

An Ordinance Adopting the 2026 - 2031 Capital Facilities Plan

WHEREAS, on October 14, 2025, the Planning Commission held a work session to review the draft Capital Facilities Plan;

WHEREAS, on October 16, 2025, the Planning and Development Services Department released a draft of the 2025- 2030 Capital Facilities Plan for public review and comment;

WHEREAS, on November 18, 2025, the Planning Commission held a public hearing to receive testimony on the proposed draft;

WHEREAS, the County accepted written comment on the proposed draft from October 16, 2025 through November 7, 2025;

WHEREAS, the Planning Commission deliberated on November 18, 2025, on the proposal;

WHEREAS, on November 18, 2025, the Planning Commission issued a Recorded Motion recommending adoption of the proposal (**Exhibit A**);

WHEREAS, the Board of Commissioners has reviewed the Planning Commission's Recorded Motion;

WHEREAS, on December 8, 2025, the Board of County Commissioners held deliberations on the proposed 2025 - 2030 Capital Facilities Plan;

WHEREAS, the Growth Management Act (RCW 36.70A.130) allows the amendment of the capital facilities element of a comprehensive plan concurrently with the adoption of the County budget; and

WHEREAS, the Board of County Commissioners is adopting this six-year Capital Facilities Plan with the adoption of the County budget.

Now Therefore Be It Ordained by the Board of County Commissioners:

The 2026 - 2031 Capital Facilities Plan, attached hereto as **Exhibit B**, is hereby adopted into the Comprehensive Plan, replacing the previous six-year capital facilities financing plan.

PASSED this 8th day of December, 2025.

BOARD OF COUNTY COMMISSIONERS

SKAGIT COUNTY, WASHINGTON



Lisa Janicki
Lisa Janicki, Chair

Ron Wesen
Ron Wesen, Commissioner

Peter Browning
Peter Browning, Commissioner

Attest:

Linda Banister
Clerk of the Board

Approved as to form:

John
Civil Deputy Prosecuting Attorney

Approved as to Content:

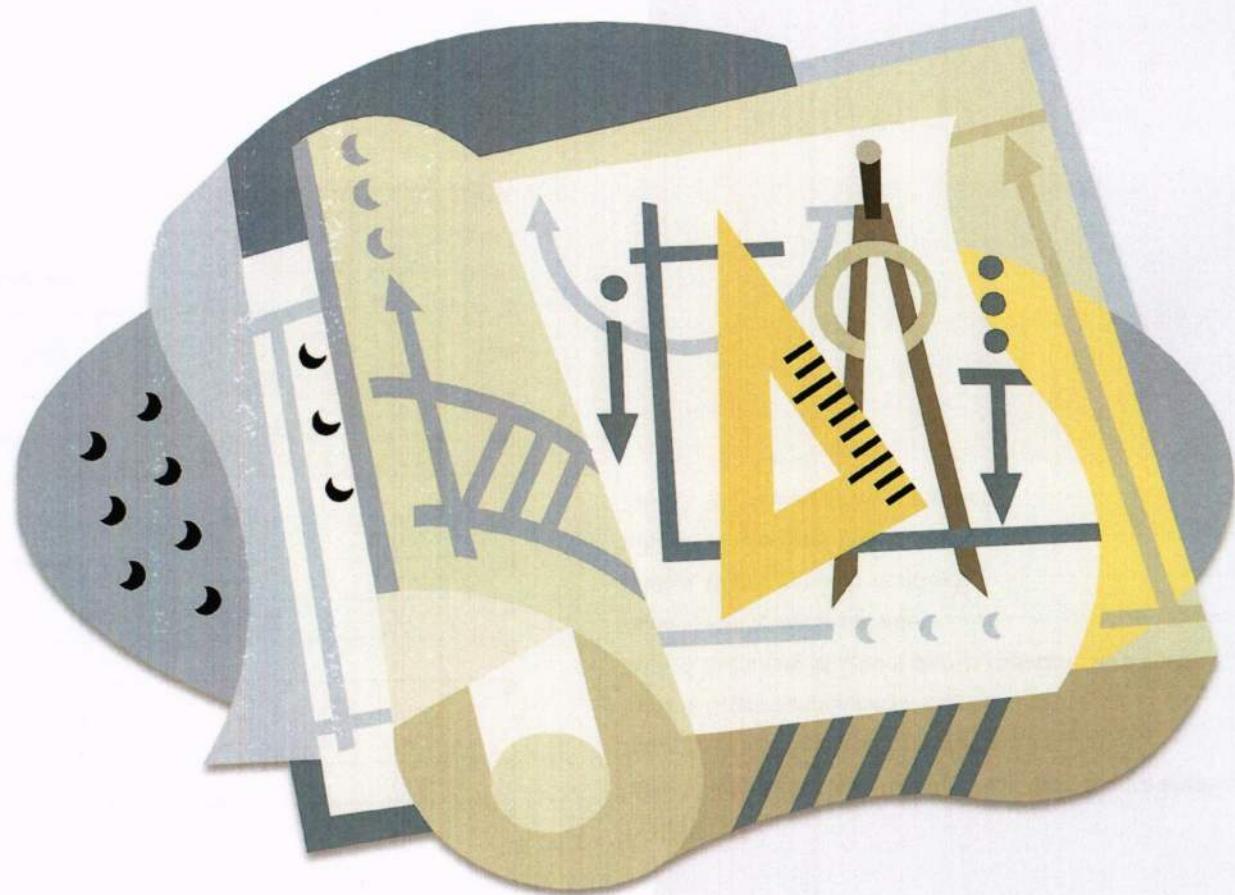
John
Department Head



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

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~~

AVAILABLE ON THE WEB AT
www.skagitcounty.net/cfp



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About this Document

The Skagit County Board of Commissioners is conducting the 20252026-2031 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.*

Field Code Changed

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.

Field Code Changed

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)(ii)(C).

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



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County-Operated Capital Facilities

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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~~ **Formatted: Hyperlink**



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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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General Government

This section consists largely of office buildings that are reconfigurable to serve a variety of needs, and support buildings like the data center. This office space is mostly fungible and can be traded or reallocated among departments as necessary to accomplish 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/sf 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 | 00 | 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 | 00 | 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 | <u>702</u> |
| Regular Part-Time, Pro-Rated Benefits | 37 | 37 | 27 | 21 | 26 | 26 | 29 | 29 | 22 | <u>19</u> |
| Temporary Part-Time/On Call, No Benefits | 209 | 189 | 192 | 192 | 146 | 164 | 129 | 128 | 131 | <u>128</u> |
| Elected Officials | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | <u>17</u> |
| 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 feet 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 | <u>810</u> 0 | 0 | 0 | <u>5,000</u> 5,810 |
| | Total | 300 | 5,000 | 0 | 0 | 0 | <u>6,110</u> 5,810 |



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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).

► **Formatted Table**



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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 | Formatted Table |
|---|---------------|---|--------------|-------------|------------------------|
| 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 | 24 | 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 | 250 25 | 25 | 25 | 25 | 25 | 375 325 |
| Swinomish Boat | Real Estate Excise Tax | 350 | 100 | 250 | 10 | 10 | 10 | 165 250 |
| | Impact Fees | 0 | 5 | 5 | 5 | 5 | 5 | 25 25 |
| | | 3191 | 1825 2929 | 7221770 | 895662 | 672636 | 646636 | 646 76727558 |
| Total | | | | | | | | |

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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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 interceptor 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 is 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 | Formatted Table |
|--|----------------|-----------------------------|----------|-----------------------------|--------|--------|-------------|--|---------------------------------|
| 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 | | \$1,276,414 | | | \$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 | Gibralter 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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|---|--------------------|------------------------------------|----------|------------------|----------|
| 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 |
| Gibralter Road MP2.1 Cross-Culvert Connection | Storm Drain System | Gibralter 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 | Drainage Utility | 0 | 0 | <u>15,000</u> | 0 | 0 | 0 | <u>15,000</u> | Formatted: Left |
| Cedar Grove | Drainage Utility | 24 | 0 | 0 | 0 | 0 | 0 | 24 | Concrete |
| Edison Pond Dredging | Drainage Utility Public 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 | | <u>10</u> | <u>80</u> | | | | | 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) | Formatted: Table Text | 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 | Formatted: Table Text | Formatted: Table Text |
| P119956 | Cook Road Pond | David Evans & Associates | | No address | Formatted: Table Text | |
| P119263 | Community Justice Center Pond & Bioretention | Skagit County | 32-34-04 | 201 Suzanne Ln, Mount Vernon | Formatted: Table Text | Formatted: Table Text |
| P25050 | Consolidated Communications Center Pond | Unknown | 16-34-04 | 2911 E College Way, Mount Vernon | Formatted: Table Text | Formatted: Table Text |
| | Josh Wilson Road StormFilters | Skagit County | | No address (between Michael Pl & Allen Rd) | Formatted: Table Text | |
| P21274 | Transfer Station Vault | Skagit County | 09-34-03 | 14158 Ovnell 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) | Formatted: Table Text | |
| 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 | Formatted: Table Text | |
| P100151 | Parking Building Vault | Unknown | 17-34-04 | 1700 E College Way, Mount Vernon | Formatted: Table Text | |



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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 | Formatted: Table Text | |
| P108553 | Sunrise Estates Pond 1 | Skagit County | 17-34-02 | No address | Formatted: Table Text | |
| 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 [2024-2025-2038](#)⁷ 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 | 815,000 ^{586,100} |
| East Truck Shed | | | | | |
| East Truck Shed | Storage | 5,000 | 201 E. Avon, Burlington | Truck storage | 13,144 ^{184,000} |
| Old Shop Building | Shop | 6,720 | 201 E. Avon, Burlington | County surplus supply storage | 3,644 ^{1,285,400} |
| New Wash Rack | Shop | 900 | 201 E. Avon, Burlington | Vehicle wash area | 50,000 |
| Ferry Building | Storage | 2,880 | 201 E. Avon, Burlington | Storage | 100,000 ^{250,000} |
| Sign Shop | Shop | 3,400 | 201 E. Avon, Burlington | Sign construction and storage | 228,500 ^{243,400} |
| Mechanic Shop ER&R | Maintenance | 12,450 | 201 E. Avon, Burlington | Vehicle maintenance and rental equipment | 1,787,500 ^{1,762,000} |
| Sand and Salt Bunker | Storage | 3,500 | 201 E Avon, Burlington | Storage | 90,000 |
| TOTAL | | | | | 4,540,400^{2,998,288} |
| Concrete Shop Facility (Concrete Shop) | | | | | |
| Shop and Truck Shed Building | Shop / Storage | 3,072 | 44510 Concrete-Sauk Valley Rd, Concrete | Equipment maintenance and storage | 191,000 ^{105,000} |
| Sand and Salt Bunker | Storage | 2,800 | 44510 Concrete-Sauk Valley Rd, Concrete | Storage of sand and salt | 86,000 |
| TOTAL | | | | | 276,000^{191,000} |
| Ferry Facilities | | | | | |
| M/V Guemes Vessel | Ferry | NA | NA | 124', built 1979, 99 Passengers, 21 Cars | 2,150,000 ^{2,200,000} |
| 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 | <u>954,736</u> 945,736 |
| | 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 20242026-20292031 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 & 120 402 Fund | 0 | 0 | 0 | 3M 200000 | 500000 0 | 0 | 700000 3,000,000 | Relocate Daylight -Lorenze Creek |
| Concrete Fuel | 501 Fund | 0 | 0125 125 | 0 | 0 | 125 0 | 0 | 125 | Removing Fuel Tanks |
| Concrete Shop Parking Lot | Road Fund | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Pave 32,160 Formatted Table 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 | 240365240365 | 0 | 2000003M | 625,0000 | 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 | 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

Field Code Changed

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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- 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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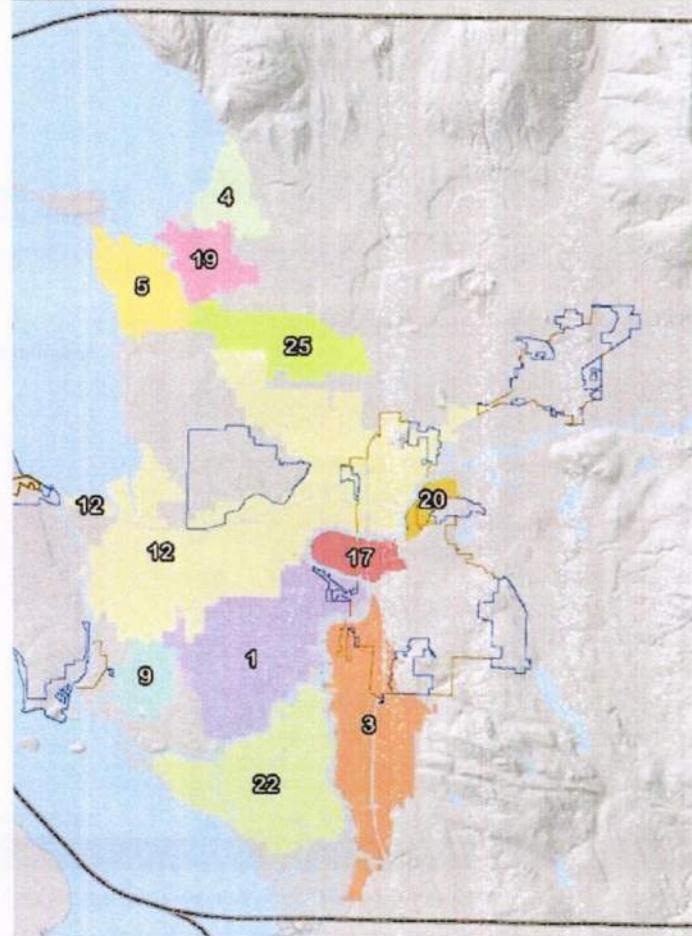
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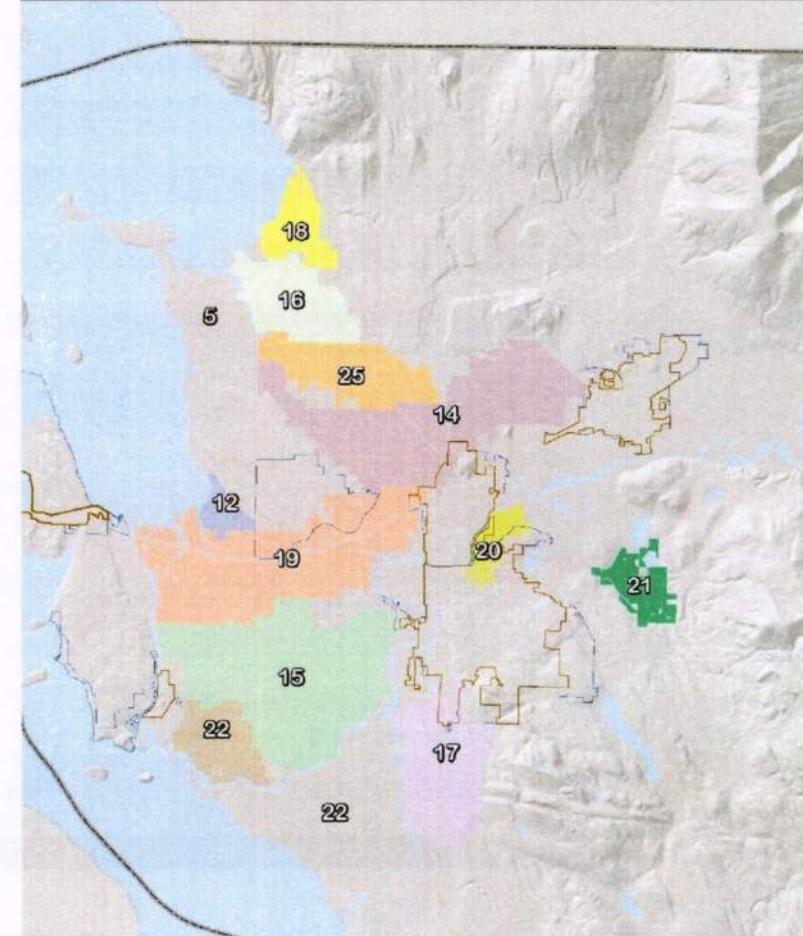
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Dike District Assessment Areas



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 | <u>Levee Improvement/Maintenance</u> | Edgewater Park (North of Highway) | 1,000,000 | <u>Project will strengthen dike; Estimated completion 2028</u> |
| | FN | <u>Levee Improvement/Maintenance</u> | Spud House to Marsh Road | 1,000,000 | <u>Project will strengthen dike; Estimated completion 2025/2026</u> |
| | FN | <u>Seepage Berm</u> | South end of Beavermash | 35,000 | <u>Project will strengthen dike; Estimated completion 2018</u> |
| | FN | <u>Seepage Berm</u> | Shane | 300,000 | <u>Project will strengthen dike; Estimated completion 2017/18</u> |
| | FN | <u>Property Acquisition</u> | Westside of Mt. Vernon on land side of dike system | 500,000 | <u>Estimated completion 2017-2023</u> |
| 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 | Parcel 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 |
| Dike, Drainage, and Irrigation District 12 | 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 |
| FN | 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 | 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 |
|-------------------------------------|------|--------------------------------------|--|-------------|--|
| | 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 |
| Drainage and Irrigation District 14 | 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 |
| | FN | Drainage and flood control structure | Joe Leary area | NA | This will increase the current drainage, irrigation, and flood control |
| Drainage and Irrigation District 15 | 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 | |
| | E | Tide Gate | T5, West Shore Acres | NA | 36" |
| Drainage and Irrigation District 16 | 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 | 4500,000 | 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 | 30,000 320,000 | 0.82 acres land |
| | E | Parcel 24220 | Hoag Road | 1,000 | 0.5 acres, levee |
| | E | Parcel 24224 | 1115 Hoag Road | 546,000 | 0.8 acres, land |
| | 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</u> 300,000 | 20.7 miles. Fir Island and North Fork of Skagit River dike designed for 50-year flood. |
| | E | Flood Gate | F90 | 500,000NA | 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 | 500,000NA | 1-48" |
| | E | Tide Gate | T9 to Skagit Bay | 500,000 50,000 | 1-36" |
| | E | Tide Gate | T10 to Skagit Bay | 500,000 50,000 | 1-30" |
| Consolidated Dike District 22 | E | Tide Gate | T11 to Browns Slough | 500,000NA | 1-36" |
| | E | Tide Gate | T12 to Browns Slough | <u>500,000</u> 400,000 | 3-48" |
| | E | Tide Gate | T13 to Browns Slough | 500,000 55,000 | 1-48" |
| | E | Tide Gate | T14 to Skagit Bay | 500,000 65,000 | 1-48" |
| | E | Tide Gate | T15 to Skagit Bay | 500,000 250,000 | 2-48" |
| | E | Tide Gate | T16 to Skagit Bay | 500,000 50,000 | 1-36" |
| | E | Tide Gate | T17 to Skagit Bay | 500,000 | 6-48" |
| | E | Pump House & equipment | Wylie Slough Restoration | 500,000 | Pump House and 2 PumpsNA |
| | E | Pump house & equipment | Fir Island Farm Restoration Pump House | 500,000 | NA |
| | E | 3 x Pump | Fir Island Farm REsporation | 900,000 | |



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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 match 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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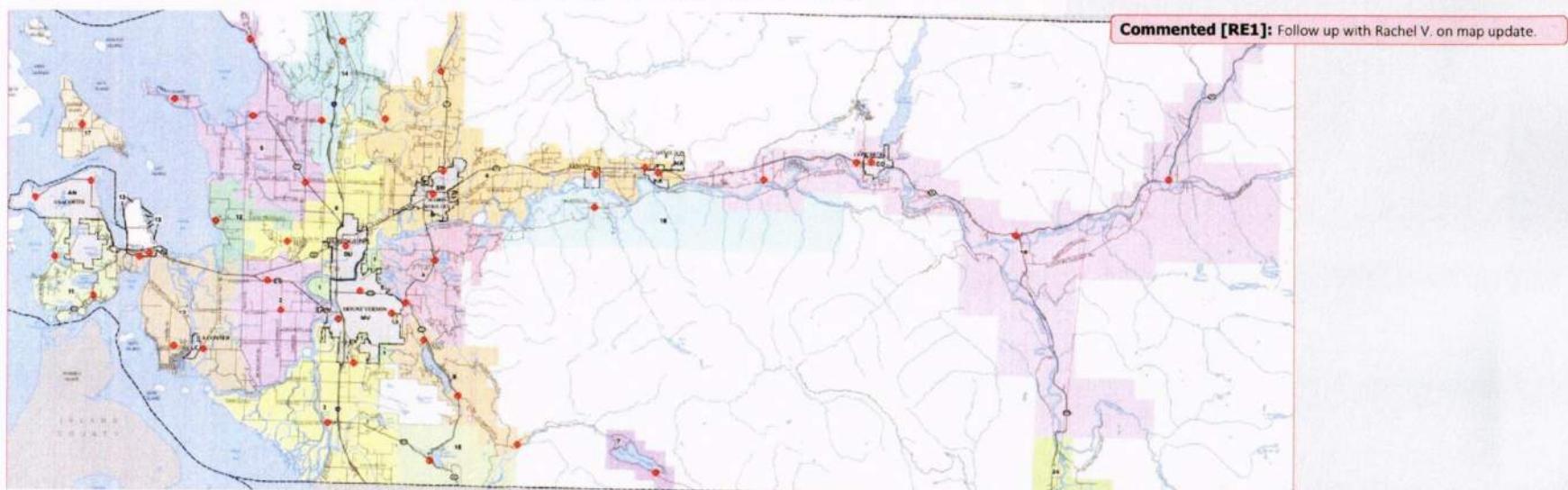
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Fire Districts

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





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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 | Remodel |
| | E | Cedardale, Station 2 | 19746 East Hickox Rd | Conway | | 2000 | 3,500 | 5,500 | 922,666 |
| 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 | | 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 4,9 16 | 566,800 A | NA New Roof |
| | E | Samish Island | 10367 Halloran Rd | Bow | 1,200 | 2,000 | 3,200 | 363,700 A | 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 <u>(Skagit County Regional Fire Authority)</u> | 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 |
| 11 | 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 |
| | E | Station 1, Dewey Beach | 14825 Deception Rd, Bldg 1 | Anacortes | NA | 5,000 | 5,000 | 600,000 |
| E | Bldg 2, West Addition | NA | NA | NA | 2,400 | NA | District 11 collects \$45.38 per \$1,000 | |
| E | Bldg 3, North Addition | NA | NA | NA | 1,250 | NA | | |
| Fn | Remodel bldgs. 1, 2 and 3 | NA | 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 | 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 | 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 | T2-16 65 | 2,800 | 1,000 | 199,000 |



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| Dist | E/FN | Station | Type | Year | Make | Formatted Table | | | |
|------|------|--------------------------------|-----------------------|------|---------------|-----------------|-------|-------|---|
| | | | | | | (gallon) | | | |
| 1 | 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 |
| 2 | 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 |
| | 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 |
| 3 | E | Conway, Station 1 | 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 | | Pumper | 2007 | HME | E-311 | 1,000 | 1,250 | 408,200 |
| | E | | Pumper | 1991 | International | E-312 | 2,500 | 250 | 113,600 |
| 3 | 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 |
| 3 | E | Cedardale, Station 2 | Command Vehicle | 2002 | Ford | C-301 | | | 24,700 |
| | E | | Aid | 2003 | Ford | A-319 | NA | NA | 75,000 |
| | E | | Pumper | 2007 | HME | E-321 | 1,000 | 1,250 | 397,800 |
| | E | | Pumper | 1986 | Ford | E-322 | 850 | 1,000 | 31,781 |
| 4 | E | Clear Lake Station 1 | Rescue | 2004 | International | R-327 | NA | NA | 198,900 |
| | E | | Brush | 2009 | Ford | B-324 | 250 | 300 | 25,000 |
| | E | | 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 |
| 4 | E | | Tender | 2006 | Kenworth | 416 | 3,000 | 350 | NA |
| | E | | Pumper | 2016 | Pierce | 412 | 750 | 1,500 | 420,396 |
| | E | | Ambulance | 2006 | FMC | 419 | NA | NA | 37,500 |
| | E | Clear Lake Station 2 | Pumper Demo | 2023 | US Fire | 421 | NA | | 698,750 |
| 4 | 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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| Dist | E/FN | Station | Type | Year | Make | Formatted Table | | |
|------|------|----------------|----------------------|----------------------|--------------|-----------------|-------|-----------------------------------|
| | | | | | | (gallon) | | |
| 5 | E | Edison | Engine/Pumper | 2023 2014 | Pierce | 511 | 750 | 1,250 |
| | E | | Engine/Pumper | 2025 2008 | Darley | 512 | 300 | 750 |
| | E | | Tanker/Tender | 2002 | Freightliner | 516 | 4,000 | 750 |
| | E | | Medium Duty Rescue | 2007 | Pierce | 517 | NA | NA |
| 5 | E | Allen | Pumper | 2008 | Darley | 521 | 1,000 | 1,250 |
| | E | | BLS | 2003 | E350 | 529 | NA | NA |
| | E | | Pumper | 1997 | Darley | 522 | 750 | 1,000 |
| | E | Samish Island | Engine/Pumper | 2024 2001 | Darley | 531 | 750 | 1,500 ^{1,200} |
| | E | | Tanker/Tender | 1991 | GMC | 536 | 1,500 | 750 |
| | E | | BLS | 2008 | E350 | 539 | NA | NA |
| 6 | E | Burlington | Engine/Pumper | 2002 | Pierce | 612 | 750 | 1,500 |
| | FN | | Engine/Pumper | 2022 | | 612 | 750 | 1,500 |
| | E | | Engine/Pumper | 2015 | Rosenbauer | 611 | 750 | 1,500 |
| | FN | | Engine/Pumper | 2035 | | 611 | 750 | 1,500 |
| | E | | Engine/Pumper | 1991 | E-One | 621 | 500 | 1,000 |
| | FN | | Engine/Pumper | 2019 | | 621 | 500 | 1,000 |
| | E | | Engine/Rescue/Pumper | 2017 | W.S. Darley | 617 | 350 | 1,500 |
| | FN | | Engine/Rescue/Pumper | 2037 | | 617 | NA | NA |
| | E | | Ambulance | 1998 | Ford | 619 | NA | NA |
| | FN | | Ambulance | 2020 | | 619 | NA | NA |
| | E | | Command Unit | 1999 | Ford 150 | B6 | NA | NA |
| | FN | | Command Unit | 2019 | | B6 | NA | NA |
| | E | | Command Unit | 2016 | Chevy Tahoe | 601 | NA | NA |
| | FN | | Command Unit | 2026 | | 601 | NA | NA |
| | E | | Command Unit | 2016 | Ford F250 | 602 | NA | NA |
| | FN | | Command Unit | 2026 | | 602 | NA | NA |
| 7 | E | Lake Cavanaugh | Fire Automobile | 1992 | Ford | 719 | NA | NA |
| | E | | Tanker | 2011 | Kenworth | 716 | 3,000 | 750 |
| | E | | Pumper | 2010 | Pierce | 711 | 1,000 | 1,000 |
| | E | | Light Rescue | 2016 | Ford | 717 | NA | NA |
| | E | | Ambulance | 1993 | Ford | 729 | NA | NA |
| 8 | E | Hickson | Utility Vehicle | 2005 | Ford 250 | 828 | NA | NA |
| | E | | Command Vehicle | 2021 | Dodge SUV | 801 | NA | NA |



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|------|------|-----------------|---------------------|-----------|---------------|-----------------|-------|-------|--------------------|
| | | | | | | (gallon) | | | |
| | E | | Engine/Pumper | 2013 2000 | H7W Darley | 821 | 1,000 | 1,500 | 250,000 381,308 |
| 9 | E | Punkin Center | 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 | B85 | NA | NA | 50,000 |
| | F | | Engine/Pumper | 1999 | Darley | 831 | 1,000 | 1,500 | 300,000 381,308 |
| | E | | Brush Truck | 2008 | Ford 550 | 854 | 300 | 200 | 150,000 |
| 9 | E | Prairie | 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 | Frieghtliner | 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 | 2025/2026 | Unknown | 832 | 1,000 | 1,500 | 1,000,000 |
| | E | Sedro-Woolley | Tender | 2005 | International | 5516 | 3,000 | 750 | 200,000 215,000 |
| | E | | Engine/Pumper | 2006 | GMC | 841 | 1,000 | 1,500 | 215,000 |
| 9 | E | Lyman | Quick Attack/Rescue | 2006 | F350 | 847 | 300 | NA | 90,000 120,000 |
| | E | | Brush Tank Truck | 2000 2010 | Ford | 912 914 | 250 | NA | 50,000 |
| | E | | Rehab | 1999 | Ford | Rehab | NA | NA | NA |
| | 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 |
| | E | | Brush Truck | 1987 | Pierce | 924 | 250 | NA | 50,000 |
| 9 | 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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| Dist | E/FN | Station | Type | Year | Make | Formatted Table | | | |
|--|------|-------------------------|-----------------------------------|---|--|-----------------|------------------------|------------------------|---|
| | | | | | | (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 | NA1000 | NA1500 | 500,000 |
| | E | | Water Tender, Type 2 | 2004 | Kenworth | 11-16 | NA3000 | NA500 | 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 | NA300 | 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 | NA1000 | NA1500 | 350,000 |
| | E | | Engine, Type 6 | 2016 | Ford/Fouts Bros F550 | 11-24 | NA300 | NA100 | 150,000 |
| | E | | Engine, Type 1 | 2021 | Spartan | 11-21 | NA1000 | NA1500 | 800,000 |
| 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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| Dist | E/FN | Station | Type | Year | Make | Formatted Table | | | |
|------|------|-------------------|-----------------|-----------|--------------------------|-----------------|-------|-------|---------------|
| | | | | | | (gallon) | | | |
| | E | | Aid Vehicle | 1997 | Ford Superduty Ambulance | 1219 | NA | NA | 380,000 |
| 13 | E | Summit Park | 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 | 813 | 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 | 1997 | Freightliner | 13-22 | 1,000 | 1,500 | 200,000 |
| | E | | 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 | Hobson, Station 2 | Brush Truck | 1994 | Ford | B1414 | 230 | 100 | 50,100 |
| | E | | Engine | 1995 | International | 1421 | 1,000 | 1,250 | 151,750 |
| | E | | Tender | 1990 | International | 1426 | 2,000 | 500 | 63,610 |
| 15 | E | Lake McMurray | Aid Unit | 1989 | Ford | 1429 | NA | NA | 50,100 |
| | E | | 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 |
| 16 | FN | | Rescue Vehicle | | | 1519 | NA | NA | 50,000 |
| | E | Day Creek | Engine/Pumper | 2003 | International | 1611 | 1,000 | 1,250 | 150,000 |
| | FN | | Pumper/Tender | 2019 | Unknown Midwest | 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 | 1994-2012 | Ford Freightliner | 1619 | NA | NA | 40,000-20,000 |
| | E | | Command Unit | 2001 | Ford | 1610 | NA | NA | 10,000 |



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| Dist | E/FN | Station | Type | Year | Make | Formatted Table | | | |
|------|------|---------------|--------------------|------|------------------------|-----------------|-------|-------|---------|
| | | | | | | (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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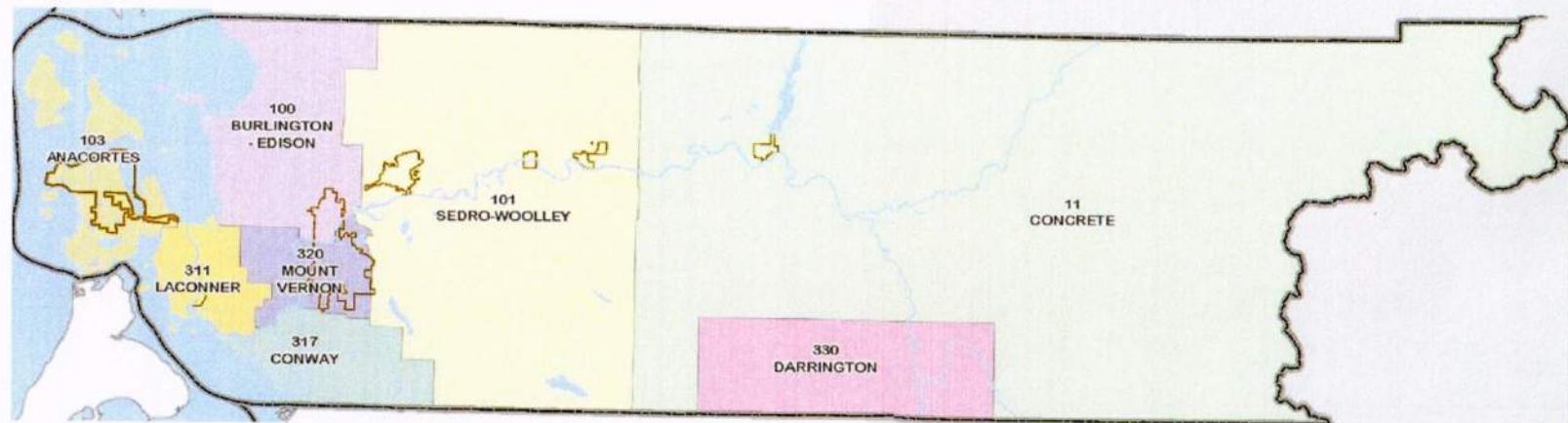
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School Districts



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 | Enrol l | # 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 | 12 | 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 ⁷³ ₆ | 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). |
| La Conner | 311 | 2013 | 1 | 314 | 185 ²⁰⁷ | 1 | 214 | 120 ¹ ₃₀ | 1 | 390 | 172 ¹⁵⁵ | 918 | 492 ⁴⁷ ₇ | 426 ⁴⁴ ₄₁ | LC has a Study & Survey instead of a CFP. |



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Miscellaneous Services

Electric Power

Electricity service to Skagit County is provided by Puget Sound Energy, a privately held utility.

Parks and Recreation

The entirety of Skagit County is served by park and recreation facilities provided by the County Parks Department, which are described earlier in this document. There is also one independent park district in Skagit County: the entirety of Fidalgo Island is served by the Fidalgo Parks and Recreation District, which operates a pool and fitness center in Anacortes.

Fidalgo Parks and Recreation 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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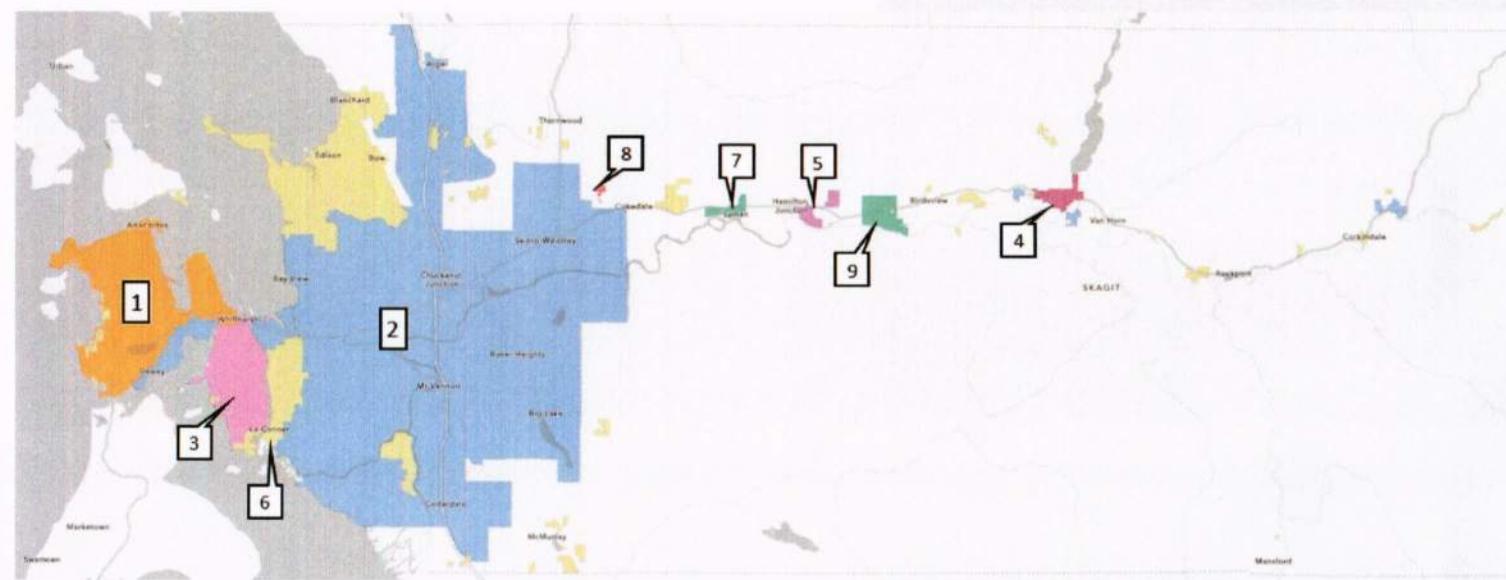


Table 5. Public water Districts

| 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 Birdview, 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 20220. 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 Ovnell 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 Oyenell 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.



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 | 1.72:1 |
| 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 sewerized 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 (gpad) | 1,200 |
| Industrial – West Service Area (gpad) | 500 |
| Industrial – East Service Area (gpad) | 1,200 |

The table below shows the wastewater flow projections for the years 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.

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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 run-off 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) proposes 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 these 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.

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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.

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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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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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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 Policies¹, amended in 20162025.

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).