

Chapter 7

Capital Facilities

Introduction

Capital facilities include roads, sewers, parks and open spaces, schools, drinking water, stormwater, and all the government buildings that house public services. Capital facilities help define the quality of life for residents of Bayview Ridge. Law enforcement services protect lives and property. Sewer, water, and solid waste services meet a basic living need. Parks and dedicated open space provide for leisure and recreational needs.

Bayview Ridge will be a non-municipal Urban Growth Area. As a UGA, Bayview Ridge provides its population with a number of urban services and facilities. Although Skagit County is the governmental body responsible for capital facility planning within Bayview Ridge, many services are provided by special districts or neighboring municipalities. Likewise, the residents and industrial users of the UGA depend on County provided facilities that are not located within the UGA boundaries, such as the fairgrounds, courthouse and ferry services. This capital facilities plan focuses on the provision of those public facilities within the Bayview Ridge UGA. It is a supporting document to the Capital Facilities element of the *Skagit County Comprehensive Plan* and the reader is referred to this plan for a detailed description of all County provided facilities.

Transportation facilities are addressed in detail in the Transportation Element. Private utilities such as electricity, telephone, and telecommunications are addressed in the Utilities Element.

What Facilities are Included in this Plan?

The Bayview Ridge Subarea Plan includes two categories of public facilities: those provided by County government and those by other public jurisdictions, as follows:

Skagit County:

- Parks
- Solid waste management and recycling services
- Stormwater management
- Law enforcement services

Other Public Jurisdictions:

- Fire protection services
- Airport
- Water Service
- Wastewater
- Schools

- Drainage Control District

While the intent of this element is to focus only on those capital facilities directly serving Bayview Ridge, it is often necessary to provide a general overview of the service provider. Likewise, capital projects in this element were intended to be only those occurring in Bayview Ridge, but in some cases projects listed in this document benefit a larger area.

Relationship to Other Plans

Growth Management Act Requirements

The Capital Facilities Plan (CFP) Element is required under the Growth Management Act and is an important part of the Bayview Ridge Subarea Plan. According to Growth Management Procedural Criteria (WAC 365-195-210), the CFP element should contain at least the following features:

- An inventory of existing capital facilities.
- A forecast of the future needs for capital facilities.
- Proposed locations and sizes of expanded or new capital facilities.
- A six-year plan that will finance capital facilities.
- A requirement to reassess the land use element if funding falls short of meeting capital facilities needs, as well as ensure consistency between the land use element and the capital facilities element with its associated financing plan.

The CFP must be financially feasible; probable funding must be in place to pay for capital facility needs or else “reassess the land use element.” If the costs of the CFP exceeds the available revenue to pay for them, Bayview Ridge must reduce its level of service, reduce costs, or modify the land use element to bring development into balance with available or affordable facilities. The GMA does not preclude the County from taking other steps before reassessing land use, including reduction of level of service (LOS) standards, reducing the quality of facilities that meet the quantitative standards, or reducing demand by reducing consumption.

Other requirements of the GMA mandate forecasts of future needs for capital facilities and LOS standards of facility capacity as the basis for public facilities contained in the CFP. As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as “concurrency.” In Skagit County, concurrency means:

- Facilities to serve the development shall be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time).
- Such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.

The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be “adequate.” Concurrency management procedures will be developed to ensure that sufficient facility capacity is available for each proposed development.

Countywide Planning Policies

The element is also developed to be consistent with the Countywide Planning Policies. Portions of Countywide Planning Policy No.1 - Urban Growth and No.12 - Public Facilities and Services address capital facilities. These policies are summarized as follows:

Policy No. 1.7 – Urban Growth¹

Development within established urban growth boundaries shall, as a minimum, conform to those urban development standards in effect within the respective municipality as of April 1, 1999.

Bayview Ridge UGA urban standards for roads, sewer, and stormwater shall meet or exceed those in effect in the City of Burlington on April 1, 1999. UGAs with populations of over 1,500 or a Commercial/Industrial land allocation (new) over 100 acres shall have, as a minimum, the following levels of urban law enforcement and fire service levels:

Law Enforcement

One commissioned law enforcement officer per 1,000 population served or per 100 acres of developed commercial or industrial property, whichever is the higher number.

Fire

Urban fire level of service standard for Urban Growth Areas are as follows:

- 1. For Cities and their adjacent Urban Growth Areas, an ISO grading of five or better shall be maintained; otherwise*
- 2. Within five minutes of being dispatched, the Fire Department shall arrive and be able to deliver up to 200 gallons per minute fire flow in an offensive (interior) attack, with a minimum of four firefighters, for responses to: structural fires, vehicle fires, other outside fires, motor vehicle accidents, activated fire alarm systems, or other hazardous conditions. The Fire Department shall also be capable of delivering a minimum of Basic Life Support including defibrillation, with a minimum of one First Responder or Emergency Medical Technician for medical responses.*

Within 10 minutes of being dispatched, the Fire Department shall be able to support the interior structural fire attack with teams which may include: a ventilation team, a search & rescue team, a team for a backup line, and standby firefighters, totaling between 8 and 12 firefighters on-scene. The Fire Department shall also be capable of providing Heavy Rescue capability, including heavy hydraulics, at Motor Vehicle Accidents.

¹ Amendments to the Countywide Planning Policies (2000) were found to be non-compliant with the Growth Management Act due to alleged violations of the Framework Agreement by the Western Washington Growth Management Hearings Board in Case No. 00-2-0049c. This order is under appeal to Superior Court.

Within 20 minutes of being dispatched, the Fire Department shall be capable of delivering 1,500 gallons per minute fire flow in a sustained defensive attack mode for structural fire responses. For buildings larger than 10,000 square feet, the Fire Department shall be capable of delivering 2,000 gallons per minute, and shall have an elevated master stream capability. These requirements shall be met for 90 percent of all incidents.

Mutual aid requested under the Mutual Aid Contract may be used to provide relief to the initial operating crews, but shall not be used to provide initial attack capability, support functions, or sustained attack capability. This does not preclude automatic aid agreements under separate contract, which does provide these capabilities or functions from other agencies.

Times are considered to be “Response Time,” which shall be measured by the sum of turnout time (the time from dispatch until the first arriving unit is enroute to the incident), plus travel time. Dispatch time shall be allocated a maximum of one additional minute, which is measured from the time the 9-1-1 call is received until the fire department is dispatched.

All operations shall be conducted in compliance with state and federal regulations, including training requirements for firefighters and maintenance requirements for equipment and apparatus.

All commercial and industrial facilities shall be inspected for compliance with the Uniform Fire Code at least annually. Water systems shall be installed in accordance with the Skagit County Coordinated Water System Supply Plan, with a fire flow meeting the requirements of the Uniform Fire Code.

Policy No. 12 – Public Facilities

Countywide Planning Policy No. 12 is intended to ensure that those public facilities and services necessary to support development are available and adequate to serve development at the time of occupancy. Goal No. 12 specifically states:

- 12.1 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.*
- 12.2 All communities within a region shall fairly share the burden of regional public facilities. (The GMA defines regional public facilities as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities, and schools.)*
- 12.3 A process shall be developed for identifying and siting essential public facilities. The Comprehensive Plan may not preclude the siting of essential public facilities. (The GMA defines essential public facilities as those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local corrections facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.)*

- 12.4 *Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfill, sewage treatment facilities, recreation, schools, and other public uses. The County shall work with the state, cities, communities, and utility providers to identify areas of shared need for public facilities.*
- 12.5 *Lands designated for urban growth by this Comprehensive Plan shall have an urban level of regional public facilities prior to or concurrent with development.*
- 12.6 *Development shall be allowed only when and where all public facilities are adequate and only when and where such development can be adequately served by regional public services without reducing levels of service elsewhere.*
- 12.7 *Public facilities and services needed to support development shall be available concurrent with the impacts of development.*
- 12.8 *The financing for system improvements to public facilities to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.*
- 12.9 *New development shall pay for or provide for its share of new infrastructure through impact fees or as conditions of development through the environmental review process.*
- 12.10 *Public water supply for new development shall conform to or exceed the Coordinated Water System Plan for public water systems.*
- 12.11 *Future development of land adjacent to existing and proposed schools and other public facilities shall be compatible with such uses.*
- 12.12 *Library service within the county should be developed and coordinated to assure the delivery of comprehensive services throughout the County, with the county, cities and towns fairly sharing the burden.*
- 12.13 *A countywide recycling program shall be developed.*
- 12.14 *Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.*
- 12.15 *Skagit County shall provide results of the required six year capital facilities plan, including a financing plan, and these shall be consistent with land use designations.*
- 12.16 *Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.*

12.17² *The Washington State Boundary Review Board for Skagit County should be disbanded pursuant to RCW 36.93.230, provided that the following tasks are accomplished: (a) that ALL cities and the County have adopted comprehensive plans and development regulations consistent with the requirements of these Countywide Planning Policies and RCW 36.70A, including appropriate urban levels of service for all public facilities and services; (b) that ALL cities and the County have adopted a concurrency ordinance that requires the adopted urban levels of service addressed in (a) above be accomplished in time frames that are consistent with RCW 36.70A.; (c) that special purpose districts that serve UGAs have adopted urban levels of service standards appropriate for their service areas; (d) that ALL cities and the County have an adopted capital facility plan for urban levels of service that indicates sources of revenue and a timeline for meeting such service; and (e) that ALL cities and special purpose districts have in place adopted “interlocal agreements” that discuss arrangements for transfer of assets and obligations that may be affected by transference of governance or annexation of the service area consistent with the requirements of applicable RCWs.*

Other Related Plans

This capital facilities element is based on the individual capital facility plans, master plans and studies prepared by facility and service providers operating within the UGA. The recommendations of the following planning documents were used:

- *Skagit County Capital Facilities Plan for 2001-2006*
- *Skagit County Transportation Improvement Program 2001-2006*
- *Bayview Ridge Urban Growth Area Capital Facilities Plan 1997-2002*, prepared by Skagit County
- *Skagit Regional Airport Master Plan Update*, prepared by W & H Pacific, June 1995
- *Port of Skagit County – Request for Essential Public Facilities Designation*, January 1996
- *Wastewater Facilities Plan*, City of Burlington, prepared by Gray & Osborne, Inc., February 1996
- *1991 Comprehensive Wastewater Plan*, City of Burlington, prepared by PEI/Barrett Consulting Group, April 1991
- *1994 Six-Year Capital Facilities Plan*, Burlington-Edison School District No. 100, adopted October 1994
- *Drainage District No. 19 Capital Facilities Plan*, draft document, prepared by David Evans and Associates, Inc., May 1996
- *Skagit County Coordinated Water Supply Plan*, prepared by Economic and Engineering Services, Inc., July 2000

² Amendments to the Countywide Planning Policies (2000) were found to be non-compliant with the Growth Management Act due to alleged violations of the Framework Agreement by the Western Washington Growth Management Hearings Board in Case No. 00-2-0049c. This order is under appeal to Superior Court.

- *Water System Plan for Public Utility No. 1 of Skagit County*, December 1994
- *Skagit County Comprehensive Park and Recreation Plan*, May 1998

LEVELS OF SERVICE

Levels of service (LOS) are usually quantifiable measures of the amount of public facilities that are provided to the community. These LOS measures are often expressed as ratios of facility capacity to demand (i.e., gallons of water per customer per day or number of students per classroom). In order to use the level of service method to determine facility needs, the County has selected how it will measure each facility (e.g., acres, gallons, etc.), and it identified the amount, or standard, it will adopt for each measure of the current and proposed level of service. Skagit County has adopted these standards as part of the Capital Facility Element of the County *Comprehensive Plan*. Skagit County is now in the process of preparing a new 2003-2008 Capital Facility Plan; this revision includes an evaluation of all LOS standards, and recommended changes.

Current, adopted levels of service standards for Bayview Ridge are found in Table 7-1. These standards will determine the need for capital improvement projects, and they are the benchmark for testing the adequacy of public facilities for each proposed development where the concurrency requirement has been established. Inclusion of other entities' public facilities does not imply approval by the County of others' level of service standards or plans. This plan includes the facilities of other public entities for information only.

If necessary, County adopted LOS standards can be amended once each year as part of the Comprehensive Plan's amendment. This may be desirable if a deficiency of revenue compared to cost means that not enough money is available to construct facilities. Any LOS standard that is not financially feasible and is also subject to concurrency requirements must be adjusted using the following options:

1. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues and/or new sources of revenue); or
2. Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost and possibly the quality; or
3. Reduce the demand by restricting population (i.e., revise the Land Use Element), which may cause growth to occur in other jurisdictions; or
4. Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.), which may cost more money initially, but may save money later; or
5. Any combination of options 1-4.

**Table 7-1
Level of Service Standards**

<i>Type of Capital Facility</i>	<i>Facility Subject to Concurrency Requirements⁵</i>	<i>LOS Units</i>	<i>Level of Service (LOS)</i>
Solid Waste	No	Lbs. per Person/Day	6.0
Stormwater	No	Design Storm in Years ¹	10, 25, 100
Transportation Streets Intersections	Yes	Alphanumeric Rating based on Highway Capacity Manual	D ² E
Parks and Recreation Land	No	Acres/1,000 population	17.3 (owned and managed by Skagit County)
Law Enforcement (Urban)	Yes	Officers/1,000 Population or per 100 Acres of Developed Commercial or Industrial Land	1
Fire Service	Yes	ISO Grading 5 or Better, 90% compliance with response times.	Note ³
Airport	No	Capacity vs. Operations Demand (%)	100
Water ⁴ Urban Rural	Yes	Gallons per Capita per Day (GPCPD)	135 90
Wastewater Residential Commercial Industrial: East Industrial: West	Yes	Gallons per Capita per Day Gallons per Acre per Day Gallons per Acre per Day Gallons per Acre per Day	70 1,200 500 1,200
Schools	No	Students per Classroom	25
Drainage Dist. No. 19	No	Design Storm in Years	10, 25, 100

¹ Skagit County requires all development to comply with the Department of Ecology Surface Water Manual.

² See Transportation Element for discussion of alphanumeric ratings.

³ See Countywide Planning Policy 1.7³ for complete discussion of LOS requirements.

⁴ LOS adopted in Skagit County Coordinated Water Supply Plan.

⁵ New development permits must demonstrate that adequate facilities are available to meet the LOS standards prior to development, at the time of the impacts development, or within six years of development (requires binding financial commitments).

³ Amendments to the Countywide Planning Policies (2000) were found to be non-compliant with the Growth Management Act due to alleged violations of the Framework Agreement by the Western Washington Growth Management Hearings Board in Case No. 00-2-0049c. This order is under appeal to Superior Court.

**Acknowledging the Non-Municipal UGA Boundary
 Bayview Ridge Subarea Capital Facilities Planning Issues**

Boundaries

The boundaries of the Bayview Ridge Subarea are based on topography, separation from the Skagit Valley floodplain and its associated agricultural lands, the existing pattern of development, and existing service area boundaries for public sewer and water systems. The intent of the Subarea Plan is to create a cohesive community of employees and residents with a high quality of life and a diversity of residential, industrial, airport, and community/public uses.

The Bayview Ridge Urban Growth Area creates a new planning boundary. Historically, there has been no separation the Bayview Ridge Subarea from the remainder of unincorporated Skagit County. Similarly, special districts such as drainage, fire, and schools have addressed Bayview Ridge only as a component of their larger district. Utility providers typically follow demand and they address this area only in the context of development activity. Subarea population and industrial development forecasts are only now becoming available. It will take time and promotion on the part of the County, working with the special districts and utility providers, to establish Bayview Ridge as a distinct planning area for capital facility improvements.

Population and Employment Growth

Based on the distribution provided in the Countywide Planning Policies, the Bayview Ridge UGA will plan for a population of 2,238 in 2006 and 3,420 in 2015. This is equivalent to approximately 4.8 percent per year. At this rate, Bayview Ridge will add over 1,700 new residents in the next 15 years. Population figures are summarized in Table 7-2.

**Table 7-2
 Bayview Ridge Population Projections**

<i>Jurisdiction</i>	<i>Population</i>		
	<i>Actual 2000</i>	<i>Projected</i>	
		<i>2006</i>	<i>2015</i>
Bayview Ridge UGA	1,687	2,238	3,420

Employment within the Bayview Ridge industrial area is projected to increase from 1,456 in 1998 to 3,301 in 2015 and to 4,305 in 2025 (SR-20: Sharpes Corner to SR 536 NEPA Pilot Project Dwelling Unit and Employment Forecasts for Transportation Analysis Zones, CH2M

COUNTY PROVIDED FACILITIES AND SERVICES

County Parks

Parks, Recreation and Open Space are addressed in more detail in Chapter 9 of the Subarea Plan. For purposes of this Capital Facilities Plan, the following discussion addresses only level of service and planned projects.

Level of Service and Capacity Analysis

As previously shown in Table 7-1, the County Capital Facilities Plan has a current LOS standard of 14.5 acres of County owned and managed community parks per 1,000 population. The 1998 *Comprehensive Park and Recreation Plan*, however, establishes the level of service for park/recreation and open space lands at 17.3 acres per 1,000 population, and this standard is used for Subarea Planning purposes. The 17.3 acres per 1,000 population standard includes regional parks, community parks, special use areas and natural open space as shown in Table 7-3.

**Table 7-3
Skagit County Level of Service Standards
Recreation and Open Space Lands**

Recreation Lands	Level of Service Standard (LOS)
Regional Parks	1.5 acres/1000 population
Community Parks	0.4 acres/1000 population
Special Use Areas	7.5 acres/1000 population
Natural Open Space	7.9 acres/1000 population
TOTAL	17.3 acres/1000 population

Source: Skagit County Comprehensive Park and Recreation Plan (May, 1998)

With a current population of 1,687 people, Bayview Ridge requires a total of 29 acres of park and recreation lands.

For the Bayview Ridge Subarea, the standard for regional parks is met by facilities in the Padilla Bay area. The standard for Community Parks and Special Use areas are not met as there are no public community parks or special uses areas within the Subarea (the existing golf course is not counted toward the standard as it is a private facility). The standards for natural open space have permanently set aside 694 acres of wetlands/buffers/open space within their ownership. Further, Skagit County regulations require preservation of wetlands and their associated buffers for all new development, so additional permanent open space will be identified as development progresses.

Excluding regional parks and natural open space, the Bayview Ridge Subarea has a current unmet need for 13.3 acres of community parks and special use areas.

The 1998 *Comprehensive Park and Recreational Plan* provides the following definition for “Community Parks”:

A community park is planned primarily to provide active and structured recreation opportunities for young people and adults. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks can also provide indoor facilities to meet a wider range of recreation interest. Where there are no local parks nearby, the community park can also serve this function. Community parks usually have sports fields or similar facilities as the central focus of the park. Their service area is typically a one to two mile radius in urban areas, but can be up to ten miles in rural areas.

Deficiencies and Proposed Improvements

The projected 2015 population of the Bayview Ridge Subarea is 3,444 people. To meet the level of service standard for this population, the UGA will need a total of approximately 60 acres of park/recreation and open space lands. As noted above, projected deficiencies are in the area of community parks and special use areas.

The County has recognized Bayview Ridge as a growing urban area that needs adequate parks and recreation facilities. The 1998 *Comprehensive Park and Recreation Plan* calls for construction of a 25-acre Bayview Community Park in 2001 through 2003. However, there is no funding designated in the *Skagit County Capital Facilities Plan (2001-2006)* and the schedule for construction is uncertain.

While the 1998 *Skagit County Comprehensive Park and Recreation Plan* recommends that the proposed 25-acre Bayview community park be located south of Peterson Road and west of the Bayhill development, the actual location of the 25-acre community park should be re-examined by the Skagit County Parks and Recreation Department in light of the land use recommendations in this Subarea Plan and the recommendations of the *Skagit Regional Airport Land Use Compatibility Study*. The location should provide views and convenient access to both nearby residents and employees of the business park. The facility will include baseball and soccer fields, children’s play structure, picnic area, trails and viewpoints, public restrooms, and auto parking. A summary of proposed park projects is provided in Table 7-4.

**Table 7-4
Planned Park Projects 2001 – 2006**

Project Date	Project¹	Cost	Source of Funds²
2001	Bayview Ridge Playfield	\$ 200,000	IAC/VIF
2002	Bayview Ridge Park Ph I	600,000	GO/VIF
2003	Bayview Ridge Playfield	800,000	GO
Total		\$1,600,000	

¹ Source: *Skagit County Comprehensive Park and Recreation Plan*. Estimated cost in 1998 dollars.

² Projects/funding not included in Draft Skagit County Capital Facilities Plan 2001-2006.

³ See Table 7-15 for funding legend.

In addition to County park facilities, the Port of Skagit County is currently building a trail system that will connect their north and south leaseholds. The trails are gravel surfaced and approximately 8 feet in width. It is anticipated that the trails will ultimately connect to Josh Wilson and Farm to Market Roads as well as SR 20. This 9.3-mile trail system may satisfy some of the County's park requirements.

Solid Waste **System Description**

Waste collection in Bayview Ridge is provided by Rural Skagit Sanitation (owned by Waste Management Northwest) on a voluntary basis. Rural Skagit Sanitation provides weekly collection of both solid waste and recyclables. Collected waste is hauled to the County's main transfer station located within the Subarea at the intersection of Ovenell and Farm to Market Roads. Residents and businesses within unincorporated Skagit County may also choose to self-haul solid waste and recyclables to the transfer station. All waste generated within Skagit County is long hauled, via rail, to the Regional Disposal Company's Klickitat Landfill in southeast Washington.

Level of Service and Capacity Analysis

The level of service for solid waste is defined as 6.0 pounds per person per day. This level of service is used to determine the volume that must be accommodated within the transfer stations. The Skagit County Public Works, Solid Waste Department, reports that there are no current deficiencies or anticipated improvements. The Skagit County Solid Waste Management Plan is currently being updated and the County reports that a level of service may be defined for recyclables in this update.

All municipalities within Skagit County have mandatory garbage collection service. As the population of Bayview Ridge grows and the area is developed to urban densities, the County will need to review its collection policy. At some point in the future, mandatory collection may also be warranted within this non-municipal UGA.

Deficiencies and Proposed Improvements

No deficiencies are identified during the initial six-year planning period.

Stormwater Management

Skagit County currently owns no stormwater management systems, other than the drainage line in Peterson Road and drainage ditches within public rights-of-way.

Law Enforcement (Sheriff's Department)

System Description

The Sheriff's Office is responsible for law enforcement within the County. The office also provides confinement of prisoners, serving of civil and legal processes, emergency response services, traffic control on County roads, search and rescue, and watercraft patrol. These capital

facilities and services are addressed on a countywide basis in the *Skagit County Comprehensive Plan*.

In 2001, the Sheriff's Office staff consisted of 105 total full-time employees, including the following:

13	Administration
7	Investigations
39	Corrections
39	Patrolmen
<u>7</u>	<u>Traffic</u>
105	Total

In addition, the department uses a volunteer force for search and rescue operations. Patrolmen (39), and to a lesser extent, traffic officers (7) are available to respond to calls within unincorporated Skagit County.

Level of Service and Capacity Analysis

Countywide Planning Policy No. 1.7⁴ specifies the level of service requirements for law enforcement officers within urban growth areas:

Law Enforcement

One commissioned law enforcement officer per 1,000 population served or per 100 acres of developed commercial or industrial property, whichever is the higher number.

For rural areas, the standard is one deputy per 2,000 rural population.

The required number of officers within the Bayview Ridge UGA will likely be based on developed industrial property. Using the above standard, the number of law enforcement officers currently required to serve the Bayview Ridge Subarea is 6.9, based on 601 acre of developed commercial/industrial acreage within the UGA (6 officers) and 1,706 residents within the rural portion of the Subarea (0.9 officers). Staffing requirements for the UGA are summarized in Table 7-5.

⁴ Amendments to the Countywide Planning Policies (2000) were found to be non-compliant with the Growth Management Act due to alleged violations of the Framework Agreement by the Western Washington Growth Management Hearings Board in Case No. 00-2-0049c. This order is under appeal to Superior Court.

**Table 7-5
UGA Law Enforcement Requirements**

Year	Population	Developed Commercial & Industrial Property ¹ (acres)	Law Enforcement Officers Needed	
			1/1,000 Population (LOS)	1/100 Acres (LOS)
2000	1,687	601	1.7	6
2015	3,420	1,327	3.4	13.4

¹ See Table 2-1 Chapter 2 for analysis of land use within the UGA.

Deficiencies and Proposed Improvements

Based on a LOS of one law enforcement officer per 100 developed acres of commercial or industrial land and 1,327 developed acres in 2015, a total of 13.4 officers will be needed. Assuming the 6.9 deputies required in 2000 is available, the County Sheriff’s Office will need to provide 6.5 additional law enforcement officers by 2015. Based on the *Skagit County 2001–2006 Capital Facilities Plan* no deficiencies will exist; the Plan reports a surplus of commissioned deputies. In 2001, the Sheriff’s Office provided 55 commissioned deputies, with a LOS standard of one deputy per 2,000 rural population, only 24 deputies were required for unincorporated county areas⁵.

It should be noted, however, that the Bayview Ridge UGA industrial area is expected to grow at a much slower rate over the planning period, and the need for law enforcement officers may grow at a slower rate. The *Skagit County Capital Facilities Plan 2001 – 2006*, Sheriff’s Office, includes providing deputies with cars, weapons, and uniforms (Table 7-6).

**Table 7-6
Planned Law Enforcement Projects 2001 – 2006¹**

Project Date	Project	Cost (x \$1,000)	Source of Funds ²
2001-06	Deputies with cars, weapons and uniforms	1,468	COP/CRF

¹ Source: Draft Capital Facilities Plan 2001 - 2006, *Skagit County Comprehensive Plan*. Estimated cost in 2000.

² See Table 7-15 for funding legend.

Other Capital Facilities and Services

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 County 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:

⁵ Capital Facilities Plan for 2001 – 2006, *Skagit County Comprehensive Plan*, Justice System, Page 49.

- 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 recently been expanded by the addition of one more bay in anticipation of meeting future demand. The signalization of the SR 20/Farm to Market Road intersection enable 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. Until recently, District 12 also provided fire protection services to the Port of Skagit County properties within Bayview Ridge, but those properties have now been annexed to Fire District No. 6.
- Fire Protection District No. 6, serving the majority of the Subarea, is co-located with the Burlington Fire Department, and serves an area extending east from Burlington to include the Bayview Ridge residential area and Country Club, the 1,830 acre Port of Skagit County ownership, and all private acreage previously within Fire District #12 north of Ovenell Road (excluding the Paccar Technical Center).

Fire District No. 6 serves an approximate 29 square mile area. The District contracts with the City of Burlington Fire Department and the two entities essentially operate as one department. The District's service area population is approximately 8,500. In 2000 there were a total of 1173 calls to Fire District No. 6, 885 fire calls were from within the City of Burlington and 288 calls were from the outlying Fire District. This represents a 7.5% increase in total calls from 1999.

Fire District No. 6, itself, has no full or part time employees. The City of Burlington employs six full time personnel and has approximately 37 part-time, paid on-call volunteer personnel. These City employees, using a combination of City and Fire District fire fighting vehicles, provide service within the City of Burlington and, by contract, to the Fire District.

Fire District No. 6 is planning to construct a new fire station on a donated 60,000 square foot parcel on Peterson Road within the Bayview Ridge Subarea (Projects #FD6-101, 102, and 103 in the Capital Facilities Plan). Property acquisition has been accomplished, a contract for infrastructure design has been signed and building construction is anticipated to begin in the third quarter of 2002. It is anticipated that the new station will be manned similarly to the existing Burlington Fire Station and that District 6 will enjoy the same personnel agreement it currently has with Burlington. The details of that future understanding have not yet been addressed. The Fire District has ordered one new fire engine (to be delivered in September, 2002) that will eventually be housed at the new station. The District has a newer heavy rescue truck that it anticipates will respond from the new station. Although no purchase date has been discussed, the District plans to eventually acquire a ladder truck to serve the Bayview area.

The Bayview Ridge UGA must meet LOS requirements for urban level fire protection service. These requirements have been specified in the Countywide Planning Policies. Negotiations are on-going and annexations have been initiated to ensure a coordinated approach to delivery of fire protection services. The County will also work with Paccar, Fire District 6 and the Port of

Skagit County to provide improved access to the Paccar facility from the new District 6 station.

Based on Countywide Planning Policy No. 1.7⁶, the level of service standard for urban growth areas is an ISO grading of five or better. ISO ratings are a measure of 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.

With fire protection services provided by three districts, the optimum configuration of district boundaries to protect final build-out of the Bayview Ridge Urban Growth Area is under discussion. Negotiations that will ensure a coordinated approach to delivery of fire protection services are in process. The County will also work with the Paccar Technical Center, the Port of Skagit County and Fire District 6 to improve access to the new District 6 station on Peterson Road.

Deficiencies and Proposed Improvements

Long-range fire protection needs will require increases in equipment, training, and manpower to maintain an effective level of protection. Fire District No. 6 will experience the greatest increase in demand for service. With increased urbanization of the Bayview Ridge UGA, increased full-time employment, as opposed to volunteer service, can be expected to occur.

Fire hydrant placement in urban density developments must be adequate to provide sufficient volume and pressure for fire fighting needs. These needs can be met through adoption and enforcement of development standards. Proposed improvements of the districts are summarized below and included in Table 7-7.

Fire District No.2 – The district is planning to replace an aid unit in the year 2001.

Fire District No.6 – The district is planning for the new construction of a new station within the Subarea beginning in the third quarter of 2002. Land has been donated for the new fire station. Other capital expenditures include a new fire engine (ordered) and various equipment.

Fire District No.12 – No improvements planned.

⁶ Amendments to the Countywide Planning Policies (2000) were found to be non-compliant with the Growth Management Act due to alleged violations of the Framework Agreement by the Western Washington Growth Management Hearings Board in Case No. 00-2-0049c. This order is under appeal to Superior Court.

**Table 7-7
Planned Fire Protection Projects 2001 – 2006**

<i>Project Date</i>	<i>Project</i>	<i>Cost</i>	<i>Source of Funds³</i>
Fire District #2 ¹			
2001	Replace Aid Unit	\$100,000	FR
Fire District #6 ²			
2001	Building Construction – Fire Station 2	750,000	GO
2001	Engine 613 Replacement	280,000	FR
2003	Tanker 616 Replacement	230,000	FR
2001-06	Equipment Purchase/Replacement	58,000	FR
Total		\$1,418,000	

¹ Source: Bayview Ridge UGA Capital Facilities Plan, March 10, 1997. Estimated cost in 1997 dollars.

² Source: Fire District #6 CIP FY 2000 through FY 2006. Estimated cost in 1999 dollars.

³ See Table 7-15 for funding legend.

Water System System Description

Public water service within the Bayview Ridge Subarea is provided by the Public Utility District of Skagit County (PUD No. 1). The majority of the Subarea is served by public water, although a few single-family homes are still served by private wells.

PUD No. 1 has certificated water rights to 23,417 acre-feet of source water per year. The PUD provides water service to new developments and, together with the City of Anacortes, serves the urban areas. District infrastructure is recorded on maps and in individual project files in the District's Office.

Water Supply. The District obtains its primary water supply from the Cultus Mountain watershed. A portion of the waters of Gilligan, Salmon, Mundt, and Turner Creeks are diverted to Judy Reservoir. This reservoir is created by two dams and currently stores 1,450 million gallons at water surface elevation 465 feet. A large portion of the unincorporated County population is served by the Judy Reservoir system. The Bayview Ridge area is currently served by an intertie with the City of Anacortes. The District has long-term plans to provide service to Bayview Ridge from the Judy Reservoir through a series of projects scheduled to be completed by the year 2020. With its new Skagit River Memorandum of Agreement, PUD No. 1 does not anticipate any shortage of supply before 2050.

Treatment and Storage. Water is pumped from Judy Reservoir to the water treatment plant which has a nominal design capacity of 12 million gallons per day (MGD) and a hydraulic peak capacity of 18 MGD. The treatment plant is designed for future expansion to 30 MGD peak flow, and oversizing of pumps and piping took place during construction. Treated water flows from the treatment plants to two 1.2 million gallon storage tanks that supply the transmission system by gravity.

Transmission and Distribution. The transmission and distribution pipelines of the Judy Reservoir system consist of over 450 miles of water mains ranging from 3 inches to 30 inches in diameter, over 70 miles of service pipelines under 3 inch diameter, over 19,000 metered water services, and over 27 million gallons of potable water storage capacity.

Level of Service and Capacity Analysis

The Skagit County Coordinated Water Supply Plan has adopted levels of service shown in Table 7-8. The adopted 2000 standards represent a decrease from previous years due to public awareness and water conservation methods.

**Table 7-8
Water Demand Standards**

Per Capita Consumption <i>Gallons per Day</i>	LOS	
	<i>1999</i>	<i>2000</i>
Urban	150	135
Rural	100	90
Urban Peak Day to Avg Day	2:1	2:1
Rural Peak Day to Avg Day	2.6:1	2.6:1

Water demand projections for the years 2000, 2010, 2020, 2030, 2040 and 2050 have been made using the water demand standards along with the population, commercial, and industrial growth projections for the PUD No. 1 water service area. Year 2050 peak day demand for the District’s service area is forecasted in the 2000 Skagit County Coordinated Water System Plan to be 70.2 MGD.

Bayview Ridge Subarea

Water system improvements in the Bayview Ridge Subarea have responded to the needs of the Skagit Regional Airport, industrial development, and the residential subdivisions located in the eastern portion of the Subarea. The Subarea is currently served by PUD No. 1 through an intertie with the City of Anacortes. Distribution lines in Bayview Ridge range from 3 inches to 18 inches in diameter. There were 586 residential and commercial meters in 1994, and approximately 726 meters in 2000. One of the PUD’s top 20 high demand customers is now served within the industrial area.

The PUD’s capital improvement plan anticipates urban development of the full Subarea 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 constant reliance on the intertie with the Anacortes system. The quantity of increased storage in the new reservoir was based on an earlier PUD study which estimated approximately 2,230 Equivalent Residential Units (ERUs) at build-out for this Subarea. These ERUs correspond to development of the industrial area and urban residential development sufficient to accommodate

the 2015 population allocation (i.e., 3,420 residents). Planned water system improvement projects specific to the Bayview Ridge area are summarized in Table 7-9.

**Table 7-9
Planned Water Projects - PUD No. 1 2001 – 2006¹**

Project Date	Project¹	Cost	Source of Funds²
2003	Marlee, Hilynn - Discovery	\$35,000	PUD System Revenue (PUDSR)
2003	Farm to Mkt, Wilson-Marihugh Pipeline Ph 2	\$60,000	PUDSR/Impact Fees (IF)
2004	Gailee, Marlee – Maple Crest	\$71,000	PUDSR
2004	Hilynn Dr, Peterson Rd-Gull Dr. Pipeline	\$97,000	PUDSR
2004	Discovery, Peterson - Gailee	\$40,000	PUDSR
2004	Marihugh, Walker E Pipeline Ph 1	\$40,000	PUDSR
2005	Peterson Road Pump Station	\$100,000	PUDSR
2005	Marihugh, Walker E Pipeline Ph 2	\$42,000	PUDSR
2006	Higgins, Wilson-Steele	\$175,000	PUDSR/IF
2006	Marihugh, Walker E Ph 3	\$46,000	PUDSR
Total		\$650,000	

¹ Budget constraints and unforeseen response to municipal-driven projects throughout the PUD No. 1 service area may change the dates these projects are scheduled.

² Source: PUD No. 1 CIP 2001 through 2020. Estimated cost in 2001 dollars.

In addition, the District’s capital improvement plan includes projects addressing the following:

- Increase the District’s water service capacity.
- Water treatment improvements (quantity and quality) at the Judy Reservoir water treatment plant.
- Replacement of aging transmission lines.
- Enactment of a new gridding plan for the water distribution system.
- Expansion of water storage capacity.

**Wastewater
System Description**

The City of Burlington provides sewer service to the industrial area and existing residential subdivisions within Bayview Ridge. The City of Burlington’s sewer system service area includes the area within the City limits, as well as surrounding unincorporated areas. The service area can be divided into the western and eastern service areas. Bayview Ridge, including the residential area and the Port of Skagit County, is situated within the western service area.

The sanitary sewer collection system at the Port of Skagit County was purchased by the City of Burlington in 2000, after expiration of the original Interlocal Agreement for service. Port tenants are now city sewer customers.

The western service area contains the City of Burlington as well as the recently developed properties along the I-5 corridor. In response to the Growth Management Act, the service area boundary has been revised since the 1991 Comprehensive Wastewater Plan to reflect urban growth area boundaries. The current sewer service area contains approximately 8,800 acres.

The City of Burlington sanitary sewer system consists of a wastewater treatment plant and numerous collection system facilities and sewer mains.

Level of Service and Capacity Analysis

Adequate design of wastewater treatment and conveyance facilities requires the determination of the quantity and quality of wastewater generated from each of the contributing sources. Increases in wastewater flows can be attributed to a variety of sources: population and commercial growth in sewer areas, extension of sewer service to areas previously on septic systems, and increases in infiltration and inflow. The majority of flow increases to the western service area will be generated by extension of sewer service into the Bayview Ridge residential area and general growth within the UGA. The flow design standards established in the 1996 *City of Burlington Wastewater Facilities Plan* are summarized in Table 7-10.

**Table 7-10
Wastewater Flow Design 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

Table 7-11 shows the wastewater flow projections for the years 2005 and 2015. 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 7-11
Wastewater Flow Projections¹**

Flow (MGD)	2005	2015
Avg. Dry Weather Flow	2.90	3.73
Avg. Annual Flow	3.48	4.48
Max. Monthly Flow	3.79	5.05
Peak Daily flow	6.64	8.84
Peak Hourly Flow	9.48	12.64

¹ Source: Bayview Ridge Urban Growth Area, Capital Facilities Plan 1997-2002.

Deficiencies and Proposed Improvements

The City of Burlington wastewater treatment plant is undergoing a two-phase expansion project. Phase I, completed in 2001, provides capacity to treat wastewater flows through 2005. Phase II will be brought on line in 2005 and will provide sufficient capacity to treat projected flows through 2015. Bayview Ridge related projects are summarized in Table 7-12.

Table 7-12
Planned Wastewater Projects
City of Burlington Sanitary Sewer System 2001 – 2006¹

Project Date	Project	Cost (x\$1,000)	Source of Funds²
2001-06	Collection System Improvements	\$6,586	GO/PWTF
Total		\$6,586	

¹ Source: City of Burlington Capital Facilities Plan 2001-2006. Estimated cost in 2000 dollars.

² See Table 7-15 for funding legend.

Schools **System Description**

The Burlington-Edison School District's principal planning document is the *Six-Year Capital Facilities Plan* initially adopted in 1997 and amended in 1998. Data from this Plan shows that enrollment within the district increased 33 percent between the 1989-90 school year and November 1998. Enrollment was anticipated to increase another 15 percent between 1998 and 2004; however, to date, this growth has not occurred. Enrollment for September 1998 was 3,500. September 2001 enrollment was 3,526, and October 2002 enrollment was 3,589.

In the short-term, the increased growth was anticipated primarily within the City of Burlington. The *Six-Year Capital Facilities Plan* notes that: "Adjustments in school boundaries are periodically required to alleviate the capacity problems at individual elementary schools. In the long term it is expected that significant growth will occur outside the Burlington city limits in the western and northern parts of the District." The District also proposed to add bus routes in order to distribute students between elementary schools more efficiently.

For the District as a whole, there is not sufficient capacity to house students until additional capacity at the elementary school level is provided. Portable classrooms are used within the District and will continue to serve as interim facilities, but are not included in the calculation of the District's permanent capacity. The Burlington-Edison School District has established a class size standard of 25 students per classroom, although this may be increased to 30 when necessary.

A \$20 million District bond issue was approved in 2001. Money from this bond issue will be used to replace and enlarge the Lucille Umbarger Elementary School in Burlington, and to renovate Allen Elementary in Bow. Until the new construction is complete, the District is using portable facilities and boundary changes to address the overcrowding issue.

The permanent capacity and October, 2002 enrollment of the facilities projected to serve the Bayview Subarea are shown in Table 7-13:

**Table 7-13
Burlington-Edison School District, Selected Facilities**

School	Permanent Capacity	October 2002 Enrollment
Bay View Elementary	459 ¹	487
Burlington-Edison High School	1,075	1,022

¹ Including one portable, the current capacity is 484.

In addition to the above schools, the District operates Allen Elementary, Edison Elementary, Lucille Umbarger Elementary and Westview Elementary.

Construction of another elementary school, additions to existing elementary schools, or the acquisition of additional school sites would require voter approval of another bond issue.

Deficiencies and Proposed Improvements

As stated, a \$20 million District bond issue was approved in 2001. Money from this bond issue will be used to replace and enlarge the Lucille Umbarger Elementary School in Burlington, and to renovate Allen Elementary in Bow. Until the new construction is complete, the District is using portable facilities and boundary changes to address the overcrowding issue. As residential development continues within the Burlington Edison School District, overcrowding at the elementary school level will continue to be a problem, and new classroom space will be required.

The School District relates projections of new dwelling units to the number of new K-12 students. Countywide planning policies allocate an additional 1,733 people to the Bayview Ridge Subarea by 2016; assuming 2.4 persons per household, this equals 722 new homes. Using School District projections, the 722 new homes would generate approximately 338 new students – 251 elementary students and 87 high school students. At the elementary level, this represents approximately 10 new classrooms (assuming 25 students per classroom).

**Drainage
System Description**

Existing surface drainage within the Bayview Ridge Subarea is accommodated by drainage systems (primarily open ditches) in the developed areas and by sheet flow in undeveloped areas. No natural channelized systems exist within the Subarea. Higgins Slough flows along the southeast corner of the Subarea. The southeastern and southwestern portions of the Subarea lie within; the remainder of the Subarea lies within the Skagit County Drainage Utility and Drainage District No. 14. Downstream, drainage from Bayview Ridge flows to drainage ditches constructed and maintained by Drainage Districts No. 8, 14, and 19, the Skagit County Drainage Utility, and to sloughs which outlet to Padilla Bay.

As the Bayview Ridge Subarea has developed, the increased impervious surfaces have resulted in increased volumes of surface water runoff and increased peak flow rates. Some stormwater detention and water quality facilities have been constructed within the Subarea, including within the Port of Skagit County ownership. Although detention facilities have been constructed within the residential area, these facilities are not always adequately maintained, and this results in little or no detention capability.

In July 1995, Drainage District No. 19 entered into an agreement with the Port of Skagit County to accept runoff from Port property. The Port compensates the District for capital costs associated with improvements to the District's drainage system that are required to accommodate the additional runoff. The District is not responsible for the Port's stormwater system outside of the District's boundary.

Downstream recipients of stormwater runoff from the Bayview Ridge Subarea include Drainage Districts No. 8, 14, and 19. For Districts No. 8 and 14, the downstream drainage district ditch systems are at capacity, and runoff from the Subarea can increase flooding of farmland near the base of the hill. The individual Districts have different drainage facilities and consequently, different approaches to accommodating upland drainage. Stormwater discharge to downstream drainage district facilities is not coordinated at this time.

In 2002, Skagit County began preparation of a Bayview Watershed Storm Drainage Management Plan for the Bayview sub-basin. Skagit County has adopted the Washington State Department of Ecology *Stormwater Management Manual for Western Washington*, Revised August, 2001.

Level of Service and Capacity Analysis

District No. 19 maintains all drainage facilities to accommodate either the 10-, 25-, or 100-year design storm, depending on the significance of the facility and the size and characteristics of the tributary area. The District reports adequate capacity for all facilities at this time.

Drainage District No. 8, adjoining the Subarea on the west, utilizes a system of pumps and tide gates to discharge water to Padilla Bay. District No. 8 has expressed concern that requiring detention of upland storm water runoff may exacerbate existing problems by not fully utilizing all low tide events.

Drainage District No. 14 lies northeast of the Subarea. A drainage analysis was prepared by the District in 2002 (*Letter Report*, January 29, 2002, Semrau Engineering) which analyzed the capacity of the District's ditches and outfalls. That portion of the Bayview Ridge Subarea which drains to District No. 14, drains to the South Spur Ditch; this ditch is a very flat, gravity ditch, which flows into the Joe Leary Slough system. The outfall of the Joe Leary Slough is dependent on tidal fluctuations. The South Spur Ditch currently has insufficient capacity to accommodate storm flows.

The Bayview Watershed Storm Drainage Management Plan includes a review of strategies addressing upland drainage and impacts to low-lying farmlands.

Deficiencies and Proposed Improvements

As Bayview Ridge continues to grow, the increased development will result in additional surface water runoff.

The majority of drainage from the Port of Skagit County ownership discharges to a Drainage District No. 19 ditch crossing Higgins Airport Way, just north of SR 20. This ditch eventually discharges into Big Indian Slough and Padilla Bay.

The 1998 Port of Skagit County *Bayview Business and Industrial Park and Skagit Regional Airport Stormwater Management Plan* 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 *Stormwater Management Plan* includes a detailed storm drainage capital improvement program and to date, improvements have been constructed as proposed. Within the Bayview Business and Industrial Park, stormwater detention is provided on a regional basis, but water quality treatment is the responsibility of individual properties. Water treatment facilities are included in detention facilities for the Airport, however.

Runoff from privately held industrial lands (i.e. outside the Port ownership) would be required to meet County surface water/drainage requirements contained in SCC 14.32, and it is assumed that both detention and water quality treatment would be provided on a lot-by-lot basis because the development will be approved on a “first-come, first-serve” basis.

Within the residential portion of the UGA, drainage systems, including detention facilities, would likely be developed on a regional basis and would be maintained by Skagit County. Given that the County is undertaking a Bayview Sub-basin Storm Drainage Management Plan, comprehensive drainage plans would be developed and constructed concurrent with new development.

The Stormwater Management Plan for the Bayview Sub-basin will address issues such as, a capital facilities program and financing plan which recognizes the interrelationship and overlap between the County Drainage Utility and Drainage Districts No. 8, 14, and 19. It is the intent to develop agreements between the County Drainage Utility and Drainage Districts No. 8, 14, and 19 to coordinate discharge to the downstream drainage facilities.

Project level facilities, funded by project developers at the time of development, will be provided consistent with the standards and BMPs presented in the Department of Ecology *Stormwater Management Manual for the Puget Sound Basin*.

Capital Improvement Plan

The Capital Improvement Plan is prepared to prioritize projects and predict fiscal trends based on revenues and expenditures. This enables the governing body to maintain and improve public facilities and infrastructure to meet established standards. A master list of capital improvement projects is presented in Table 7-14.

Acronyms used throughout this section for funding sources are presented in Table 7-15.

**Table 7-14
Capital Facilities Plan**

Project Date	Project	Cost¹	Source of Funds
2001	Bayview Ridge Playfield Ph I	\$200,000	IAC/VIF
2002	Bayview Ridge Park Ph I	600,000	GO/VIF
2003	Bayview Ridge Playfield Ph II	800,000	GO
2001-06	Deputies with cars, weapons and uniforms	1,468,000	COP/CRF
2001	Replace Aid Unit	100,000	FR
2001	Building Construction – Fire Station 2	750,000	GO
2001	Engine 613 Replacement	280,000	FR
2003	Tanker 616 Replacement	230,000	FR
2001-06	Equipment Purchase/Replacement	58,000	FR
2001	Peterson Road Pump Station	100,000	PUDSR
2001	Farm to Mkt, Wilson-Marihugh Pipeline Ph 2	46,000	PUDSR/IF
2004	Marihugh, Walker E Pipeline Ph 1	40,000	PUDSR
2005	Hilynn Dr, Peterson Rd-Gull Dr. Pipeline	64,000	PUDSR
2005	Marihugh, Walker E Pipeline Ph 2	40,000	PUDSR
2006	Higgins, Wilson-Steele	135,000	PUDSR/IF
2006	Marihugh, Walker E Ph 3	46,000	PUDSR
2001-06	Collection System Improvements	6,586,000	GO/PWTF
2000-02	New School	8,823,000	GO/SMF/VIF
2001-02	Farm to Market Rd #2, Ovenell to Josh Wilson	3,390,000	RAP
2002-03	Peterson Rd, Pulver Rd to Higgins Airport Way	3,100,000	Other/RAP
2004	Josh Wilson Rd, Higgins AP to Farm to Market	920,000	STP
Total		\$18,953,000	

¹ See individual project lists for source of cost data.

² See Table 7-15 for funding legend.

**Table 7-15
Funding Source Legend**

<i>Acronym</i>	<i>Source</i>
CCWF	Centennial Clean Water Fund
CDBG	Community Development Block Grant
CERB	Community Economic Revitalization Board
COP	Cops Grant
CRF	County Road Fund
DOE	Department of Ecology Coordinated Prevention Grant
FR	Fire District Reserves
GO	General Obligation Bonds
GF	Skagit County General Fund
IAC	Interagency Committee for Outdoor Recreation
IF	Impact Fees
P&T	Paths and Trails Fund
PUDSR	PUD System Revenue
PWTF	Public Works Trust Fund
RAP	Rural Arterial Preservation
RB	Revenue Bonds
SMF	State Matching Fund
STP	Surface Transportation Plan
VIF	Voluntary Impact Fee
WSDOT	Washington State Department of Transportation

Goals, Objectives, and Policies

Goal 7A Ensure that the infrastructure, facilities and services necessary to support development are adequate to serve new projects at the time the buildings are available for occupancy and use without decreasing service levels below locally established minimum standards.

Objective 7A-1 Provide adequate public facilities to the Bayview Ridge Urban Growth Area.

Policy 7A-1.1 Development of capital facilities within the Bayview Ridge Urban Growth area shall conform to urban development standards.

Policy 7A-1.2 Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees and/or mitigation payments for a portion of the cost of public facilities.

Policy 7A-1.3 Each Comprehensive and Capital Facilities Plan for a specific facility type shall include an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.

Objective 7A-2 The Skagit County Capital Improvement Plan, that is the umbrella document linking all the individual facility plans together, shall be updated annually so that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.

Policy 7A-2.1 The forecast of the future needs shall be included based on the levels of service or planning assumptions selected and consistent with the growth, densities and distribution of growth anticipated in the land use element.

Policy 7A-2.2 The schedule and priority for each Capital Facility shall be based on the demand for service, identified problem areas for each type of facility, opportunities for incorporating long range facility improvements with proposed development projects, and required sequence of improvements for the facility in question, as applicable.

Policy 7A-2.3 Encourage the involvement of citizens in the capital facilities planning process.

Objective 7A-3 Require new development to pay its fair share of the costs associated with new development.

Policy 7A-3.1 Skagit County should adopt an Impact Fee Ordinance for the Bayview Ridge Subarea.

Objective 7A-4 Coordinate water and sanitary sewer extensions with PUD No.1 and the City of Burlington.

Policy 7A-4.1 Public water supply for new development shall conform to or exceed the *Coordinated Water System Plan* (June 2000) minimum design guidelines and standards for public water systems.

Policy 7A-4.2 Sanitary sewer system extensions and connections shall be consistent with the *City of Burlington Comprehensive Wastewater Plan*.

Policy 7A-4.3 Existing and new interlocal agreements regarding provision of sanitary sewer service outside the Burlington City Limits shall be updated or renewed upon expiration in a manner that is consistent with the following: the adopted Countywide Planning Policies, the *City of Burlington Comprehensive Plan*, and the *Skagit County Comprehensive Plan* as adopted in compliance with the Growth Management Act, along with relevant interlocal agreements and regulations.

Objective 7A-5 To influence the development and use of the water resources in Skagit County in a manner that is consistent with the Countywide Planning Policies and the Comprehensive Plan.

Policy 7A-5.1 A *Skagit County Comprehensive Surface Water Management Plan* and *Capital Improvement Plan* program is planned to be developed, updated, and maintained as needed to be consistent with the adopted Urban Growth Area boundaries, the adopted Countywide Planning Policies, and the *Bayview Ridge Subarea Plan*.

Objective 7A-6 To practice integrated and efficient management of solid waste in accordance with Washington State waste management priorities to protect and enhance the present and future environmental quality and public health in Skagit County through education, regulations, and economic incentives.

Policy 7A-6.1 Solid waste management should be provided with adequate resources to manage solid wastes safely, efficiently, and equitably, and should be consistent with State priorities while recognizing local conditions.

Policy 7A-6.2 Reducing per capita waste consumption should be supported through educational and legislative efforts that are directed towards changing consumer and industrial practices.

Policy 7A-6.3 Recycling efforts and opportunities in the Bayview Ridge Subarea should be maintained at a high level to increase the recycling rate annually.

Policy 7A-6.4 Environmental and economic impacts shall be considered and balanced when determining disposal practices.

Policy 7A-6.5 Individuals should be encouraged to take personal and financial responsibility for the proper management of the wastes he/she generates.

Impact Fees

Impact fees are authorized by Statute for road, school, and park improvements according to specific criteria (RCW 82.02). If the County ever elects to add this optional revenue source, additional documentation and calculation will be needed to comply with the impact fee law, and an ordinance will need to be enacted, following appropriate level of public hearings.