be part of the city's comprehensive plan. This city CFP should include transportation, with the UGA portion of the transportation system planned in close consultation with the county public works department, who would remain responsible for roads and streets in the UGA until it is incorporated. Fortunately, there are many jurisdictions that have recognized the need for consistent CFP planning between a city and its UGA, and agreements have been made between cities and counties to allow the cities to prepare the CFPs for UGAs in consultation with the county. This should be considered the "best practice."¹

Because [Bayview Ridge](#) is a non-municipal UGA, the County is solely responsible for its 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.

Relationship between the CFP and TIP

Because the County's Transportation Technical Appendix includes an inventory, and the six-year [Transportation Improvement Program](#) ("TIP"), incorporated by reference, includes a financing plan, roads and non-motorized transportation (trail) 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.

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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.²
- 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.³
- For each of the facilities designated as necessary to support development, either a ‘concurrency mechanism’ or an ‘adequacy mechanism’ to trigger appropriate reassessment if service falls below the baseline minimum standard. Transportation facilities are the only facilities required to have a concurrency mechanism, although a local government may choose to adopt a concurrency mechanism for other facilities.⁴

NOTES

¹ Pat Dugan, “Third Promise of GMA Revisited: the New Urban Growth Area Guidebook,” MRSC *Planning Advisor*, August 2013.

² WAC 365-196-415(5)(a).

³ WAC 365-196-415(2)(b)(iii)(C).

⁴ Jody L. McVittie v. Snohomish County, CPSCMHB Case No. 01-3-0002), Final Decision and Order, July 25, 2001.



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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)
- Sewer System
- 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](#)~~Non-County Capital Facilities~~

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Overview

Nearly all of Skagit County’s functions serve the incorporated or unincorporated populations of Skagit County. 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 1. 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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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 tasks. Single function facilities, like the solid waste stations or road shop, are included in later sections.

The Department of Facilities Management ~~did~~ [completed](#) an assessment in 2022 to compare all general government County facilities with department space and amenities on the law and justice campus in downtown Mount Vernon. The County identified significant [space shortfalls](#) ~~within the Law and Justice Departments being tracked and addressed as a critical infrastructure goal in the County's Strategic Plan~~ [and will incorporate the results of that analysis in all future CFP updates.](#)

The Facilities Inventory Chart following this section identifies the next six years of known maintenance needs in the last column, and the Master Planning Chart includes projects and needs under consideration. No property sales are planned in the near future.

Space Planning Goals

Skagit County has two central goals for general government space planning:

Goal 1: Establish a Courthouse That Meets Space and Security Needs

Consolidate Superior and District Courts into a single building enabling shared resources in security screening, and inmate holding/transportation, and other security improvements. Judicial requirements ~~are~~ have forced construction of courtrooms in existing downtown buildings that are not well suited to meet courtroom operations and security needs.

Goal 2: Eliminate Leased Office Space Downtown

Expansion of County offices outside the law and justice campus in downtown Mount Vernon has helped reduce the need for leased office space downtown, although does not meet current requirements., Relocating the Public Health Department from the Administration Building in 2023 provided a path toward future property acquisition and eliminating two downtown leases, [which could occur in 2026.](#)

Energy Efficiency

[Commercial buildings larger than 50,000 square feet must comply with the Washington Clean Building Performance Standards by June 2028, and](#) Skagit County [is on track to be fully compliant by the end of 2025.](#) ~~conducted an energy audit on the Community Justice Center identifying ways to reduce over 25 kBtu/cf with an associated savings of roughly \$29,500 per year. This HVAC retrofit project was completed in 2024.~~

[The County completed construction of its first LEED \(Leadership in Energy and Environmental Design\) building in 2025. This building has a Silver Certification and will provide behavioral health services at the STAR Center in Sedro-Woolley.](#)



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The County is using a Building Automation System to monitor performance and identify environmental anomalies in ~~six~~seven buildings following addition of the [Crisis Stabilization Center in 2025](#)~~Evaluation and Treatment Facility in 2022.~~

Facilities

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	6 Yr Capital Facility Needs
Reconfigurable Office Spaces							
Ada Beane Building	1730 Continental Place, Mount Vernon	OO	1984	438,500	2,525	Parks and Recreation	None
Administration Building	700 S. 2nd Street, Mount Vernon	OO	1977	14,100,000	57,240	Auditor, Assessor, Facilities Management, Prosecuting Attorney, Public Health, Records Management, Treasurer, Superior Court	Suite 100 HVAC, Restroom improvements
Commissioners Administrative Building	1800 Continental Place, Mount Vernon	OO	1983	10,300,000	46,491	Commissioners, Facilities Management, Fire Marshall, HR/Risk, Planning, Public Works,	Restroom Improvements HVAC Partial
Market Building	301 Valley Mall Way Mount Vernon	LH	1973	N/A	17,993	Public Health	Access Control System
Parker Building	1700 E. College Way Mount Vernon	CO	1992	1,818,000	10,554	District Court Probation, Information Service, Geographic Information Service	HVAC
Sagers Building	1700 Continental Place, Mount Vernon	OO	1984	880,000	4,464	Coroner's Office, Morgue, Facilities Management	HVAC, Re-roof
Law & Justice							
Community Justice Center	201 Suzanne Lane, Mount Vernon	OO	2017	40,000,000	100,754	County jail with a court room	HVAC (Partial), Exterior & Interior Paint
Courthouse	205 W. Kincaid, Mount Vernon	OO	1923	10,064,000	35,758	Superior Court, Clerk, Assigned Counsel, Public Defender, Law Library	Structural improvements, HVAC
Courthouse Annex	605 Myrtle Street, Mount Vernon	OO	1965	3,200,000	13,612	Juvenile Detention, Prosecuting Attorney Criminal Division	None
Larry E. Moller Public Safety Building	600 S. 3rd Street, Mount Vernon	OO	1983	25,415,000	68,871	Sheriff, and District Court	None



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Office of Juvenile Court	611 S. 2nd St, Mount Vernon	OO	1941	670,000	5,150	Offices of Juvenile Probation and Court Services	None
Prosecutor Family Support Division	1404 E. College Way, Ste #101, Mount Vernon	LH	1935	NA	1,400	Prosecutor Family Support Division	None
Public Defender	121 Broadway, Mount Vernon	OO	1978	630,000	4,128	Public Defender	None
Pine Street Lease	304 Pine Street, Mount Vernon	LH	1893	NA	985	Public Defender	None
DOC Building	707 S 2nd Street, Mount Vernon	LH	1937	NA	1,778	Public Defender	None
Search & Rescue Building	11525 Knudson Road, Burlington	OO	1992	472,903	3,985	Search And Rescue/Sheriff West Det; 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
Community Services							
Behavioral Crisis Triage Center	201 Lila Lane, Burlington	OL	1988	900,000	4,820	16-bed facility for detox and stabilization Planning to transition use to short-term housing for people in recovery in 2026	None To be determined based on assessment of needs for new use
Concrete Community Center	45821 Railroad Ave, Concrete	OO	1974	538,200	2,339	Skagit County Community Services	Kitchen & Bathroom improvements, HVAC, Backup generator
Consolidated Communications Center	2911 E. College Way, Mount Vernon	OO	1998	1,760,000	9,824	Emergency Medical Services, Department of Emergency Management and Skagit 911	None
Evaluation and Treatment Center	1420 State Route 20, Sedro-Woolley	OL	2021	4,500,000	11,470	16-bed evaluation and treatment facility to provide behavior health needs	None
Mount Vernon Senior Center	1401 Cleveland Street, Mount Vernon	OO	1937	1,465,000	8,275	Skagit County Community Services	Exterior siding and paint re-roof
Skagit County Humane Society	18911 Kelleher Rd, Burlington	OL	2007	NA	11,600	Leased to Skagit County Humane Society	None



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Ted W. Anderson East County Resource Center	45770 Main Street, Concrete	OO	2003	770,000	4,421	Community Services via Community Action, and Chamber of Commerce	HVAC
WSU Cooperative Extension	11768 Westar Lane, Unit A, Burlington	LH	NA	NA	2,843	WSU Cooperative Extension	None
Support Facilities							
Data Center	2915 E College Way, Mount Vernon	OO	2008	1,256,500	2,184	Information Services Data Center	HVAC Efficiency Improvements
Bayview Garage	11328 Second Street, Mount Vernon, WA	OL	1960	200,000	3,828	Historical Museum storage facility	Roof
Bayview Truck Shed	11332 Second Street, Mount Vernon, WA	OL	1942	200,000	3,750	Historical Museum storage facility	Masonry repairs
				119,578,103	445,052		



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Facility Needs Financing

Costs shown in thousands of dollars

Building	Project	Funding/Cost	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Administration Building	Third Floor Remodel	Facility Improvement	2,500						2,500
Administration Building	Second Floor Remodels	Facility Improvement		150					150
Commissioners Admin Building	Restroom Improvements	Facility Improvement			50				50
Commissioners Admin Building	HVAC Units (partial)	Facility Improvement		300	300	300			900
Commissioners Admin Building	Flooring - Carpet	Facility Improvement				100			100
Community Justice Center	Physical Barriers	Jail Fund	1,000						1,000
Community Justice Center	HVAC Units (partial)	Jail Fund					200		200
Community Justice Center	Exterior Paint	Jail Fund					50		50
Concrete Community Center	Kitchen hood, HVAC, restroom remodels, and generator	Community Dev Block Grant	1,250						1,250
Consolidated Communications Center	Re-roof - Shingles	General Fund			60				60
Courthouse	Courtroom 5	Capital Heritage Grant	120						120
Courthouse	Exterior Preservation	Facility Improvement			150				150
Courthouse	HVAC	Facility Improvement						600	600
Courthouse Annex	1st Floor Remodel	Facility Improvement	100						100
Crisis/Detox Center	Interior Refurbishment	Facility Improvement		75					75
Crisis Stabilization Center	Construction	Commerce Grant	15,000						15,000
Data Center	HVAC Efficiencies	Facility Improvement	25						25
Sagers Building	HVAC	Facility Improvement				50	250		300
Sagers Building	Roof - Standing Seam	Facility Improvement				150			150
	Total		19,995	525	560	600	500	600	22,780



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Master Planning Considerations

Common Name	Location	Built	Sq Ft	Projects & Moves Under Consideration
Reconfigurable Office Spaces				
Ada Beane Building	1730 Continental Place, Mount Vernon	1984	2,525	None
Administration Building	700 S. 2nd Street, Mount Vernon	1977	57,240	Consolidate Prosecutor staff on 3rd floor, Relocate Treasurer closer to main lobby
Commissioners Administrative Building	1800 Continental Place, Mount Vernon	1983	46,491	None
Markit Building	301 Valley Mall Way, Mount Vernon	1973	17,993	None
Parker Building	1700 E. College Way, Mount Vernon	1992	10,554	None
Sagers Building	1700 Continental Place, Mount Vernon	1984	4,196	New roof and HVAC
Law & Justice				
Community Justice Center	201 Suzanne Lane, Mount Vernon	2017	100,754	Physical Barriers, HVAC (Partial), Exterior & Interior Paint
Courthouse	205 W. Kincaid, Mount Vernon	1923	35,758	Relocate Public Defender for 5th Courtroom
Courthouse Annex	605 Myrtle Street, Mount Vernon	1965	13,612	Relocate Prosecuting Attorney to Administration Building, Future office for Public Defender, Identify long-term plan for Juvenile Detention facility
Larry E. Moller Public Safety Building	600 S. 3rd Street, Mount Vernon	1983	68,871	None
Public Defender	121 Broadway, Mount Vernon	1978	4,128	None
Search & Rescue Building	11525 Knudson Road, Burlington	1992	3,985	None
Community Services				
Behavioral Crisis Detox Center	201 Lila Lane, Burlington	1988	4,820	None Detox program to move new Skagit STAR Center location in Sedro Woolley. Considering Lila Lane facility for short-term recovery housing, which would be expected to support 16-25 bed capacity. Funding for reconfiguring the building would likely be funded via local opiate settlement funds or behavioral health sales taxes.
Concrete Community Center	45821 Railroad Ave, Concrete	1974	2,339	Kitchen and bathroom upgrades, HVAC, Backup generator
Consolidated Communications Center	2911 E. College Way, Mount Vernon	1998	9,824	Accommodate growing 911 operations and an Emergency Operations Center
Crisis Stabilization Center	1430 State Route 20, Sedro-Woolley	2025	23,318	New Construction
Evaluation & Treatment Center	1420 State Route 20, Sedro-Woolley	2021	11,470	None
Mount Vernon Community Center	1401 Cleveland Street, Mount Vernon	1937	8,275	Relocate Community Center to a City-owned facility
Ted W. Anderson East County Resource Center	45770 Main Street, Concrete	2003	4,421	None
Support Facilities				



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Data Center	2915 E College Way, Mount Vernon	2008	2,184	Energy Efficiencies
Bayview Garage	11328 Second Street, Mount Vernon, WA	1960	3,828	None
Bayview Truck Shed	11332 Second Street, Mount Vernon, WA	1942	3,750	None

Planned Property Sales

The County has no other plans to dispose of County-owned facilities at this time.



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Capacity Analysis

Skagit County Law and Justice Services need additional space in the downtown campus. Relocating the Public Health Department to another location and replacing the Public Safety Building are two planned solutions. The vacated jail space in the Public Safety Building was previously considered an option toward obtaining extra space; however, the cost of repurposing this building makes this a poor choice for return on investment.

Skagit County is using available technologies such as video court arraignments and electronic records storage to establish process and staff efficiencies, and will continually assess the impact of new technologies and practices on space requirements for all departments.

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 2. County employment counts

Classification	2016	2017	2018	2019	2020	2021	2022	Formatted Table		
Full-Time, Benefited	586	605	628	621	636	642	664	664	687	702
Regular Part-Time, Pro-Rated Benefits	37	37	27	21	26	26	29	29	22	19
Temporary Part-Time/On Call, No Benefits	209	189	192	192	146	164	129	128	131	128
Elected Officials	17	17	17	17	17	17	17	17	17	17
Total	849	848	864	851	825	849	839	838	857	



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Public Health

The Department of Public Health is relocated to 301 Valley Mall Way, Mount Vernon in 2023. Public Health oversees activities in all city community centers and provides all contracted professional services delivered by Community Action in Concrete at:

- Concrete Community Center at 45821 Railroad Street, Concrete
- Ted W. Anderson East County Community Resource Center at 45770 Main Street in Concrete

These buildings and the Mount Vernon Community Center at 1401 Cleveland Avenue, Mt Vernon are owned by the County and maintained by the Facilities Management Department.

PROPOSED CAPITAL PROJECTS

The Public Health Department received a Community Development Block Grant to benefit the Concrete Community Center through improvements to the kitchen, restrooms, HVAC, and an electric generator that will support year-round emergency shelter needs. These improvements are ~~scheduled for 2025~~[underway in 2025](#).

Public Health has also 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 foot facility will be completed in 2025 and ultimately provide three units with 16 beds each toward: Mental Health Crisis Stabilization, Withdrawal Management/ Detox, and Inpatient/ Co-occurring Treatment.

FORECAST OF FUTURE CAPITAL FACILITIES

Public Health will be focusing efforts on continuing to develop, manage and contract for local, state and federal-funded programs and no additional building capacity is necessary to meet the population's needs through 2037.

HOMELESS AND AFFORDABLE HOUSING DEVELOPMENTS

Pursuant to RCW 82.46.035(2), in 2004, Skagit County imposed additional excise tax on the sale of real property in the unincorporated areas of the County to finance capital projects specified in this plan (Ordinance O20040002). RCW 82.46.035(5)(c) was recently amended to authorize the use of additional excise tax funds for "planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of facilities for those experiencing homelessness and affordable housing projects" until January 1, 2026. Additionally, the legislature recently authorized the greater of \$100,000 or 35 percent of revenues for operation, maintenance, and services of housing projects. The Board of County Commissioners may allocate a portion of the additional revenue authorized under RCW 82.46.035 for homeless facilities and affordable housing projects. Pursuant to RCW 82.46.035(7), Skagit County has sufficient funds during the next two years for other capital projects listed in RCW 82.46.035(5)(a).

For planning purposes, the following is a list of potential or existing publicly-owned homeless facilities and affordable housing projects that may seek funding in the future. Some of these proposed projects are in



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planning phases and may be funded in whole or in part from additional excise tax revenue authorized under RCW 82.46.035. This revenue is intended to be in addition to other funds that may be available for such capital projects. Skagit County Public Health will recommend a final project or slate of projects to the Skagit County Board of Commissioners for approval. Forecasted funding estimates listed below are in thousands of dollars and are subject to change and/or may be reallocated based on current needs. These estimates are subject to additional approval before funds are authorized.

Estimated Funding Needs for Publicly-Owned Homeless Facilities and Affordable Housing Projects

(Shown in thousands of dollars)

Project	Funding Source	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Anacortes Housing Authority Olsen Building	Real Estate Excise Tax	300	0	0	0	0	300
	Grant Funding/Other local funds	0	5,000	810	0	0	5,000 5,810
Total		300	5,000	0	0	0	6,110 5,300



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Sheriff's Office

The Sheriff's Department provides a full range of law enforcement services, including jail services to Skagit County. The Patrol Division consists of 65 sworn deputies and 19 civilian employees. All employees require office space to perform their duties. We have outgrown our current facility at the downtown complex.

Jail Facilities

All law and justice facilities are listed in the general government facilities inventory table above.

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. Skagit County negotiated a long-term inter-local 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 Community Justice Center. Voters approved the sales tax measure in August 2013.

COMMUNITY JUSTICE CENTER



The Corrections Division employs 70 limited commissioned personnel, including administrative staff and three civilian employees. The Justice Center has been operational since October 2017. The facility can house up to 400 inmates with the capability of expanding to add an additional 400 beds. The Justice Center has a medical facility, rehabilitation programs, administrative offices and a courtroom.

District and Superior Courts

District Court is held in two courtrooms in the Larry Moller Public Safety Building. Skagit County Superior Court is held in three courtrooms and one hearing room in the County Courthouse. Although the number of filings, trials and hearings in Superior Court appear to be declining, new state laws and rules are resulting in additional court and preparation time per case. The last Judicial Needs Assessment conducted by the Administrative Office of the Courts in 2020 indicates that Skagit Superior Court and Skagit District Court does not have the number of Judicial Officers needed to manage the current workload. In addition, the



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Courthouse, nearly 100 years old, is in need of significant improvements and does not provide for adequate spacing needs for Judicial Officers and Superior Court staff as the Courthouse also shares the limited space with, Public Defenders, the Law Library and the Office of Assigned Council. Superior Court will be requesting an additional Judge during the 2025-2026 legislative session.

The Community Justice Center adds another hearing room to the County’s inventory and video court arraignment capabilities for both courts to use. Both courts share the hearing room at the Community Justice Center, which is in use every court day.

Table 3. District and Superior Courts statistics

	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	13,730
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	25,128	21,875	5,806	13,255
2016	21,924	36,653	5,787	14,688
2017	26,401	41,723	5,788	14,520
2018	24,651	46,311	5,664	15,372
2019	24,205	45,821	5,470	15,511
2020	14,279	33,311	3,891	10,873
2021	13,241	31,445	3,864	11,401
2022	12,047	33,129	4,346	12,853
2023	15,453	28,351	4,769*	13,112*
*2024	19,072	29,325	5,052	13,435
*2025	18,235	30,615		

* 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).

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- The Juvenile Detention Center is located on the second floor of the Courthouse Annex at 605 S. 3rd St, Mount Vernon (6,902 square feet and 19 beds).

The Skagit County Juvenile Detention Center, built in 1966 and remodeled in 1995, 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 while there is no intake area, only a hallway for Officers to complete the necessary intake paperwork. For Court appearances, youth must be escorted across a public parking lot into the Court House. There is no safe, padded room for youth experiencing mental health crises. 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. Food and laundry services are provided via the County Jail. Skagit County increased natural light by adding skylights above the Dayroom in 2017, and replaced the HVAC and Smoke Control System in 2020. In 2024 a wall was added to divide the recreation area into two smaller areas. This creates another recreation area and the ability to separate youth.

Consolidated Communications Center: 911, DEM, and EMS

Expansion for the facility into the next 20 – 25 years needs to be planned for additional 911 operators, staffing, and other departmental needs. Skagit 911 has a DRAFT Capital Improvement Plan 2022-2032 which identifies the infrastructure needs, a provisional schedule and potential funding options for these needs.



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Parks & Trails Inventory

Facility	Acres	Location	County-Owned	Notes/Needs	Formatted Table
Rail Corridor-Misc	45	SR 20 and vicinity	—		
Allen Community Park	17	9101 Avon Allen Rd, Bow	Yes		
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		
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		



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Facility	Acres	Location	County-Owned	Notes/Needs
Northern State Recreation Area	726	Helmick Rd, Sedro Woolley	Yes	
Padilla Bay Shore Trail	6	11404 Bay View-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	
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	
Studley Community Park	14	13092 Thillberg Rd, Mount Vernon	Yes	
Swinomish Channel Boat Launch	3	SR 20 (under Berentson Bridge) Mt. Vernon	Yes	
Tursi Trail Easement	2.5	South Fidalgo Island	No	
Young's Park	13	4243 Guemes Island Rd, Guemes Island, Anacortes	Yes	
Total	1834.5 1848.5			

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Parks and Trails: Proposed Projects & Financing

All amounts are in thousands of dollars.

Project	Funding Source	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Formatted Table	
Misc. (FEMA; Infrastructure)	Real Estate Excise Tax	600	315450	25025	10025	25	25	25	7401000
	Grant Funding	15	5450	250	0	0	0	0	255900
Samish Island	Real Estate Excise Tax	5	5	5	5	5	5	5	3030
Skagit Valley Playfields	Real Estate Excise Tax	600	505200	250100	10050	5025	25	Formatted: Centered	
	Grant Funding	20	50	50	0	0	0	0	1000
Clear Lake Beach	Real Estate Excise Tax	3	2.510	102	52	21	1	1	21.510
	Special Pathways	0	0	0	50	0	0	0	50
Howard Miller Steelhead Park	Real Estate Excise Tax	400	190100	100	100	100	100	100	690800
	Special Pathways	12	1225	25	25	25	25	25	137125
Northern State Recreation Area	Real Estate Excise Tax	200	20550	10050	10050	50	50	50	555450
	Special Pathways	20	205	25	25	25	25	25	145125
	Grant Funding	0	0	0	0	0	0	0	00
System-wide Park Amenities & Infrastructure	Real Estate Excise Tax	40	5345	30	30	30	30	30	203200
	Special Pathways	25	4025	25	25	25	25	25	165150
Cascade Trail	Special Pathways	50	5575	10075	10075	75	75	75	480425
Padilla Bay Shore Trail	Special Pathways	15	1425	25	25	25	25	25	139140
Centennial Trail	Real Estate Excise Tax	250	50050	250	50	50	50	50	950350
	Special Pathways	10	750	1050	50	50	50	50	217260
Highway 20 Trail	Special pathways	1	0.510	10	10	10	10	10	50.551
Pressentin Park	Real Estate Excise Tax	200	250	5020	2510	10	10	10	135500
	Grant Funding	100	5075	50	0	0	0	0	100150
Fairgrounds	Real Estate Excise Tax	200	300100	10075	75	75	75	75	700550



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Project	Funding Source	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Formatted Table	
	Grant	100	25025	25	25	25	25	25	375325
Swinomish Boat	Real Estate Excise Tax	350	100	250	10	10	10	10	165250
	Impact Fees	0	5	5	5	5	5	5	2525
Total		3191	18252929	7221770	895662	672636	646636	646	76727558

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	2,100	
Building B	2,345	
Building C	4,800	
Building D	8,400	
Building E	5,400	
Building F	5,400	
Building G	2,700	
Pavilion/Arena	6,000	
2 Pavilion Attachments	9,400	
ADA Restrooms	220	
Restrooms	450	
Horse Barn 1	5,700	
Horse Barn 2	5,700	
Exotics Building	900	Needs structural integrity evaluation
Arena/Grandstands	48,180	
Stage	1,345	
Tent Buildings	5,760	
Feline Barn	450	
Ticket Booths	400	
Walter Street House	1,212	
Total	116,862	All: inspect siding; check for structural issues



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Fairgrounds: Proposed Projects

Fairgrounds

There are no new buildings anticipated for the fairground through 2025 unless funding becomes available to replace Building C. A long period of deferred maintenance has led to a lot of necessary work to keep the fair buildings and fairgrounds infrastructure operational. Roofs are being replaced, sewer lines are being repaired, water lines are being fixed, electrical poles are being exchanged, new asphalt is being installed, 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.

FAIRGROUNDS-EMERGENCY USE

With heavy usage of the fairgrounds site for COVID operations starting in late 2020, general discussions are ongoing about site improvements that could be made to make it more fit for future emergencies of varying types and degrees. While the site will have some ongoing limitations, it also has shown its great potential during the COVID crisis. No specific projects have emerged as of now from these discussions. Any improvements of this nature would be funded by emergency use grants and general fund dollars, with the work coordinated as a collaborative approach with other participating county departments.

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 factors contributing to priorities/need in Skagit County. The Skagit County need assessments are 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 factors is 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 2022 [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 the Park projects taken up in the past few years are based on building and infrastructural failure. 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 meet some of our needs, including the construction of shared facilities. These facilities may include maintenance and office buildings and playfields.

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.



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Edison Clean Water District (Edison Sewer System)

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Fairgrounds

There are no standard national or regional levels of service recommended for fairgrounds.

Edison Clean Water District (Edison Sewer System)

Skagit County formed this district in 1995 under RCW 90.72 to improve the quality of the nearshore shellfish growing areas by providing wastewater treatment to the unincorporated Town of Edison. The District utilizes two pump stations to transport waste.

E/FN	Location	Item	Value (\$)	Description
E	Pump Station 1	Pump #1	10,000	
E	Pump Station 1	Pump #2	10,000	
FN	Pump Station 1	Pump #1	15,000	Replace by 2024
FN	Pump Station 1	Pump #2	15,000	Replace by 2027
E	Treatment Plant – Pump 2	Pump #1	8,000	
E	Treatment Plant – Pump 2	Pump #2	8,000	
E	Treatment Plant – Pump 2	Pump #3	8,000	Replace by 2024
E	Treatment Plant – Pump 2	Pump #4	5,000	Replace by 2025
E	Treatment Plant – Pump 2	Pump #5	12,000	
E	Treatment Plant – Pump 2	Pump #6	12,000	
FN	Treatment Plant – Pump 2	Pump #3	8,000	Replace by 2024
FN	Treatment Plant – Pump 2	Pump #4	8,000	Replace by 2024
FN	Treatment Plant – Pump 2	Pump #5	12,000	Replace by 2027
FN	Treatment Plant – Pump 2	Pump #6	12,000	Replace by 2027
E	Treatment Plant – Pump 2	Computerized monitoring system	50,000	Replaced in 2016
E	Gravel Filter Area	Tarp covering device & system	22,000	Installed in 2017
FN	Gravel Filter Area	Tarp covering device	10,000	Replace tarp in 2025
FN	Town Wide	I & I Mitigation	500,000	
FN	Treatment Plant	Treatment Plant	549,000	UV and Gravel Filter
FN	Drainfield	Disposal Field Expansion	729,000	

System Description and Capital Facility Needs

Skagit County formed the Edison Clean Water District in 1995 under RCW 90.72 to improve the quality of the nearshore shellfish growing areas by providing wastewater treatment to the unincorporated Town of Edison. To this end, a Large On-Site Septic System (LOSS) was constructed. The District is a closed-contribution system consisting of a total of no more than 73 approved connections including six (6) commercial sites, the Edison Elementary School, 10 future residential connections, and the remainder being active single family home connections.



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Each residential site has a 1,000 gallon septic tank, some of which are septic tank effluent pump (STEP) tanks located on their lot. Commercial sites have two 1,500 gallon tanks; one which serves as a grease inceptor tank. Waste is pumped to the treatment facility consisting of a recirculation tank, settling tank, ultraviolet disinfectant bay, gravel filter and a seven-acre drain field.

The system is monitored and controlled by a computerized system with performance data and alarm censoring information sent electronically to the Burlington School District Maintenance Facility. Both District administration and system maintenance is performed by private firms under contract with Skagit County. Personnel from Skagit County Planning and Permitting provide coordination between the Subarea Board and the County Commissioners. The system is operated under a State Waste Discharge Permit issued by the Washington Department of Ecology. Due to changes in regulatory requirements and permit conditions, additional monitoring and sampling and licensed operator has been required and the services secured.

All the STEP Tanks are owned and maintained by the District and except for routine maintenance and periodic replacement of the pumps located within the tanks, none of these assets are considered capital facilities for the County's Capital Facilities Plan. This also applies to the collection system (piping) that brings the waste from the sites to the treatment plant.

The District utilizes a Duplex pump station to transport waste to the Treatment Plant. The District has two (2) replacement pumps in stock.

There are six (6) pumps located at the treatment plant four (4) recirculation pumps and two (2) disposal pumps. Replacement or refurbishing of all six (6) pumps may be recommended in 2026 at an estimated cost of \$56,000. Diagnostic work will be performed in 2024 to determine if any pumps are in immediate need of repair or replacement.

The computerized monitoring and reporting system was replaced in 2016 at a cost of \$50,000 and is expected to last approximately 10 years.

In 2017, a tarp covering device was installed over the gravel filter area to reduce the inflow of rainwater into the system. The District is monitoring the performance of the tarp and will determine if it to be replaced when it reaches the end of its service life.

The District completed a capacity study in 2023 which identified the likely sources of Infiltration and Inflow (I&I) and the capital projects intended to address these issues are now included in the Capital Improvement Plan with an estimated price of \$500,000.

Also identified in the study are needed improvements to the UV disinfection system, dispersal field expansion and existing disposal field improvements to address capacity issues. The estimated cost of these capital improvements total \$1,278,000. Grant funding to upgrade the UV system has been obtained; design and construction is anticipated in 2024 and 2025.

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 a combination of truck and rail to the Columbia Ridge Landfill in Arlington, Oregon. Recycled materials are collected separately and then transported to a variety of local companies for further processing. Household



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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
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 was completed in 2015. The Sauk Transfer Station Paving Project was completed in 2015. Other existing facilities meet community needs for the planning period.

Project	Funding Source	FY2024	FY2025	FY2026	FY2027	FY2028	Total	Notes/Description
Upgrade wiring in Transfer Station Building			\$70,000				\$70,000	Upgrade of network wiring from communications room in Administration Building
Upgrade HVAC in Moderate Risk Waste Facility	Solid Waste			\$30,000			\$30,000	Upgrade of HVAC system in Moderate Risk Waste Facility (Located at 14104 Ovenell Road, Mount Vernon)
Upgrade Stormwater Treatment at Ovenell Transfer Station	Solid Waste	\$1,276,414		<u>\$1,276,414</u>			\$1,276,414	Upgrade stormwater treatment at Ovenell Transfer Station to meet Ecology guidelines

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Stormwater Management

Skagit County's drainage and stormwater management issues can affect human health and safety, as well as property. Stormwater runoff increases with land conversion, development, and impervious surfaces. Stormwater infrastructure can help to mitigate increased runoff and address water quality issues.

Historically, streams, rivers, and wetlands formed the natural drainage systems. Pre-development, vegetation captured much of the rainfall and there was more infiltration on the landscape. Natural drainage systems were better able to handle rainfall; overflow was limited to relatively significant storm events. As development has expanded, stormwater infrastructure that ties into the natural drainage system has become more widespread and important to manage runoff. Portions of Skagit County are subject to provisions of the Clean Water Act through the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit program. To stay in compliance with the Permit, Skagit County has upgraded [Skagit County Code](#), inspects and maintains our owned and operated stormwater facilities, provides capital improvements, and implements other programs to improve and protect water quality.

The Skagit County Stormwater Management Program (SWMP) created an Interdisciplinary Team in the Summer of 2020 to stay in compliance with the NPDES permit. This team is responsible for informing and assisting in the development, progress, and influence of the SWMP, as well as; coordinating with long-range plan [and comprehensive plan](#) updates. A primary goal of the NPDES Permit is to protect receiving waters that receive County drainage. A primary goal for the Interdisciplinary Team is to determine stormwater management needs, and work to improve on or protect receiving waters and informing the plan/code update processes, influencing policies, and implementing strategies in Skagit County.

About the Drainage Utility

Skagit County's Drainage Utility program [is a county-wide surface water assessment and](#) can assist with or fully fund, construct, operate, and maintain a variety of drainage and stormwater projects including culvert installation, pump station construction and maintenance, buried piping systems, tide gates, and open conveyance systems.

Managing the County's drainage issues and/or concerns may be costly. In many cases large capital improvement projects require watershed wide long-term solutions, involving not only the Drainage ~~utility~~[Utility](#) but also ~~the~~ local Drainage, [Irrigation, and Diking](#) Districts. These partnerships can assist with the high costs, timely installations and community wide resolutions. The Drainage Utility is a solution that strives ~~at addressing~~ [to address](#) everyone's needs and shares the costs in an equitable manner.

What areas does the Drainage Utility serve?

The Drainage Utility [Assessment](#)~~assessment~~ boundary encompasses most areas in the greater Skagit County. Properties excluded from the assessment are located within similar assessments managed by 13 separate Drainage Districts, incorporated cities and towns, and federal and reservation lands.

What kinds of projects does the Drainage Utility fund?

Many surface water/stormwater projects, ranging from culvert installations, pump station construction and maintenance, buried piping systems, tide gate installation and maintenance and open conveyance systems are eligible for Drainage Utility funding.

Eligible projects may also include improved stormwater facilities, assisting with the handling of increased runoff within or near developed areas. Often Drainage Utility will address water quality concerns related to sediment transport. These concerns can be resolved with the use of restorative practices such as large woody debris installation, planting native vegetative buffers or performing bank stability projects with the use of sloping or benching the existing banks.

Will the Drainage Utility address all drainage issues and/or concerns in the County?

When surface water/stormwater issues are identified or reported, they are quickly evaluated and assessed for prioritization to ensure that the most urgent needs are dealt with in an expedient manner. Criteria to evaluate and prioritize projects will include such things as public safety, liability, cost, actual or potential property damage, number of people affected, wildlife habitat impacts, and environmental considerations. Given the large number of problems identified, and the fixed financial resources, correction of some of the lower priority issues may not be



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undertaken; however, the Drainage Utility staff will provide the proper technical advice to the landowner to alleviate their concern.

Drainage Planning

The Drainage Utility plans projects to mitigate for increased surface water/stormwater ~~impacts, and from areas of anticipated future development. Other~~[other](#)-evaluations ~~can be~~[occur](#) within areas of frequent drainage issues and/or concerns to develop [wide-scale regional](#)-solutions. ~~Watershed Wide Management Plans are developed for these areas, result in proposed capital facility projects, designed to adequately handle increased surface water/stormwater due to full future build-out and provide adequate capacity.~~ Capital Facilities Plan projects are further reviewed during the engineering and design process for consistency to the recommendations suggested in the drainage studies and plans.



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Facilities Inventory

Facility	Type	Address/Location	Capacity	Value (\$)	Notes
South Burrows Bay Drainage Improvement	Storm Drain System	Biz Point Rd, Rosario Rd, Madrona Drive	NA	1,366,000	WAC7101 / WA40201-C
Edison Slough Drainage Improvement	Storm Drain System	Edison	NA	333,000	WAC7102 / WA40202-C
Whitecap Lane Drainage Improvement	Storm Drain System	Whitecap Lane	NA	196,000	WA402006
Yokeko Drive Drainage Improvement	Storm Drain System	Yokeko Drive	NA	13,000	WA402018
Hope Island/Snee-Oosh Drainage	Storm Drain System	Hope Island Road	NA	448,000	WA402017
Pringle Street Drainage Improvement	Storm Drain System	Pringle Street	NA	36,000	WA402023
Woodcrest Lane Drainage Improvement	Storm Drain System	Woodcrest Lane	NA	8,000	WA402026
Big Lake Outfall Drainage Project	Storm Drain System	N. Westview Road	NA	25,000	WA402035
Samish Island Drainage Project	Storm Drain System	Samish Island Road	NA	22,000	WA402020
Fredrickson Road Drainage Improvement	Storm Drain System	Fredrickson Road	NA	15,000	WA402027
Baker Lake Store Drainage Improvement	Storm Drain System	SR 20	NA	20,000	WA402044
Edison II	Box Culvert	W. Bow Hill Road	NA	268,000	WA402004
Guemes Island Road Drainage Improvement	Storm Drain System	Guemes Island Road	NA	9,000	WA402036
Lk Cavanaugh/Hawkins Drainage Improvement	Storm Drain System	S. Shore Drive	NA	6,000	WA402047
Edison Street Drainage Improvement	Storm Drain System	Edison	NA	199,000	WA402028
Quaker Cove	Storm Drain System	Gibraltar Road	NA	45,000	WA402033
South Shore Culvert Improvement	Storm Drain System	S. Shore Drive	NA	11,000	WA402065
Thunder Creek	Bank Stabilization	SR 9	NA	18,000	WA402067
Eagle Street	Storm Drain System	Eagle Street	NA	10,000	WA402007
Emmanuel Lane	Storm Drain System	Emmanuel Lane	NA	177,000	WA402016
Fruitdale Rd	Storm Drain System	Fruitdale Road	NA	224,000	WA402008
Sharpe Rd	Storm Drain System	Sharpe Road	NA	42,000	WA402034
Lk Cavanaugh /Searing	Storm Drain System	S. Shore Drive	NA	12,000	WA402057
Guemes Island Rd / Brown	Storm Drain System	Guemes Island Road	NA	26,000	WA402060
Valentine Rd Slide Repair	Bank Stabilization	Valentine Road	NA	16,000	WA402070
Bayview Edison Rd Culvert Replacement	Storm Drain System	Bayview Edison Road	NA	25,000	WA402076
Smiley Drive	Storm Drain System	Smiley Drive	NA	67,000	WA402053
West Guemes	Storm Drain System	W. Shore Drive	NA	15,000	WA402084
Campbell Lake Flood Project	Storm Drain System	Buttram Lane	NA	48,000	WA402038
Edison Town Pond	Detention Pond	Edison	NA	60,000	WA402050
Edison Tide Gate Replacement	Self-Regulating Tidegate	Edison	NA	192,000	WA402077



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Day Creek Restoration	Channel Restoration	Day Creek	NA	9,000	WA402102
South Shore Drive Culvert	Storm Drain System	S. Shore Drive	NA	8,000	WA402095
Buchanan Street	Storm Drain System	Buchanan Street	NA	8,000	WA402089
Skiyou	Storm Drain System	Skiyou Slough	NA	116,000	WA402052
Edison Slough	Storm Drain System	Edison	NA	131,000	WA402059
Walker Valley Road	Storm Drain System	Walker Valley Road	NA	73,000	WA402085
McLean Road Culvert	Storm Drain System	McLean Road	NA	37,000	WA402086
Fish Creek Conveyance	Storm Drain System	Grassmere Road	NA	67,000	WA402087
Sterling Road	Storm Drain System	Sterling Road	NA	7,000	WA402094
Jackman Creek Project	Levee	Jackman Creek	NA	21,000	WA402104
Maupin Rd Conveyance Improvement	Storm Drain System	Maupin Road	NA	8,000	WA402109
Blue Heron	Storm Drain System	Samish Island	NA	85,000	WA402012
Stevens Creek Culvert Replacement	Storm Drain System	Stevens Creek	NA	15,000	WA402110
Sunset Lane Drainage Conveyance	Storm Drain System	Sunset Lane	NA	16,000	WA402114
Collins Rd @ Hospital Dr Drng Conveyance	Storm Drain System	Collins Road	NA	22,000	WA402115
SR9 S. Of Brigham Ln Drng -Big Lk	Storm Drain System	Big Lake	NA	72,000	WA402116
N Green St Drainage Project	Storm Drain System	N. Green Street	NA	110,000	WA402119
Similk Beach Drainage Improvement	Storm Drain System	Satterlee Road	NA	123,000	WA402051
Baker Hts Road	Storm Drain System	Baker Heights Road	NA	56,000	WA402088
Daybreak Lane Interceptor Ditch	Storm Drain System	Daybreak Lane	NA	33,000	WA402120
Sauk City Road Culvert Replacement	Storm Drain System	Sauk City Road	NA	23,000	WA402130
Avon Allen/Bennett Rd Intersect Drainage	Storm Drain System	Avon Allen/Bennett Rd	NA	20,000	WA402132
No Name Sough Bypass Culverts	Storm Drain System	Bayview Edison Road	NA	24,000	WA402135
Edison Drainage Near Town Pond	Storm Drain System	Farm to Market Road	NA	88,000	WA402113
Carpenter Road Culvert Replacement	Storm Drain System	Carpenter Road	NA	341,000	WA402121
Farm To Market Rd Culvert Replacement	Storm Drain System	Farm to Market Road	NA	207,000	WA402134
Coal Creek Conveyance	Bridge	Coal Creek	NA	48,000	WA402096
Allen West Rd Culvert	Storm Drain System	Allen West Road	NA	64,000	WA402133
Colony Creek Twin Culvert Replacement	Storm Drain System	Colony Mountain Drive	NA	160,000	WA402148
Minkler Rd Drng Improvements	Storm Drain System	Minkler Road	NA	292,000	WA402158
Sauk Store Rd Culvert Replacement	Storm Drain System	Sauk Store Road	NA	23,000	WA402162
Alger CCC Rd Culvert Replacement	Storm Drain System	Alger CCC Road	NA	47,000	WA402163
Gribble Creek Drainage Conveyance & Fish Passage	Storm Drain System	SR 9	NA	30,400	WA402171



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Facility	Type	Address/Location	Capacity	Value (\$)	Notes
S. Lyman Ferry Road Culvert	Storm Drain System	S. Lyman Ferry Road	NA	23,500	WA402176
Mill Town Culvert Replacement	Storm Drain System	Mill Town Road	NA	22,000	WA402177
Wear Creek Conveyance Improvements	Storm Drain System	Prairie Road	NA	26,000	WA402179
Gibraltar Road MP2.1 Cross-Culvert Connection	Storm Drain System	Gibraltar Road	NA	8,000	WA402184
Edison Slough Culvert Replacements	Storm Drain System	Bow Cemetery Road and Worline road	NA	510,000	WA402149
North Similk Pump Replacement	Pump	SR 20 near Christianson Road	NA	55,000	WA402174
Dairy Tributary Culvert Replacement	Storm Drain System	Northern State Recreation Area	NA	67,000	WA402173
Hansen Creek Bridge Replacement	Bridge	Northern State Recreation Area	NA	457,000	WA402131
Childs Creek Conveyance and Acquisition	Property	Childs Creek and SR20	NA	157,000	WA402211
Britt Slough Pump Replacement	Pump	Dike Road and Britt Road	NA	72,000	WA402206
Helmick Road Culvert Replacement	Storm Drain System	Helmick Road	NA	27,000	WA402205
Bay Hill Detention Pond Fence Replacement	Pond	Bay Hill Road	NA	16,000	WA402190
Riverbend Rd. Discharge Relining	Storm Drain System	Riverbend Rd.	NA	90,000	WA402207
Riverbend Rd. Flap Gate	Storm Drain System	Riverbend Rd	NA	5,500	WA402226
Lyman Slough Acquisition	Property	Lyman Slough	NA	840,000	WA402224
Warner Creek Sediment Pond	Storm Drain System	26-36-04	NA	--	WA402217
Britt Slough Pump VFD Install	Pump	36-34-03	NA	15,000	WA402000
Edison Slough Culvert Replacement	Storm Drain System	7727 Ershig Rd	NA	100,000	WA402219
Total				8,827,400	



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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	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total	Formatted Table
Bayview Ridge Drainage Study	Drainage Utility	0	292	0	0	0	0	292	Bayview
Bow Drainage Improvements	Drainage Utility	350	0	300	0	0	0	650	Bow
Burlington Road Shop CDS Installation	ER&R		22						Stormwater Treatment
Bulson Creek Culvert Replacement	Drainage Utility	0	0	200	0	0	0	200	Bulson Creek
Cascade Pond Dredging	Drainage Utility	0	0	15,000	0	0	0	15,000	Formatted: Left
Cedar Grove	Drainage Utility	24	0	0	0	0	0	24	Concrete
Edison Pond Dredging	Drainage UtilityPublic Works Operations		0	25					Sediment removal
Gardiner Pump Outfall Line Relocation	Drainage Utility	0	10	0	0	0	0	10	Gardner Rd
Little Fisher Bridge Improvements	Drainage Utility	480	0	0	0	0	0	480	Little Fisher construction
Llama Lane Culvert Replacement	Drainage Utility	0	50	0	0	0	0	50	
Lorenzan Creek Restoration	Drainage Utility, Roads/OPS/other?	50	350	3400	0	0	0	3800	Lorenzan Creek daylight construct
Lorenzan Watershed	Drainage Utility	0	100	3500	2500	3000	2500	11,600	Design 6 culverts and construct
Lower Day Creek Culvert	Drainage Utility	90	350	0	0	0	0	440	Day Creek design and construction
Martin Slough & Hatchery Creek Culvert Replacements	Drainage Utility, ENG	0	450	0	0	0	0	450	Martin Slough design
Mill Creek Bridge Improvements	Drainage Utility, ENG	0	460	100	550	1550	10000	13010	Mill Creek design and construction
Nookachamps Watershed Plan	Drainage Utility	100	0	0	0	0	0	100	Nookachamps



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Project	Funding Source	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total	Formatted Table
Regional Stormwater Retrofit Project	Drainage Utility, Roads/Ops	200	100	0	0	0	0	300	NPDES
Satterlee Road Bridge Improvement	Drainage Utility, ENG	0	0	100	0	0	0	100	Satterlee Road
South Blanchard Culvert	Drainage Utility	250	0	0	0	0	0	250	Blanchard
South Fork Channel Improvements	Drainage Utility	5	15	0	0	0	0	20	South Fork planting
Spore Dam Removal	Drainage Utility	15	900	10	0	0	0	925	Barrel Springs
Stormwater Management Action Plan: RETRO-01 & 02	Drainage Utility/WSDOT Stormwater Utility Fee		10	80					Culvert Upgrades at SR-9
Total		1564	3577	22,910 7910	3050	4550	12500	48,501 33501	



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Treatment and Flow Control Inventory

Treatment and Flow Control facilities include stormwater ponds, rain gardens, and dispersion trenches.

Parcel	Plat/Facility Name	Developer	Section Township Range	Address	Plans	Scheduled Maintenance
Tract A	Bay Hill Village Division I Pond	Nolan Development	02-34-03	Peterson Rd/Bay Hill Rd, Mount Vernon	Yes	Annually
P83392	Seaview Division I Pond	McCorkle, George	15-35-01	Seaview Way/Rosario Rd, Anacortes	No	Annually
	Burlington Northern Overpass: Vault, Bioswale, & Pond	Skagit County		No address (east and west of Old Hwy 99 N bridge)		needed
P38211	Burlington Road Shop Pond	Skagit County	32-35-04	550 County Shop Lane, Burlington 201 Avon Ave, Burlington	Yes	Annually
P38203	Burlington Road Shop Hydrodynamic Separator	Skagit County	32-35-04	201 Avon Ave, Burlington		
P119956	Cook Road Pond	David Evans & Associates		No address		
P119263	Community Justice Center Pond & Bioretention	Skagit County	32-34-04	201 Suzanne Ln, Mount Vernon		
P25050	Consolidated Communications Center Pond	Unknown	16-34-04	2911 E College Way, Mount Vernon		
	Josh Wilson Road StormFilters	Skagit County		No address (between Michael Pl & Allen Rd)		
P21274	Transfer Station Vault	Skagit County	09-34-03	14158 Ovenell Rd, Mount Vernon		Annually
P36851/P36852	Humane Society Infiltration Pond	Humane Society/Skagit County	18-35-04	18841 Kelleher Rd, Burlington	Yes	None Annually
P124613	Edison Town Pond	Skagit County	32-36-03	No address (adjacent to 5852 Farm Market Rd, Bow)		
P70969/P70970	Concrete Shop Oil- Water Separator	Skagit County	09-35-08	44510 Concrete Sauk Valley Rd, Concrete	Yes	None
P25955	Continental Site/Rain Garden	Skagit County	17-34-04	1800 Continental Pl, Mount Vernon	No	Annually
P127553	Ferry Terminal West Parking Lot StormFilters	Skagit County	13-35-01	500 Ave I, Anacortes	Yes	Unknown As Needed
	Lafayette Rd Bayfilters	Skagit County		Lafayette Rd, Gardner Rd		
P100151	Parking Building Vault	Unknown	17-34-04	1700 E College Way, Mount Vernon		



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Parcel	Plat/Facility Name	Developer	Section Township Range	Address	Plans	Scheduled Maintenance
P38211	Parks-Op	Skagit County	32-35-04	500 County Shop Lane, Burlington	Yes	None
P38211	Skagit Transit	Skagit County	32-35-04	500 County Shop Lane, Burlington	Yes	None
P37436	Skagit Food Distribution Center	Skagit County	25-35-04	220 Michael St, Sedro Woolley	Yes	None
P99274	Cascade Ridge Pond	Johnson, Keith & Alison	34-04-04	No address	Yes	Annually
P25048	Skagit Fields Pond	Unknown	16-34-04	No address		
P108553	Sunrise Estates Pond 1	Skagit County	17-34-02	No address		
P108553	Sunrise Estates Pond 2	Skagit County	17-34-02	No address	Yes	Annually

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Facilities Inventory

In addition to the facilities described below, this Plan incorporates by reference the 20242025-20387 Fourteen-Year Ferry Capital Improvement Plan, which contains an inventory of ferries, ferry terminals, docks, parking, and other ferry facilities.

Facility	Type	Sq Ft	Address/Location	Capacity/Notes	Current 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	815,000586,100
East Truck Shed	Storage	5,000	201 E. Avon, Burlington	Truck storage	13,144184,000
Old Shop Building	Shop	6,720	201 E. Avon, Burlington	County surplus supply storage	3,6441,285,400
New Wash Rack	Shop	900	201 E. Avon, Burlington	Vehicle wash area	50,000
Ferry Building	Storage	2,880	201 E. Avon, Burlington	Storage	100,000250,000
Sign Shop	Shop	3,400	201 E. Avon, Burlington	Sign construction and storage	228,500243,400
Mechanic Shop ER&R	Maintenance	12,450	201 E. Avon, Burlington	Vehicle maintenance and rental equipment	1,787,5001,762,000
Sand and Salt Bunker	Storage	3,500	201 E Avon, Burlington	Storage	90,000
TOTAL					4,540,4002,998,288
Concrete Shop Facility (Concrete Shop)					
Shop and Truck Shed Building	Shop / Storage	3,072	44510 Concrete-Sauk Valley Rd, Concrete	Equipment maintenance and storage	191,000105,000
Sand and Salt Bunker	Storage	2,800	44510 Concrete-Sauk Valley Rd, Concrete	Storage of sand and salt	86,000
TOTAL					276,000191,000
Ferry Facilities					
M/V Guemes Vessel	Ferry	NA	NA	124', built 1979, 99 Passengers, 21 Cars	2,150,0002,200,000
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



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Facility	Type	Sq Ft	Address/Location	Capacity/Notes	Current Value (\$)
	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	1,076,948
	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	945,736 <u>954,736</u>
	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

Proposed Projects & Financing
Road Projects

In addition to the projects described below, this Capital Facilities Plan incorporates by reference the Skagit County ~~2024~~2026-2029-2031 Transportation Improvement Program (“TIP”)~~proposed as part of the CFP update,~~ required by RCW 36.81.121 and WAC 136-15. In addition, Skagit County’s 2024 Right-of-Way ADA Transition Plan and the 2024 Annual Bridge Report are also incorporated by reference and inform those projects identified for the CFP. The Road Fund is funded primarily by the road levy



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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	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	Total	Notes/Description
Burlington Complex	Road Fund	50	0	0	0	0	0	50	Replace H-Vac in the OPS Building
Burlington Fuel	501 Fund	0	150	0	0	0	0	150	Removing Fuel Tanks
Concrete Shop Building	117 & 402 Fund	0	0	0	3420000	500000	0	7000003,000,000	Relocate Daylight-Lorenzo Creek
Concrete Fuel	501 Fund	0	125	0	0	125	0	125	Removing Fuel Tanks
Concrete Shop Parking Lot	Road Fund	0	0	0	0	0	0	0	Pave 32,166 lot
Marblemount Shop Complex	Road Fund	0	0	0	0	0	0	0	-
Mount Vernon Complex & Fuel	501 Fund	0	90	0	0	0	0	90	Removing Tanks & Repave parking lot
Total		50	240365	0	200000344	625,000	0	1,115,0003,415,000	

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 non-motorized 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 non-motorized transportation purposes” and subsection (3) requires that the TIP “contain information as to how a county shall act to preserve railroad right-of-way in the event the railroad ceases to operate in the county’s jurisdiction.”

The Board of County Commissioners has directed through Skagit County Comprehensive Plan Transportation Element policy 8A-6.3 that the TIP fully comply with the statute by including any capital project anticipated in the next six years that is for a trail intended for non-motorized transportation. Parks and Recreation Department capital projects for trails, other than those wholly within a park, must be included in the TIP.

Anacortes-Guemes Ferry

Skagit County performs capital planning for the ferry between Anacortes and Guemes Island through the Fourteen-Year Ferry Capital Improvement Plan required by RCW 36.54.015 and already incorporated into this Capital Facilities Plan by reference. Improvements to the ferry system are also included in the Transportation Improvement Program.



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Project	Funding Source	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total	Notes/Description
Guemes Ferry Replacement Project #ESMVGUEMES	Ferry Boat Discretionary & Local Funds	558,000	52,000						Design/Bidding/Construction Support
Guemes Ferry Replacement Project #ESMVGUEMES	Federal Allocations/Federal, State Grants & Local Funds	3,726,000 500,000	10,880,000 -2,500,000	3,038,000 2,500,000				18,254,000 5,500,000	Construction of Shore-side Facilities and Ferry Replacement
Transfer Span/Machinery—Guemes Island Landing	TBD—Federal Allocations/Federal or State Grants & Local Funds						5,500,000	5,500,000	Replace Transfer Span Tower & Machinery
Guemes Ferry Terminal—Girder Replacement	Federal and Local Funds	600,000						600,000	Design and replace 3 most eastern girders at Anacortes
Total	-	5,384,000	13,432,000	5,538,000			4,000,000	28,354,000	

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



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The standards will help determine concurrency (i.e., balance) between transportation and land use elements of the County's Comprehensive Plan, as required by GMA. The County has four choices if it finds the standards cannot be met:

- Modify the land use plan, placing tighter controls on the amount and type of development to minimize traffic.
- Construct additional transportation facilities to support increased travel demand from new development.
- Implement Transportation Demand Management measures.
- Relax the level of service standards. The County can accept lower levels of service to encourage further growth and minimize the need for additional transportation facilities.

GMA requires the County to use level of service standards to prioritize transportation projects. The general focus of levels of service is on traffic problems and the alleviation of congestion. This is different from the traditional focus of the county's priority Array, which emphasizes safety and the physical characteristics of the roadway. Because of the two legal requirements, Skagit County now uses both a LOS methodology and a priority Array methodology for road project programming. The use of these two types of methodologies provides a 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 2019 Comprehensive Plan.~~

Conclusion

~~Skagit County Code 14.28.110~~[Skagit County Code 14.62.110](#)~~14.28.110~~ requires the County **Formatted: Default Paragraph Font** concurrency report for County roads. That report is made available on the [Transportation Improvement Program webpage](#). The 2024~~3~~ report concluded that as of December 31, 2024~~3~~, 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.⁵ (The County does not need to include those facilities owned by the cities.⁶)

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.⁷ The County must "review the entire program in a coordinated manner to ensure consistency and achieve the goals and requirements of the Act."⁸ When system plans or master plans from other service providers are adopted by reference, WAC 365-196-415(4) requires the county to do the following:

- (a) Summarize the information within the capital facilities element;
- (b) Synthesize the information from the various providers to show that the actions, taken together, provide adequate public facilities; and
- (c) Conclude that the capital facilities element shows how the area will be provided with adequate public facilities.

The County is **not** required to include location and funding plans for expansions of capital facilities that it does not own, but is required to include an inventory and assessment of future needs.⁹

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.



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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 Anacortes [2024-2029 Capital Facilities Plan](#)
- [City of Burlington - 2025~~4~~-2030~~29~~ Capital Improvement Plan](#)
- Town of Concrete [2016-2036 Comprehensive Plan Capital Facilities Element](#)
- [City of Mount Vernon 2024~~2~~-2029~~7~~ Capital Improvement Plan](#)
- City of Mount Vernon [2016-2036 Comprehensive Plan Capital Facilities Element](#)
- [Town of La Conner Comprehensive Plan 2018-2025 Capital Facilities Element](#)
- City of Sedro-Woolley [2016 Comprehensive Plan Parks and Recreation Element](#)
- City of Sedro-Woolley [2016 Comprehensive Plan Capital Facilities Element](#)
- [City of Sedro-Woolley 2025~~3~~-2030~~28~~ Six Year Transportation Improvement Program](#)

Field Code Changed

Field Code Changed

Field Code Changed

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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.

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.



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NOTES

- ⁵ 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).
- ⁶ If the city's facilities are included in a different comprehensive plan. Achen, 95-2-0067.
- ⁷ Achen, 95-2-0067 (FDO 9/20/05).
- ⁸ Id. See also Achen v. Clark County, WWGMHB 95-2-0067 (Compliance Order Dec. 17, 1997).
- ⁹ 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).



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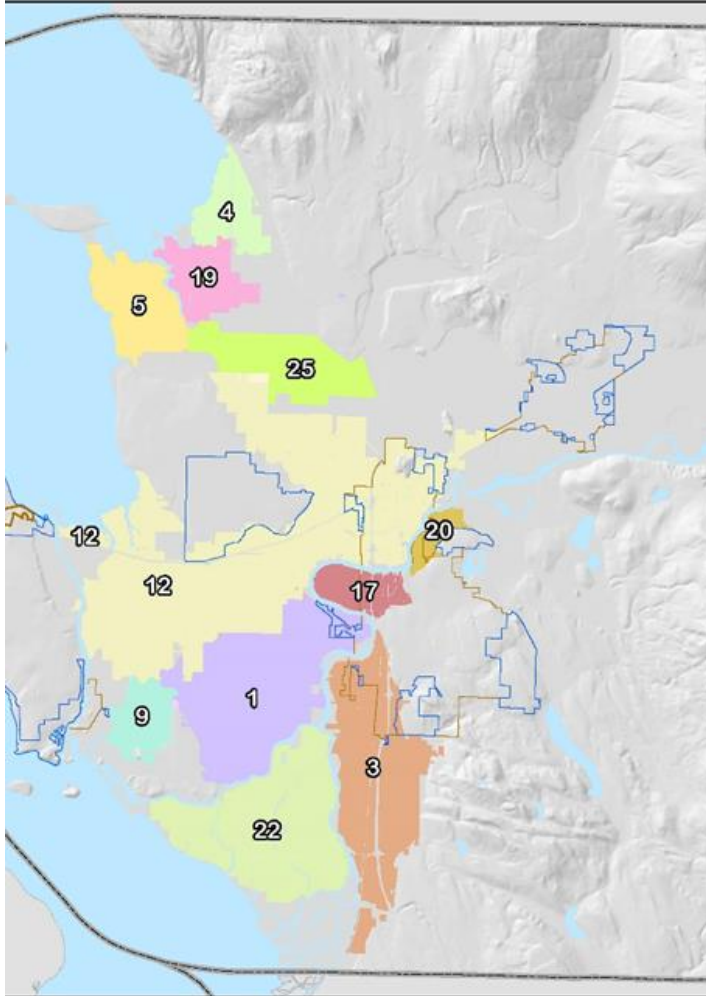
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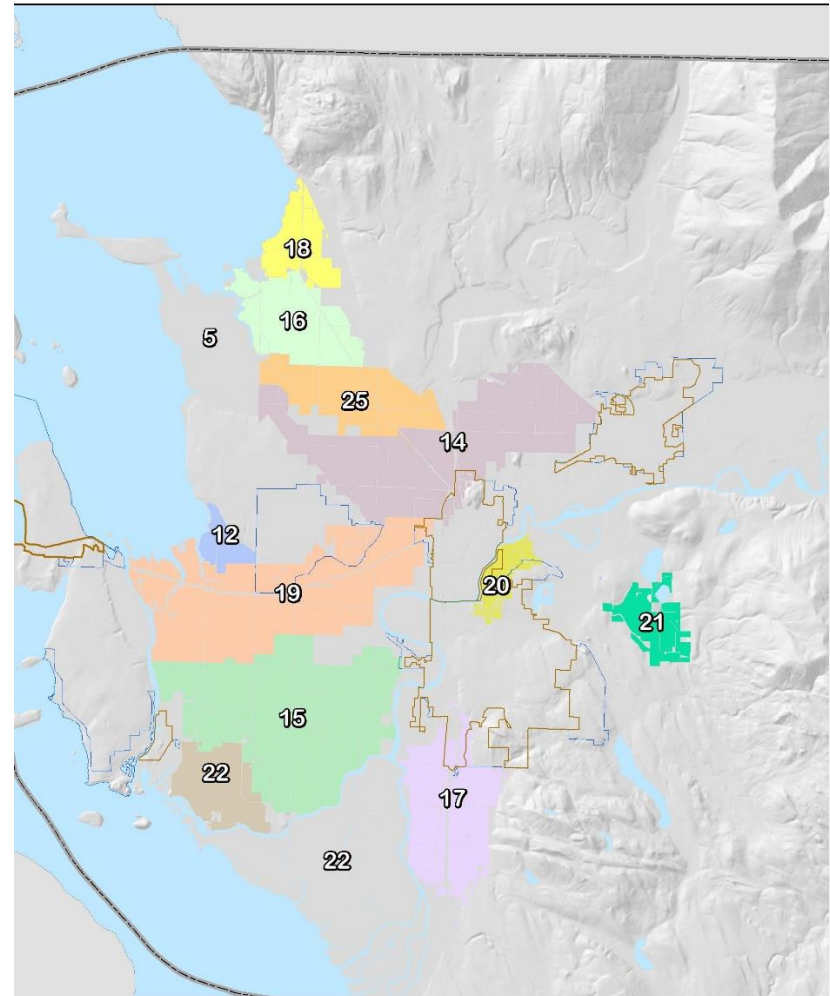
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Dike and Drainage Districts

Skagit County **Dike District Assessment Areas**



Skagit County **Drainage District Assessment Areas**



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

In the second column, E=existing facility and FN=future need.

District	E/FN	Facility	Location	Value (\$)	Description
Dike District 01	E	Dike System	8.26 miles along the west bank of Skagit River from Avon to the North Fork	214,995,500	Currently operating at capacity for a 35-50 year flood event
	E	Dike Building	Behrens Millet Rd	150,000 125,000	Pole building
	E	Flood Fighting Equipment	Behrens Miller Rd	150,000 125,000	Inside dike building
	E	Building	Kamb Rd (Ken Browns)	20,000	Pole building
	FN	Levee Improvement/Maintenance	Edgewater Park (North of Highway)	1,000,000	Project will strengthen dike; Estimated completion 2028
	FN	Levee Improvement/Maintenance	Spud House to Marsh Road	1,000,000	Project will strengthen dike; Estimated completion 2025/2026
	FN	Seepage Berm	South end of Beavermarsh	35,000	Project will strengthen dike. Estimated completion 2018
	FN	Seepage Berm	Shane	300,000	Project will strengthen dike. Estimated completion 2017/18
	FN	Property Acquisition	Westside of Mt. Vernon on land side of dike system	500,000	Estimated completion 2017-2023
Dike District 03	E	Building	20890 Dike Rd	210,000	District headquarters
	E	Flood Return	North of levy at Fisher Slough	NA	Concrete structure
	E	Three Floodgates	Pioneer Hwy at Fisher Slough	NA	14"
Dike District 04	E	Dike	See map	NA	2.5 miles
Dike, Drainage, and Irrigation District 05	E	Dike	Padilla Bay	NA	4 miles
	E	Dike	Samish Bay	NA	2 miles
	E	Levee	Samish River	NA	3 miles
	E	Pump	P1	NA	16" Cascade
	E	Pump	P2	NA	16" Cascade
	E	Tidegate	T36	NA	48"
	E	Tidegates	T37	NA	4-48"
	E	Flood Return	F38	NA	4-48"
	E	Tidegate	T40	NA	36"
	E	Tidegate	T42	NA	12"
Dike District 09	E	Drain Vault	V1	NA	4' x 4'
	E	Dike	Sullivan Slough	NA	NA



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District	E/FN	Facility	Location	Value (\$)	Description
Dike, Drainage, and Irrigation District 12	E	Levee	Along Skagit River	NA	7 miles
	E	Parcel 136811	Parcel P136811	\$270,000	3 acres
Dike, Drainage, and Irrigation District 12	E	Vault/Flood Gate	Bennett and Pulver Roads	NA	Gages Slough outfall flap gate
	E	Sea Dike	Swinomish Channel	NA	1.5 miles
	E	Sea Dike	Big Indian Slough	NA	3 miles
	E	Sea Dike	Little Indian Slough	NA	1 mile
	E	Sea Dike	Telegraph Slough	NA	2 miles
	E	Sea Dike	Padilla Bay	NA	2 miles
	E	Pump Station	No Name Slough	NA	1-25 HP and 1-50hp
	E	Tide Gates	Telegraph Slough	NA	2 – 24"
	E	Tide Gates	Little Indian Slough	NA	2 – 30"
	E	Tide Gate	Little Indian Slough	NA	1 – 24"
	E	Tide Gate	Indian Slough, Ben Welton Property	NA	1 – 24"
	E	Tide Gates	T79, No Name Slough	NA	2 – 30"
	E	Tide Gate	T80, No Name Slough	NA	1 – 24"
	E	Tide Gate	T81, No Name Slough	NA	1 – 48"
	E	Pump Station	P44, Padilla Bay	NA	
	E	Flood Gate	Skagit River – City of Burlington	NA	32"
	E	Flood Gate	Skagit River – City of Burlington	NA	32"
	E	Tide Gates	T45	NA	4 gates
	E	Parcel 62853, building A&B	1317 Anacortes St.	1,711,500	Building A – 60' x 140'; Building B – 60' x 240'
	E	Parcel 70430	17132 Bennett Rd	407,300	1.46 acres
	E	Parcel 70412	17232 Avon St	217,900	0.35 acres
	E	Parcel 90568	17242 Avon St	115,700	0.49 acres
	E	Parcel 70414	17246 Bennett Rd	143,800	0.33 acres
	E	Parcel 21553	17376 Bennett Rd	124,900	0.33 acres
	E	Parcel 21555	17406 Bennett Rd #E	193,900	NA
	E	Parcel 21553	17376 Bennett Rd	124,900	0.33 acres
	E	Parcel 21554	17388 Bennett Rd	129,200	0.32 acres
	E	Parcel 21551	17464 Bennett Rd	118,300	0.91 acres
	E	Parcel 70456	17436 Bennett Rd	180,700	0.52 acres



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District	E/FN	Facility	Location	Value (\$)	Description
Dike, Drainage, and Irrigation District 12	E	Parcel 21610	17032 Dunbar Rd	430,800	16.52 acres
	E	Parcel 21548	13678 Main St	72,200	0.42 acres
	E	Parcel 21550	13666 Main St	60,000	0.39 acres
	E	Parcel 21552	NA	31,700	0.11 acres
	E	Parcel 70457	17460 Bennett Rd	30,000	0.11 acres
	E	Parcel 70462	NA	15,800	0.08 acres
	E	Parcel 70458	17494 Bennett Rd (A&B)	128,800	NA
	E	Parcel 70463	17536 Bennett or 13655 Main	255,500	NA
	E	Parcel 113526	NA	257,300	0.59 acres
	E	Parcel 70474	17598 Bennett Road (A&B)	265,700	0.29 acres
	E	Parcel 21589	17624, 17628 Bennett Rd	243,700	0.5 acres
	E	Parcel 21588	17602, 17608 Bennett Rd	156,300	0.6 acres
	E	Parcel 21571	17650 Bennett Rd	218,000	0.82 acres
	E	Parcel 21576	17662 Bennett Rd (A&B)	209,000	0.31 acres
	E	Parcel 21578	13555 King Lane	164,600	0.44 acres
	E	Parcel 21579	13573 King Lane	132,100	0.47 acres
	E	Parcel 21580	13582 King Lane	152,500	0.75 acres
	E	Parcel 106527	13572 River's Court	257,200	0.43 acres
	E	Parcel 206528	13573 River's Court	60,000	0.42 acres
	E	Parcel 82111	17866 Bennett Rd	260,600	1.1 acres
	E	Parcel 82112	NA	87,400	0.29 acres
	E	Parcel 82114	NA	87,400	0.31 acres
	E	Parcel 82116	NA	87,400	0.31 acres
	E	Parcel 82119	NA	87,400	0.31 acres
	E	Parcel 82121	NA	87,400	0.31 acres
	E	Parcel 82125	NA	71,400	0.31 acres
	E	Parcel 82123	NA	87,400	0.31 acres
	E	Parcel 21514	NA	128,800	0.58 acres
	E	Parcel 21515	NA	114,200	2.52 acres
	E	Parcel 116918	247 W Whitmarsh Rd	71,700	NA
	E	Parcel 23939	215 W Whitmarsh Rd	54,200	NA
	E	Parcel 23942	452 W Whitmarsh Rd	828,600	6 acres
	E	Parcel 24144	NA	522,900	NA
	E	Parcel 24157	NA	19,400	2.25 acres
	E	Parcel 24158	NA	10,300	1.08 acres



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District	E/FN	Facility	Location	Value (\$)	Description
Dike, Drainage, and Irrigation District 12	E	Parcel 21667	14315 Avon Allen Rd	938,000	25.38 acres
	E	Paracel 24156	471 E. Whitmarsh Rd	379,000	1.74 acres
	E	Loader	NA	98,000	2000 Cat 908
	E	Backhoe Loader	NA	107,057	2006 John Deer 410 G
	E	Forklift	NA	30,000	Komatsu
	E	Gator	NA	11,050	John Deere HPX 4x4 Diesel
	E	Gator	NA	11,050	John Deere HPX 4x4 Diesel
	E	Generator	NA	20,000	NA
	E	Portable Base Station Radio	NA	60,000	NA
	E	Forklift	NA	23,031	2005 Komatsu FG30HT 14
	E	Crawler/Dozer	NA	222,500	2006 John Deere 750J
	E	Excavator	NA	254,000	2022 Link Belt 210X4
	E	Dozer	NA	159,203	2008 John Deere 705JLGP
	E	Loader	NA	249,882	2007 John Deer 844J
	E	Sandbagger	NA	NA	1998
	E	Sandbagger	NA	NA	1998
	E	Flatbed Truck	NA	NA	1995 Ford
	E	Truck	NA	NA	1995 Ford
	E	Flatbed Truck	NA	NA	1996 International
	E	Flatbed Truck	NA	NA	2002 Ford F550
	E	551/TM	NA	NA	2007
	E	Trailer	NA	NA	2007 Trailmax
	E	Vehicle	NA	NA	2005 International 7400
	E	Excursion	NA	NA	2001 Ford
	E	Truck	NA	NA	2007 Ford F150
	E	Truck	NA	36,138	2016 F-350
	E	Truck	NA	123,361	2024 Chevrolet Silverado
	E	Gator	NA	23,738	2018 John Deere XUV835R
	E	Mower	NA	22,373	2019 John Deere Z997R Diesel
	E	Mower	NA	27,662	2025 John Deere Z997R Diesel
	FN	Parcel 132579	Walnut Street	130,000	Skagit River Levee Enhancement
	FN	Parcel 132580	Walnut Street	104,000	Skagit River Levee Enhancement
	FN	Parcel 24148	735 E Whitmarsh Road	252,000	Skagit River Levee Enhancement
	FN	Parcel 38304	Lafayette Road	15,000	Skagit River Levee Enhancement



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District	E/FN	Facility	Location	Value (\$)	Description
Drainage and Irrigation District 14	FN	Replacement of tide gates	T79 No Name Slough	6,000,000	
	FN	Side hinge tide gate installation	No Name Slough and Sea Dike at Padilla Bay	1,000,000	Addition of a side hinge tide gate with a 100 year life span
	E	Drain Tube	Padilla Bay, P44	NA	1-25 HP, 1-50 HP
	E	Culvert	Padilla Bay	NA	12-4' w/gates, 4' diameter, gravity outfall to Padilla Bay
	E	Culvert	Joe Leary Slough at D'arcy Rd	NA	16' dial by 30'
	E	Backflow Prevention Structure	At the Y on Joe Leary Slough	140,000	NA
Drainage and Irrigation District 15	FN	Drainage and flood control structure	Joe Leary area	NA	This will increase the current drainage, irrigation, and flood control
	E	Pump Gate	F90	NA	1-24" and 1-26"
	E	Pump	P2, La Conner Pump Station	NA	3-36" tubes
	E	Pump	P89, Skagit River, Bradshaw Rd	NA	
	E	Tide Gate	T3, La Conner Marina	NA	4-6' gates
	FN	Flood Return Structure	TBD	50,000	
Drainage and Irrigation District 16	E	Tide Gate	T5, West Shore Acres	NA	36"
	E	Pump	5864 Farm to Market Rd	100,000	1-69 hp, 22" discharge & 1-25 hp, 15" discharge
	E	Tide Gate	5864 Farm to Market Rd	100,000	3-36"
	E	Tide Gate	T30 Edison Slough	150,000	4-48" County led project that is a high priority
Dike District 17	E	Dike	Skagit River	211,000,000	6 linear miles Flood Risk Management
	E	Parcel 24201	405 Hoag Rd	245,000	1.1 acres, land
	E	Parcel 24219	407 Hoag Rd	540,000	1.1 acres, land/apartment
	E	Parcel 24197	519 Hoag Rd	500,000	1.2 acres, land/house
	E	Parcel 24208	601 Hoag Rd	400,000	1.1 acres, land/house
	E	Parcel 24217	825 Hoag Rd	350,000	1.2 acres, land/house
	E	Parcel 24213	811 Hoag Rd	400,000	0.77 acres, land/house
	E	Parcel 24193	903 Hoag Rd	157,000	0.82 acres, land
	E	Parcel 111192	917 Hoag Rd	158,000	0.80 acres, land
	E	Parcel 111652	923 Hoag Rd	158,000	0.80 acres, land
	E	Parcel 111653	929 Hoag Rd	157,000	0.80 acres, land
	E	Parcel 111654	1001 Hoag Rd	400,000	1.2 acres, land/house



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District	E/FN	Facility	Location	Value (\$)	Description
	E	Parcel 24210	1007 Hoag Rd	580,000	1.2 acres, land/house
	E	Parcel 24024	109 Stewart Rd	750,000	2.5 acres, headquarters/shop
	E	Parcel 23932	River Bend Rd	725,000	4.2 acres, land
	E	Parcel 24025	Stewart Rd	247,000	0.3 acres, land/building
	E	Parcel 02423	121 Stewart Rd	151,600	1.24 acres, land/building
	E	Parcel 21673	River Bend Rd	12,500	4.1 acres, levee
	E	Parcel 23935	14178 Stewart Rd	400,000	0.3 acres land/house
	E	Parcel 24218	Hoag Rd	1,000	0.14 acres, road
	E	Parcel 24216	827 Hoag Rd	450,000	1.0 acres, land/building
	E	Parcel 24209	1111 Hoag Rd	190,000	1.0 acres land/building
	E	Parcel 121425	701 Hoag Rd	112,500	0.80 acres land
	E	Parcel 121427	613 & 615 Hoag Rd	400,000	0.80 acres land/building
	E	Parcel 112779	609 & 611 Hoag Rd	500,000	0.82 acres land/building
	E	Parcel 121426	609-701 Hoag Rd	<u>30,000</u> 320,000	0.82 acres land
	E	Parcel 24220	Hoag Road	1,000	0.5 acres, levee
	E	<u>Parcel 24224</u>	<u>1115 Hoag Road</u>	<u>546,000</u>	<u>0.8 acres, land</u>
	FN	Levee layback project	I-5 Corridor	40,000,000	Increase flood risk mgmt. DD 17 is working in coordination with Skagit County on a levee layback project. This project involves the layback of a portion of the levee reaching from the Burlington Northern Railroad Bridge west to Parcel # 29935. The objective plan is to increase flood protection of the I-5 corridor including the Riverside and Burlington Northern bridges.
Drainage and Irrigation Improvement District 17	E	Flood gate	F26, Skagit River		
	E	Flood gate	F87		P88
	E	Pump	Skagit River		P91, 3-75 HP, 14,000 gpm
	E	Siphon	Fischer Slough		4x4 wing wall
Drainage and Irrigation District 18	E	Tide Gate	T31	NA	1-42" and 1-48", plastic
	E	Tide Gate	T33	NA	1-48", plastic
	E	Pump	P32	NA	25 hp
Dike District 19	E	Dike	Samish Bay, Samish River	NA	6 miles
	FN	Replace Tubes in Dam		10,000-50,000	
	E	Pump House	13299 Bayview-Edison Rd	93,089	NA



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District	E/FN	Facility	Location	Value (\$)	Description
Drainage and Irrigation District 19	E	2016 Tractor	NA	70,677	Case
	E	2017 Mower Attachment	NA	71,749	NA
	E	1991 Trash Rack	NA	44,563	1991
	E	1991 Water Pump	NA	19,099	1991 30 HP
	E	1993 Water Pump	NA	31,829	1993 50 HP
	E	Ditches		3,200,000	50 miles
	E	3 Pumps		200,000	
	E	18 Tide Gates		90,000	
Dike and Drainage District 20	E	Dike	Nookachamps Creek	NA	NA
	E	Dike	Skagit River < .25 miles north of Hoag Rd	NA	NA
	E	Flood Gate	F96, < .25 miles north of Hoag Rd	50,000	NA
Drainage District 21	E	Drainage Channels	See map	NA	No facilities other than drainage channels.
Consolidated Dike District 22	E	Dike	Circumference of Fir island	<u>40,300,000</u>	20.7 miles. Fir Island and North Fork of Skagit River dike designed for 50-year flood.
	E	Flood Gate	F90	<u>500,000</u> NA	1-24" and 1-26"
	E	Pump	P8 to Skagit Bay	<u>500,000</u> 100,000	1-12"
	E	Pump	P18 to Skagit River	<u>500,000</u> 100,000	1-18"
	E	Tide Gate	T7 to Skagit Bay	<u>500,000</u> NA	1-48"
	E	Tide Gate	T9 to Skagit Bay	<u>500,000</u> 50,000	1-36"
	E	Tide Gate	T10 to Skagit Bay	<u>500,000</u> 50,000	1-30"
	E	Tide Gate	T11 to Browns Slough	<u>500,000</u> NA	1-36"
Consolidated Dike District 22	E	Tide Gate	T12 to Browns Slough	<u>500,000</u> 400,000	3-48"
	E	Tide Gate	T13 to Browns Slough	<u>500,000</u> 55,000	1-48"
	E	Tide Gate	T14 to Skagit Bay	<u>500,000</u> 65,000	1-48"
	E	Tide Gate	T15 to Skagit Bay	<u>500,000</u> 250,000	2-48"
	E	Tide Gate	T16 to Skagit Bay	<u>500,000</u> 50,000	1-36"
	E	Tide Gate	T17 to Skagit Bay	500,000	6-48"
	E	Pump House & equipment	Wylie Slough Restoration	500,000	<u>Pump House and 2 Pumps</u> NA
	E	Pump house & equipment	Fir Island Farm Restoration <u>Pump House</u>	500,000	NA
	E	<u>3 x Pump</u>	<u>Fir Island Farm REsporation</u>	<u>900,000</u>	
	E				



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District	E/FN	Facility	Location	Value (\$)	Description
	FN	Raise Dike	Fir Island Farm bay dike	1,584,000	Raise 6 miles of bay dike to mat the elevation at Fir Island Farm bay.
	FN	Pump Station Design and Permitting		Estimated at 500,000	Construction Summer 2025
	FN	Large box gates	Fir Island	<u>22,500,000</u> 2,500,000	Add two flood return structures to allow water to return to bay quicker in flooding event.
Drainage District 22	E	Pumps	P6, 12343 Staffanson Lane	50,000	4 pumps
Dike, Drainage & Irrigation Improvement District 25	E	Dike	Skagit River	NA	15 miles
	E	Drain Tube	A65	NA	Large with flap
	E	Drain Tube	A72	NA	Large with flap
	E	Drain Tube	A74	NA	Large with flap
	E	Drain Tube	A75	NA	Large with flap
	E	Flood Gate	F63	NA	Flap gate
	E	Flood Gate	F64	NA	Flap gate
	E	Flood Gate	F66	NA	Flap gate
	E	Flood Gate	F67	NA	Flap gate
	E	Flood Gate	F68	NA	Flap gate
	E	Flood Gate	F69	NA	Flap gate
	E	Flood Gate	F70	NA	Flap gate
	E	Flood Gate	F71	NA	Flap gate
	E	Flood Gate	F73	NA	Flap gate



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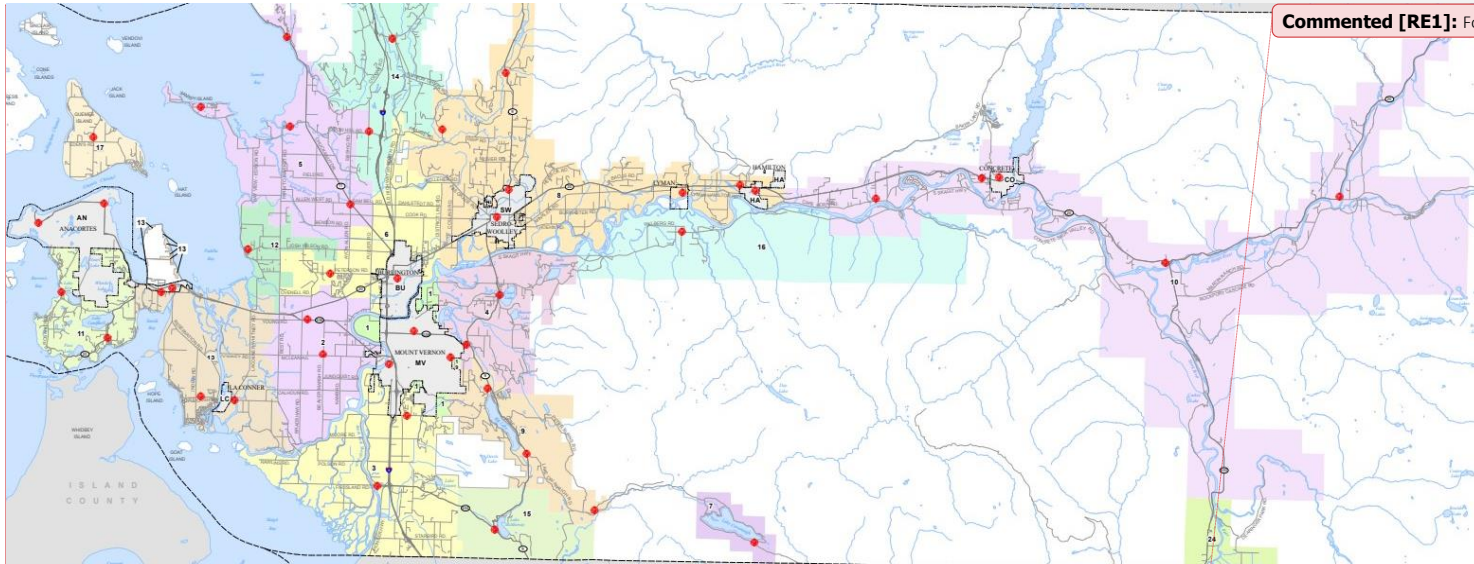
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More than twenty fire districts serve unincorporated Skagit County, as shown on the map below. Fire District 1 serves a very small area of the County outside the Mount Vernon UGA, does not have a station, and relies on apparatus from the City of Mount Vernon. In 2024 Fire District No. 10 and Fire District No. 19 merged in Skagit County Regional Fire Authority.



Commented [RE1]: Follow up with Rachel V. on map update.



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Fire Stations (All Districts)

In the second column, E=existing facility and FN=future need.

Dist	E/FN	Station Name	Address	City/Town	Admin (sf)	Bays (sf)	Total (sf)	Value (\$)	Notes
2	E	Station 1 McLean Road	15452 Beavermarsh Rd	Mount Vernon	2016	3,600	5,616	1,300,000	Remodel completed
	E	Station 2 State Route 536	15271 State Route 536	Mount Vernon	1330	3160	4490	968,400	
3	E	Conway, Station 1	210 Greenfield St	Conway	4,704	2,304	6,6600	390,200 922,666	Remodel
	E	Cedardale, Station 2	19746 East Hickox Rd	Conway	2000	3,500	5,500	348,400	NA
4	E	Clear Lake, Station 1	23624 Jackson Street	Clear Lake	2205	2,205	4,410	2,450,000	NA
	E	Clear Lake, Station 2	14800 SR 9	Clear Lake	NA	540	540	65,890	Back 10 feet purchased 1/3/2
	E	Clear Lake, Station 3	23627 Jackson St.	Clear Lake	NA	1,728	1,728	250,000	NA
4	FN	Possible New Station	24435 Gunderson Road	Clear Lake	N/A	N/A	N/A	N/A	In discussion about future needs at this location
	FN	Clear Lake Station	Unknown	Clear Lake/MV	Unknown	Unknown	Unknown	Unknown	NA
5	E	Edison	14304 West Bow Hill Rd	Bow	1,500	4,000	5,500	432,100 NA	New Roof NA
	E	Allen	9061 Avon Allen Road	Bow	1,150 NA	3,766 NA	4,150 4,916	566,800 NA	NA New Roof
	E	Samish Island	10367 Halloran Rd	Bow	1,200	2,000	3,200	363,700 NA	NA Connected to PSE solar grid
	E	Chuckanut Ridge	1904 Chuckanut Ridge Dr	Bow	0	1,152	1,152	NA	NA
6	E	Bayridge	16220 Peterson Rd	Burlington	NA	NA	7,179	1,106,600	At or near capacity
	FN	Bayridge	16220 Peterson Rd	Burlington	NA	NA	1,200	300,000	Addition/ 2025
	FN	North/East Side	Unknown	Burlington	NA	2,400	3,500	950,000	Future Station
7	E	Lake Cavanaugh, 150 Radio Tower/HCB Bldg	33673 N Shore Drive	Mount Vernon	NA	NA	NA	73,000	NA
	E	Boat House	34951 E Shore Drive,	Mount Vernon	NA	NA	NA	43,431	NA
	E	Fire Station	35058 S Shore Dr	Mount Vernon	1,560	1,170	2,730	347,447	NA
	E	Fire Station	33673 North Shore Dr.	Mount Vernon	0	2,376	2,376	700,000	
8	E	Hickson	20464 Prairie Road	Sedro-Woolley	2,214	1,890	4,104	418,900	N/A



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								County Value	
	E	Punkin Center	34041 SR 20	Sedro-Woolley	2,200	3,000	5,200	231,000 County Value	N/A
	E	Prairie	3212 Hwy 9	Sedro-Woolley	2,640	3,210	5,850	536,300 County Value	N/A
	E	Lyman	8334 S. Main Street	Lyman	NA	1,000	NA	102,000	Town owned
	FN	Unknown	Unknown	Sedro-Woolley Lyman	3,000 NA	5,000 4,000	8,000	3,500,000	Future Station
9	E	Main	16818 West Big Lake Blvd	Mount Vernon	3,000	10,000	13,000	1,552,600	NA
	E	Old Station 1	16822 West Big Lake Blvd	Mount Vernon	1,200	1,680	2,880	121,100	NA
	E	Erlich	19547 SR 9	Mount Vernon	NA	2,000	2,000	164,400	NA
	E	Finn Settlement	27955 Lake Cavanaugh Rd	Mount Vernon	NA	1,200	1,200	98,000	NA
10 (Skagit County Regional Fire Authority)	E	Station 2 Grassmere	44654 SR 20	Concrete	800	1,800	2,600	198,000	NA
	E	Station 1 Birdsview	8391 Russell Road	Birdsview	NA	NA	3,192	750,000	NA
	E	Training Grounds	44872 SR 20	Concrete	NA	NA	NA	250,000	Future training grounds
	E	Station 3 Rockport	10914 Alfred St	Rockport	0		3350	300,000	Building needs replaced
	E	Station 4 Marblemount	60157 SR 20	Marblemount	0			100,000	Do not own, need to purchase land and build new hall
	FN	Training Grounds	44872 SR 20	Concrete	NA	NA	NA	300,000	Improvements and additions
	FN	Station 3 Rockport	10914 Alfred St	Rockport				2,500,000	New hall
	FN	Station 4 Marblemount	To Be Determined	Marblemount				3,000,000	Land and new hall
11	E	Station 1, Dewey Beach	14825 Deception Rd, Bldg 1	Anacortes	NA	5,000	5,000	600,000	District 11 collects \$. 45 <u>38</u> per \$1,000
	E		Bldg 2, West Addition	NA	NA	NA	2,400	NA	
	E		Bldg 3, North Addition	NA	NA	NA	1,250	NA	
	Fn		Remodel bldgs. 1, 2 and 3	NA	NA	NA	NA	5,000,000	Cost of remodel project
	E		Bldg 4, 2-Story House	NA	NA	NA	950	NA	
	FN		Remove Bldg 4	NA	NA	NA	NA	30,000	Cost of project



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	E		Bldg 5, Old Fire Station	NA	NA	NA	1,300	NA	New Foundation to community hall
	E		Bldg 6, Community Hall	NA	NA	NA	1,400	100,000	
	E	Station 2, Marine Drive	4214 Wildwood Ln	Anacortes	NA	NA	4,086	300,000	
12	E	Bayview	12587 C Street	Mount Vernon	NA	NA	3,250	900,000	NA
13	E	Summit Park (Station 1)	8652 Stevenson Rd	Anacortes	1,080	4,545	5,625	700,000	NA
	E	Hope Island- Sleeper Unit 2	17433 Snee-Oosh Rd	La Conner	NA	NA	NA	300,000	NA
	FN	Summit Park - Sleeper Unit	8652 Stevenson Rd	Anacortes	NA	NA	NA	300,000	NA
	E	Training Center	8652 Stevenson Rd	Anacortes	NA	NA	NA	600,000	NA
	E	Hope Island Sleeper Unit 1	17431 Snee-Oosh Rd	La Conner	NA	NA	NA	300,000	NA
	E	Hope Island (Station 2)	17433 Snee-Oosh Rd.	La Conner	NA	NA	NA	200,000	NA
14	E	Alger, Station 1	18726 Parkview Lane	Burlington	840	5,640	6,480	634,442	Sleeping quarters needed
	E	Hobson, Station 2	5231 Hobson Rd	Bow	NA	NA	1,680	134,502	Need to replace station
15	E	Lake McMurray	22790 Front Street	Mount Vernon	NA	NA	2,280	387,000	No information received.
16	E	Day Creek	31693 South Skagit Highway	Sedro-Woolley	1800	1,935	3,735	322,220	NA
17	E	Guemes Island	6310 Guemes Island Rd	Anacortes	NA	NA	NA	314,000	Running at 100% capacity
	FN	Guemes Island	Unknown	Guemes Island	NA	NA		800,000	
24	E	Station 38	30020 Swede Heaven Rd	Arlington	0	4	1,4,095	1.3 million	
	E	Station 39	1115 Seemann St	Darrington	500	7	NA	500,000	Owned by Town of Darrington
	E	White Horse Community Center	30020 Swede Heaven Rd	Arlington	NA	NA	NA	154,000	NA
	E	Cloer Pump Station	31010 Sauk Prairie Rd.	Darrington	NA	NA	NA	10,000	Pump house and stationary water tank

Fire Apparatus (All Districts)

Dist	E/FN	Station	Type	Year	Make	Formatted Table (gallon)			
2	E		Tender/Pumper	1997	H&W	T2-1665	2,800	1,000	199,000



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Dist	E/FN	Station	Type	Year	Make	Formatted Table			
							(gallon)		
2	E	McLean Rd Fire Station 1	Ladder Truck	2005	E-One	L2-215	800	1,500	458,500
	E		Heavy/Rescue	2001	International	R2-17	NA	NA	171,600
	E		Command Vehicle	2016	Chevrolet	C2-10	NA	NA	31,500
	E		Engine/Pumper	2024	E-One	E2-11	1,000	1,500	1,000,000
	E	State Route 536 Fire Station 2	Mass Casualty Trailer	1997	Wells Cargo	NA	NA	NA	6,100
	E		Brush Truck	2022	Ford F550	B2-24	340	1,251	150,000
3	E		Engine/Pumper	1993	Freightliner	E2-61	1,000	1,500	184,200
	E		Engine/Pumper	2016	Pierce	E2-11	1,000	1,500	400,000
	E		Mass Casualty Trailer	1997	Wells Cargo	N/A	N/A	N/A	6,100
	E		Brush Truck	2022	Ford F550	B2-24	340	1,251	150,000
	E	Conway, Station 1	Pumper	2007	HME	E-311	1,000	1,250	408,200
	E		Pumper	1991	International	E-312	2,500	250	113,600
	E		Rescue	1999	International	E-317	NA	NA	147,700
	E		Tender	2004	Kenworth	T-316	3,400	250	284,700
	E		Utility	1994	Ford	U-318	NA	NA	16,100
	E		Command Vehicle	2015	Ford	B-3	NA	NA	45,000
	E		Command Vehicle	2002	Ford	C-301			24,700
	E		Aid	2003	Ford	A-319	NA	NA	75,000
	E	Cedardale, Station 2	Pumper	2007	HME	E-321	1,000	1,250	397,800
	E		Pumper	1986	Ford	E-322	850	1,000	31,781
	E		Rescue	2004	International	R-327	NA	NA	198,900
	E		Brush	2009	Ford	B-324	250	300	25,000
4	E	Clear Lake Station 1	Command Vehicle	2012	Ford	410	NA	NA	45,000— belongs to Big Lake Station 9 as of 2019
	E		Contender Pumper	2010	Pierce	411	750	1,500	NA
	E		Tender	2006	Kenworth	416	3,000	350	NA
	E		Pumper	2016	Pierce	412	750	1,500	420,396
	E	Clear Lake Station 2	Ambulance	2006	FMC	419	NA	NA	37,500
	E		Pumper Demo	2023	US Fire	421	NA		698,750
	E	Clear Lake Station 3	Brush Truck	2006	International	414	600	125	NA
	E		Pumper	1991	Spartan	421	1,000	1,500	NA



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							(gallon)		
5	E	Edison	Engine/Pumper	20232014	Pierce	511	750	1,250	650,000NA
5	E		Engine/Pumper	20252008	Darley	512	300	750	450,000NA
	E		Tanker/Tender	2002	Freightliner	516	4,000	750	NA
	E		Medium Duty Rescue	2007	Pierce	517	NA	NA	NA
	E	Allen	Pumper	2008	Darley	521	1,000	1,250	NA
	E		BLS	2003	E350	529	NA	NA	NA
	E		Pumper	1997	Darley	522	750	1,000	NA
6	E	Samish Island	Engine/Pumper	20242001	Darley	531	750	1,5001,200	650,000NA
	E		Tanker/Tender	1991	GMC	536	1,500	750	150,000NA
	E		BLS	2008	E350	539	NA	NA	350,000NA
	E	Burlington	Engine/Pumper	2002	Pierce	612	750	1,500	211,000
	FN		Engine/Pumper	2022		612	750	1,500	575,000
	E		Engine/Pumper	2015	Rosenbauer	611	750	1,500	400,000
	FN		Engine/Pumper	2035		611	750	1,500	550,000
	E		Engine/Pumper	1991	E-One	621	500	1,000	158,400
	FN		Engine/Pumper	2019		621	500	1,000	350,000
	E		Engine/Rescue/Pumper	2017	W.S. Darley	617	350	1,500	333,000
	FN		Engine/Rescue/Pumper	2037		617	NA	NA	400,000
	E		Ambulance	1998	Ford	619	NA	NA	10,000
	FN		Ambulance	2020		619	NA	NA	200,000
	E		Command Unit	1999	Ford 150	B6	NA	NA	5,000
	FN		Command Unit	2019		B6	NA	NA	50,000
	E		Command Unit	2016	Chevy Tahoe	601	NA	NA	50,000
	FN		Command Unit	2026		601	NA	NA	50,000
7	E	Lake Cavanaugh	Command Unit	2016	Ford F250	602	NA	NA	40,000
	FN		Command Unit	2026		602	NA	NA	60,000
	E		Fire Automobile	1992	Ford	719	NA	NA	25,000
	E		Tanker	2011	Kenworth	716	3,000	750	205,200
	E		Pumper	2010	Pierce	711	1,000	1,000	250,000
8	E	Hickson	Light Rescue	2016	Ford	717	NA	NA	97,000
	E		Ambulance	1993	Ford	729	NA	NA	\$8,000
	E		Utility Vehicle	2005	Ford 250	828	NA	NA	15,000
	E		Command Vehicle	2021	Dodge SUV	801	NA	NA	60,000
	E								



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Dist	E/FN	Station	Type	Year	Make	Formatted Table			
							(gallon)		
	E	Punkin Center	Engine/Pumper	2013 2000	H7WDarley	821	1,000	1,500	250,000 381,308
	E		Tender	1998	Freightliner	856	3,000	500	175,000 200,811
	E		Engine Pumper	2000 2013	Darley H&W	852	1,000	1,500	300,000
	E		Command Vehicle	2024	Dodge 1500	885	NA	NA	50,000
	F		Engine/Pumper	1999	Darley	831	1,000	1,500	300,000 381,308
	E	Prairie	Brush Truck	2008	Ford 550	854	300	200	150,000
	E		Engine/Pumper	2000 2013	Darley H&W	832	1,000	1,500	300,000
	E		BLS/Aid Vehicle	2006	International	839	NA	NA	60,000
	E		Engine Pumper	1999	Darley	831	1,000	1,500	381,000
	E		Tender	1999	Freightliner	836	3,000	500	150,000
	E		Command Vehicle	2022	Dodge SUV	B-83	NA	NA	65,000
	E		Utility Vehicle	2005	Ford F-250	828	NA	NA	15,000
	FN		Tender	2024	Kenworth	836	3,000	1,500	450,000 500,000
			Engine	<u>2025/2026</u>	<u>Unknown</u>	<u>832</u>	<u>1,000</u>	<u>1,500</u>	<u>1,000,000</u>
	E	Sedro-Woolley	Tender	2005	International	5516	3,000	750	200,000 215,000
	E	Lyman	Engine/Pumper	2006	GMC	841	1,000	1,500	215,000
	E		Quick Attack/Rescue	2006	F350	847	300	NA	90,000 120,000
9	E	Main	Brush TankTruck	2000 2010	Ford	912 914	250	NA	50,000
	<u>E</u>		<u>Rehab</u>	<u>1999</u>	<u>Ford</u>	<u>Rehab</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	E		Ambulance	2007	MedTec	919	NA	NA	50,000
	E		Engine	2006	Pierce	911	750	1,250	270,406
	E		Command Vehicle	2001	Ford	Battalion 9	NA	NA	28,404
	E		Command Vehicle	2012	Ford	910	NA	NA	45,000
	E		Ladder	1994	Pierce	915	NA	NA	40,000
	E		Tender	2025	Pierce	916	3,000	1,250	650,000
	<u>E</u>		<u>Brush Truck</u>	<u>1987</u>	<u>Pierce</u>	<u>924</u>	<u>250</u>	<u>NA</u>	<u>50,000</u>
	E	Erlich	Engine	2001	Pierce	921	750	1,250	179,105
	E	Finn Settlement	Engine	1984	Ford	931	850	1000	NA



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							(gallon)		
	FN		New engine to replace 1984 engine						
10 (Skagit County Regional Fire Authority)	E	Grassmere	Tanker/Tender	2014	Kenworth	10-26	3,000	750	285,000
	E		Engine	2018	Kenworth	10-21	1,000	1,500	330,000
	E		Rescue	2018	Ford	10-27	300	250	200,000
10 (Skagit County Regional Fire Authority)	E	Birdsview	Engine	2013	International	10-11	1,000	1,250	240,000
	FN		Engine	2033		10-11	1000	1500	1,000,000
	E		Engine	1996	International	10-12	1000	1250	1,000,000
	FN		Engine	2026		10-12	1000	1500	1,000,000
	E		Command Vehicle	2001	Ford	10-18	NA	NA	NA
	FN		Engine			10-11	1,000	1,500	350,000
10 (Skagit County Regional Fire Authority)	E	Rockport	Engine	1996	Spartan/Darley	10-31	750	1500	
	FN		Engine			10-31	1000	1500	1,000,000
	E		Tender	2003	Kenworth	10-36	3000	350	200,000
	E		Aid	2001	Ford	10-39	NA	NA	20,000
10 (Skagit County Regional Fire Authority)	E	Marblemount	Engine	1987	International	10-41	750	1250	5000
	E		Engine	1981	Ford	10-42	750	1250	5000
	E		Aid	1996	Ford	10-49	NA	NA	10,000
	FN		Engine	2025	International	10-41	1000	1500	650,000
	FN		Brush	2025	Ford	10-44	300		200,000
11	E	Station 1, Dewey Beach	Engine, Type 1	2014	Spartan	11-12	NA 1000	NA 1500	500,000
	E		Water Tender, Type 2	2004	Kenworth	11-16	NA 3000	NA 500	200,000
	E		Light Rescue	2015	F550	11-17	NA	NA	250,000
	E		Brush Truck, Type 6	1992 2014	Becker/Chevy F550	11-14	NA 300	NA	100,000 250,000
	E		Crew Cab Truck	2016	Ford F250	11-18	NA	NA	40,000
	E	Station 2, Marine Drive	Engine, Type 1	2000	Spartan/Darley	11-22	NA 1000	NA 1500	350,000
	E		Engine, Type 6	2016	Ford/Fouts Bros F550	11-24	NA 300	NA 100	150,000
	E		Engine, Type 1	2021	Spartan	11-21	NA 1000	NA 1500	800,000
	E								
12	E	Bayview	Utility Truck	2003	Ford F350	1218			80,000
	E		Pumper/ Tender	1996	Peterbuilt Pumper	1216	NA	NA	550,000
	E		Fire Engine	1992	1992 Darley Spartan	1211	NA	NA	650,000
	E		Fire Engine	2020	Darley F550 WASP	1217			350,000



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							(gallon)		
13	E	Summit Park	Aid Vehicle	1997	Ford Superduty Ambulance	1219	NA	NA	380,000
	E		Engine	2001	Freightliner	13-11	1,000	1,500	200,000
	E		Engine	1989	Ford	13-12	1,000	1,500	200,000
	E		Ambulance	2019	Ford	13-29	NA	NA	150,000
	E		Ambulance	2002	Ford	13-39	NA	NA	150,000
	E		Engine	2019	Pierce	13-21	1,000	1,260	350,000
	E		Brush	2017	Dodge	13-14	400	500	75,000
	E		Ambulance	2016	Ford	13-19	1,000	1,500	150,000
	E		Brush	1994	Ford	13-24	400	500	75,000
	E		Tender	1990	Ford	13-26	3,000	1,500	200,000
	E		Command Vehicle	2019	Ford	B13	NA	NA	75,000
	E		Command Vehicle	2010	Ford	13-00	NA	NA	34,000
	E		Rescue	2008	Chevy	13-27	NA	NA	30,000
14	E	Alger, Station 1	Engine	2009	International	1417	500	1,000	230,000
	E		Engine	1988	Ford	1411	1,000	1250	156,750
	E		Aid Unit	995	Ford	1419	NA	NA	50,000
	E		Tender	2011	Kenworth	1416	3,000	1,000	311,120
	E		Brush Truck	1994	Ford	B1414	230	100	50,100
	E	Hobson, Station 2	Engine	1995	International	1421	1,000	1,250	151,750
	E		Tender	1990	International	1426	2,000	500	63,610
	E		Aid Unit	1989	Ford	1429	NA	NA	50,100
15	E	Lake McMurray	Engine/Pumper	1990	Pierce	1511	500	1,500	15,000
	E		Tender	1989	International	1516	2,000	500	90,000
	E		Rescue Vehicle	1990	Chevrolet	1517	NA	NA	40,000
	E		Aid Vehicle	2003	Ford	1519	NA	NA	40,000
	FN		Rescue Vehicle			1519	NA	NA	50,000
16	E	Day Creek	Engine/Pumper	2003	International	1611	1,000	1,250	150,000
	FN		Pumper/Tender	2019	UnknownMidwest	1616	3,000	750	280,000
	E		Engine/Pumper	1995	Seagrave	1612	750	1,250	40,000
	E		Tanker/Tender	1987	Kenworth	1616	5,000	250	10,000
	E		Aide Unit	19942012	FordFreightliner	16198	NA	NA	40,00020,000
	E		Command Unit	2001	Ford	1610	NA	NA	10,000



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							(gallon)		
17	E	Guemes Island	Truck/Pumper	2005	Pierce	1711	750	1,250	150,000
	E		Truck/Tanker	2006	Freightliner	1716	4,000	200	90,000
	E		Brush Truck	2009	Ford	1714	200	150	125,000
	E		Ambulance	2001	MedTec	1719	NA	NA	40,000
	E		Command Unit	2004	Ford	1701	NA	NA	5,000
	E		Truck/Pumper	1991	Seagrave	1712	500	1,250	200,000
	E		Trailer/Air Refill	2017	Forest River/Eagle Air	Air-17	NA	NA	28,000
	FN		Utility Vehicle	NA	NA		NA	NA	
24	E	Darrington	Engine 39A	2015	Rosenbauer	2423	1,000	1,500	380,000
	E		Tender 38	1997	Freightliner FL80	2406	1,500	750	183,000
	E		Brush 39	2001	Ford F550	2409	400	150	90,000
	E		Tender 39	1993	Ford L8000	2429	2,500	750	30,000
	E		Aid Car 38	2017	Ford F550	3811	NA	NA	200,000
	E		Aid Car 39	2023	Ford F450	2441	NA	NA	410,000
	E		ATV 39	2016	John Deere Gator	3919	NA	NA	20,000
	E		Medic 39	2021	Ford F450	2437	NA	NA	350,000
	E		Command Vehicle	2011	Chevy Tahoe	2421	NA	NA	25,000
	E		E38	1997	International 4900	2428	750	1250	80,000
	E		U39	2019	Ford F350		NA	NA	5,000
	E		Command Vehicle	2022	Ford Interceptor	2438	NA	NA	80,000
	E		Command Bus	1991	Bluebird Bus	2440	NA	NA	250,000
	E		Engine 39	2023	Spartan	2442	1000	1500	850,000



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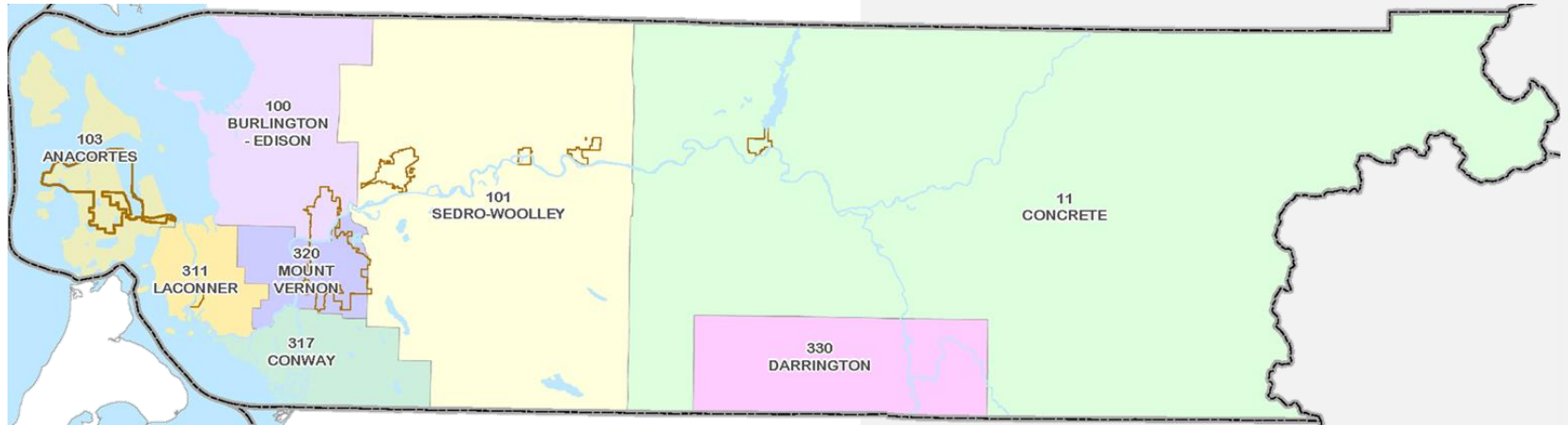
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School Districts



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 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.



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Skagit County finds that several school districts are not providing sufficient permanent capacity to support development throughout the County. Mount Vernon School District and Burlington-Edison School District (BESD) are currently supporting their populations through large numbers of portable classrooms. Mount Vernon also plans to build a new elementary school, renovations of Madison Elementary, and expansion of Mount Vernon High School.



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Facilities Inventory & Capacity Analysis

The school district capital facility plans below are incorporated into this document by reference and available on the County [website](#). Data shown is capacity figures as of the date of the district’s Capital Facilities Plan. Enrollment figures are 2022-2023 school year data from OSPI and capacity data is supplied by the district.

Table 4. Summary of school district capacities and needs

District	SD#	CFP	Elementary (K-6/8)			Middle Schools			High Schools			District Totals			Notes and Needs
			# of schools	Cap	Enroll	# of schools	Cap	Enroll	# of schools	Cap	Enroll	Cap	Enroll	Diff	
Anacortes	103	2014	3	1584	1,178	1	650	609	2	994	809	3,228	2,596	632	Anacortes has a Study & Survey instead of a CFP.
Burlington-Edison	100	2021	5	2,458	2,146	0	0	0	1 2	1,569	1,110	4,027	3,256	771	BESD has 43 portable classrooms.
Concrete	11	—	1	840	308 531	0	0	0	1	420	181 205	1260	489 736	524	Concrete doesn’t have a CFP.
Conway	317	2014	1	575	442	0	0	0	0	0	0	575	442	104	High school students go to surrounding high schools. Conway has a Study & Survey (2021) CFP (2014). High school students go to MVHS. Conway has a Study & Survey instead of a CFP.
La Conner	311	2013	1	314	185 207	1	214	120 30	1	390	172 155	918	492 477	426 41	LC has a Study & Survey instead of a CFP.



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Mount Vernon	320	2022	6	29302,850	2,5662,674	2	11001,200	1,2731,231	1	1,5961,600	1,9581,693	5,6266,378	5,7976,326	-17152	MVSD has 48 portable classrooms. NTCA Skills Center enrollment 315. Skalls Academy (home/school partnership) enrollment 253. Aspire (alternative school) enrollment 159.
Sedro-Woolley	101	2021	7	1297	2285	1	702	670	2	1161	1261	3160	4216	-1056	SWSD has 55 portable classrooms.
Total			24	9,998	9,355	5	2,666	2,682	9	6,1	Commented [RE2]: Update once all received.				



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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 District is in the process of exploring replacement of their existing pool and continues to have discussions with the city about a proposed joint facility. This facility is currently estimated at 60,000 square feet, and would be complete with two pools, fitness center and fitness classroom with an estimated cost of \$60 Million. The likely funding sources would be from a combination of fundraising and a bond ask. This Project was currently on hold due to the COVID-19 pandemic but is now moving forward. Prior to 2036 we will need to replace the current pool facility, as it is nearing its useful life.

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 No.3 (Campbell Lake) was dissolved by Resolution 18290 on June 26, 2001.

Sewer District No. 1 (La Conner)

Sewer District No.1 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 No. 1 is a member of the Washington Association of Sewer and Water Districts. Skagit County Sewer Dist No.1 is seeking grant funds for engineering costs for a feasibility study to repair/replace the entire aging sewer system. Future needs are the purchase/acquisition are the purchase of the following:

- 1) Sewer system repair/upgrade, anticipated cost to be upwards of \$1 million.
- 2) Replace stationary generator, anticipated cost of \$30,000.



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Sewer District No. 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. Future needs are the purchase of the following:

- 1) SM200 Kubota Membranes for two membrane tanks for wastewater filtration. \$496,000.
- 2) Completely rebuild lift stations #4 and #6, anticipated cost of \$1.2 million total for both stations.
- 3) Equalization tank to buffer flow into tank, anticipated cost of \$500,000.

Sewer District No. 4 (Bullerville Utility District)

In February 2017, Skagit County formally dissolved the district through [ordinance 20170001](#).



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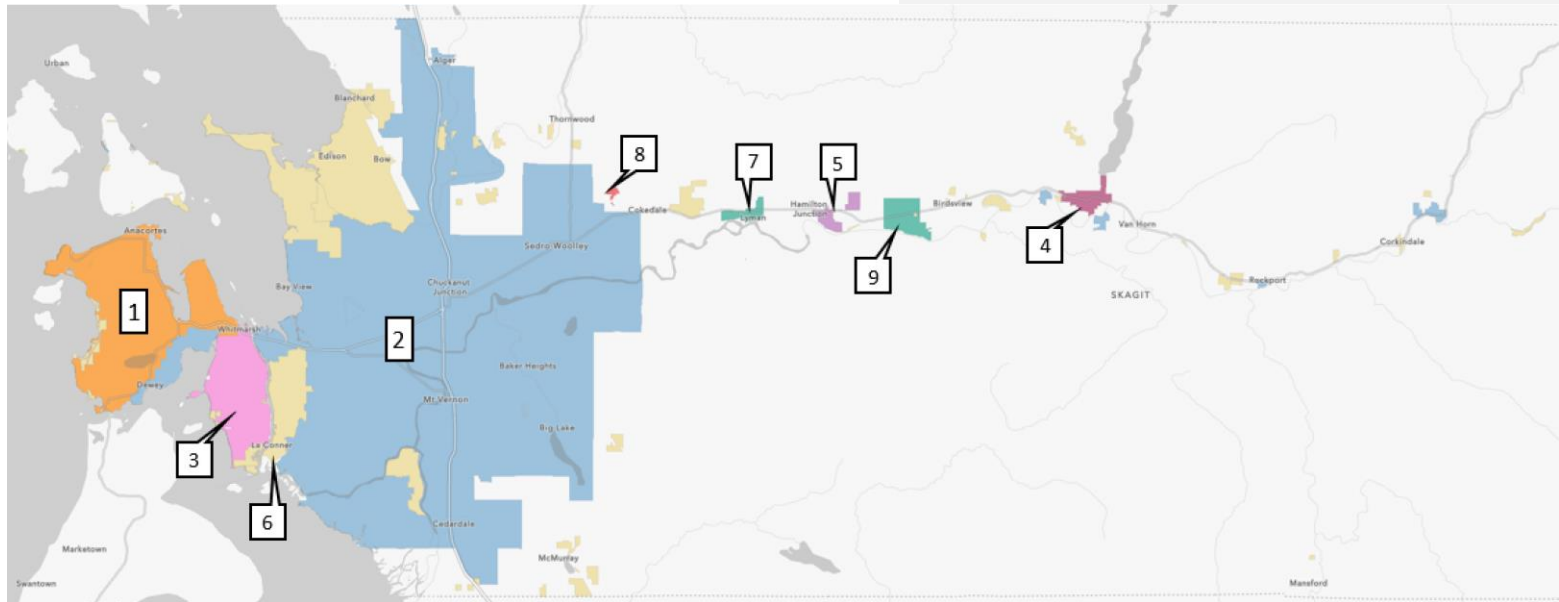


Table 5. Public water Districts

Map Label	Water System	Plan	Governance	ERUs*	Service Area (generally)	Water Source (generally)
1	City of Anacortes	Update at the end of 2023 2025	City of Anacortes	9,545 ERU	City and much of Fidalgo Island – Currently the Water System plan is being updated and will be finished at the end of 2023 2025	Skagit River
2	Skagit PUD No. 1	2025 2024	Three-member Board of Commissioners	49,086 48,842 ERUs	Both incorporated and unincorporated Skagit County from Sedro-Woolley to the Swinomish Channel and six remote systems	Skagit River/ Cultus Mtn Watershed, City of Anacortes (backup or emergency supply source)
3	Swinomish Tribal Community	2018 Update	Swinomish Tribe	747 ERU	Swinomish Reservation	City of Anacortes
4	Town of Concrete	2025 2019 Update in Progress	Town of Concrete	557 ERU	Town of Concrete and UGA	Grassmere Spring on Burpee Hill
5	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
6	Town of La Conner	2009	Town of La Conner	1964 ERU	Town of La Conner north to Highway 20	City of Anacortes



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7	Town of Lyman	2020	Town of Lyman	279 ERU	Town of Lyman and outlying rural areas along the Town's existing distribution system	Two groundwater wells within the town boundaries
8	Upper Skagit Public Utility	—	Upper Skagit Tribe	—	Upper Skagit Reservation	
9	Water District No. 1	2006	Three-member board of commissioners	175 ERU	Highway 20 near Birdsvew, the Town of Concrete, and the Rasar State Park area	Two wells two miles east of Hamilton

* 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 (page 4-15).

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—2000](#).

The Public Water System Coordination Act and Department of Health implementing regulations ([WAC Chapter 246-293](#) and specifically [WAC 246-290-100](#)) require that certain water purveyors prepare a Water System Plan identifying their proposed program for compliance with and implementation of responsibilities defined in the Coordinated Water System Plan. Skagit County does not itself provide water service to any area of the County, but it reviews all plans involving facilities in the unincorporated area, including municipal activities outside corporate boundaries, for consistency with the County's Comprehensive Plan and the Coordinated Water System Plan.

Due to the volume and complexity of information contained in these plans, inventory and financing information is not repeated in this Capital Facilities Plan. Copies of approved Water System Plans are kept on file with the Skagit County Health Department, and are considered part of the Skagit County Coordinated Water System Plan. Skagit County Comprehensive Plan Chapter 9, Utilities Element, contains additional information on County water systems.

Water System Updates

The Skagit County Coordinated Water System Plan contains a list of Expanding Community Systems that require water system plans. Changes to these plans are considered relevant to capital facilities growth planning and require a local consistency review by Skagit County. Proposed changes were reviewed for consistency with the Skagit County Comprehensive Plan for this plan update:

- Blanchard Edison: modification of service boundary to include six parcels previously within the Colony Mountain boundary.



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- Swinomish Tribal Community: replacing existing water service line. This project will cost \$250,000.

Water System Plans are available on the CFP website for the publicly owned water providers. The Alger Water District was formed in February 1996 but dissolved in 2001 and turned over to Skagit PUD.



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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

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 2022~~20~~. A Level of Service analysis has traditionally been included in park and recreation plans as a useful way to inventory park and recreation facilities and to measure services to specific standards. Historically, a LOS value was calculated for each park and facility category based on population and then compared to a national standard. The practice of quantifying local levels of service to a national standard has not proven to be beneficial or justifiable. Each city, county or state’s resources and needs are unique. Planning for parks services must arise from the abilities and goals of each individual jurisdiction. Because of this, the National Recreation and Park Agency ceased publishing their LOS standards.

Although LOS standards give an indication as to the degree of facilities and programs comparable Washington State counties provide their citizens, there are many other dynamic factors contributing to priorities/need in Skagit County. Skagit County need assessments are developed using public input, survey results, observed “use patterns,” as well as LOS comparisons of other counties. A combination of these contributory factors are weighed and ultimately ranked as to their overall degree of need. These results, along with current and forecasted population numbers, are used to determine an existing and future need statement.

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

- LOS standards, which provide service levels from other Washington State Counties and provide guidance in establishing LOS standards in Skagit County;
- Public input, which provides fundamental information from those who use or oversee facilities and programs in Skagit County and indicate facility or program need;



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- 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.

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.~~ [Fire Protection District No. 2 built a section station in 2010 at 15271 SR 536.](#) 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, 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. Fire District No. 6, itself has six full and two part time employees, and 26 volunteer employees.

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 part-time and volunteer firefighters. The Fire District purchased one new fire engine in 2020. Two engines, rescue pumper, and an aid care are housed at the Bay Ridge Station. One aircraft engine and two foam trailers are housed in a second station at the Port of Skagit.

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 development of the Bayview Ridge UGA, increased full-time employment, as opposed to volunteer service, can be expected to occur.

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

With projected growth and rise in service calls through 2025, District No. 6 sees the need to build a satellite fire station east of Burlington.

Fire District No. 2’s Capital Improvement Plan for 2013 includes a second replacement at station 2 for \$450,000 from bank reserves in 2018.

Fire District No. 12 added one new fire engine, for a total of 2 fire engines, one pumper tender, one aid vehicle and one utility truck. A fire sprinkler system was also added to the Fire District 12 Fire Station in 2021.



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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 [its GIS](#) maps and in individual project files in the PUD's office.

Water Supply. Skagit PUD obtains its primary water supply from the Skagit River, with the remaining supply obtained 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 [a](#) water surface elevation 465 feet. The pump station and pipeline from the Skagit River to Judy Reservoir provides a more reliable alternative source of supply. A portion of the unincorporated County population is served by the Judy Reservoir system. The Bayview Ridge area is currently served by the Judy Reservoir system with emergency interties with the City of Anacortes. With its 1996 Skagit River Memorandum of Agreement, Skagit PUD does not anticipate any shortage of supply before 2050.

Treatment and Storage. Water is pumped from Judy Reservoir to the water treatment plant. The treatment plant has been expanded to 24 MGD peak flow. Treated water flows from the treatment plants to 6.0 million gallon Clearwells that supply the transmission system by gravity.

Transmission and Distribution. The transmission and distribution pipelines of the Judy Reservoir system consist of over 600 miles of water mains, and over 30 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 6. Water demand standards

Per Capita Consumption Per Day	LOS 2000
Urban	135
Rural	90
Urban Peak Day to Avg Day	1.7 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



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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 with an emergency 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 726 meters in 2000, and 771 meters in 2024. One of the PUD's top ten high demand customers, Sierra Pacific Industries mill, is located in the subarea.

The PUD's Water System Plan anticipates urban development of the full Urban Growth Area (UGA) and includes a series of projects that will provide service to the UGA from the Judy Reservoir system by the year 2020. A new 2.9 million gallon storage reservoir for the Bayview Ridge area was constructed in 1999. This reservoir was sized to accommodate increased storage and to reduce reliance on the intertie with the Anacortes system. Available reservoir storage is dependent on the topography of the area served so as to maintain minimum pressure. However, it is expected that the tank could serve 6,300 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 sewer service 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.



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The flow design standards established in the City of Burlington Wastewater Comprehensive Plan (2025 to 2040) are summarized below. “GPCD” means gallons per capita per day; “GPAD” means gallons per acre per day.

Table 7. Wastewater flow standards

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

The table below shows the wastewater flow projections for the years 2025 and 2040. 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 8. Wastewater flow projections

Flow (MGD)	2025	2040
Avg. Dry Weather Flow	1.30	1.63
Avg. Annual Flow	1.54	1.98
Max. Monthly Flow	2.29	2.78
Peak Daily Flow	2.81	3.39

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 2040. The City of Burlington’s Wastewater Comprehensive Plan was updated in 2024.

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 2016 six-year Capital Facilities Plan, the District’s permanent capacity is 3,150, the district’s enrollment for 2021 was 3,323. Bayview elementary had an enrollment of 521 students in 2021. The School District is using portable classrooms to house students until new permanent facilities become available.



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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 2016 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 will be minimal impact on the school district.

Drainage

SYSTEM DESCRIPTION

The Port of Skagit (Port) owns approximately 1,970 acres within the Subarea. It has a stormwater management plan covering Port-owned areas, including the Skagit Regional Airport and Bayview Business Park. The Port's stormwater system includes: (1) private collection and conveyance systems, such as catch basins, pipes, and ditches; (2) onsite treatment facilities, like swales, ponds, and other Best Management Practices (BMPs) for developed parcels; (3) and regional detention facilities, including two main detention systems that manage runoff at a broader scale. ~~The Port developed a stormwater management plan for Port-owned land, including the Skagit Regional Airport and Bayview Business Park. The Port stormwater system consists of three primary components: (1) collection and conveyance facilities including catch basins, pipes, and open ditches; (2) onsite stormwater treatment for developed parcels including swales, ponds, or other accepted Best Management Practices; and (3) a regional detention system consisting of two primary detention facilities.~~

The Port obtained coverage as a Secondary Permittee under the Western Washington Phase II Municipal Stormwater Permit with a coverage area including all of the Port-owned property on Bayview Ridge. The Port's NPDES coverage area overlaps with Skagit County's Phase II Municipal Stormwater Permit coverage area. The Port funds and implements all requirements for secondary permittees under the Phase II Municipal Stormwater Permit. ~~The Port is a Secondary Permittee under Skagit County's General SW Permit. The County's Permit requirements are not overridden by the Secondary Permit. The County has additional permit requirements that are applicable within the Port's coverage area. Skagit County PW owns, operates and maintains the public stormwater utility in the County's ROW. There is infrastructure throughout the Port, the airport, the Business Park, etc. that are owned, operated and maintained by Skagit County PW. The County's budget pays for all of this work on the public stormwater utility.~~

Some stormwater from Bayview Ridge typically flows through County ROW before discharging into Waters of the State; while some portions of the stormwater discharge directly into Drainage District infrastructure. The downstream infrastructure like the tide gates and pumps are maintained by:

- District 14 - Joe Leary Slough.
- District 19 – Big and little Indian Sloughs.
- District 12 – No Name Slough.



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[These systems fall under the jurisdiction of the U.S. Army Corps of Engineers \(USACE\). All public stormwater runoff from Bayview Ridge eventually reaches Padilla Bay, either from County outfalls to the four freshwater sloughs or directly from County outfalls to Padilla Bay along the shoreline.](#)

[In July 1985, the Port entered into an agreement with District 19 where the Port helps contribute to capital improvement costs related to private drainage and in-stream work to mitigate for increased development in the Port. That agreement was reinstated in August of 2016. The District is not responsible for maintaining the Port's private system or the County's public stormwater utility.](#)

Approximately 1,010 acres of the southeastern and southwestern portions of the Subarea are assessed for drainage by Drainage and Irrigation Improvement District 19. District 19 maintains infrastructure such as open ditches and culverts in the Subarea. District 19 obtained coverage as a Secondary Permittee under the Western Washington Phase II Stormwater Permit. Skagit County's Drainage Utility assesses approximately 500 acres of the Subarea, mainly in the northeastern region; drainage in this area includes ditches, culverts, and sheet flow. Skagit County holds a Western Washington Phase II Municipal Stormwater Permit that applies to the Subarea. In general, drainage from Bayview Ridge flows to waterbodies maintained by District 14 (Joe Leary Slough), District 19 (Big Indian Slough / Little Indian Slough), Dike, Drainage, and Irrigation Improvement District No. 12 (No Name Slough). These sloughs ultimately outlet to Padilla Bay.

In July 1995, 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.

LEVEL OF SERVICE (LOS) & CAPACITY ANALYSIS

[Key planning documents include:](#)

- [Bayview Ridge Subarea Plan.](#)
- [Bay View Watershed Stormwater Management Plan Phases I and II.](#)
- [Port of Skagit's Stormwater Management Plan.](#)
- [Drainage District Operations and Maintenance Agreements.](#)

[Skagit County is currently developing Phase III of the Bay View Ridge Watershed Stormwater Management Plan, funded by a grant. This update will:](#)

- [Ensure compliance with local, State, and Federal regulations.](#)
- [Reassess and prioritize CIPs from previous plans.](#)
- [Identify new CIPs for long-term planning purposes.](#)

[Stormwater runoff from the Bayview Ridge Subarea is conveyed by Skagit County PW before discharging to Waters of the State where there is infrastructure managed by Districts 12, 14, and 19. These districts state that their infrastructure is at or near capacity. Phase III will evaluate system capacity for publicly funded stormwater infrastructure and prioritize upgrades based on condition and performance.](#)

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- [District 12 and 19 use pump stations to back up gravity fed systems, especially during the rainy season.](#)
- [District 14 has completed several drainage improvements and is working with the county to fund a new pump station near Josh Wilson Rd. that will increase pumping capacity and help decrease stormwater retention times in the agriculture crop fields.](#)

[Runoff from impervious surfaces in the Subarea contributes to farmland flooding at the base of the ridge. The County's Stormwater Management Program is actively collaborating with the districts to address these challenges and improve watershed-wide stormwater management. District 19 manages all private and instream drainage facilities within the Indian Slough Basin, which includes both the Little Indian Slough and Big Indian Slough sub-basins. This area overlaps with the Urban Growth Area, which continues to see an increase in development. Many stormwater systems already exist within the sub-basins, including a pump and tide gate, but there is a lack of capacity in the greater system to drain down the flooded areas during high flow events in the rainy season. As a result, the trend of increasing stormwater runoff from upland development continues to impact low-lying farmland by overloading the existing system, including the drain tiles within the fields meant to help mitigate for this issue. The Bay View Watershed Stormwater Management Plan \(Phases I & II\) proposed solutions like channel widening, culvert replacements, and detention facilities. District 19 has expressed concerns about these proposals and is working with the County to update the plans to better reflect current needs.](#)

[The Phase II Plan \(2010\) recommended increasing pump capacity and replacing undersized culverts to reduce flooding in lowland areas. District 12 has expressed concern that these upgrades could worsen downstream drainage issues and is not financially prepared to manage additional upland runoff. The District is collaborating with the County to revise the plan in Phase III.](#)

[District 14, northeast of the Subarea, completed a drainage analysis in 2002 \(Semrau Engineering\) to assess the capacity of its ditches and outfalls. The portion of Bayview Ridge that drains to District 14 flows into the South Spur Ditch, which connects to Joe Leary Slough. This system is influenced by tidal conditions.](#)

[The County has worked with District 14 to improve drainage capacity by:](#)

- [Installing a backflow prevention structure in the South Spur Ditch.](#)
- [Widening the stream channel.](#)
- [Replacing private property bridge crossings.](#)
- [Installing a new tide gate at the slough's outfall point to Padilla Bay.](#)

[The Bay View Watershed Plan also recommends further improvements, such as a slough bypass, additional storage, and a new pump station. District 14 is concerned about the volume of runoff from future urban development and is working with the County to update the stormwater plans.](#)

[The County's Stormwater Management Program has received over \\$275,000 in State funding to support Phase III of the Bay View Ridge Stormwater Management Plan. This phase includes collaboration with districts to address both public and private drainage concerns.](#)



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Applicable analysis documents include the County's Bayview Ridge Subarea Plan, the County's Bay View Watershed Stormwater Management Plan (Phase 1 and 2), the Port's Stormwater Management Plan, the County's Stormwater Management Plan, and the Drainage District's Drainage Maintenance Agreements.

Downstream recipients of stormwater runoff from the Bayview Ridge Subarea include Skagit County Public Works, Districts 12, 14, and 19 are at capacity. Districts 12 and 19 rely on pump stations to supplement gravity drainage systems during storm events as the farmland is currently saturated during winter months. District 14 has completed several projects to improve drainage and is currently evaluating a pump station downstream of Josh Wilson Road to address drainage and is currently evaluating a pump station downstream of Josh Wilson Road to address drainage complaints in that portion of the district. Runoff from the Subarea contributes to flooding of farmland near the base of the hill and runoff from impervious surfaces exacerbates downstream drainage problems by increasing the total run-off. The individual Districts would like to work with the County to evaluate different approaches to managing runoff from upland development.

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 a portion 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 and tidegate at the outlets. Increased runoff from the upland impacts low lying farmland adjacent to surface water drainage systems and also backs up drain tiles systems throughout the district impacting private farmland. The County's Bay View Watershed Stormwater Management Plan (Phase 1 and 2) proposals to alleviate flooding by channel widening, culvert replacements, and detention. However, District 19 has concerns about those proposals and would like to work with the County to update those plans.

District 12, adjoining the Subarea on the west, utilizes a system of pumps and tide gates to discharge water from No Name Slough to Padilla Bay. There are limited stormwater detention facilities within the No Name Slough basin. One primary detention facility is located on the PACCAR property. Pursuant to the Bay View Watershed Stormwater Management Plan Phase 2 report issued in 2010, the County proposed increased pumping capacity to reduce the flooding in the slough's lowland areas. In addition, the County replacement of several undersized culverts is also recommended. District 12 has concerns about those proposals and would like to work with the County to update those plans. The District is not prepared for the financial burden of pumping upland drainage and has concerns that replacing culverts will exacerbate downstream drainage problems.

District 14 lies northeast of the Subarea. A drainage analysis was prepared by the District in 2002 (Letter Report, 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 to increase the capacity of the South Spur Ditch and Joe Leary Slough, including a backflow prevention structure in the South Spur Ditch, widening Joe Leary Slough, new bridge crossings, and a new tidegate at the outlet of the slough. The Bay View Watershed Stormwater Management Plan recommends several additional alternatives to increase conveyance, such as construction of a slough bypass, additional storage near the outlet, and a pump station at the outlet. District 14 has concerns about the total volume of water predicted from upland urban development and would like to work with Skagit



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~~County to update the Bay View Watershed Stormwater Management Plans. The Skagit County Stormwater Management Program has received just over \$275,000 from the State to overhaul the BVR SW Management Plan.~~

DEFICIENCIES & PROPOSED IMPROVEMENTS

As the Bayview Ridge Subarea continues to grow, the increased development will result in additional surface water runoff. We are also seeing a shift in large rain events to spring and fall instead of winter, which would be more likely to disrupt farming operations. ~~It will also likely shift the timing of large events to spring and fall instead of winter, which would be more likely to impact farming operations.~~

The Port of Skagit Stormwater Management Program addresses current and future drainage issues on Port-owned land. The system includes:

- Roadside ditches along the Port's private roadways.
- Detention/retention stormwater ponds.
- Culverts and pipes that convey the Port's stormwater to the County's public stormwater utility.

The Port of Skagit Stormwater Management Plan outlines a detailed capital improvement program to address existing and potential drainage issues and accommodate additional development. An update to this plan is currently underway and is anticipated to be complete by the end of 2025. The update will include plans for additional capacity needed for future development, as the Port's existing regional detention facilities are nearing capacity. Within the Bayview Business Park, detention is managed regionally, but water quality treatment is the responsibility of individual tenants. Basic water treatment is integrated into the detention facilities for portions of Skagit Regional Airport.

Unfinished improvements from Phases I and II will be re-evaluated to confirm their needs and to ensure they meet current watershed conditions and standards. The County will also:

- Inventory and map all County -owned stormwater infrastructure and facilities in the watershed.
- Prioritize and rank stormwater infrastructure based on condition and need.
- Plan for ongoing operations and maintenance and replacement/retrofit.
- This approach will help the County manage public funds more efficiently and ensure sustainable stormwater utility operations.

~~The 2013 Port of Skagit Stormwater Management Program addresses 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. 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.~~

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Capital Facilities Plan

~~2025~~ ~~2026~~
~~2030~~ ~~2031~~

Bayview Ridge UGA

Non-County Capital
Facilities

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~~Proposed improvements that have been left undone in Phases I and II will be reevaluated to ensure the need still exists and the proposed improvements are adequate by today's standards. From there the County will inventory and map all County owned and operated stormwater infrastructure within the Bayview Ridge Watershed. A robust and comprehensive inventory that includes prioritization and ranking of infrastructure conditions and improvement needs will be created and over time, the County will have planned maintenance and retrofits for decades to come. County staff believe this also has the potential to more efficiently manage the public funds trusted to the County for short and long term maintenance needs of the public stormwater utility.~~

Private Development Requirements

Subarea private and commercial development must comply with Skagit County Code 14.32 and all other applicable local, State, and Federal regulations. These developments must provide on-site flow control if required and water quality treatment as they are built.

Phase III of the Bay View Ridge Stormwater Management Plan recognizes the interconnected roles of various stakeholders within the watershed including:

- Private property owners.
- Dike, Drainage, and Irrigation Districts
- Developers.
- Port of Skagit.
- NGOs.
- WSDOT.
- Tribes.

New development must meet all relevant standards including implementation of appropriate Best Management Practices (BMPs) and compliance with the Stormwater Management Manual for Western Washington and the Phase II Municipal Stormwater Permit for Western Washington. Low Impact Development (LID) is the preferred stormwater management strategy when feasible. LID is a modern way to manage stormwater that works with nature instead of against it. LID uses techniques that help rainwater infiltrate into the ground, get filtered by plants and soil, or evaporate. Unlike older systems that quickly move stormwater through pipes to large treatment sites, LID keeps water on-site and treats it more naturally.

~~Runoff from privately held industrial lands (i.e. outside the Port ownership) will be required to meet County stormwater/drainage requirements contained in SCC 14.32 (Stormwater Management), in accordance with the Phase II Municipal Stormwater Permit for Western Washington. Both flow control and water quality treatment will be provided on an individual basis as development occurs.~~

~~The Bay View Stormwater Management Plan addresses issues such as a capital facilities, recognizing the interrelationship and overlap a diverse group of stakeholders that includes private property owners, developers, the Port of Skagit, dike and drainage districts, Skagit County's Drainage Utility and Skagit County Public Works. Project~~



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developers will provide drainage infrastructure at the time of development that will be consistent with the standards and Best Management Practices presented in the Department of Ecology's Stormwater Management Manuals.



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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-[2045](#)) 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, [housing, and employment](#) projections in [the Countywide Planning Policy Policies](#)~~1~~, amended in ~~2016~~2025.

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.¹⁰

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.

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

¹⁰ 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).