



SAN JUAN COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

**DATE:** May 11, 2020

**TO:** San Juan County Council, Planning Commission, Department Heads and Elected  
Mike Thomas, County Manager  
Christine Coray and Shannon Wilbur, Public Works Department

**FROM:** Sophia Cassam, Planner I *SC*  
Linda Kuller, AICP, Planning Manager *LK*

**RE:** 2036 Comprehensive Plan Update

**BRIEFINGS:** TBD – County Council and TBD – Planning Commission

**ATTACHMENTS:** A. Draft Element 7, Capital Facilities and Services (CFE)  
B. Draft Appendix 7, Capital Facilities Plan (CFP)  
C. Current Capital Facilities Element  
D. MRSC Overviews: Level of Service Standards and Concurrency

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**Purpose:** Transmittal of the first draft of Element 7, Capital Facilities and Services (CFE), and the fourth draft Appendix 7, Capital Facilities Plan (CFP) (formerly called the Capital Facilities Inventory) for review and comment. The drafts are posted on the Comprehensive Plan Update webpage under the Capital Facilities tab at: <https://www.sanjuanco.com/1306/Comprehensive-Plan-Elements>.

**Department Heads, Elected officials and the public are encouraged to comment on the draft documents by June 1, 2020.**

**How to Comment:** Please submit your comments to [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com) subject line: RE: Capital Facilities Element. Provide your contact information for the record and identify the page and line number pertaining to the comment. If possible, provide specific alternative language. If you would like a word version to mark-up, please contact Sophia at 360-370-7589. Comments may also be submitted to the SJC Department of Community Development at PO Box 947 935 Rhone Street, Friday Harbor, 98250, c/o Sophia Cassam, Planner I.

**Previous Public Input:** County Council and Planning Commission last reviewed the draft Appendix 7, Capital Facilities Inventory in January 2020. At these meetings we discussed adding capacity excess and deficit calculations to the LOS tables. These calculations have been added to this draft. We also discussed adding an LOS analysis of seasonal population for each facility type.

DCD did not complete this analysis for several of the capital facilities that are impacted by seasonal population because the LOS calculations are not population based. Therefore, DCD cannot calculate seasonal population impacts for these facilities and services with the existing LOS analysis methods.

**Proposed Repeal and Replacement:** The first draft of Element 7, Capital Facilities and Services is a proposed repeal and replacement of the 2009 Capital Facilities Element. The draft Appendix 7 includes updates that address comments received from County Council and Planning Commission in January.

**Summary of Major Changes to Element 7, Capital Facilities:**

The majority of the changes in this proposed repeal and replacement are not substantive. Rather, they clarify, simplify and bring the 2009 Element up to date. However; there is a significant re-organization of the element and its appendix that is intended to make the document easier to use and understand.

The LOS equations and standard tables previously existed in various parts of the goals and policies in the 2009 Element. Staff moved these equations and tables to Appendix 7 as an attachment so that they are easy to find all in one location. Now the inventories and assessments of LOS are in one document, the Capital Facilities Plan. The LOS standard equations and standard tables were out of place in the goals and policies. They are neither goals nor policies. The only policy needed is the adopted LOS standard (A- F, etc.). The adopted LOS standards remain in the Element as policies.

The LOS standards presented have not changed from the 2009 version. The LOS for most capital facilities and services are projected to be adequate through the planning horizon with several exceptions including the Sheriff's office space and some public works facilities. These issues are addressed in Appendix 7, CFP. Staff has had conversations with Sheriff Krebs about identifying a more useful LOS standard.

**List of Changes to Element 7, Capital Facilities:**

- Transferred all LOS formulas and tables of LOS standards to Appendix 7, Capital Facilities Plan, Attachment 2;
- Made the Element more user-friendly by re-organizing, simplifying, and deleting unnecessary language. For example:
  - ✓ Re-organized the existing policies for better flow and moved the policy adopting the LOS standard to the beginning or near the top of the listed policies;
  - ✓ Eliminated policies identifying each Essential Public Facility because they are identified in the Land use Element, State law and defined in County Code, and
  - ✓ Eliminated the information about County budgeting processes because it is not policy and is unnecessary;
- Added a new introduction to clearly explain Growth Management Act (GMA) requirements, organization, purpose, and application of the CFE;
- Updated out-of-date information and terms;
- Added a goal about environmental and financial sustainability in the face of climate change and policies about infrastructure and fleet equipment;
- Made policies action-oriented and a consistent style; and
- Eliminated redundant policies.

### **Summary of Major Changes to Appendix 7, Capital Facilities Plan:**

Most changes in this draft of Appendix 7 pertain to LOS assessment and Capital Improvement Programs. All changes to the 2009 Appendix 7 are shown in **strikeout/underline**.

- Changed title to “Capital Facilities Plan” from previous title, “Capital Facilities Inventory,” because Appendix 7 not only includes an inventory, but also LOS assessments, forecasts of future needs, and the 6-year Capital Improvement Plan;
- Added LOS formulas and tables of LOS standards from the existing 2009 Capital Facilities Element. They are now found in Attachment 2 in the Capital Facilities Plan;
- Added capacity excess/deficit calculations to the LOS tables;
- Added a discussion of Sheriff and Public Works future facility plans and needs, in response to substandard LOS assessments; and
- Updated Orcas Community Sewer Systems map to show large on-site sewage systems at West Beach Resort, Deer Harbor Resort, and Doe Bay.

**Background:** Element 7, Capital Facilities is a mandatory component of a comprehensive plan prepared in accordance with the WA Growth Management Act (GMA). DCD is proposing to repeal and replace the existing 2009 Element because of extensive reorganization and strikeout. RCW 36.70A.070(3) requires:

(3) A capital facilities plan element consisting of:

(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;

(b) a forecast of the future needs for such capital facilities;

(c) the proposed locations and capacities of expanded or new capital facilities;

(d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and

(e) 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. Park and recreation facilities shall be included in the capital facilities plan element.

COMPREHENSIVE PLAN

SECTION B, ELEMENT 7

CAPITAL FACILITIES AND SERVICES

May 11, 2020

Supersedes June 2009

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# ELEMENT 7 CAPITAL FACILITIES AND SERVICES

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1 **2036 VISION EXCERPT**

2  
3 **GOVERNANCE ..... Our government institutions balance responsibility with resources and**  
4 **costs, consolidate services where practical, manage prudently, provide reliable data, are**  
5 **service-oriented, and perform in a timely manner.**  
6

7 **7.1 INTRODUCTION**

8  
9 Planning ahead for capital investments and needed services is good management because capital facilities  
10 usually have long lives and significant costs. Advance planning helps San Juan County use limited funding  
11 wisely and most efficiently to maximize revenue sources and opportunities. By determining future needs,  
12 the County can identify funding and projects needed to implement the County’s 2036 Vision.

13  
14 The County must plan to provide capital facilities and services needed to support existing development  
15 and new development envisioned in Element 2, Land Use, and 2036 population projections. The capital  
16 infrastructure required to serve the future land use map is determined by inventorying existing facilities  
17 and services, establishing a minimum level of service (LOS) to accommodate the projected growth, and  
18 measuring what is available and needed. The Capital Facilities Element (CFE) and Appendix 7, Capital  
19 facilities Plan (CFP) identify what capital facilities and public services will be necessary to support  
20 development. The CFE includes the goals and policies that help the County serve the community and that  
21 guide budgetary decisions.  
22

23 The CFE is a mandatory planning element required for San Juan County, which is fully planning under the  
24 Washington Growth Management Act (GMA). The specific requirements for the CFE are set forth in the  
25 GMA (RCW 36.70A.070). The GMA has two main goals (1) and (12) related to capital facilities and services:  
26

- 27 1. Urban growth. Encourage development in urban areas where adequate public facilities  
28 and services exist or can be provided in an efficient manner.  
29  
30 12. Public facilities and services. Ensure that those public facilities and services necessary  
31 to support development shall be adequate to serve the development at the time the  
32 development is available for occupancy and use without decreasing current service levels  
33 below locally established minimum standards.  
34

35 GMA defines:

36  
37 "Public facilities" to include streets, roads, highways, sidewalks, street and road lighting  
38 systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks  
39 and recreational facilities, and schools, and  
40

41 "Public services" to include fire protection and suppression, law enforcement, public  
42 health, education, recreation, environmental protection, and other governmental  
43 services.  
44

45 RCW **36.70A.070** (3) requires a capital facilities plan element that consists of:

- 46  
47 “(a) An inventory of existing capital facilities owned by public entities, showing the  
48 locations and capacities of the capital facilities;

- 1  
2 (b) a forecast of the future needs for such capital facilities;  
3 (c) the proposed locations and capacities of expanded or new capital facilities;  
4  
5 (d) at least a six-year plan that will finance such capital facilities within projected funding  
6 capacities and clearly identifies sources of public money for such purposes; and  
7  
8 (e) a requirement to reassess the land use element if probable funding falls short of  
9 meeting existing needs and to ensure that the land use element, capital facilities plan  
10 element, and financing plan within the capital facilities plan element are coordinated  
11 and consistent. Park and recreation facilities shall be included in the capital facilities  
12 plan element.”  
13

14 Another important tenet of GMA related to planning and capital budget decision is RCW 36.70A.120:

15  
16 “Each county and city that is required or chooses to plan under RCW 36.70A.040 shall  
17 perform its activities and make capital budget decisions in conformity with its  
18 comprehensive plan.”  
19

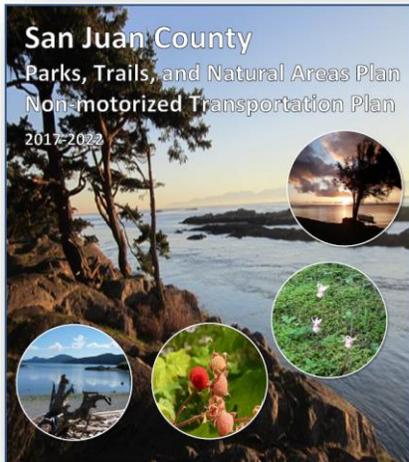
20 This CFE and Appendix 7, Capital Facilities Plan (CFP), were prepared in accordance with Washington  
21 Administrative Code (WAC) 365–195–315. They address capital facilities and public services owned or  
22 operated by the County, independent taxing districts, or by public or private service organizations that  
23 receive consistent funding from the County. The WAC guidelines require solid waste facilities, water and  
24 sanitary sewer systems, and facilities for storm and reclaimed water, schools, parks, recreational, police,  
25 and fire protection to be addressed. Other facilities and services included in this element are a local  
26 choice.  
27

28 The CFP in Appendix 7 identifies current deficiencies in existing facilities and services that will need to be  
29 expanded to serve new growth. It projects future needs, most often based on 2036 population projections  
30 (Appendix 1). It includes:  
31

- 32 • An inventory and maps of existing capital facilities;
- 33 • An overview of existing and projected conditions;
- 34 • Level of service (LOS) measures and standards;
- 35 • Analysis of existing and projected 2036 capacity;
- 36 • Projected facility needs;
- 37 • Proposed locations and capacity of future facilities;
- 38 • A six-year capital improvement plans that identifies projects and funding sources (CIP); and  
39  
40  
41  
42

1 **7.1.A RELATIONSHIP TO OTHER PLAN ELEMENTS AND FUNCTIONAL PLANS**

2  
3 The CFE and Appendix 7 are based on the growth assumptions provided in Section A.1 of this *Plan*. They  
4 guide implementation of Element 2, Land Use, and affect where growth can occur. The CFE must address  
5 all public facilities except transportation facilities, which are addressed in Element 6, Transportation. The  
6 Transportation Element includes goals, policies and levels of service for transportation. It also includes  
7 the 6-and 20-year transportation Improvement plans (TIPs). *The Parks, Trails and Natural Areas Plan and*



8 *Non-Motorized Plan* (Appendix 11) is the primary parks and  
9 non-motorized transportation plan; however, Appendix 7  
10 provides a level of service analysis for this plan.  
11

12 The CFE pulls together recommendations for capital  
13 facilities from various County functional plans that contain  
14 detailed inventories and needs assessments along with  
15 plans for conducting operations, maintaining facilities,  
16 addressing deficiencies and planning for growth.  
17

18 A complete list of functional plans is in Attachment 1 of  
19 Appendix 7. Examples of functional plans are the *SJC Public*  
20 *Works Operations Plan*, the *SJC Solid Waste and Moderate*  
21 *Risk Waste Management Plan*, the *SJC Facilities Master*  
22 *Plan*, the *SJC Comprehensive Water Plan*, and community  
23 sewer and water system plans of service providers.  
24  
25

26 **7.1.B CONSISTENCY WITH THE FRIDAY HARBOR COMPREHENSIVE PLAN**

27  
28 The San Juan County and Town of Friday Harbor Joint Planning Policies (Appendix 2) fulfill a GMA  
29 requirement that adjacent jurisdictions coordinate planning and develop comprehensive plans consistent  
30 with each other. These policies contain the framework for joint planning of the Friday Harbor Urban  
31 Growth Area (FHUGA). The FHUGA Management Agreement provides for implementation of these  
32 policies (Appendix 3). Capital facilities provided by the Town of Friday Harbor and required for  
33 development are not included in the CFE per the FHUGA Management Agreement.  
34

35 **7.1.C TYPES AND CATEGORIES OF CAPITAL FACILITIES AND SERVICES**

36  
37 Urban vs. Rural Capital Facilities and Services

38  
39 The GMA restricts urban growth to urban growth areas. It also makes distinctions between urban and  
40 rural capital facilities and services. RCW 36.70A.110(4) partially states:  
41

42 “(4) ... In general, it is not appropriate that urban governmental services be extended  
43 to or expanded in rural areas except in those limited circumstances shown to be  
44 necessary to protect basic public health and safety and the environment and when  
45 such services are financially supportable at rural densities and do not permit urban  
46 development.”  
47

48 Urban government facilities and services are, therefore, not totally prohibited in rural areas. They may  
49 only be placed there for compelling reasons. For example, in urban areas there are large scale sewage  
50 systems, while most rural area homes have septic systems with drain fields. In certain rural areas, such

1 as rural activity centers and hamlets, the density of dwellings is high enough that a community sewage  
 2 system is needed to protect public health and the environment. Table 1 sets forth distinctions between  
 3 rural and urban-level facilities and services, consistent with RCW 36.70A.110(4).  
 4  
 5

6 **Table 1. Rural and Urban Levels of Service.**

| Rural-Level Services  | Urban-Level Services   |
|---|--|
| <b>Potable Water Supply</b>   |  |
| Group B and Group A community water systems <sup>1</sup>                              | Water usage per capita at urban levels; urban-level piping, pressure; pressurized fire flow <sup>1</sup> |
| <b>Sanitary Waste and Sewage Treatment, and Wastewater</b>                            |  |
| Septic tanks; Community septic systems and drainfields                                | Sewage treatment systems; sanitary and wastewater sewer systems  |
| <b>Stormwater</b>   |  |
| Localized measures; Drainage pipes, ditches, holding areas                            | Area- or system-wide stormwater drainage systems   |
| <b>Fire Suppression Services</b>  |  |
| Pond-supplied, and other fire suppression except pressurized, piped flow <sup>1</sup> | Pressurized, piped fire-suppression flow and hydrants <sup>1</sup>                                       |

7 <sup>1</sup> However, if required by the fire marshal or by the fire hydrant code, SJCC 13.08, a residential rural level of service for water  
 8 supply and fire protection may include a piped system capable of delivering a pressurized fire-flow, and fire hydrants.  
 9

10 **Essential Public Facilities**

11  
 12 Some capital facilities, such as Public Works facilities and sewage treatment plants, are necessary for the  
 13 wellbeing of the community, but are also unpopular and difficult to site. This is especially true in San Juan  
 14 County due to a predominantly residential land use pattern. Certain capital facilities are designated as  
 15 Essential Public Facilities (EPFs) to ensure that they may be provided in the future. Policies for EPFs are  
 16 included in Appendix 2, as part of the County and Town of Friday Harbor Joint Planning Policies. The  
 17 County’s EPFs are identified in Element 2, Land Use and defined in San Juan County Code (SJCC) 18.20.050  
 18 “E” definitions.  
 19

20 **7.1.D LEVEL OF SERVICE MEASURES AND STANDARDS**

21  
 22 One of the principal criteria for identifying needed capital improvements is the establishment of level of  
 23 service (LOS) standards. These are minimum standards for how many public facilities or services are  
 24 required to adequately serve the population. The LOS standards measure the capacity of capital facilities  
 25 and services necessary to support new development and enhance the quality of life.  
 26

27 The County must set LOS standards for certain transportation facilities to meet the GMA’s concurrency  
 28 requirement. For example, a new development may not be built unless there are adequate transportation  
 29 facilities to serve it. While transportation is the only *Plan* element requiring LOS standards and  
 30 concurrency, the County adopts LOS standards for other capital facilities and services. These standards

1 are based on the community's values and vision. For most facilities and services, the measurement of LOS  
 2 is based on the unit capacity of the facility, such as square footage, gallons of water, or acres of parks.

3  
 4 San Juan County provides capital facilities and public services to serve the County's needs. Needs include  
 5 the cost of operating and maintaining existing facilities, addressing deficiencies and planning for new  
 6 growth. Appendix 7 and functional plans identify facilities that need significant repair, remodeling,  
 7 renovation, or outright replacement. Other facilities may require expansion to increase the quantity of  
 8 the service they provide, as the County's population grows. When considering development, it is  
 9 important to know how public facilities and services will be provided, if they will support the population  
 10 and intensities of development envisioned at adopted levels of service (LOS).

11  
 12 **7.1.E CATEGORIES OF CAPITAL FACILITIES AND SERVICES AND CONCURRENCY**

13  
 14 Under the GMA, some capital facilities and services such as transportation needed to serve proposed  
 15 development must be made concurrently with development. That means that the facilities must be  
 16 available and adequate to maintain the LOS set in this *Plan* when the impacts of development  
 17 occur. Concurrency is implemented through implementation of the concurrency regulations in San Juan  
 18 County Code during approval or denial of development permits.

19  
 20 Capital facilities and services addressed in this Element are divided into categories, A and B, based on  
 21 concurrency requirements (see Table 2 below). Category A capital facilities and services must be matched  
 22 with development. These include solid waste and recycling facilities, community water systems, and  
 23 community sewage treatment facilities. Each Category A facility or service has an adopted LOS standard.

24  
 25 Concurrency and LOS standards are not required for Category B capital facilities and services. These are  
 26 facilities and services owned or operated by independent taxing districts, and public or private service  
 27 organizations. These facilities and services are important to the quality of life as indicated in the 2036  
 28 Vision. Baseline LOS standards are provided for Category B facilities in Appendix 7 as planning benchmarks  
 29 and indicators of existing and future conditions.

30  
**Table 2. Categorization of Capital Facilities and Services in San Juan County.**

| Category | Description   | Facilities and Services Included  |
|----------|---|---|
| A        | <p>Facilities/services owned or operated by the County or independent taxing districts and public or private service organizations that are necessary to support development.</p> <p>These are required to be available at adopted levels of service concurrent with new development.</p>                                     | <ul style="list-style-type: none"> <li>▪ Solid Waste and Recycling</li> <li>▪ Community Water Systems</li> <li>▪ Community Sewage Treatment Systems</li> </ul>  |
| B        | <p>Facilities/services owned or operated by the County or independent taxing districts, and public or private service organizations.</p> <p>These facilities and services support development. Some are subject to LOS benchmark standards.</p> <p>They are not required to be available concurrent with new development.</p> | <ul style="list-style-type: none"> <li>▪ County Government Administration</li> <li>▪ County Public Works</li> <li>▪ County Sheriff</li> <li>▪ Stormwater Utility</li> <li>▪ County Parks and Recreation</li> <li>▪ Public Schools</li> <li>▪ Fire Protection and Emergency Medical Services</li> <li>▪ Ports</li> <li>▪ Health and Social Services</li> </ul> |

**Table 2. Categorization of Capital Facilities and Services in San Juan County.**

| Category | Description | Facilities and Services Included   |
|----------|-------------|--|
|          |             | (Medical Clinics, Senior Services)<br><ul style="list-style-type: none"> <li>Educational and Recreational Services (Libraries, Museums, Performing Arts, Community College)</li> </ul> |

1 Existing and Future Development

2  
 3 The costs of needed capital facility improvements should be borne by existing and future development.  
 4 For the purposes of this *Plan* "existing development" means development that has occurred or that is  
 5 vested prior to regulations implementing this *Plan*. "Future development" means development that has  
 6 not occurred and was not vested under development regulations adopted to implement this *Plan*.

7  
 8 **7.1.F CAPITAL IMPROVEMENT PLANS (CIPS)**

9  
 10 Six-year capital improvement  
 11 plans (CIPs) identify capital  
 12 facilities and services required to  
 13 support existing and new  
 14 development. This is reviewed  
 15 and adopted during the County's  
 16 budget process. The Capital  
 17 Committee meets from April through December to help the auditor set the CIP. Individual CIPs for various  
 18 departments are rolled into a single County CIP. The financing plans of independent service providers are  
 19 not included in the CIP because the County has no responsibility for their budgets or financial plans.

| SAN JUAN COUNTY - CAPITAL COMMITTEE |         | New in 2020   |                          | changes since 1st touch |                       | addition in Council's request |           | change for 11/26 |                   | EXHIBIT A  |            |
|-------------------------------------|---------|---|--------------------------|-------------------------|-----------------------|-------------------------------|-----------|------------------|-------------------|------------|------------|
| 2020 CAPITAL IMPROVEMENT PLAN (CIP) |         | FOR 2020 BUDGETS  |                          |                         |                       |                               |           |                  |                   |            |            |
| Department                          | Code    | Project   | CAPITAL IMPROVEMENT FUND |                         |                       |                               |           |                  |                   | TOTAL 2020 |            |
|                                     |         |   | 2020 REET 1              | 2020 REET 2             | 2020 CAPITAL RESERVES | 2020 TCIA                     | 2020 LTAC | 2020 PFFAP       | 2020 PUBLIC WORKS |            | 2020 OTHER |
| Admin                               | COB-02  | Child Campus Plan   | \$100,000                |                         |                       |                               |           |                  |                   |            | \$100,000  |
| Admin                               | COB-03  | Angels Lots Purchase - Affordable Housing Project         |                          |                         | \$237,036             |                               |           |                  |                   |            | \$237,036  |
| Courts                              | COJ-2   | Superior Court Renovation                                 |                          |                         |                       | \$18,000                      |           |                  |                   |            | \$18,000   |
| COJ                                 | COJ-02  | Intake/Intake/Intake/Intake                               | \$9,360                  |                         |                       |                               |           |                  |                   |            | \$9,360    |
| COB                                 | COB-08  | Beaumont Valley Operations Center                         | \$271,762                |                         |                       |                               |           |                  |                   |            | \$271,762  |
| FP&R                                | FP&R-04 | Fleet Replacement - Sheriff's Office Vehicles & Equipment |                          |                         |                       |                               |           | \$103,000        |                   |            | \$103,000  |
| FP&R                                | FP&R-07 | Fleet Replacement - Other Vehicles & Equipment            |                          |                         |                       |                               |           | \$80,000         |                   |            | \$80,000   |
| FP&R                                | FP&R-08 | Fleet Replacement - HR&M Vehicles & Equipment             |                          |                         |                       |                               |           | \$28,000         |                   |            | \$28,000   |
| FP&R                                | FP&R-09 | Fleet Replacement - Roads Vehicles & Equipment            |                          |                         |                       |                               |           | \$400,000        |                   |            | \$400,000  |
| Facilities                          | FAC-09  | Cherryville - Electronic Locks                            | \$25,000                 |                         |                       |                               |           |                  |                   |            | \$25,000   |
| Facilities                          | FAC-12  | Facilities Annual Capital Building Projects               | \$25,000                 |                         |                       |                               |           |                  |                   |            | \$25,000   |

20



32

The six-year CIPs are designed to be financially feasible. They identify revenue sources equaling or exceeding anticipated costs. Each type of capital facility and service on the list is examined during the budget process.

The costs of all facilities are added together to determine the overall financial feasibility. If the analysis determines that an improvement or the CFP is not financially feasible, the County may consider many options including non-capital solutions such as:

- 33 1. Reducing the LOS, which will reduce the cost (amend the CFE);
- 34 2. Increasing revenues; (e.g., higher rates, new sources of revenue, or a combination of both);
- 35 3. Reducing the cost of the needed facilities (e.g., alternative technology, ownership, or financing);
- 36 4. Reducing the demand by reducing consumption (e.g., water conservation, reducing, recycling,
- 37 and reusing solid waste);
- 38 5. Reducing the demand by restricting development (e.g., amend Element 2, Land Use;
- 39 6. Reducing or eliminating the need (e.g., provide public education, volunteer training and
- 40 recruitment, contract with private service providers, etc.);
- 41
- 42
- 43
- 44
- 45
- 46

7. Providing a non-capital substitute (e.g., availability of state, federal, or other parks facilities);
8. Implementing alternative methods to provide capacity (e.g., long-hauling solid waste instead of constructing new landfills, allowing telecommuting instead of expanding work space); and
9. Implementing efficiency programs (e.g., flextime or night shifts as an alternative to adding new space for staff).

This approach can bring development into balance with available and affordable capital facilities and services. The goals and policies in this CFE establish response mechanisms to be taken for specific Category A and B facilities if expected funding falls short.

### 7.1.G 2036 CAPITAL FACILITIES HIGHLIGHTS

San Juan County's 2019 Budget Book message is, "Finish What We've Started." The County has many planned facility upgrades and replacements during this planning horizon as discussed in the Capital Facilities Plan, Appendix 7. Two major capital improvement projects include developing a new:

- Shop and storage facility at the County's Beaverton Valley location, and
- Administration building, commonly referred to as the Civic Campus, adjacent to the courthouse.

The Beaverton Valley facility will replace the Guard Street shop, in use since the 1940s, with a modern shop facility for maintenance and equipment crews. The site will also afford much-needed covered storage for public works equipment and road construction supplies. Construction could begin in 2020.



*Rendering of the planned Public Works facility. Source: SJC Public Works.*

The 2017 SJC Public Works Operations Plan provides the assessment of Public Works facilities and projects capital improvement needs through the planning horizon.

The Civic Campus concept is envisioned to house in one building departments currently occupying five separate buildings scattered across Friday Harbor. This plan is intended to enhance efficiency and communication between departments, provide better public service, and reduce maintenance and operating costs from not having to heat and continually repair old structures.

Master planning is also underway with draft Fairgrounds Master Plan that will set the stage for County fairground facilities responsive to the needs of residents and visitors.

Unprecedented circumstances in 2020 will require thoughtful consideration of all capital improvement projects.

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## 7.2 GENERAL GOALS AND POLICIES

The following goals and policies address capital facilities and public services, levels of service, concurrency management, and financing.

### 7.2.A GENERAL GOALS AND POLICIES

**Goal 1: Provide for the capital facility needs of land development authorized in Element 2, Land Use, and the existing and projected population discussed in Appendix 1.**

#### Policies

1. Consider the geographical location and capacity of existing capital facilities and services in the designation of future land uses and land use district boundaries, and analysis of potential effects on resource lands, special districts, and critical areas.
2. Prohibit the provision of urban-level facilities and services outside of Urban Growth Areas (UGAs) or Limited Areas of More Intensive Rural Development (LAMIRDs). Case-specific and narrowly defined exceptions may be made for rural schools, EPFs located in rural or resource lands, and where the exception is necessary to protect basic public health and safety, and the environment.
3. Establish and maintain level of service standards (LOS) for capital facilities and services, and implement concurrency management regulations.
4. Consider the needs of individual islands when planning for capital facilities and services, except for those facilities serving residents countywide.
5. Provide capital improvements to correct existing deficiencies, replace worn out or obsolete facilities, and accommodate future growth as indicated in six-year capital improvement plans (CIPs).

**Goal 2: Make capital budget decisions consistent with this Plan.**

#### Policies

1. Demonstrate the need for capital facilities and the revenues to pay for them.
2. Estimate the eventual operation and maintenance costs of new Category A and B capital facilities provided by the County that will impact the County's biennial budget.
3. Base the provision of capital improvements and facilities on both demand for facilities and the financial capacity of the County and other purveyors to pay for those improvements and facilities.
4. Explore potential revenue sources (*i.e.*, grants, impact fees, real estate excise taxes) and non-capital alternatives to improve facility capacity and service.

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**Goal 3: Coordinate and provide consistency among CIPs, including those addressed in other elements of this *Plan*; County subarea plans; other studies; and the plans for capital facilities of state and regional significance, the Town, and independent service districts.**

**Policies**

1. Encourage community sewer and water purveyors, school and fire districts and other independent service providers providing public facilities or services to identify their facility and service needs and the means to fund them within the context of this Element.
2. Explore the costs and benefits of public/private partnerships.
3. Require providers to maximize the use of existing facilities and promote orderly growth.

**7.2.B LEVEL OF SERVICE GOALS AND POLICIES**

**Goal: Ensure that capital facilities and services necessary to support development are adequate to serve the development at the time it is available for occupancy and use.**

**Policies**

1. Consider the following capital facilities and services strategies during the budget process:

Category A

- a. Apply the LOS standards for each type of capital facility or service to permits for development issued by the County after the effective date of this *Plan*.
- b. Consider the LOS standards for each capital facility or service in the County's biennial budget and annual update of the six-year CIP.
- c. Do not apply the LOS standards for Category A public facilities and services provided by entities other than the County during budgeting because they apply to the annual budgets and capital improvement plans of the service providers.
- d. Require that the providers of Category A capital facilities not controlled and operated by the County to:
  - i. Develop and report to the County the methodologies used to determine the capacities of their capital facilities and services and to conduct concurrency tests.
  - ii. Conduct concurrency tests for their facilities and services for development projects that will make demands on their facilities and services.
  - iii. Report to the County at least biennially the existing and planned capacities of their facilities or services available to adequately maintain the LOS levels adopted in this *Plan*.

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Category B

- a. Maintain facility capacities at or above minimum standards.
- b. Ensure plans are in place to serve future development.
- c. If a facility does not meet the LOS standard, re-evaluate it to determine if it is appropriate, and if not, revise the LOS standard.
- d. Do not apply LOS standards for capital facilities or services in Category B to development permits.
- e. Use Category B LOS standards as benchmarks to measure the adequacy of capital facilities and services.
- f. Consider the LOS standards for Category B facilities or services provided by the County in the biennial budget and annual update of the CIP.

Categories A and B

- a. Calculate the improvements needed to eliminate existing deficiencies at adopted LOS standards and to serve the projected needs of growth for each capital facility as follows:

**Q = (S x D) – I where**

- Q = Quantity of capital improvements needed
- S = Adopted standard for level of facility
- D = Demand, such as population
- I = Inventory of existing capital facilities and services

- b. Consider circumstances in which LOS standards are not an exclusive determinant of need for an improvement including:
  - i. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities.
  - ii. Construction or acquisition of capital improvements that provide LOS in excess of the standards adopted in this *Plan* if the following conditions are met:
    - (1) The improvement does not preclude other improvements that are needed to achieve or maintain the LOS standards adopted in this *Plan* unless the existing LOS standard is lowered accordingly; and
    - (2) The improvement does not contradict, limit, or substantially change the goals and policies of any element of this *Plan*; and
    - (3) One of the following conditions is met:
      - i. The excess capacity is an integral part of an improvement needed to achieve or maintain standards for facility capacity (*i.e.*, the minimum capacity of a capital project is larger than the capacity required to provide the LOS); or

- ii. The excess capacity provides economies of scale making it less expensive than acquiring a comparable amount of capacity at a later date; or
- iii. The asset acquired is land that is environmentally sensitive, or necessary for conservation, or recreation; or
- iv. The excess capacity is part of a capital project financed by general obligation bonds approved by referendum; or
- v. The excess capacity results from an opportunity unique or unlikely to be repeated; or
- vi. The capacity will not be excessive to the point of diminishing rural character.

3. Provide non-capital alternatives to achieve and maintain the adopted level of service standard when feasible.

### 7.2.C CONCURRENCY MANAGEMENT

**Goal: Provide adequate capital facilities to meet the needs of future population growth and associated development and redevelopment by maintaining, repairing or replacing obsolete or worn out facilities, and eliminating existing deficiencies.**

#### Policies

1. Provide needed improvements by maintaining financially feasible six-year CIPs.
2. Provide the capital improvements listed in the six-year CIPs. Update the schedule of capital improvements annually in conjunction with the budget process.
3. Include all of the capital improvement projects listed in the CIP for expenditure during the appropriate fiscal year in the biennial budget appropriations except any improvements for which a binding agreement has been executed with another party to provide the project in the same fiscal year.
4. Conclude that the concurrency requirement for Category A facilities is met if they have sufficient capacity to meet the adopted LOS standard.
5. Require that the construction or expansion of a structure or use, or a change in use of land or structures development meet applicable concurrency tests.
5. Conclude that there is available capacity in Category A facilities and services to support development if:
  - a. The necessary facilities and services are in place when the development permit is issued, or
  - b. Development permits are issued subject to a condition that prior to occupancy or use:
    - i. The development necessary facilities and services will be in place, or
    - ii. A binding executed contract or development agreement which provides for the actual construction of the required facilities is approved.
6. Do not issue development permits unless sufficient capacity is provided.

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## 7.2.D CAPITAL FACILITY FINANCING GOALS AND POLICIES

**Goal: Provide needed capital facilities that are within the County’s ability to fund, or within the County’s authority to require other providers to fund.**

### **Policies**

1. Use conservative revenue estimates when estimating the costs of needed improvements.
2. Derive the costs of needed improvements from both existing and future development.
3. Fund improvements for existing development that reduce or eliminate existing deficiencies, and address some or all of the replacement of obsolete or worn out capital facilities.
4. Fund a fair share of the costs of improvements needed for future development by addressing the impact of the new development and a portion of the outright replacement cost needed for obsolete or worn out facilities to accommodate the future development. Do not include any of the costs to eliminate existing deficiencies.
5. Consider “future” development “existing” development upon completion of construction, and allow providers to contribute the costs of the replacement of obsolete or worn out facilities.
6. Pay for the costs of capital improvements for existing and future development to maintain LOS standards using user fees, taxes, grants, entitlements, or budgets of public or private parties.
7. Ensure that the County and service providers are able to pay for their annual operating and maintenance costs.
8. Revise the *Plan* to adjust for the lack of revenues if revenues that support the provision of adequate facilities and services are unavailable by any combination of the following:
  - a. Reducing the LOS for one or more capital facilities;
  - b. Increasing the use of other sources of revenue; or
  - c. Decreasing the demand for and subsequent use of the capital facilities.

1 **7.3 GOALS AND POLICIES FOR CATEGORY A CAPITAL FACILITIES**

2 The following goals and policies address level of service standards (LOS) and concurrency for specific  
3 Category A facilities. The LOS standards should be used for planning the future facility and service needs  
4 of the County.  
5

6 **7.3.A SOLID WASTE AND RECYCLING SERVICES**

7  
8 **Goal: Manage solid waste cost effectively while minimizing environmental impacts and creating**  
9 **sustainable practices.**

10  
11 **Policies**

- 12
- 13 1. Measure solid waste and recycling facility capacity on a countywide basis and for each facility.
  - 14
  - 15 2. Take into account both public and private facilities when evaluating LOS, and for San Juan Island  
16 facilities, consider the needs of Friday Harbor in measurements.
  - 17
  - 18 3. Establish LOS F as adequate for available transfer facility capacity on San Juan, Orcas, and Lopez  
19 Islands. Facilities are considered adequate if they have sufficient existing or planned capacity.  
20
  - 21 4. Require service providers to initiate the following response mechanisms when solid waste and  
22 recycling facilities fall below LOS B:  
23
    - 24 a. Increase solid waste and recycling facility capacity by:  
25
      - 26 i. Increasing the number of days that facilities are open per week; or
      - 27 ii. Remodeling/expanding existing facilities; or
      - 28 iii. Renting, leasing, or purchasing additional land for constructing new, or expanding existing; or
      - 29
      - 30 iv. Conditioning permits for new development to provide for facilities which are lacking.
      - 31
    - 32 b. Decrease demand for solid waste transfer and recycling facilities and services by:  
33
      - 34 i. Evaluating the goals and policies of the Land Use Element and Shoreline Master Program that  
35 affect the rate and amount of growth allowed; or
      - 36 ii. Re-evaluating the concurrency policies and revising them if appropriate; or
      - 37
      - 38 iii. Implementing ordinances and educational programs in to reduce the waste stream; or
      - 39
      - 40 iv. Increasing efforts to educate and involve businesses and the public in local waste reduction  
41 and recycling programs.
      - 42
  - 43 5. Have providers annually evaluate demand and capacity of transfer stations and other components of  
44 solid waste management both on a county-wide basis and individually for each facility.  
45
  - 46 6. Encourage service providers to manage the solid waste stream cost-effectively, consistent with  
47 progressive waste reduction and recycling programs designed for sustainability.  
48  
49  
50

7. Encourage service providers to comply with or exceed the minimum functional standards for solid waste management and disposal in the San Juan County *Solid Waste and Moderate-Risk Waste Management Plan* and to meet or exceed operating permit requirements.

### 7.3.B COMMUNITY WATER SYSTEMS

**Goal: Ensure that designated Urban Growth Areas (UGAs), Limited Areas of More Intensive Rural Development (LAMIRDs), and Master Planned Resort (MPRS) activity centers are served by community water supply systems and that those providers have plans in place for future development.**

#### Policies

1. Establish LOS F as adequate for the community water systems.
2. Require service providers to initiate the following response mechanisms when community water systems fall below LOS C:
  - a. Increase community water system facility capacity by:
    - i. Remodeling/expanding existing facilities; or
    - ii. Repairing leaks in existing facilities; or
    - iii. Developing new water sources; or
    - iv. Implementing conservation measures.
  - b. The County may decrease demand by:
    - i. Evaluating the Land Use Element and Shoreline Master Program rates and amount of growth allowed; or
    - ii. Re-evaluating and revising concurrency policies if appropriate; or
    - iii. Implementing a moratorium on new development in affected service areas.
3. Require new development within UGAs, LAMIRDs, or MPRs to be served by approved community water systems.
4. Require contributions to community water system facilities from proponents of new land development, and allow standards for exceptions that consider existing sources of water or alternative systems.
5. Require water system plans in accordance with WAC 248-54-065 for community water systems that serve UGAs, LAMIRDs, or MPRs. Water systems plans include an inventory and analysis of existing facilities, a schedule of needed improvements, and a financial and operations plan addressing the system's ability to serve existing and potential land use development and population growth.
6. Encourage facility and service providers to report their facility capacities to the County and fulfill their concurrency responsibilities.
7. Encourage providers to account for their available capacity by reporting the following to the County:

- a. Existing available capacity of the concurrency facility, plus the planned capacity, reduced by the capacity that is already used or that is reserved or committed for use in the future, and
  - b. The available capacity, minus the capacity that potentially would be used by approved new development projects, in order to reflect the potential additional demand that will be made by the developments when they apply for memberships and/or meet the conditions of service prior to occupancy or use.
6. Require service providers to develop and submit plans to the County addressing how additional distribution capacity will be provided, when water distribution facilities reach 85 percent system capacity. If there are no plans to expand or provide additional service, then additional development will not be permitted for that service area when the system reaches capacity.

### 7.3.C COMMUNITY SEWAGE TREATMENT FACILITIES

**Goal: Ensure that designated Urban Growth Areas (UGAs), Limited Areas of More Intensive Rural Development (LAMIRDs), and Master Planned Resort (MPRs) activity centers are served by community sewage treatment facilities and that providers have plans in place for serving future development.**

#### Policies

1. Establish LOS F as adequate for community sewage treatment facilities.
2. Require land development within UGAs, MPRs, and Village activity centers expected to have an impact equal to, or greater than a single family residence, to be served by community sewage treatment facilities.
3. Require service providers to develop CIPs that:
  - a. Delineate service area boundaries;
  - b. Inventory existing and approved development within service area boundaries;
  - c. Inventory potential development within service area boundaries under the *Plan*;
  - d. Establish the available community sewage treatment facility service capacity;
  - e. Adopt LOS standards and response mechanisms;
  - f. Contain a schedule of capital improvements necessary to maintain the facility at the adopted LOS, including project, timing, cost, and funding source.
5. Require facility and service providers to report their facility capacities to the County. Providers who require a membership or other commitment as a condition of service shall account for their available capacity as indicated in Policy 7 in section 7.3.B above.
6. Work cooperatively with independent sewer districts to develop fair and consistent policies and incentives to phase out private sewer/septic systems in areas served by community sewage treatment facilities.
7. Require service providers to develop and submit plans to the County in accordance with Policy 6 in section 7.3.B above.

- 1  
2 8. Require service providers to initiate the following response mechanisms when community sewage  
3 treatment facilities fall below LOS C:  
4  
5 a. Facility and service providers may increase capacity by:  
6  
7 (1) Remodeling and/or expanding existing community sewage treatment facilities; or  
8  
9 (2) Constructing new community sewage treatment facilities.  
10  
11 b. The County may decrease demand by:  
12  
13 (1) Evaluating the Land Use Element and Shoreline Master Program rates and amount of  
14 growth allowed;  
15  
16 (2) Re-evaluating and revising the concurrency policies if appropriate; or  
17  
18 (3) Implementing a moratorium on new development within community sewage treatment  
19 facility service boundaries until capacity can be expanded.  
20

## 21 7.4 CATEGORY B CAPITAL FACILITIES AND SERVICES

### 22 23 7.4.A COUNTY GOVERNMENT SERVICES

#### 24 General Administration

25  
26  
27 **Goal 1: Provide adequate building space to facilitate the provision of efficient and effective government**  
28 **administration and services.**

#### 29 Policies:

- 30  
31  
32 1. Evaluate administrative buildings on a county-wide basis.  
33  
34 2. Establish LOS C for County government administrative facilities.  
35  
36 3. Consider the following response mechanisms when County government administrative buildings fall  
37 below established LOS standards the following response mechanisms:  
38  
39 a. Re-evaluate the LOS standard to determine if it is appropriate and if not, revise the LOS standard.  
40  
41 b. Increase government administrative facility capacity by:  
42  
43 i. Constructing additional facilities; or  
44  
45 ii. Remodeling existing facilities; or  
46  
47 iii. Renting, leasing, or purchasing appropriate building space; or  
48  
49 iv. Implementing telecommuting, flextime, or night shifts.  
50  
51 c. Decrease demand for County government administrative facilities by:  
52  
53 i. Contracting with the private sector to provide additional services; or  
54

- 1           ii.   Evaluating the Land Use Element and Shoreline Master Program rates and amount of  
2           growth allowed.  
3

4 Infrastructure and Fleet Equipment  
5

6 **Goal 2: Operate and maintain infrastructure and fleet equipment that have reduced environmental**  
7 **impact and that are resilient to climate change.**  
8

9 **Policies**  
10

- 11 1. Switch to electric vehicles for new County fleet purchases and electric motors when feasible.  
12  
13 2. Eliminate the new purchase and/or use of two-stroke engine equipment (e.g., leaf blowers, lawn  
14 movers, weed whips, chain saws, boat engines), and replace as needed with viable electric  
15 alternatives. Look for opportunities to have County contractors to follow the same requirement by  
16 2021.  
17  
18 3. Provide recharge stations at key destinations throughout the County.  
19  
20 4. Institute a policy of managed retreat for public infrastructure away from climate impacted locations  
21 as they fail or require upgrade, to improve the long-term resiliency of investments.  
22

23 County Sheriff  
24

25 **Goal 3: Provide adequate building space to facilitate efficient and timely provision of public safety, law**  
26 **enforcement, and emergency services.**  
27

28 **Policies**  
29

- 30 1. Measure County Sheriff facilities separately on San Juan, Orcas, and Lopez islands.  
31  
32 2. Establish LOS B for Sheriff enforcement officers on San Juan, Orcas, and Lopez Islands.  
33  
34 3. Establish LOS B for Station Square Feet/Capita on San Juan, Orcas, and Lopez islands.  
35  
36 4. Consider the following response mechanisms when facilities fall below established LOS standards.  
37  
38 a. Re-evaluate the LOS standard to determine if it is appropriate and if not, revise the LOS standard.  
39  
40 b. Increase County Sheriff facility capacity by:  
41  
42 i. Constructing additional facilities; or  
43  
44 ii. Remodeling existing facilities; or  
45  
46 iii. Renting, leasing, or purchasing appropriate building space.  
47  
48 c. Decrease demand for County Sheriff facilities and services by:  
49  
50 i. Evaluating the Land Use Element and Shoreline Master Program rates and amount of  
51 growth allowed;  
52

- 1           ii.    Implementing public educational programs; or
- 2
- 3           iii.   Implementing crime prevention programs.
- 4

5   Public Works

6

7   **Goal 4: Provide adequate building and yard space to facilitate Public Works administration, maintenance functions and efficient provision of Public Works services.**

8

9

10 **Policies**

- 11
- 12 1. Measure County Public Works facilities separately on San Juan, Orcas, Lopez, Shaw, Waldron, and
  - 13     Decatur islands.
  - 14
  - 15 2. Establish LOS B for Public Works building square feet on San Juan, Orcas, Lopez, and Shaw islands.
  - 16
  - 17 3. Establish LOS C for Public Works acreage on San Juan, Orcas, Lopez, Shaw, Waldron, and Decatur
  - 18     islands.
  - 19
  - 20 4. Initiate the following response mechanisms if the LOS standard for County public works buildings or
  - 21     grounds fall below the established LOS:
  - 22
  - 23     a. Re-evaluate the LOS standard to determine if it is appropriate and if not, revise the LOS standard.
  - 24
  - 25     b. Increase County public works facility capacity by:
  - 26
  - 27         i. Contracting with the private sector to provide additional capacity.
  - 28
  - 29         ii. Constructing or purchasing additional building space or acreage; or
  - 30
  - 31         iii. Remodeling existing facilities; or
  - 32
  - 33         iv. Renting, leasing, or purchasing appropriate building space or acreage; or
  - 34
  - 35         v. Implementing telecommuting, flextime, and night.
  - 36

37 County Parks and Recreation

38

39 **Goal 5: Provide residents with a range of recreational opportunities consistent with island character.**

40

41 Policies:

- 42
- 43 1. Measure County parks and recreation facilities on each of the four ferry-served islands.
  - 44
  - 45 2. Measure County parks and recreation facilities as follows:
  - 46
  - 47     ▪ Acres of park per capita,
  - 48     ▪ Number of public beach access points per capita,
  - 49     ▪ Number of boat launches per capita
  - 50     ▪ Number of day use and overnight camping sites per capita, and

- 1       ▪ Miles of developed hiking trails per capita.  
2  
3       3. Establish LOS B for County park acreage, beach access points, boat launches, day use sites, camp sites  
4       and hiking trails.  
5  
6       4. Review and revise the *Parks, Trails and Natural Areas and Non-Motorized Transportation Plan* every  
7       six years evaluating recreational facilities in terms of the County's ability to respond to the  
8       recreational needs of each island.  
9  
10      5. Acquire and develop property needed to meet current and anticipated recreational needs.  
11  
12      6. Consider the plans and programs of local, state, and federal jurisdictions and agencies when  
13      formulating recreational plans and programs, and cooperate with them to improve recreational  
14      opportunities.  
15  
16      7. Initiate the following response mechanisms when facilities fall below established LOS standards:  
17  
18      a. Re-evaluate the LOS standard to determine if it is appropriate and if not, revise the LOS standard.  
19  
20      b. Increase park and recreation facility capacity by:  
21  
22          i. Encouraging the development of private facilities that meet County park and recreation  
23          goals; or  
24  
25          ii. Working with private property owners to allow public recreation on the shoreline; or  
26  
27          iii. Acquiring and developing appropriate properties for new parks; or  
28  
29          iv. Developing additional facilities at existing County Parks; or  
30  
31          v. Developing County road-ends with marine recreation potential; or  
32  
33          vi. Acquiring appropriate shoreline properties for public access to marine waters; or  
34  
35          vii. Acquiring and developing access to existing public shorelines; or  
36  
37          viii. Working with other public agencies to increase recreation on the shoreline; or  
38  
39          ix. Identifying bicycle and pedestrian lanes and roadside rest areas on appropriate County  
40          roads.  
41  
42          x. Encouraging the County Parks and Recreation Board, Land Bank and Public Works to identify  
43          and acquire trails and easements exclusively for recreational pedestrian and equestrian use.  
44  
45      c. Decrease demand for park and recreation facilities by evaluating the Land Use Element and  
46      Shoreline Master Program rates and amount of growth allowed.  
47

1 **7.4.B PUBLIC SCHOOLS**  
2

3 **Goal: Ensure that school-age residents have adequate public school facilities and healthy learning**  
4 **environments.**

5  
6 Policies  
7

- 8 1. Review the LOS standards and measurements adopted by individual school districts.  
9  
10 2. Encourage independent school districts to provide the County with public school facility needs on a  
11 biennial basis.  
12  
13 3. Encourage school districts to consider the following response mechanisms if school facilities fall below  
14 established LOS standards:  
15  
16 a. Re-evaluate the LOS standard to determine if it is appropriate and if not, revise the LOS standard.  
17  
18 b. Increase public school facility capacity by:  
19  
20 i. Purchasing additional acreage for new school facilities and/or for new athletic fields; or  
21  
22 ii. Constructing additional public school facilities; or  
23  
24 iii. Remodeling existing public school facilities; or  
25  
26 iv. Renting, leasing, or purchasing appropriate additional building space; or  
27  
28 v. Implementing new scheduling strategies to use existing facilities more efficiently.  
29  
30 4. Consider, with school districts that have adopted LOS standards, adoption of a concurrency  
31 management regulations to prohibit new development if a development would causes the LOS to  
32 decline below the adopted standard, unless improvements or strategies to accommodate the impacts  
33 of development are made concurrently with the development.  
34  
35 5. If impact fees are to be collected, require school districts to develop a cost analysis for providing public  
36 education in their district and develop a program with the County to establish the fee.  
37  
38 6. If impact fees are to be collected, require residential land development to contribute to the provision  
39 of public school facilities.  
40

1 **7.5 GOALS AND POLICIES FOR OTHER CAPITAL FACILITIES AND SERVICES**

2  
3 Many facilities and services important to County residents and the quality of life are owned or operated  
4 by independent taxing districts, and public or private service organizations. Under the GMA, they are not  
5 subject to LOS or concurrency standards. However, the County establishes the following goals and policies  
6 for these facilities for future planning purposes.  
7

8 **7.5.A MEDICAL CLINICS**

9  
10 **Goal: Foster accessible and affordable health care to County residents.**

11  
12 **Policies**

- 13  
14 1. Encourage public and private medical clinics to maintain high levels of service.  
15  
16 2. Encourage public and private medical clinics to maintain the following 1993 baseline facility levels:  
17

|                        |                             |
|------------------------|-----------------------------|
| <b>San Juan Island</b> | 1.37 square feet per capita |
| <b>Orcas Island</b>    | 1.58 square feet per capita |
| <b>Lopez Island</b>    | 1.30 square feet per capita |

18  
19 **7.5.B SENIOR CENTERS**

20  
21 **Goal: Support the provision of senior services to County senior citizens.**

22  
23 **Policies**

- 24  
25 1. Contribute a portion of funds generated from County hotel/motel lodging taxes for services provided  
26 through non-profit senior centers.  
27  
28 2. Be responsive to the facility needs of senior service centers.  
29

30 **7.5.C PUBLIC LIBRARIES**

31  
32 **Goal: Foster the availability of public library services to County residents.**

33  
34 **Policies**

- 35  
36 1. Be responsive to the facility needs of independent library districts.  
37  
38 2. Encourage public libraries to maintain 1993 baseline facility levels:  
39

|                        |                             |
|------------------------|-----------------------------|
| <b>San Juan Island</b> | 1.54 square feet per capita |
| <b>Orcas Island</b>    | 1.58 square feet per capita |
| <b>Lopez Island</b>    | 1.75 square feet per capita |

40  
41

1 **7.5.D MUSEUMS**

2  
3 **Goal: Support the display of exhibits at non-profit public museums that highlight the County’s rural and**  
4 **maritime heritage, natural environment, and marine life.**

5  
6 **Policy:** Encourage public museums to maintain 1993 baseline facility levels:  
7

|                        |                             |
|------------------------|-----------------------------|
| <b>San Juan Island</b> | 1.28 square feet per capita |
| <b>Orcas Island</b>    | 0.72 square feet per capita |
| <b>Lopez Island</b>    | 0.45 square feet per capita |

8  
9 **7.5.E PERFORMING ARTS CENTERS**

10  
11 **Goal: Support the provision of performing arts to County residents.**

12  
13 **Policy:** Contribute a portion of funds generated from hotel/motel lodging taxes to performing arts theater  
14 facilities, continue partial ownership in them, and ensure that high levels of service to the community are  
15 maintained.  
16

17 **7.5.F COMMUNITY COLLEGE AND CONTINUING EDUCATION**

18  
19 **Goal: Foster continuing education opportunities for County residents.**

20  
21 **Policy:** Encourage educational institutions to develop and expand educational opportunities to County  
22 residents of all ages.  
23

24 **7.5.G STATE, FEDERAL, AND OTHER PUBLIC PARKS AND RECREATION FACILITIES**

25  
26 **Goal: Support the development of state, federal and other park and recreational opportunities that**  
27 **maintain rural character and supplement San Juan County parks.**

28  
29 **Policies**

- 30
- 31 1. Encourage and work with other agencies to coordinate recreational planning efforts with those of the
- 32 SJC Parks and Recreation Commission.
- 33
- 34 2. Coordinate with the Town of Friday Harbor, the Port and School districts, SJC Land Bank, Public Works,
- 35 SJC Parks and Recreation Commission, and SJC Fair Board in the provision of recreational facilities on
- 36 San Juan Island.
- 37

1 **7.5.H FIRE AND EMERGENCY MEDICAL SERVICES**  
2

3 **Goal: Protect the safety of citizens and visitors by promoting the maximum efficiency and timely**  
4 **provision of fire and emergency medical services.**  
5

6 **Policies**  
7

- 8 1. Establish LOS C as the baseline for adequate fire and emergency medical services in Fire Districts 2  
9 and 3.  
10  
11 2. Establish LOS D as the baseline for adequate fire and emergency medical services in Fire Districts 4  
12 and 5.  
13  
14 3. Support Fire and Emergency Medical Service districts by advising new home builders that increases in  
15 response time in times of emergency may result from:  
16  
17 a. Siting homes on steep hills;  
18  
19 b. Creating private roads without sufficient turning radii for firefighting equipment; and  
20  
21 c. Not clearing brush or maintaining private roads.

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**COMPREHENSIVE PLAN**

**APPENDIX 7**

**CAPITAL FACILITIES PLAN**

**4th DRAFT**

**May 11, 2020**

**Supersedes February, 2009**

**PAST DRAFTS**

August 4, 2017

October 3, 2019

January 15, 2020

**DRAFT**

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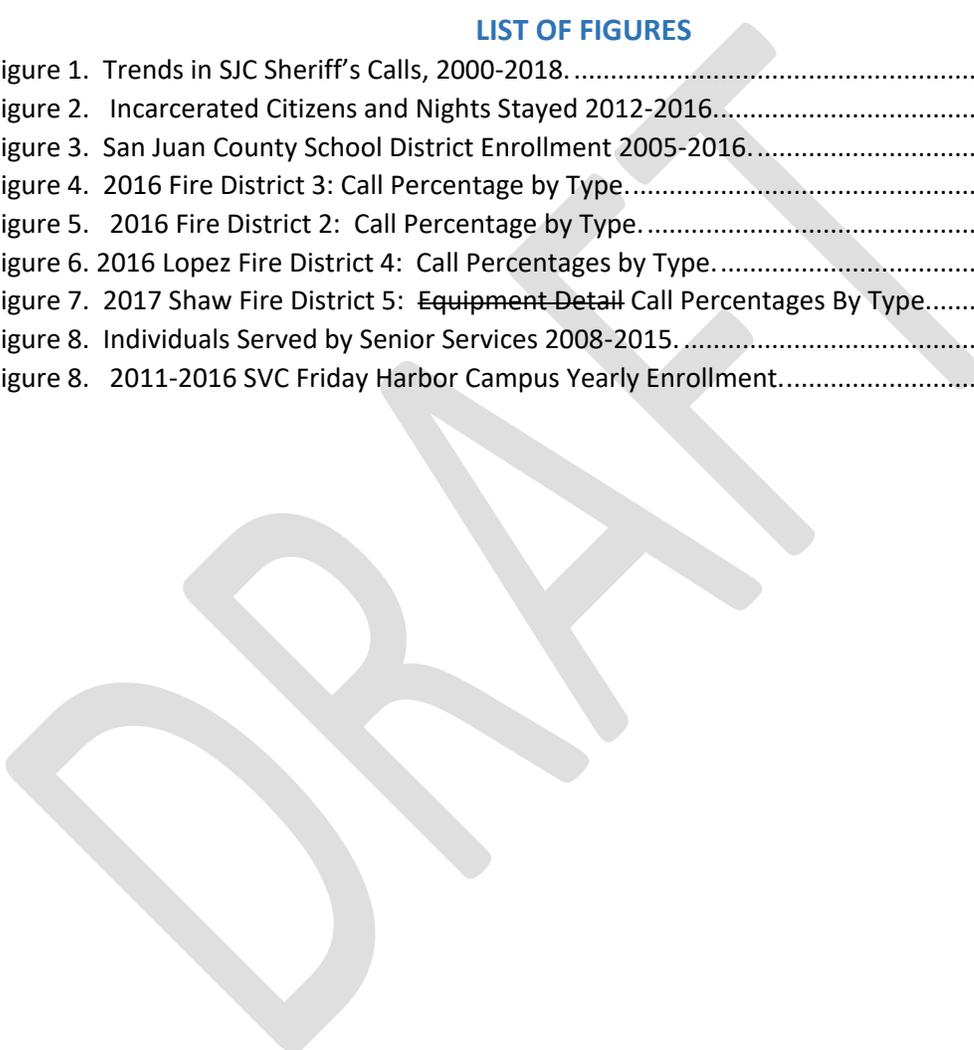
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19

20



1 **7.1 INTRODUCTION**

2 Appendix 7 contains an inventory of facilities owned or operated by San Juan County, taxing districts, or  
 3 public or private service organizations. These facilities are designated either Category “A” or Category “B”  
 4 capital facilities. Facilities that are necessary to support development and that are required to be available  
 5 concurrently with new development are considered Category “A.” Category “B” facilities also support  
 6 development, but are not required to be available concurrently with new development. This plan includes  
 7 a narrative overview of each capital facility, and service provided, and maps of existing and planned  
 8 facilities. Facilities owned or operated by San Juan County or independent taxing districts and public or  
 9 private service organizations that are necessary to support development are considered Category “A”  
 10 facilities. This plan aids San Juan County in maintaining existing facilities and ensuring there will be  
 11 adequate facilities in the future as the County experiences growth.

12  
 13 **Table 1. Category A and B Capital Facilities.**

| <b>Category “A” Capital Facilities</b> |
|--|
| <u>Solid Waste</u>                     |
| <u>Community Water Systems</u>         |
| <u>Community Sewage Treatment</u>      |
| <b>Category “B” Capital Facilities</b> |
| <u>Government Administration</u>       |
| <u>Public Works</u>                    |
| <u>Stormwater Utility</u>              |
| <u>County Parks and Recreation</u>     |
| <u>Public Schools</u>                  |
| <u>Fire Protection and EMS</u>         |
| <u>Ports</u>                           |
| <u>Health and Services</u>             |
| <u>Education and Recreation</u>        |

14 Source: SJC Comprehensive Plan, Element 7 Capital Facilities (2009) Table 2.

15 Some capital facilities in San Juan County are funded by taxing districts. The following table shows San  
 16 Juan County taxing districts and the capital facilities they fund. Additionally, lodging tax allows the County  
 17 to contribute to funding educational and recreational facilities, such as the historical museums and  
 18 performing arts centers on San Juan, Orcas and Lopez islands.

1 **Table 2. Taxing Districts.**

| <u>Taxing District</u>                              | <u>Island(s) Served</u>                                  | <u>Capital Facility Funded</u>         |
|---|--|--|
| <u>State Levy Part 1</u>                            | <u>All</u>   | <u>Public Schools</u>                  |
| <u>State Levy Part 2</u>                            | <u>All</u>   | <u>Public Schools</u>                  |
| <u>San Juan Island School District</u>              | <u>San Juan, Pearl, Henry, Brown and Stuart</u>          | <u>Public Schools</u>                  |
| <u>Port of Friday Harbor</u>                        | <u>San Juan</u>  | <u>Ports</u>                           |
| <u>San Juan County Fire Protection District #3</u>  | <u>San Juan, not including the Town of Friday Harbor</u> | <u>Fire Protection</u>                 |
| <u>San Juan County Fire Protection District #6</u>  | <u>Stuart</u>  | <u>Fire Protection and EMS</u>         |
| <u>San Juan Island Library District</u>             | <u>San Juan</u>  | <u>Education and Recreation</u>        |
| <u>San Juan Island Park And Recreation District</u> | <u>San Juan, including Town of Friday Harbor</u>         | <u>Education and Recreation</u>        |
| <u>San Juan County Public Hospital District #1</u>  | <u>San Juan</u>  | <u>Health and Social Services, EMS</u> |
| <u>Orcas Island School District</u>                 | <u>Orcas and Waldron</u>                                 | <u>Public Schools</u>                  |
| <u>Port of Orcas</u>                                | <u>Orcas</u>   | <u>Ports</u>                           |
| <u>San Juan County Fire Protection District #2</u>  | <u>Orcas</u>   | <u>Fire Protection and EMS</u>         |
| <u>San Juan County Fire Protection District #5</u>  | <u>Shaw</u>  | <u>Fire Protection and EMS</u>         |
| <u>Orcas Island Library District</u>                | <u>Orcas</u>   | <u>Education and Recreation</u>        |
| <u>San Juan County Public Hospital District #3*</u> | <u>Orcas</u>   | <u>Health and Social Services</u>      |
| <u>Lopez Island School District</u>                 | <u>Lopez and Decatur</u>                                 | <u>Public Schools</u>                  |
| <u>Shaw Island School District</u>                  | <u>Shaw</u>  | <u>Public Schools</u>                  |
| <u>Port of Lopez</u>                                | <u>Lopez</u>   | <u>Ports</u>                           |
| <u>San Juan County Fire Protection District #4</u>  | <u>Lopez</u>   | <u>Fire Protection and EMS</u>         |
| <u>Lopez Island Library District</u>                | <u>Lopez</u>   | <u>Education and Recreation</u>        |

|  |              |  |
|--|--------------|--|
| <u>San Juan County Public Hospital District #2**</u> | <u>Lopez</u> | <u>Health and Social Services</u>  |
| <u>Lopez Solid Waste Disposal</u>                    | <u>Lopez</u> | <u>Solid Waste</u>   |
| <u>County Current</u>                                | <u>n/a</u>   | <u>Funds land conservations efforts. Not associated with capital facilities.</u> |
| <u>Conservation Futures</u>                          | <u>n/a</u>   | <u>Funds land conservations efforts. Not associated with capital facilities.</u> |

- 1 Source: San Juan County 2019.
- 2 \*Also known as Orcas Island Health Care District
- 3 \*\*Also known as Lopez Island Hospital District
- 4

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1 **7.2 CATEGORY “A” PUBLIC FACILITIES**  
2

3 The concurrency requirements of this *Plan* requires that capital facilities and services be matched with  
4 development. Concurrency ~~will be~~ is required ~~only~~ for the capital facilities and services that are  
5 designated in “Category A.” These ~~include~~ are defined in Element B.7, Table 2 as:

- 6 • ~~County~~ Solid waste and recycling facilities; ~~and~~  
7 • Community water systems; and  
8 • Community sewage treatment facilities, which serve urban growth areas, LAMIRDs (Limited  
9 Areas of More Intensive Rural Development), and Master Planned Resort activity centers.

10 For ~~these~~ “Category A” capital facilities that the County does not provide, but which are necessary for  
11 development, the concurrency requirements will be implemented through issuance (or denial) of  
12 development permits.

13 **7.2.1 SOLID WASTE**

14 The San Juan County Public Works Department coordinates the private operation of solid waste  
15 disposal and facilities in the County. Solid waste is collected at transfer facilities located on San Juan  
16 and Orcas Islands, and a drop-box facility on Lopez Island. Solid waste is also collected curbside on  
17 ferry served islands and in dumpsters on non-ferry served islands by a state certificated hauler. These  
18 wastes are shipped via ferry or barge to either the San Juan or Orcas transfer stations or directly to  
19 the mainland. Once transported to the mainland, all solid waste is either transported by rail or long-  
20 hauled to a state-approved regional landfill in Washington.

21 The islands experience a large seasonal increase in population due to part-time residents and tourists.  
22 The aggregate waste volume in the peak months (July-August) is approximately double the ~~lowest~~  
23 winter months’ (January - February) lowest volume. Approximately 25 percent of the solid waste  
24 stream is diverted ~~for~~ to recycling ~~purposes~~.

25 **Waste Transfer**

26 Solid waste collection facilities are located on San Juan, Orcas, and Lopez islands. San Juan and Orcas  
27 islands can individually process up to 30 tons of solid waste daily, ~~and~~. The Lopez Island facility can  
28 process up to 10 tons per day. Tractor-trailer trucks, with a capacity of 140 cubic yards each, haul solid  
29 waste to the mainland from the Orcas and San Juan transfer station facilities. Smaller 40-yard box trucks  
30 are used ~~by the Lopez drop box facility~~ to haul solid waste from Lopez to the mainland.

31 **San Juan Island**

32 The public either self-hauls waste to the San Juan Transfer Station on Sutton Road or contracts for  
33 pickup with the Town of Friday Harbor (Town residents only) or San Juan Sanitation. San Juan Transfer  
34 Station is a private business run by Lautenbach Industries. Refuse is deposited directly into a 48-foot-  
35 long trailer from a covered tipping floor at the San Juan Transfer Station. Lautenbach Industries  
36 transports all refuse that comes to the San Juan Transfer Station (~~including self-haulers, San Juan~~  
37 ~~Sanitation (San Juan Island only), and the Town of Friday Harbor~~) to the Cowlitz County landfill for  
38 disposal. ~~The number of~~ Daily trips are limited by the ferry schedule.

1 **Orcas Island**

2 The public either self-hauls waste to the Orcas Transfer Station located on Orcas Road or contracts  
 3 for pickup with San Juan Sanitation. All refuse that comes to the Orcas Transfer Station (including  
 4 Orcas, Shaw, the outer islands and San Juan Sanitation from Lopez) is transported by Orcas Freight  
 5 Lines for Orcas Recycling Services (ORS) to the Skagit rail yard on the mainland. It is then loaded on  
 6 railcars and transported to the Republic landfill in Roosevelt, Washington for disposal. The number of  
 7 Daily trips are limited by the ferry schedule. Orcas Transfer Station is managed by Orcas Recycling  
 8 Services, a non-profit organization.

9 **Lopez Island**

10 The public either self-hauls waste to the Lopez drop-box facility located on Fisherman Bay Road or  
 11 contracts for pickup with San Juan Sanitation. The Lopez drop-box facility is run by the Lopez Solid  
 12 Waste Disposal District, a junior taxing district. Refuse is deposited directly into 40-yard boxes and the  
 13 Lopez Solid Waste Disposal District (LSWDD) picks the boxes up on a roll-off truck and transfers them  
 14 to the Skagit Transfer Station on the mainland where it is loaded on railcars and transported to the  
 15 Republic landfill in Roosevelt, Washington for disposal. Daily trips are limited by the ferry schedule.

16 **Table 3a. 2017 San Juan County Solid Waste Facilities.**

| Facility                  | Tax Parcel Number   | Location                                       | Disposal Capacity    |
|---------------------------|---------------------|--|----------------------|
| San Juan Transfer Station | <u>350234001000</u> | Sutton Road<br>North of Friday Harbor          | 10 - 30 Tons Per Day |
| Orcas Transfer Station    | <u>272734005000</u> | Orcas Road<br>Southwest of Eastsound           | 10 - 30 Tons Per Day |
| Lopez Drop-Box Facility   | <u>252322005000</u> | Fisherman Bay Road<br>By SJC Public Works Shop | 5 - 10 Tons Per Day  |

Source: San Juan County Department of Public Works 2017

17 Table 3, below, shows the 2017 and projected 2036 available operating capacity and Level of Service (LOS)  
 18 for solid waste facilities on San Juan, Orcas and Lopez Islands. The solid waste LOS calculations are  
 19 explained in Attachment 2. Table 7.4.2 shows LOS F as adequate. All solid waste facilities meet and are  
 20 projected to meet the established LOS.

21 **Table 3b. San Juan County Solid Waste Facilities Level of Service (LOS), 2017 and 2036\***

| Facility        | Year        | Estimated Tons/day | Surplus Tons/Day | Available Capacity | LOS      |
|-----------------|-------------|--------------------|------------------|--------------------|----------|
| <b>San Juan</b> | <u>2017</u> | <u>17.6</u>        | <u>12.4</u>      | <u>41%</u>         | <u>A</u> |
|                 | <u>2036</u> | <u>20.9</u>        | <u>9.1</u>       | <u>30%</u>         | <u>A</u> |
| <b>Orcas</b>    | <u>2017</u> | <u>12.1</u>        | <u>17.9</u>      | <u>60%</u>         | <u>A</u> |
|                 | <u>2036</u> | <u>14.5</u>        | <u>15.5</u>      | <u>52%</u>         | <u>A</u> |
| <b>Lopez</b>    | <u>2017</u> | <u>5.5</u>         | <u>4.5</u>       | <u>45%</u>         | <u>A</u> |
|                 | <u>2036</u> | <u>6.6</u>         | <u>3.4</u>       | <u>34%</u>         | <u>A</u> |

22 **\*ADOPTED LOS STANDARD: F**

23 Sources: 2009 SJC Comprehensive Plan, Element 7, Capital Facilities; San Juan County Department of Public Works 2017

1 **Recycling**  
2

3 Recycling drop-off centers are provided at each privately operated waste transfer facility on San Juan,  
4 Orcas, and Lopez Islands. Commingled (single source) recyclables are collected at the San Juan and  
5 Orcas Transfer Stations and curbside by the Town of Friday Harbor and San Juan Sanitation. Sortable  
6 recyclables are collected at the Lopez drop-box facility. San Juan Sanitation provides the Shaw and  
7 Blakely Island communities with drop-boxes for collection of commingled recyclables.

8 Recycling markets have experienced considerable changes since 2018 when China first reduced the  
9 materials it will accept. This has resulted in reducing the total types of materials accepted at material  
10 recovery facilities and those purchased by brokers. For materials that are still accepted or purchased,  
11 the market prices are generally depressed by comparison to pre-2018 levels. Further complicating  
12 recycling efforts is the “buyers’ market” conditions that effectively reduce the contamination level  
13 allowed by buyers (cleaner recyclable material becomes necessary). These and other sweeping  
14 factors in the global recycling markets have led to comparatively large number of state level legislative  
15 actions relating to waste reduction and recycling in the 2019 session (HB 1543, SB 5397, HB 1652, HB  
16 1114). The County and Town of Friday Harbor will need to use every avenue to provide outreach to  
17 residents for environmentally preferable purchasing (EPP), and adopt a Contamination Reduction  
18 Outreach Plan (CROP) to follow the State’s CROP due out by July 1, 2020.

19 **San Juan Island**

20 The San Juan Island Transfer Station accepts commingled recyclable materials (including glass,  
21 plastics, and ferrous and non-ferrous metal), white goods such as appliances, antifreeze, aluminum  
22 cans and foil, tin cans, cardboard, bulk paper, newspaper, and used oil. The Town of Friday Harbor  
23 offers curbside commingled recycling services within the Town. In the County, San Juan Sanitation  
24 provides curbside commingled recycling services.

25 Lautenbach and San Juan Sanitation transport commingled recyclables to a materials recovery facility  
26 (MRF) in Woodinville, Washington. At the MRF, commingled recyclables are sorted into commodities  
27 such as plastic, paper, or various metals, so that they can be used as materials for remanufacture.  
28 Scrap metals and appliances are taken to Skagit River Steel and Recycling Company. Electronic waste  
29 (E-waste) is collected at the San Juan Transfer Station and transported by Orcas Freight Lines to  
30 various permitted processors in the Puget Sound area. Current information on what is recyclable at  
31 the San Juan Transfer Station can be found at: <https://sanjuantransferstation.com/prices>.

32 **Orcas Island**

33 The Orcas Transfer Station accepts commingled recyclable materials (including glass, plastics, ferrous  
34 and non-ferrous metal), white goods, batteries, fluorescent bulbs, antifreeze, aluminum cans, tin  
35 cans, bulk paper, cardboard, newspaper, and used oil. In 2019, Orcas Recycling Services (ORS) began  
36 the process of having self-haulers separate out their cardboard from commingled recyclables. White  
37 goods are stockpiled pending removal of hazardous materials and transported to the mainland for  
38 eventual compaction and recycling.

39 Orcas Recycling Services and San Juan Sanitation transport commingled recyclables to a MRF in  
40 Woodinville, Washington for processing and remanufacture. Scrap metals and appliances are taken

1 to Skagit River Steel and Recycling Company. E-waste is collected by ORS and transported by Orcas  
2 Freight Lines to various permitted processors in the Puget Sound area.

### 3 4 **Lopez Island**

5  
6 The Lopez Island drop-box facility accepts a wide-range of sortable recyclables including glass, plastics,  
7 ferrous and non-ferrous metal, white goods, antifreeze, aluminum cans, tin cans, cardboard,  
8 newspaper, bulk paper products, and used oil. Sorted recyclables are transported by Lopez Solid  
9 Waste Disposal District (LSWDD) to Skagit River Steel on the mainland for processing. E-waste is  
10 collected by LSWDD and transported by Orcas Freight Lines to various permitted processors in the  
11 Puget Sound area.

### 12 13 **Composting of Organic Materials**

14  
15 While there have been workgroups and outreach efforts in the past, the County has not constructed a  
16 commercial composting facility or provided composting services at its solid waste facilities. Based upon  
17 statistics from the Washington Department of Ecology (Ecology) approximately 30 percent of the total  
18 waste stream is estimated to be organic waste suitable for composting. Future diversion of organic waste  
19 to a commercial composting system would correspond to a reduction in the associated costs of  
20 transporting and disposing of the organic waste to the mainland as garbage. Of the two main sources of  
21 organic waste, kitchen scraps and yard waste, only yard waste can be accepted for composting. Kitchen  
22 or food scraps becomes refuse unless a resident decides to practice home composting. Yard waste (that  
23 is free of noxious weeds) can be composted at conditionally-exempt composting operations on Lopez  
24 Island and San Juan Island (small-scale, farm composting operations). On Orcas Island ORS has begun  
25 grinding yard waste for making soil amendment through a contractor. As markets for recycling continue  
26 to return less revenue and make facility operations more costly, and as the County's permanent and  
27 seasonal populations continues to grow, the County will work with its stakeholders to find other solutions  
28 such as commercial composting to reduce waste, control costs, and steward resources.

### 29 30 **Refuse Collection**

31  
32 San Juan Sanitation, the County's certificated hauler, based on Orcas Island, provides refuse collection  
33 service on San Juan, Orcas, Lopez, Shaw, Blakely, and Decatur Islands. The hauler operates 20-yard  
34 compactor trucks that move from island to island on a regular schedule. When the packer truck is  
35 full, the material is transported to the Orcas Transfer Station for disposal. San Juan Sanitation also  
36 offers rural commingled recycling pickup for their customers. This is also accomplished with the  
37 hauler's 20-yard packer trucks. The collected material is taken to San Juan Sanitation's facility on  
38 Orcas Island for transport to the mainland.

39  
40 The Town of Friday Harbor operates a municipal refuse collection service for its residents using a  
41 compactor truck. Collection service is mandatory within town limits and rates, rules, and regulations  
42 for solid waste handling, collection, and disposal are established by ordinance. In general, residential  
43 refuse is collected once per week, and commercial establishments that generate large amounts of  
44 refuse are provided more frequent collection services as needed.

1 The Town also provides commingled recyclable collection service for its residents twice per month.  
2 Town refuse and commingled recyclables are transported to the San Juan Island transfer facility on  
3 Sutton Road.

#### 4 **Hazardous Waste**

5

6 No industry in the County has been identified as a hazardous waste generator. There are conditionally  
7 exempt small quantity generators in the County and household hazardous waste generators. This  
8 waste is handled through annual collection events offered on San Juan, Lopez and Orcas Islands.  
9 County residents may bring up to 25 gallons of their household waste to these events for no charge.  
10 The County also offers collection events occasionally on Shaw Island and the outer islands (i.e., Stuart,  
11 Waldron, Decatur, and Blakely). With few exceptions, the Washington State Department of  
12 Transportation ferry system prohibits the transport of hazardous waste on board its vessels. This  
13 regulation limits the extent that collection events are equally available to residents of all of the  
14 County's islands. These are one-day events that are advertised in local media and they accept waste  
15 from all the islands. Additionally, Orcas Recycling Services accepts household hazardous waste at  
16 quarterly collection events at the Orcas Island Transfer Station through use of their hazardous waste  
17 locker installed in 2018. The offerings are primarily funded through grants from Ecology, although a  
18 County match of a lesser amount is usually required. A private contractor is engaged to package, ship  
19 and arrange treatment or disposal of all hazardous waste.  
20

### 21 **7.2.2 COMMUNITY WATER SYSTEMS**

22

#### 23 **Background**

24 Water supply is a critical natural resource in the San Juan Islands. Available fresh water supplies result  
25 only from precipitation, which is relatively low due to the County's location in the Olympic Mountain rain  
26 shadow. ~~in which the islands are located. San Juan~~ The County does not have rivers fed by distant  
27 mountain runoff or snowmelt, ~~and~~ The situation is further complicated by a general lack of many lakes  
28 limited surface water, which stores runoff from rainfall. Only a small percentage of the water that falls  
29 on the islands ~~actually~~ percolates into localized underground aquifers, and drinking water supplies are  
30 variable across the County ~~and each island.~~ with Some areas are experiencing limited or declining supplies.  
31 Much of the County's land base is undeveloped and ~~represents potential additional demands~~ potential  
32 future development could increase demand for ~~on~~ the County's water resources. San Juan County does  
33 not provide water treatment or distribution services to residents.

34 The majority of water use in the County is for consumptive purposes, ~~and~~ It is supplied by the many small  
35 public water systems, ~~from~~ using both ground and surface sources. Single domestic supplies (from wells  
36 and small surface impoundments) are a lesser, but significant, source of domestic supply. Irrigation for  
37 agriculture is the smallest portion of consumptive use in the County.

38 Surface Groundwater sources provide water supplies to for the majority of the population in San Juan  
39 County. There are over 5,000 wells county-wide, serving 55 percent to 60 percent of the population. ,  
40 ~~primarily in the Friday Harbor, Eastsound, and Roche Harbor areas. On Orcas, Blakely, and San Juan Island,~~  
41 ~~several large surface water sources supply the majority of the population.~~ Surface water is also an  
42 important source of fresh water, serving approximately 35 percent of the County's population.

1 Public water systems in the County are divided into Group A and B water systems. Group A water systems  
2 have 15 or more service connections or serve at least twenty-five people sixty or more days per year.  
3 Group B water systems serve no more than fifteen connections and less than twenty-five people per day.  
4 Some water systems are categorized as Group A-TNC. These systems are Group A water systems that  
5 serve a population that changes from day to day.

6 There are approximately 246 small public water systems (Group A and B systems) in the County ~~and an~~  
7 ~~unknown number of individual domestic users supplied by groundwater private wells. Lopez, Decatur,~~  
8 ~~and Shaw Islands rely heavily on groundwater sources for potable water supplies. There are 12 Group A~~  
9 ~~water systems serving San Juan, Orcas and Lopez Islands.~~ Additional information on water resources is  
10 contained in the Water Resources Element (Element 4) and Appendix 4 of this *Plan*.  
11

## 12 **Activity Centers**

### 13 **San Juan Island**

#### 14 Friday Harbor Urban Growth Area

15  
16 The Town owns and operates a municipal water system that serves both the Town and portions of  
17 unincorporated San Juan County. The system is classified by the State of Washington Department of  
18 Health (DOH) as a Group A community public water system. Water is supplied to the Town of Friday  
19 Harbor from the following surface water sources: (1) Trout Lake, (2) Overflow from Lake 310 pumped into  
20 the Trout Lake watershed and (3) water pumped seasonally to Trout Lake from a stream to the east.  
21 Water is distributed in approximately 30 miles of pipeline, ranging from 4 to 12 inches in diameter. Most  
22 of the older 4 to 10 inch-diameter pipes are AC or cast iron, while most of the more recently installed pipe  
23 is polyvinyl chloride (PVC) and ductile iron (DI).  
24

25 Anticipated long-term growth in water system demands continues to have the potential to approach the  
26 annual sustainable capacity limits of the Town's existing Trout Lake and associated water supply sources.  
27 Supply expansion and/or increased future water conservation may be needed within the next 15 to 20  
28 years to meet projected water supply needs. Long-term water supply needs should be re-assessed in the  
29 next 6-year Water System Plan update scheduled for 2019.

30 Trout Lake total water storage capacity is 468 million gallons. The Town's water supply system level of  
31 service (LOS) standards for water treatment, distribution, and storage include the following:

- 32 • Source of Supply: 168 million gallons annually, which is the standard for the currently adopted  
33 *Water System Plan* per WAC 246-290;
- 34 • Treatment: 340 GPCD (gallons per capita per day);
- 35 • Distribution: State requirements for minimum fire flow as defined the *Water System Plan*; and
- 36 • Storage: 500 GPC (gallons per capita) with a base of 0.015 MG (million gallons) for fire protection.
- 37
- 38
- 39
- 40

41

42

1 Roche Harbor

2 The Roche Harbor area is provided with water service by Roche Harbor Water System, Inc. (RHWS). This  
 3 Group A Community (Class 1) water system is approved to serve up to 566 residential connections plus  
 4 Roche Harbor Resort (Resort) and the adjacent condominiums. This approval assumes a maximum water  
 5 production of 504,000 gallons per day. The water system currently provides service to 436 active  
 6 residential customers plus the Resort and adjacent condominiums leaving 130 available service  
 7 connections.

8 The source for the RHWS water system is Roche Harbor Lake (a.k.a. Briggs Pond). The lake is located in  
 9 the hills southeast of Westcott Bay, about two miles southeast of ~~the Roche Harbor Resort~~. From the  
 10 lake, raw water is conveyed by gravity through two parallel transmission pipes to a water treatment plant  
 11 located on Roche Harbor Road at the head of Westcott Bay. From the treatment plant the water is  
 12 pumped to the system's storage reservoir of 445,000 gallons located on a hill east of the treatment plant.  
 13 The service area for the water system is mostly located within a radius of about 1.5 miles of the primary  
 14 storage reservoir.

15 In 2016, total treated water production was 35,954,000 gallons. ~~Less backwash, line flushing and loss,~~ Net  
 16 consumption was 29,204,000 gallons less backwash, line flushing and loss. Of that amount, the Resort  
 17 used 13 percent (3,906,000 gallons), and 87 percent (25,298,000 gallons) served 436 non-resort  
 18 residential connections. The average daily use per connection was 158 gallons per day (GPD) ~~actual use~~  
 19 per residential connection.

20 **Table 4a. 2017 San Juan Island Community Water Systems Serving Activity Centers.**

| Community System                | Activity Center  | Active Hookups | DOH Approved Connections | Service Area Population | Water Source | Capacity Average (GPM) |
|---------------------------------|------------------|----------------|--------------------------|-------------------------|--------------|------------------------|
| Friday Harbor Water System      | Friday Harbor    | 1,843          | Unspecified*             | 2,278                   | Trout Lake   | 700                    |
| Roche Harbor Water System, Inc. | Roche Harbor MPR | 445+<br>Resort | 567                      | N/A                     | Briggs Lake  | 350                    |

Source: ~~Friday Harbor Water System Update June 2013, Roche Harbor 2017~~ Washington State Department of Health SENTRY Data Base 2017

\*Department of Health has not specified a limit to the number of memberships to the Friday Harbor Water System and expects Trout Lake to have the capacity to serve the system for the foreseeable future.

21 Table 4b, below, shows the current operating capacity and Level of Service for community water systems  
 22 servicing activity centers on San Juan Island. Attachment 2 provides the LOS measurement calculation. LOS  
 23 for community water systems servicing activity centers is LOS F. The DOH has not specified a limit to the  
 24 number of memberships to the Friday Harbor Water System and expects Trout Lake to have the capacity  
 25 to serve the system for the foreseeable future. Roche Harbor meets the 2009 adopted standard of LOS F.  
 26

1 **Table 4b. San Juan Island Community Water Systems Serving Activity Centers Level of Service (LOS)\*.**

| <u>System</u>        | <u>Operating Capacity</u> | <u>Surplus Connections</u> | <u>LOS</u>        |
|----------------------|---------------------------|----------------------------|-------------------|
| <u>Friday Harbor</u> | <u>n/a</u>                | <u>n/a</u>                 | <u>n/a (or A)</u> |
| <u>Roche Harbor</u>  | <u>78%</u>                | <u>122</u>                 | <u>A</u>          |

2 \*ADOPTED LOS STANDARD: F

3 Sources: 2009 SJC Comprehensive Plan, Element 7, Capital Facilities; WA State Department of Health Sentry Data Base 2017

4

5 **Orcas Island**

6 Eastsound Urban Growth Area

7 The Eastsound Water Users Association (EWUA) provides water to association members in the greater  
 8 Eastsound area, which includes the Eastsound Urban Growth Area (UGA). The EWUA system currently  
 9 consists of 12 groundwater wells, Purdue Lake, and a 175 gallon per minute (GPM) treatment plant. The  
 10 EWUA has infrastructure and reserve capacity to serve all properties in the Eastsound UGA. EWUA's  
 11 most recent water system plan was approved in 2009. The system's current approved production  
 12 capacity is 295 GPM.

13 Since the approval of the *2009 Water System Plan* growth in EWUA's service area has averaged 1.1  
 14 percent growth, while the plan anticipated growth of 3.41 percent. EWUA has also secured additional  
 15 water rights and production capacity for an additional 250 GPM. This is in addition to the 295 GPM  
 16 existing capacity for a total capacity of 545 GPM.

17 ~~While the water system's connections have been growing since 2009, the system's production has~~  
 18 ~~remained relatively stable since 2005. This is a result of improvements in water system efficiency.~~

19 EWUA is using its finite water resources with increasing efficiency. In 2019, EWUA served more  
 20 connections using less water than in past years. In 2000, EWUA used an average of 84,000 gallons per  
 21 day (GPD) per equivalent residential unit (ERU); however, in 2019 the average was 40,000 GPD per ERU.  
 22 System efficiency has shown noticeable improvement over the course of the last two decades. This  
 23 improvement can be attributed to less water loss due to water main leaks and overflowing storage tanks,  
 24 more efficient fixtures and appliances in homes, and efficiency improvements at the water treatment  
 25 plant.

1 **Table 5a. 2019 Orcas Island Community Water Systems Serving Activity Centers.**

| Community System                  | Activity Center   | Active Hook-ups | DOH Approved Connections | Service Area Population | Water Source           | Capacity Average (GPM) |
|-----------------------------------|-------------------|-----------------|--------------------------|-------------------------|------------------------|------------------------|
| Eastsound Water Users Association | Eastsound Village | 1,127           | 1,135                    | 2,200                   | Purdue Lake<br>6 wells | 295 avg.               |
| Olga Water Users, Inc.            | Olga Hamlet       | 130             | 165                      | 236                     | Cascade Stream         | 200                    |
| Doe Bay Water Users Association   | Doe Bay Hamlet    | 276             | <del>333</del> 409       | 281                     | Mountain Lake          | 140                    |
| West Sound Water Association      | Westsound Hamlet  | 37 35           | 35 49                    | 170                     | Well #1 #2             | 36                     |
|                                   |                   |                 |                          |                         | Well #1                | 36                     |
|                                   |                   |                 |                          |                         | Well #2                | 36                     |
|                                   |                   |                 |                          |                         | Well #3                | 36                     |
|                                   |                   |                 |                          |                         | Well #4                | 36                     |
| Orcas Landing                     | Orcas Village     | 28              | 35                       | 13                      | Well #1                | 4                      |
|                                   |                   |                 |                          |                         | Well #3                | 6                      |
|                                   |                   |                 |                          |                         | Well #8                | 35                     |
|                                   |                   |                 |                          |                         | Killebrew              | 8                      |
| Rosario Water System              | Rosario MPR       | 236             | 376                      | 588                     | Cascade Lake           | 233                    |
| Resort at Deer Harbor             | Deer Harbor       | 35              | 51                       | 190                     | Well 2                 | 20                     |
|                                   |                   |                 |                          |                         | Well 4                 | 5                      |
|                                   |                   |                 |                          |                         | Well 3                 | 5                      |
| West Beach Resort                 | West Beach Resort | 43              | 44                       | 92                      | Spring                 | 3                      |
|                                   |                   |                 |                          |                         | AGK133                 | 18                     |

Source: Washington State Department of Health Sentry Data Base 2017

2

3 Table 5b, below, shows the current operating capacity and LOS for community water systems serving  
 4 activity centers on Orcas Island. Attachment 2 provides the LOS measurement calculation. LOS for  
 5 community water systems serving activity centers is established at LOS F. According to the data from the  
 6 DOH Sentry Database, all Orcas Island systems meet the established LOS F except Eastsound Water Users  
 7 Association (EWUA) and West Beach Resort. However, EWUA recently increased capacity, which is not yet  
 8 shown on the DOH website. An updated capacity report will be available in the next EWUA plan. West  
 9 Beach Resort, as a Master Planned Resort, is not required to accommodate population growth and,  
 10 therefore, does not need to maintain the adopted LOS standard.

1 **Table 5b. 2019 Orcas Island Community Water Systems Serving Activity Centers Levels of Service (LOS)\*.**

| <u>Community System</u>                  | <u>Percent Operating Capacity</u> | <u>Surplus Connections</u> | <u>LOS</u> |
|--|-----------------------------------|----------------------------|------------|
| <u>Eastsound Water Users Association</u> | <u>99</u>                         | <u>8</u>                   | <u>F</u>   |
| <u>Olga Water Users, Inc.</u>            | <u>79</u>                         | <u>35</u>                  | <u>A</u>   |
| <u>Doe Bay Water Users Association</u>   | <u>67</u>                         | <u>133</u>                 | <u>A</u>   |
| <u>West Sound Water Association</u>      | <u>71</u>                         | <u>14</u>                  | <u>A</u>   |
| <u>Orcas Landing</u>                     | <u>80</u>                         | <u>7</u>                   | <u>B</u>   |
| <u>Rosario System</u>                    | <u>63</u>                         | <u>140</u>                 | <u>A</u>   |
| <u>Resort at Deer Harbor</u>             | <u>69</u>                         | <u>16</u>                  | <u>A</u>   |
| <u>West Beach Resort</u>                 | <u>98</u>                         | <u>1</u>                   | <u>F</u>   |

2 **\*ADOPTED LOS STANDARD: F**

3 Sources: 2009 SJC Comprehensive Plan, Element 7, Capital Facilities; WA State Department of Health Sentry Data Base 2017

4

- 1 **Lopez Island**
- 2 Lopez Village Urban Growth Area



Fisherman Bay Sewer District (FBSD) currently serves the Lopez Village UGA, the Marine Center Limited Area of More Intense Rural Development (LAMIRD), portions of the Growth Reserve Area, and a small part of Rural Farm Forest Lopez Village along Fisherman Bay Road. The FBSD also serves the Lopez Island School District as a contract customer.

Vacant land within the district is slowly being developed but there are occasional multi-unit projects being built. The largest of these is a 28-unit development planned by Lopez Landings Partners for land within the UGA to be built in stages during the next decade. At build-out this project would bring the FBSD ERU's to 407 or 77 percent of current capacity.

FBSD has no plan to expand the service area because build-out of the current service area would put it at or over capacity. Sale of Equivalent Residential Units (ERU's) for new connections will help fund planned capital improvements. As FBSD moves forward, construction of a new anaerobic cell and treatment pond will be a priority. That would allow consideration of ~~the expansion of their~~ expanding the service area.

28

29 The Milagra Water System ~~was a Group B water system that entered into a service agreement with San~~  
 30 ~~Juan County and upgraded to~~ is a Group A status water system. It has two wells, each with a capacity of  
 31 14 connections. The existing capital facilities are sufficient for up to 42 connections and the water rights  
 32 are sufficient to meet the demands of 72 connections. With sufficient capital investment in storage tanks  
 33 and distribution infrastructure, it would be possible for the Milagra System to supply a minimum of 107  
 34 connections, possibly more.

35 ~~Hunter Bay Water was approved as a Group A system (65 connections) to serve the Islandale Peninsula~~  
 36 ~~on Lopez. It uses desalination as its source. The Hunter Bay Water System Plan was approved in 2016 to~~  
 37 ~~service the numerous small lots in this area. Fisherman Bay Water Association manages Hunter Bay Water.~~

1 MacKay Harbor Water District supplies water to much of the south end of Lopez Island. It consists of two  
 2 wells, a 30,000 gallon water storage tank, a hydro-pneumatic pressure system and a network of  
 3 underground distribution pipes.

4 ~~At this time the system is approved to serve 65 connections, with all but one connection having been~~  
 5 ~~purchased. The system is not approved for firefighting and cannot be used for such. As of December~~  
 6 ~~2016, the system was well within its operating capacity, using only a fraction of its water rights.~~

7 **Table 6a. 2019 Lopez Island Community Water Systems Serving Activity Centers.**

| Community System                           | Activity Center             | Active Hookups   | DOH Approved Connections | Service Area Population | Water Source  | Capacity Average (GPM)            |
|--|-----------------------------|------------------|--------------------------|-------------------------|---|-----------------------------------|
| Milagra Water System                       | Lopez Village               | 14               | 42                       | 31                      | Well #1<br>Well # 1&2<br>Well # 3   | 14<br>27<br>14                    |
| Hunter Bay Water District                  | Islandale Peninsula         | 19               | 65                       | 10                      | Well #1   | 5                                 |
| MacKay Water District                      | MacKay Harbor               | <del>54</del> 53 | <del>76</del> 65         | 56                      | Well #1<br>Well #1&2<br>Well #2   | 45<br>45<br>45                    |
| Fisherman Bay Water Association            | Lopez Village               | 161              | 226                      | 230                     | Well #1<br>Well #2<br>Well #3   | 35<br>35<br>35                    |
| <u>Normandy Heights Owners Association</u> | <u>Marine Center LAMIRD</u> | <u>4</u>         | <u>Undetermined*</u>     | <u>18</u>               | <u>AGK 125</u>  | <u>55</u>                         |
| <u>Lopez Islander Resort</u>               | <u>Marine Center LAMIRD</u> | <u>34</u>        | <u>Undetermined*</u>     | <u>N/A</u>              | <u>Well #1</u><br><u>Well #2</u><br><u>Well #3</u>                          |                                   |
| <u>Fleming/Wallis</u>                      | <u>Island Center</u>        | <u>2</u>         | <u>Undetermined*</u>     | <u>4</u>                | <u>WELL #1:</u><br><u>AEE348</u>  | <u>4</u>                          |
| <u>Lopez School District #144</u>          | <u>Island Center</u>        | <u>3</u>         | <u>Unapproved*</u>       | <u>N/A</u>              | <u>School Well</u><br><u>Pottenger Well AAE792</u><br><u>Gallanger Well</u> | <u>3</u><br><u>10</u><br><u>4</u> |
| <u>OPALCO Lopez Water System</u>           | <u>Island Center</u>        | <u>1</u>         | <u>1</u>                 | <u>0</u>                | <u>Well #1</u>  | <u>15</u>                         |

8 Source: WA Department of Health Sentry database 2019. \*Some water systems, particularly nonresidential ones, do not have a  
 9 maximum number of approved connections by the Department of Health (DOH).

10

11

1 Table 6b, below, shows the current operating capacity and Level of Service for community water systems  
 2 servicing activity centers on Lopez Island. Attachment 2 provides the LOS measurement calculation. LOS  
 3 for community water systems servicing activity centers is established at LOS F. All systems on Lopez Island  
 4 meet the established LOS F. Some water systems, particularly nonresidential ones, do not have a  
 5 maximum number of approved connections by the DOH. Operating capacity and LOS are not applicable  
 6 to these systems.

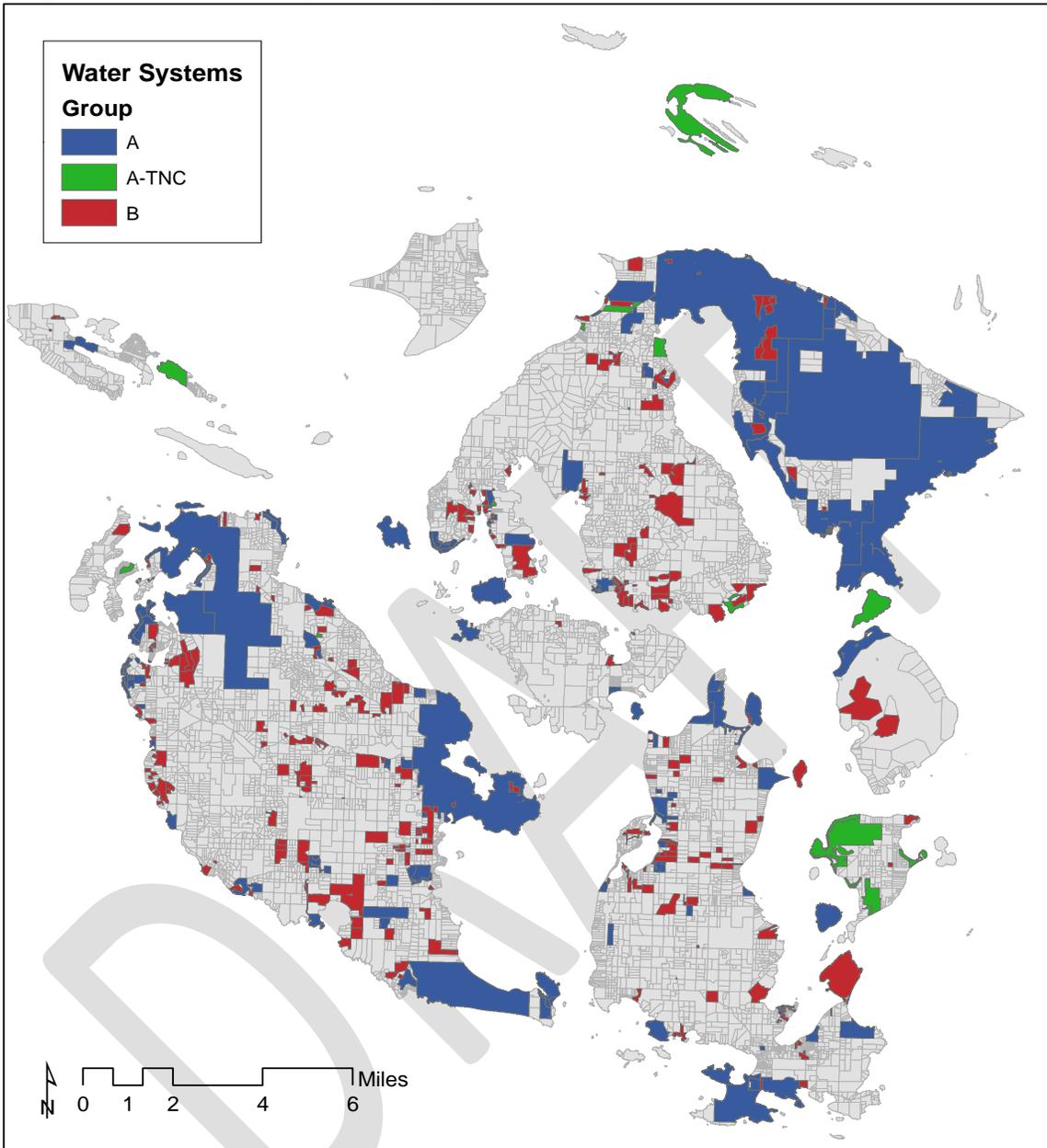
7 **Table 6b. 2019 Lopez Island Community Water Systems Serving Activity Centers Level of Service (LOS).**

| <u>Community System</u>                    | <u>Percent Operating Capacity</u> | <u>Surplus Connections</u> | <u>LOS</u> |
|--|-----------------------------------|----------------------------|------------|
| <u>Milagra Water System</u>                | <u>33</u>                         | <u>28</u>                  | <u>A</u>   |
| <u>Fisherman Bay Water Association</u>     | <u>71</u>                         | <u>65</u>                  | <u>A</u>   |
| <u>Normandy Heights Owners Association</u> | <u>n/a</u>                        | <u>n/a</u>                 | <u>n/a</u> |
| <u>Islander Lopez Marina Resort</u>        | <u>n/a</u>                        | <u>n/a</u>                 | <u>n/a</u> |
| <u>Fleming/Wallis</u>                      | <u>n/a</u>                        | <u>n/a</u>                 | <u>n/a</u> |
| <u>Lopez School District #144</u>          | <u>n/a</u>                        | <u>n/a</u>                 | <u>n/a</u> |
| <u>OPALCO Lopez Water System</u>           | <u>100</u>                        | <u>0</u>                   | <u>F</u>   |

8 **\*ADOPTED LOS STANDARD: F**  
 9 Sources: 2009 SJC Comprehensive Plan, Element 7, Capital Facilities; WA State Department of Health Sentry Data Base 2017

10

1 **Map 1. Group A and Group B Water Systems**



N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-17-0001 Comp\_Plan\Public Record\Captial Facilities\GIS\2019-02-11\_CAP\_water\_sys\_map.mxd



This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject of change without notice.

2  
3

1 **7.2.3 COMMUNITY SEWAGE TREATMENT SYSTEMS**

2 **Introduction**

3 San Juan County does not provide sewage collection or treatment services. Friday Harbor residents are  
4 served by the Town's municipal sewer system and wastewater treatment plant. The Eastsound and Orcas  
5 Landing populations are served by the Eastsound Sewer and Water District, and Lopez Village residents  
6 and some surrounding areas are served by the Fisherman Bay Sewer District. Other smaller private sewer  
7 systems provide treatment for residents of Roche Harbor, Deer Harbor, and Rosario Resort. Property  
8 owners living in other unincorporated areas rely on individual sewage disposal systems.

9 State law requires that private utilities may operate sewer systems if there is an enforceable contract with  
10 a public agency for the assumption of operation under certain conditions. In order for the County to enter  
11 such a contract it must comply with RCW 36.94.030 by adopting a general sewer plan as an element of  
12 the Comprehensive Plan. RCW 36.94 also requires a recommendation from a committee appointed by the  
13 County Council and a public hearing by the Council, followed by submittal to the state Departments of  
14 Health and Ecology.

15  
16 **Sewage Treatment Systems**

17  
18 **San Juan Island**

19  
20 Friday Harbor

21  
22 The Town of Friday Harbor wastewater system currently serves approximately 751 service connections,  
23 with 12 connections located out-of-town, including the University of Washington Friday Harbor  
24 Laboratories. Wastewater facilities include a conveyance system, wastewater treatment facility, bio solids  
25 processing, and effluent disposal with an outfall in the marine waters of Friday Harbor. The majority of  
26 Town residents are served by the wastewater collection system, with the exception of 11 households that  
27 are still on septic systems. As the Town allows for the addition of seepage to its wastewater system, the  
28 waste from these residences receive treatment at the time of pumping. The Town's *General Sewer Plan*  
29 (updated in 2001) provides detailed descriptions of the existing system and its needs.

30 The collection system collects and transports wastewater from households and businesses to the  
31 wastewater treatment plan, and includes over 40,000 linear feet of sewer pipeline. As with many systems  
32 in Western Washington, the major issue influencing the system's capacity is infiltration and inflow, which  
33 refers to groundwater that enters the collection system through cracks in pipes and loose connections  
34 (infiltration) and surface water that enters the system (inflow) through cross connections with storm  
35 drains and downspouts, area drains, or ponding over manhole covers. Infiltration and inflow use up  
36 required capacity within the collection system and treatment plant that could otherwise accommodate  
37 growth. Infiltration and inflow is seasonal, with peak flows occurring during winter months.

38 The treatment (secondary) plant is located at the southwest corner of Harbor Street and Tucker Avenue  
39 and was upgraded in 2001. The upgraded system utilizes an extended aeration activated sludge process  
40 with sequencing batch reactors and ultraviolet lighting for effluent solids and disinfection control. Waste  
41 solids are temporarily held in an aerated basin, then run through a sludge dryer system, and the resulting  
42 solids are hauled off-island. The Town's plant design capacity is ~~(1)~~ 690,000 average GPD (gallons per day)  
43 gallons per day (GPD) with 2.6 million GPD peak capacity; and ~~(2)~~ 690 pounds average BOD (bio-chemical

1 ~~oxygen demand~~ bio chemical oxygen demand (BOD) waste solids per day and 1,600 pounds BOD with  
2 per day peak capacity.

### 3 Roche Harbor

4 The Roche Harbor wastewater treatment system services 100 percent of the Master Planned Resort  
5 (MPR). The MPR includes the resort, marina and village residential homes, and 10 adjacent single family  
6 properties. The system is approved for a maximum of 129,600 gallons per day of influent, based on a  
7 monthly average. The current peak treatment day was is 58,120 gallons on July 2, 2017. This is  
8 approximately 45 percent of approved maximum capacity. Collection is via gravity trunk lines and two  
9 main lift stations.

10 The system utilizes an activated sludge extended aeration package plant followed by an extended aeration  
11 pond. Final treated effluent is exposed to UV light for disinfection then discharged via a 700 foot  
12 submarine line into Roche Harbor.

### 13 **Orcas Island**

#### 14 Eastsound

15 The Eastsound Sewer and Water District (ESWD), a Special Purpose District of San Juan County provides  
16 municipal sewer service to Eastsound. The Eastsound sewer system was originally funded by a  
17 combination of grants and the formation of Utility Local Improvement District #1. The District now  
18 operates exclusively on customer fees, rates and charges. No tax monies are received and there are no  
19 special assessments at present time.

20 District facilities consist of the sewer treatment plant located at 143 Cessna Road outfall and collection  
21 system. The collection system is a Septic Tank Effluent Pump (STEP) system. Each building that is  
22 connected to the sewer system has a septic tank and pump system. Primary treatment occurs in the  
23 septic tank where about 50 percent of biochemical oxygen demand and about 50 percent of solids are  
24 removed. Individual pumps in the septic tank pressurize the collection system and convey the wastewater  
25 that would normally go into a drain field (in a private on-site system) to the treatment plant. Typically,  
26 the biological action at the treatment plant removes about 99 percent of the remaining waste. The  
27 effluent water is disinfected with chlorine and discharged through an outfall to President Channel located  
28 off the north end of the airport runway. Presently, excess biological solids from the treatment process  
29 are dewatered with a screw press and disposed of at the San Juan County Transfer Station.

30 Treatment plant capacity is ~~0.16 million gallons per day (mgd) or~~ 160,000 GPD. The treatment plant is  
31 currently experiencing ~~flows that average approximately~~ approximate average flows of 100,000 GPD. Peak  
32 flow during the summer months is approximately 80 percent of design capacity. Presently, there are  
33 approximately 640 connections to the sewer system that equates to approximately 960 equivalent  
34 residential units (ERUs).

35 ESWD has plans for a treatment plant expansion. Proposed plant upgrades include a new extended  
36 aeration cell, a flow splitter to equally divide flows between the treatment cells, a dedicated chlorine  
37 contact basin for redundancy and blower/aeration system upgrades to improve nutrient removal rates  
38 (source: ESWD).

1 Orcas Landing

2 The existing Orcas Landing sewage treatment facility is managed by the ESWD, and operates within a  
3 gravel filter process with a current operating capacity of 15,000 GPD. In 2017, according to ESWD, the  
4 treatment plant facility currently does not need any further expansion. ~~During~~ In 2005, operating capacity  
5 at the treatment plant ~~represents~~ was at 33 percent of total design capacity.

6 **Lopez Island**

7 Lopez Village

8 ~~Fisherman Bay Sewer District (FBSD)~~ provides sewage treatment service to residents of Lopez Village and  
9 Eastshore North. Currently the district is serving 379 ERUs, ~~or~~ 72 percent of their permitted capacity. In  
10 2009, construction of ~~the plant~~ an effluent storage pond was completed. ~~This pond~~ is a reconfiguration  
11 of the existing ~~L-2~~ lagoon. For this system, one ERU equals 100 GPD during the summer months and 93  
12 GPD during the winter months ~~for this district~~. Following ~~this~~ the lagoon project, the facility was ~~re-rated~~  
13 to a ~~permitted~~ capacity of 530 ERU's. The FBSD has a Septic Tank Effluent Pumping (STEP) pressure  
14 collection system with an anaerobic pretreatment cell, a lagoon with two aerated cells and one settling  
15 cell, a constructed wetland to polish the effluent, and a chlorine disinfection system with a four inch-  
16 diameter outfall pipe that stretches half a mile out into the San Juan Channel and has a diffuser.

17 Each residence and business has a FBSD maintained individual septic tank system with an attached sump  
18 with its own small electric sump pump. The pumps send effluent through the sewer system to the  
19 secondary treatment plant. The plant then discharges the treated effluent into Puget Sound. FBSD pumps  
20 and disposes of sludge from all the tanks in the district as part of its regular service to customers.

21 The *2008 Fisherman Bay Sewer District Wastewater Master Plan* shows that the district's service area now  
22 includes all of the parcels within the Lopez Village UGA. The FBSD has retained the right to serve parcels  
23 outside of the UGA that had been part of Utility Local Improvement Districts (ULIDs) prior to the  
24 establishment of the GMA. The FBSD master plan contains three alternative scenarios for meeting the  
25 projected demands for future growth.

26 **County Community Sewage Treatment Facilities**

27 Table 7, below, shows the current operating capacity, available capacity, and LOS for community sewage  
28 systems in San Juan County. Attachment 2 provides the LOS measurement calculation. LOS for community  
29 water systems serving activity centers is established at LOS F. All systems in the County meet the  
30 established LOS F.

31

1 **Table 7. 2017 Community Sewage Treatment Facilities Serving Activity Centers and Level of Service (LOS)\*.**

| Sewer System                              | Activity Center   | System Capacity |             |                   | Percent Operating Capacity (%) | Percent Available Capacity (%) | Level of Service (LOS) |
|---|-------------------|-----------------|-------------|-------------------|--------------------------------|--------------------------------|------------------------|
|   |                   | Active          | Design      | Surplus           |                                |                                |                        |
| Town of Friday Harbor                     | Friday Harbor     | 880 ERU         | 1,020 ERU   | <u>140 ERU</u>    | 84                             | 16                             | <u>B</u>               |
| Eastsound Sewer and Water District (ESWD) | Eastsound Village | 960 ERU         | 1142 ERU    | <u>182 ERU</u>    | 84                             | 16                             | <u>B</u>               |
| Orcas Landing Sewer                       | Orcas Village     | 73 ERU          | 190 ERU     | <u>117 ERU</u>    | 39                             | 61                             | <u>A</u>               |
| Fisherman Bay Sewer District              | Lopez Village     | 379 ERU         | 530 ERU     | <u>151 ERU</u>    | 72                             | 28                             | <u>A</u>               |
| Rosario System*                           | Rosario Resort    | 18,986 GPD      | 71,000 GPD  | <u>52,014 GPD</u> | 27                             | 73                             | <u>A</u>               |
| Roche Harbor Area General Sewer Plan*     | Roche Harbor MPR  | 58,120 GPD      | 129,600 GPD | <u>71,480 GPD</u> | 45                             | 55                             | <u>A</u>               |
| Deer Harbor*                              | Deer Harbor       | 8,400 GPD       | 12,000 GPD  | <u>3,600 GPD</u>  | 66                             | 34                             | <u>A</u>               |
| Doe Bay*                                  | Doe Bay           | 6,650 GPD       | 9,500 GPD   | <u>2,850 GPD</u>  | 100                            | 0                              | <u>F</u>               |
| West Beach Master Planned Resort**        | West Beach MPR    | 3,920 GPD       | 5,600 GPD   | <u>1,680 GPD</u>  | 100                            | 0                              | <u>F</u>               |

2 **\* ADOPTED LOS STANDARD: C**

3 Source: WA Department of Health Sentry Database 2017, Department of Ecology Permitting & Reporting System (PARIS), 2019

4 \*\*Large on-site sewage systems (LOSS) permitted by WA State Department of Health (DOH). No ERU data available. Capacity

5 reported in gallons per day (GPD). Number of connections available for development determined by WA DOH.

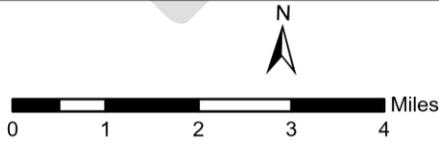
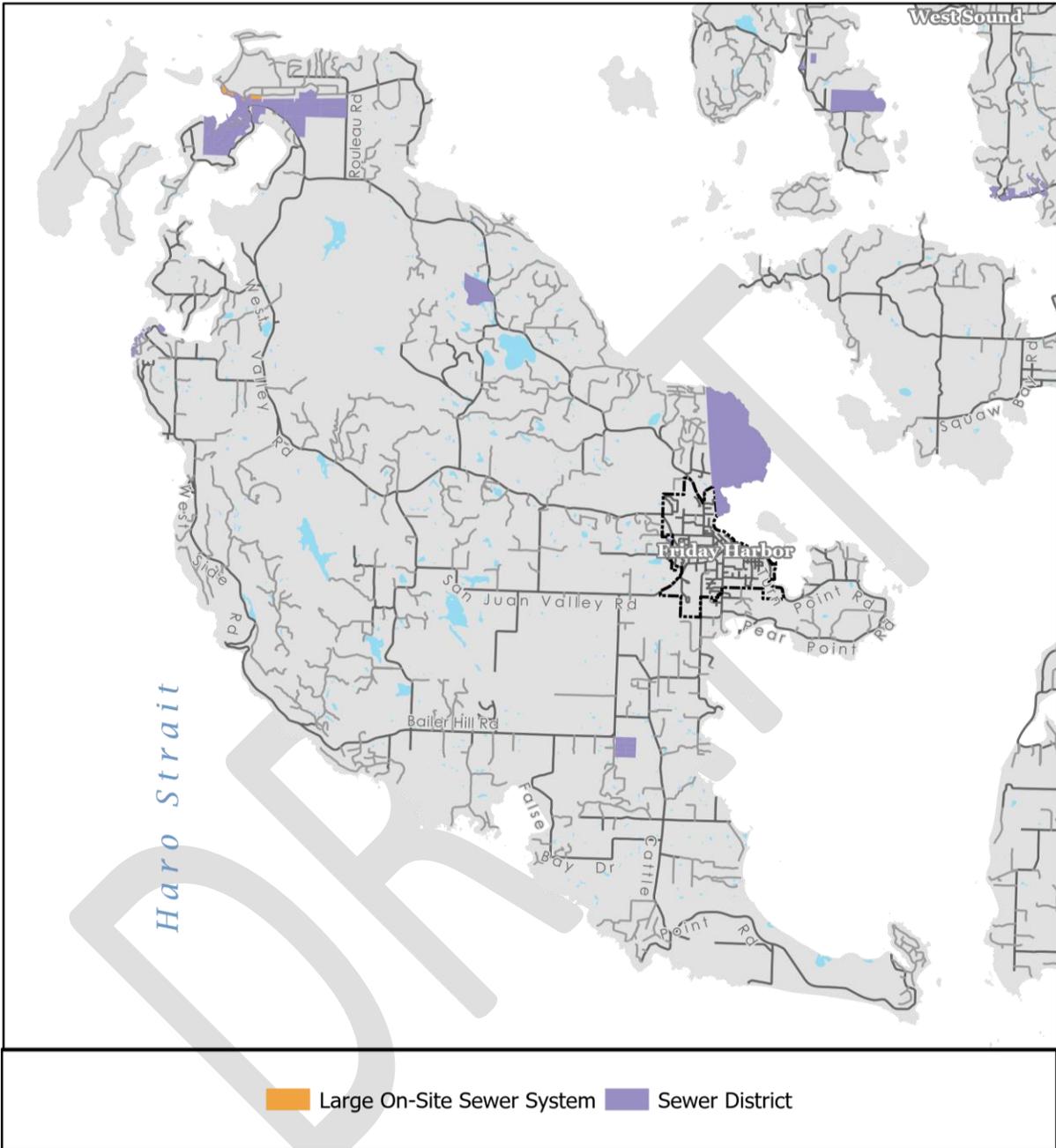
6

7 Olga and Westsound are activity centers on Orcas Island that do not have community sewage treatment

8 facilities. Instead, there are individual septic systems in Olga and Westsound.

9

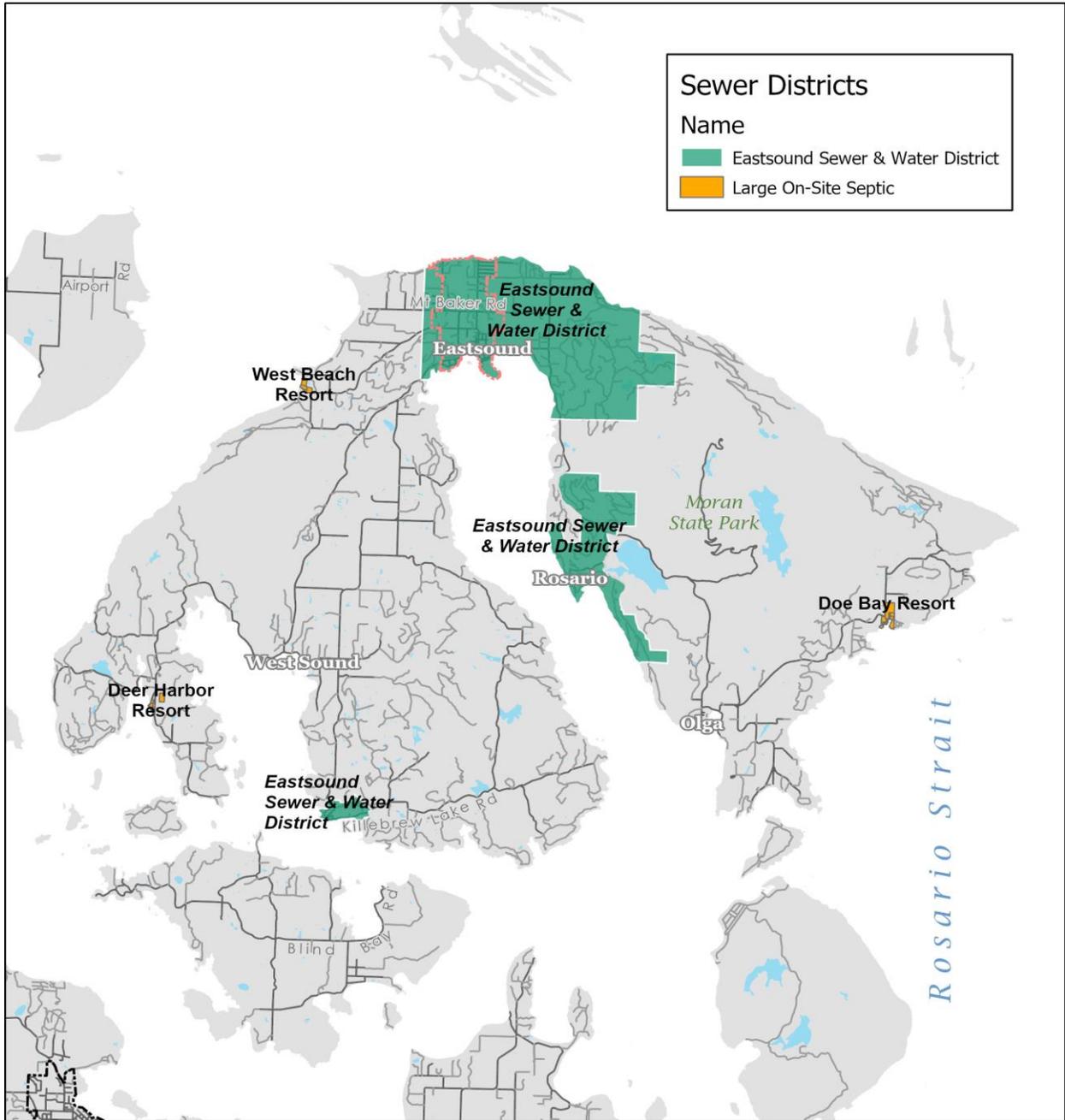
1 **Map 2. San Juan Island Community Sewer Systems Serving Activity Centers.**



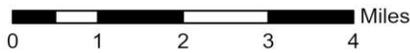
O:\Projects\Comprehensive Plan\2018\ComprehensivePlan.aprx  
 This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

2

1 **Map 3. Orcas Island Community Sewer Systems Serving Activity Centers.**



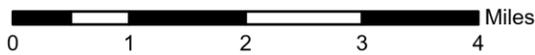
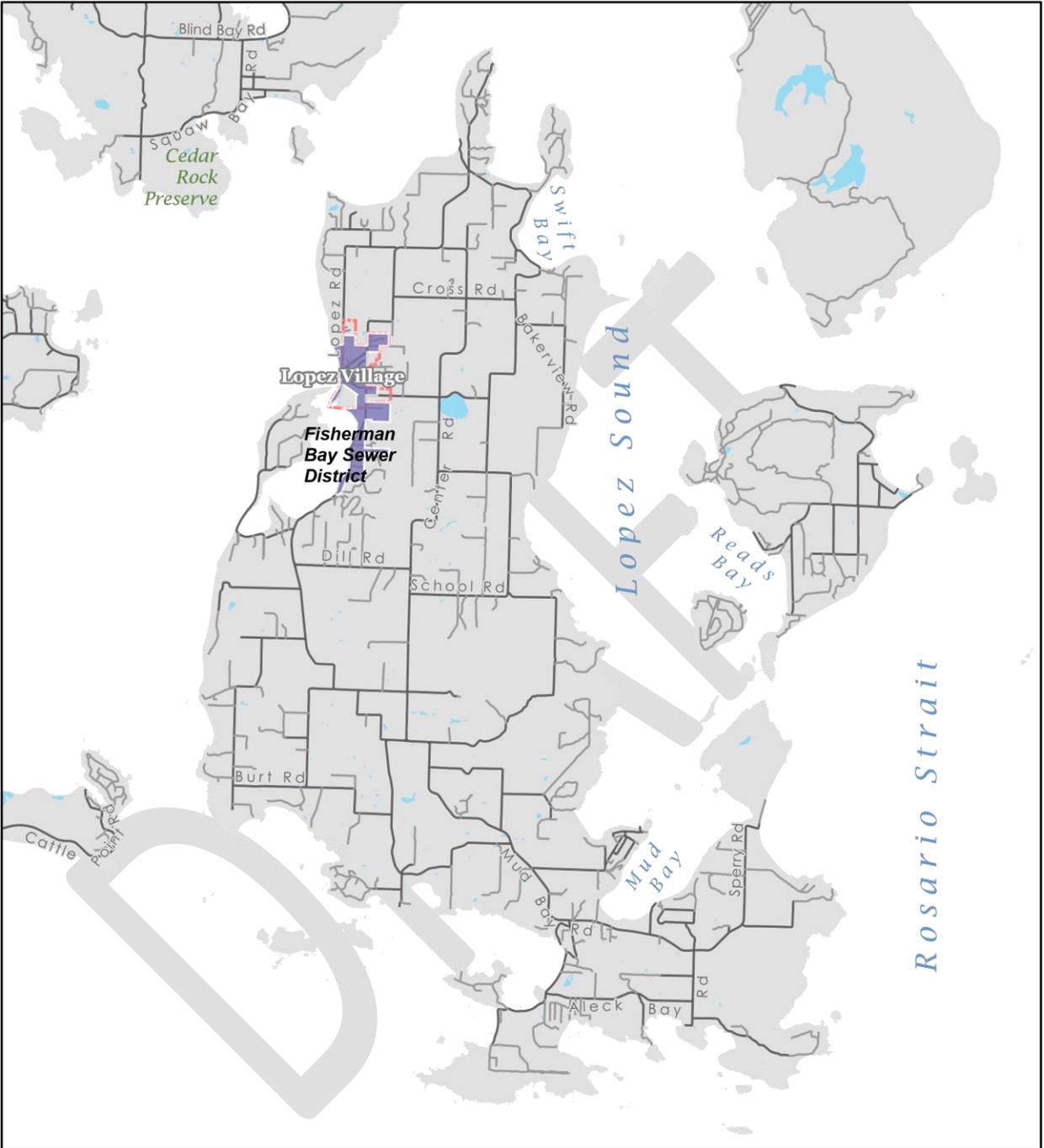
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This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

2

1 **Map 4a. Lopez Island Community Sewer Systems Serving Activity Centers.**



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This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

2

3

1 **7.3 CATEGORY “B” PUBLIC FACILITIES**

2  
3 Facilities owned or operated by San Juan County or independent taxing districts and public or private  
4 service organizations that are necessary to support development and subject to level of service standards,  
5 but are not required to be available concurrently with new development are considered Category “B”  
6 facilities. Examples of “Category B” public facilities may include:

- 7  
8
  - County Government;
    - General Administration;
    - Sheriff;
    - Public Works;
    - Parks and Recreation; and
  - Public Schools.

14  
15 Concurrency is not required for the capital facilities and services that are designated in “Category B.”

16  
17 **7.3.1 COUNTY GOVERNMENT ADMINISTRATION**

18  
19 San Juan County government administration buildings are primarily located in Friday Harbor, but a few  
20 branches of County government have satellite offices on Orcas and Lopez islands. At present, most  
21 citizens must travel to Friday Harbor to deal directly with government officials or to take care of business  
22 with the County. As San Juan County continues to grow and improvements in technology occur, the trend  
23 is to make government more accessible to the people. The current configuration of County offices does  
24 not support “one stop shopping.”

25 ~~San Juan~~ The County’s facilities inventory of 91,141 square feet of general administrative space includes  
26 facilities located on San Juan, Orcas, and Lopez islands, and consists of office space, common areas,  
27 storage, and archives. Common area space includes training rooms, hallways, restrooms and elevators  
28 and represents approximately 10 percent of total general administrative space. The following section  
29 provides an inventory of County owned and operated facilities in terms of square feet of space, of which  
30 the level of service analysis is based. Facility needs not based on square feet, such as maintenance and  
31 repairs, are discussed in the

32 **7.3.2 COUNTY OWNED INVENTORY**

33  
34 **San Juan Island**

35 Friday Harbor

36 The San Juan County Courthouse is divided among the following County administrative departments:  
37 Assessor, Auditor, Clerk, District Court, Juvenile Court, Prosecutor, Sheriff, Superior Court, and Treasurer.  
38 ~~The San Juan County Courthouse~~ It is a 22,370 22,838-square-foot complex located at the corner of  
39 Second and Court Streets in Friday Harbor. The Courthouse was placed on the National Register of Historic  
40 Places and restored using funds from a state grant in 1989.

41 The original 6,144 square-foot, three-floor building in the complex was built in 1903. The 11,836 square-  
42 foot ~~two~~ single-story wing addition was built in 1983 to provide larger, more efficient floor spaces and

1 functional areas for the expanding financial and court group functions housed in the building. An  
 2 additional floor was added to the new wing in 1992 along with space for the Sheriff's Office. The District  
 3 Courtroom was renovated in 2008. The Prosecuting Attorney's office space is on the main floor. These  
 4 offices receiving new paint and carpet in 2010. The original vault room was repurposed as a file room in  
 5 2012. ~~The County Courthouse is divided among the following County administrative departments:~~  
 6 ~~Assessor, Auditor, Clerk, District Court, Juvenile Court, Prosecutor, Sheriff, Superior Court, and Treasurer.~~  
 7 A 96-vehicle parking lot is shared with the San Juan Community Theater and Arts Center. An additional  
 8 52 public on-street spaces are provided on First, Second, and Court Streets.

9 The one-story, 8,917 square foot Courthouse Annex is located on Rhone Street between Second Street  
 10 and Blair Avenue in Friday Harbor. The building exterior was painted in 2013, interior in 2014 and all  
 11 carpeting was replaced at that time. At present the Courthouse Annex Building is shared among  
 12 ~~Community Development and Planning (CDPD)~~ the Department of Community Development (DCD) and  
 13 Health and Community Services (HCS).

14 The ~~9,543~~ 13,585 square-foot Legislative Building, on the corner of Second and Reed Streets is actually a  
 15 complex of five individual buildings. The original structure is a two-story house that is occupied by the  
 16 Elections Department and the County's residential apartment. The second building is a large conference  
 17 room. The third building is a box-like structure above a parking garage. The first floor houses County  
 18 Council offices and hearing room and the second floor houses Human Resources, Information Technology,  
 19 Public Records and County Management staff. There are two storage buildings. One is a 970 square foot  
 20 shared storage area. The second is a garage that is used by the Facilities department.

21 The County owns the 849 acre fairgrounds. The 840 square foot Parks and Fairgrounds Administration  
 22 Office is attached to a multi-purpose building and is located on Argyle Street near Friday Harbor. Chapter  
 23 3 of the draft 2019 San Juan County Fairgrounds Master Plan contains an inventory of fair facilities by  
 24 event space, animal facilities, storage and minor facilities. It also assesses the condition of each facility  
 25 and includes a 6-year capital improvement plan.

26 **Table 8a. 2019 County Owned Facilities - San Juan Island.**

| Department/Area/Type                  | Location       | TPN                 | 2016 Office Space (sq. ft.) |
|---------------------------------------|----------------|---------------------|-----------------------------|
| Administrative Services               | 105 Second St. | <u>351452002000</u> | 3,714                       |
| Assessor                              | 350 Court St.  | <u>351350701000</u> | 1,285                       |
| Auditor                               | 350 Court St.  | <u>351350701000</u> | 1,583                       |
| <del>BOCC</del> <u>County Council</u> | 105 Second St. | <u>351452002000</u> | 3,714                       |
| Civil Deputy                          | 350 Court St.  | <u>351350701000</u> | 389                         |
| County Clerk                          | 350 Court St.  | <u>351350701000</u> | 1,012                       |
| Community Development                 | 135 Rhone St.  | <u>351453006000</u> | 5,292                       |
| District Court                        | 350 Court St.  | <u>351350701000</u> | 2,914                       |
| Elections                             | 105 Second St. | <u>351452002000</u> | 987                         |
| Health & Community Services           | 145 Rhone St.  | <u>351453006000</u> | 3,626                       |
| Compass Health Building <sup>1</sup>  | 520 Spring St. | <u>351491507000</u> | 6,065                       |

|  |                 |              |               |
|--|-----------------|--------------|---------------|
| Information Technology Mechanical Room | 350 Court St.   | 351350701000 | 308           |
| Juvenile Court                         | 350 Court St.   | 351350701000 | 638           |
| Payroll Officer                        | 350 Court St.   | 351350701000 | 242           |
| Parks and Fair                         | 849 Argyle Ave  | 351332001000 | 840           |
| Prosecuting Attorney                   | 350 Court St.   | 351350701000 | 2,510         |
| Victim Services                        | 150 Second St.  | 351452002000 | 816           |
| Public Works - Admin/Maintenance       | 1000 Guard St.  | 351151035000 | 2,633         |
| Public Works - Administration          | 915 Spring St.  | 351491616000 | 2,606         |
| Sheriff                                | 96 Second St. N | 351350701000 | 3,298         |
| Superior Court                         | 350 Court St.   | 351350701000 | 3,918         |
| Treasurer                              | 350 Court St.   | 351350701000 | 1,003         |
| WSU Extension                          | 221 Weber Way   | 352312016000 | 950           |
| <b>Subtotal</b>                        |                 |              | 50,343        |
| All Departments - Storage              |                 |              | 11,071        |
| All Departments - Archives             |                 |              | 4,426         |
| All Departments - Common Area          |                 |              | 5,281         |
| <b>Total</b>                           |                 |              | <b>71,121</b> |

Source: San Juan County Facilities

<sup>1</sup> Space is rented to Compass Health

1  
2 Table 8b, below, shows the 2017 and projected 2036 square feet of County-owned facilities per capita  
3 and corresponding LOS on San Juan Island. The LOS measurement calculation is shown in Attachment.  
4 The LOS for County-owned facilities is LOS C. San Juan Island meets and is projected to continue to  
5 meet the established LOS.  
6

7 **Table 8b. 2019 County Owned Facilities Level of Service (LOS) - San Juan Island\*.**

| <u>Island</u>   | <u>Total<br/>County<br/>Sq. Ft.</u> | <u>2017 Sq. Ft.<br/>Per Capita</u> | <u>2017<br/>Surplus<br/>Sq. Ft.</u> | <u>2017 LOS</u> | <u>2036<br/>Sq. Ft.<br/>Per<br/>Capita</u> | <u>2036<br/>Surplus<br/>Sq. Ft.</u> | <u>2036<br/>LOS</u> |
|-----------------|-------------------------------------|------------------------------------|-------------------------------------|-----------------|--|-------------------------------------|---------------------|
| <b>San Juan</b> | <u>71121</u>                        | <u>9.11</u>                        | <u>50,034</u>                       | <u>A</u>        | <u>7.65</u>                                | <u>46,016</u>                       | <u>A</u>            |

8 \* **ADOPTED LOS STANDARD: C**

9 Sources: SJC Facilities Department 2019 and 2009 *Plan Element 7, Capital Facilities*

10

11 **Orcas Island**

12 The County owns 49 percent of the ~~9,112~~ 10,041 square foot Orcas Senior Center in Eastsound. This  
13 provides 4,465 square feet of office, general and archival storage. ~~The Assessor, Auditor, Community~~  
14 ~~Development and Planning, Health and Community Services, Department of Community Development,~~  
15 ~~Health and Community Services, Department of Emergency Management, and Juvenile Court, Parks and~~  
16 ~~Recreation and County Treasurer share the space.~~

1 **Table 9a. 2019 County Owned Facilities - Orcas Island.**

| Department/Area/Type                             | Location            | TPN                 | 2016 Office Space (sq. ft.) |
|--|---------------------|---------------------|-----------------------------|
| Assessor   | 62 Henry Road       | <u>271412022000</u> | 117                         |
| Auditor  | 62 Henry Road       | <u>271412022000</u> | 108                         |
| Community Development                            | 62 Henry Road       | <u>271412022000</u> | <del>1,163</del> 240        |
| Emergency Management                             | 62 Henry Road       | <u>271412022000</u> | 117                         |
| Health & Community Services                      | 62 Henry Road       | <u>271412022000</u> | 1,200                       |
| Juvenile Court                                   | 62 Henry Road       | <u>271412022000</u> | <del>180</del> 108          |
| Parks & Recreation                               | 62 Henry Road       | <u>271412022000</u> | 398                         |
| Public Works – Administration<br>Road Operations | 1395 Mt. Baker Road | <u>271421001000</u> | <del>1,500</del> 13,494     |
| Sheriff  | 1323 Mt. Baker Road | <u>271421001000</u> | 1,344                       |
| Treasurer  | 62 Henry Road       | <u>271412022000</u> | 125                         |
| Weed Board (Noxious Weeds)                       | 62 Henry Road       | <u>271412022000</u> | 120                         |
| <i>Subtotal</i>                                  |                     |                     | 16,503                      |
| All Departments - Storage                        |                     |                     | 8,958                       |
| All Departments - Archives                       |                     |                     | 318                         |
| Total  |                     |                     | 25,779                      |

Source: San Juan County Facilities 2019

2  
3 Table 9b, below, shows the 2017 and projected 2036 square feet of County-owned facilities per capita  
4 and corresponding Level of Service on Orcas Island. The LOS measurement calculation is established in  
5 Attachment 2. The LOS for County facilities on Orcas is LOS C. Orcas Island meets and is projected to  
6 continue to meet the established LOS.

7  
8 **Table 9b. 2019 County Owned Facilities - Orcas Island Level of Service (LOS)\*.**

| Island | Total County Sq. Ft. | 2017 Sq. Ft. Per Capita | 2017 Surplus Sq. Ft. | 2017 LOS | 2036 Sq. Ft. Per Capita | 2036 Surplus Sq. Ft. | 2036 LOS |
|--------|----------------------|-------------------------|----------------------|----------|-------------------------|----------------------|----------|
| Orcas  | 25,779               | 4.78                    | 11,213               | A        | 4.01                    | 8,413                | A        |

9 \* ADOPTED LOS STANDARD: C

10 Sources: SJC Facilities Department 2019 and 2009 Plan Element 7, Capital Facilities

11  
12 **Lopez Island**

13  
14 San Juan County owns 15 percent of the Woodmen Building Hall on Lopez Island. The building is 7,183  
15 square feet, with 3,152 square feet of space used entirely for storage. Senior Services has a dedicated  
16 75 square feet of office space with an additional 80 square feet of shared office space available. All County  
17 services have a presence on the island with County staff available by appointment.

1 **Table 10a. 2019 County Owned Facilities - Lopez Island.**

| Department/Area/Type           | Location                            | TPN                 | 2016 Office Space (sq. ft.) |
|--------------------------------|-------------------------------------|---------------------|-----------------------------|
| County Council                 | 4102 Fisherman Bay Road             | <u>252731001000</u> | 249                         |
| Community Development/Planning | 4102 Fisherman Bay Road             | <u>252731001000</u> | 287                         |
| Health and Community Services  | <u>23 Pear Tree Lane, Suite 140</u> | <u>252731001000</u> | 351                         |
| Parks and Recreation           | 4102 Fisherman Bay Road             | <u>252731001000</u> | 191                         |
| Public Works                   | 2467 Fisherman Bay Road             | <u>252322004000</u> | <del>1500</del> 8,130       |
| Sheriff                        | 2228 Fisherman Bay Road<br>(leased) | <u>251544006000</u> | 806                         |
| <i>Subtotal</i>                |                                     |                     | <del>3,384</del> 9,478      |
| All Departments - Storage      |                                     |                     | 611                         |
| All Departments - Archives     |                                     |                     | 121                         |
| All Departments -Common Area   |                                     |                     | 493                         |
| Total                          |                                     |                     | 10,703                      |

Source: San Juan County Facilities

2

3 Table 10b, below, shows the 2017 and projected 2036 square feet of County-owned facilities per capita  
 4 and corresponding Level of Service on Lopez Island. The LOS measurement calculation is established in  
 5 Attachment 2. The established LOS is LOS C. Orcas Island meets and is projected to continue to meet the  
 6 established LOS for County-owned facilities.

7 **Table 10b. 2019 County Owned Facilities—Lopez Island Level of Service (LOS)\*.**

| Island       | Total County Sq. Ft. | 2017 Sq. Ft. Per Capita | 2017 Surplus Sq. Ft. | 2017 LOS | 2036 Sq. Ft. Per Capita | 2036 Surplus Sq. Ft. | 2036 LOS |
|--------------|----------------------|-------------------------|----------------------|----------|-------------------------|----------------------|----------|
| <b>Lopez</b> | <u>10,703</u>        | <u>4.34</u>             | <u>4,045</u>         | <u>A</u> | <u>3.65</u>             | <u>2,776</u>         | <u>A</u> |

8 **\*ADOPTED LOS STANDARD: C**

9 Sources: SJC Facilities Department 2019 and 2009 *Plan* Element 7, Capital Facilities

10

11 Campus Planning

12

13 Future planning involves San Juan County is in the process of planning a new County government  
 14 “campus” that would have most County services available in one location in Friday Harbor. By  
 15 consolidating and updating facilities, which are currently housed in separate and aged buildings, the  
 16 County could provide better customer service and operate more efficiently.

17 This process is in the very beginning stages of planning with the initial Request for Qualifications (RFQ  
 18 2017-/Administration) posted in July 2017. In July 2017, the County began working with Miller-Hull

1 Architects a consultant to identify future options for a new civic campus. The preferred site is between  
2 1<sup>st</sup> and 2<sup>nd</sup> streets between the County Courthouse and Community Theatre. This space is currently a  
3 parking lot. The anticipated location of the “campus” is on 1.3 acres of county-owned property, bordered  
4 by Reed Street to the south, Blair Avenue to the west and Second Street North to the north. The site  
5 currently holds the Carlson Building and the Victim Assistance Building on North Street and is across Reed  
6 Street from the Courthouse Annex Building. Government offices that the “campus” would house are  
7 Administration, Council, Facilities, Community Development and Planning Department of Community  
8 Development (DCD), Health and Community Services (HCS), Land Bank, Assessor, Auditor, Treasurer, and  
9 Elections. Also proposed are indoor and outdoor community use spaces for gathering and programming.  
10 During the conceptual design phase in 2017-2018, community input was gathered through surveys,  
11 meetings, and a virtual open house. Moving forward, the County has budgeted for a schematic design.

12 **Map 4b. Planned Civic Campus**



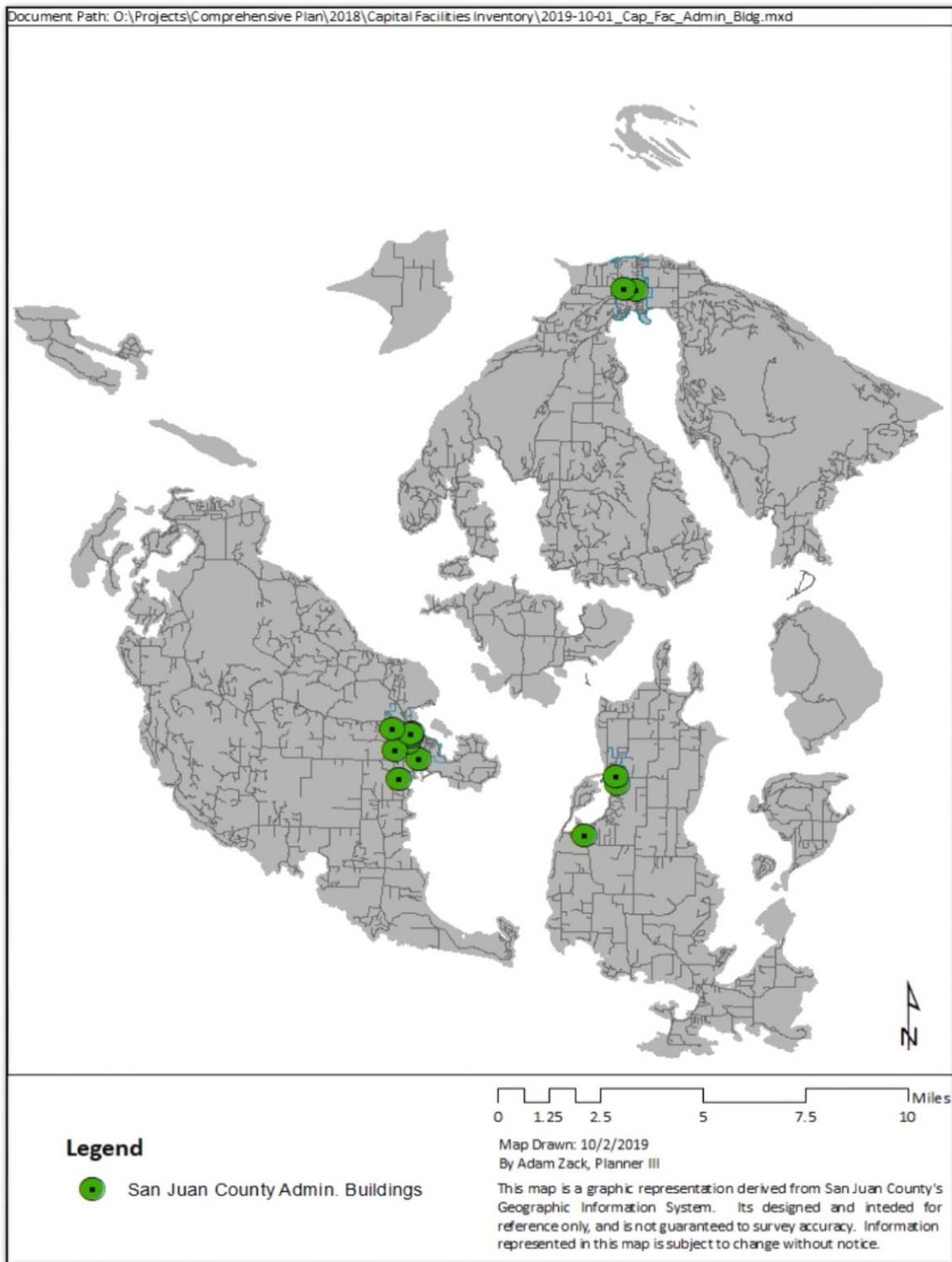
13  
14 *The proposed civic campus would be on Second Street between the existing courthouse and San Juan Community Theatre, with*  
15 *additional parking between Blair Ave. and Second Street next to the existing legislative building.*

16 *Source: Miller Hull, 2018*

17

18 **Note: Sheriff section moved after the Public Works section**

1 **Map 5. San Juan County Administrative Buildings.**



2  
3

1 **7.3.3 COUNTY PUBLIC WORKS**

2  
3 Facilities within the Public Works Department are listed under three divisions:

- 4
  - Roads;
  - 5 • Equipment Rental and Revolving (ER&R); and
  - 6 • Utilities (Utilities include Solid Waste and Stormwater).

7 The following section summarizes the administration and maintenance facilities within Public Works. All  
8 facilities associated with Solid Waste are found in Section 7.2.21. ~~All Facilities~~ owned by Public Works are  
9 listed in ~~Tables 7.3.1 thru 7.3.4~~ Tables 11 9 through 14 and shown in Map 6.

10 **Administration**

11 Public Works' primary County administration facility is located on San Juan Island. Satellite administration  
12 offices are located at the maintenance yards on both Orcas and Lopez Islands. ~~Table 7.6.1 below provides~~  
13 ~~a tabulation of the facilities listed within San Juan Island administration.~~

14 The primary Public Works administration building is located at 915 Spring Street in Friday Harbor. This  
15 2,606 square foot building houses Roads, environmental services, utilities and the marine resource  
16 counsel administrative offices. Another Public Works building located at 1000 Guard Street houses a  
17 combination of Equipment Rental and Revolving (ER&R), administration and maintenance functions.

18 ~~As with San Juan Island,~~ The Orcas Island facility is a combination administration and maintenance  
19 building. In addition to the 1,500 square foot administrative offices located in the structure, there is a  
20 separate trailer that functions as administrative space. These facilities are located at 1395 Mt. Baker Road  
21 within Eastsound.

22 Lopez Island Public Works facility is similar to Orcas. The main structure houses both administration  
23 functions and a maintenance shop, as well as a separate trailer. These facilities are located on Fisherman  
24 Bay Road ~~at the edge of~~ in Lopez Village.

25 There are no administration facilities associated with Public Works on Shaw Island or the non-ferry served  
26 islands of Decatur and Waldron.

27 **Maintenance Shops and Yards**

28 San Juan Island

29 Currently, the primary San Juan Island maintenance facilities are located at Guard Street. The structures  
30 house a maintenance shop, central stores, and numerous sheds used for equipment storage and the  
31 equipment storage building. ~~In the future, Public Works intends to move all maintenance functions to a~~  
32 ~~large parcel owned by Public Works on Beaverton Valley Road, which is the current location of the San~~  
33 ~~Juan County Facilities office and a sand shed.~~

34 As San Juan County anticipates future growth, the current facilities at 1000 Guard Street will not meet  
35 the County's needs. The existing facilities are inefficient and aged. Reinvestment in this site does not  
36 make sense because there is little room for expansion on the existing site and the property is surrounded  
37 by development. In 2005, the County purchased a 27.1 acre parcel on Beaverton Valley Road. This  
38 property is the current location of the County Facilities Department office/shop and for bulk storage of  
39 aggregate, sand, and salt. Public Works plans to build a 13,500 square foot building for San Juan Island

1 road operations, fleet operations (ER&R), and a truck wash bay. The site will also include a fuel station  
 2 and an emergency generator. As of 2019, 30 percent construction designs were complete and Public  
 3 Works is contracting with Wagner Architects to complete the 100 percent design.

4 **Table 11. 2019 Public Works Facilities—San Juan Island.**

| Location                 | TPN                 | Administration Sq. Ft. | Maintenance Shop and Storage Sq. Ft. | Acres       |
|--------------------------|---------------------|------------------------|--------------------------------------|-------------|
| 1609 Beaverton Valley Rd | <u>351044001000</u> | N/A                    | 2,180                                | 27.10       |
| 915 Spring Street        | <u>351491616000</u> | 2,606                  | N/A                                  | 0.96        |
| 1000 Guard Street        | <u>351151035000</u> | 2,633                  | 6,826                                | 2.34        |
| <b>Total</b>             |                     | <b>5,239</b>           | <b>9,006</b>                         | <b>30.4</b> |

5 Source: San Juan County Public Works 2017

6  
 7 Orcas Island

8 ~~As mentioned in the previous section,~~ The Orcas Island Public Works facility includes a maintenance shop  
 9 combined with the administration building on Mt. Baker Road in Eastsound. Additional storage facilities  
 10 are located on the site. As of 2019, there are two above-ground storage tanks for gasoline (5,000 gallons)  
 11 and diesel (7,000 gallons) to fuel vehicles on-site at this facility.

12 Public Works also owns ‘Orcas Landing’, which is a parcel on the water at the south end of Orcas Island  
 13 near the ferry dock (TPN 262222014000). In addition to the marine facilities located on the parcel, there  
 14 are also two buildings on the site. The main building is a two-story structure that contains a satellite office  
 15 for Public Works and a conference room. Space is rented to the Washington State Ferries and a whale  
 16 watching company. A small office at the end of the pier is staffed by the Coast Guard.

17 **Table 12. 2019 Public Works Facilities - Orcas Island.**

| Location                         | TPN          | Administration Sq. Ft. | Maintenance Shop and Storage Sq. Ft. | Acres |
|----------------------------------|--------------|------------------------|--------------------------------------|-------|
| 1395 Mt. Baker Road              | 271421001000 | 1,500                  | 9,390                                | 8.34  |
| 8368 Orcas Road<br>Orcas Landing | 262222014000 | N/A                    | N/A                                  | 0.55  |

18 Source: San Juan County Public Works 2017

19 <sup>1</sup> Buildings are partially rented

1 Lopez Island

2 The Lopez Island Public Works facility has a maintenance shop connected to the administration facility  
 3 and a ~~separate building~~ modular office trailer ~~within in~~ in the maintenance yard. It is located at 2419  
 4 Fisherman Bay Rd. (TPN 252322004000). It is adjacent to the Lopez Drop Box solid waste facility, south  
 5 of the Lopez Village UGA. The maintenance shop has capacity for storing 500 gallon of gasoline and 1,500  
 6 gallons of diesel in two above-ground fuel storage tanks.

7 The County owns a sand mine ~~two gravel pits~~ on Lopez Island at a ~~Public Works also owns A 20-acre~~ 7.47-  
 8 acre parcel (TPN 250143001000) on Port Stanley Road and a gravel pit at a 19 acre property at 72 Norman  
 9 Rd. (TPN 141855001000). ~~which previously included septage lagoons which that were closed in 2007 and~~  
 10 ~~now are simply used for equipment storage.~~ An undeveloped 3-acre parcel on Port Stanley Road is located  
 11 adjacent to that parcel. Public Works also owns two gravel pits on Lopez Island, one at the north end and  
 12 one at the south end of the island. An additional Port Stanley Road parcel (TPN 252424002000) is a closed  
 13 landfill, used for truck storage, stockpiling and equipment training.

14 **Table 13. 2017 Lopez Island Public Works Administrative and Maintenance Facilities.**

| Location                             | TPN                 | Administration | Maintenance Shop and Storage | Acres                 |
|--------------------------------------|---------------------|----------------|------------------------------|-----------------------|
| 2467 Fisherman Bay Rd                | 252322004000        | 1,100 sq. ft.  | 7,115 sq. ft.                | 2.84                  |
| Shoal Bay Pit<br>680 Port Stanley Rd | <u>250143001000</u> | N/A            | N/A                          | Shoal Bay Pit 7.47    |
| Port Stanley Rd<br>(no address)      | <u>252424002000</u> | N/A            | N/A                          | 20.05 and 2.77        |
| Islandale Pit<br>74 Norman Rd        | 141855001000        | N/A            | N/A                          | Islandale Pit<br>2.98 |

Source: San Juan County Department of Public Works 2017

15 Other Islands

16 Additional maintenance shop and yard facilities located on other islands are shown below.

17 **Table 14a. 2017 Other Public Works Administrative and Maintenance Facilities.**

| Location                         | TPN                 | Administration Sq. Ft. | Maintenance Shop and Storage Sq. Ft. | Acres |
|----------------------------------|---------------------|------------------------|--------------------------------------|-------|
| 1385 Blind Bay Road, Shaw Island | 263422003000        | N/A                    | 800                                  | N/A   |
| <del>ER&amp;R</del> Decatur      | <u>152232004000</u> | N/A                    | N/A                                  | 5.65  |
| Waldron                          | <u>371324003000</u> | N/A                    | 1,152                                | 3.43  |

18 Source: SJC Facilities.

1 Table 14b, below, shows the 2017 and projected 2036 building square feet and acreage of Public Works  
 2 facilities per capita on San Juan, Orcas, and Lopez Islands. The corresponding LOS is provided as well. The  
 3 LOS measurement calculation is established in Attachment 2. The LOS for building square feet is LOS B,  
 4 and LOS C is the standard for acreage.

5 San Juan and Lopez Islands met the established LOS B for Public Works building square feet per capita in  
 6 2017, however, they are projected to be below the LOS by 2036. Orcas Island did not meet the established  
 7 LOS for building square feet in 2017. San Juan, Orcas and Lopez Islands met the established LOS C for  
 8 Public Works acreage per capita in 2017 and are projected to continue to meet the LOS through 2036.

9

10 **Table 14b. 2017 Public Works Administrative and Maintenance Facilities and Level of Service (LOS)\* \*\***

| Island   | Type              | Total Facility Area | 2017 Per Capita Sq. Ft. & Acreage | 2017 Surplus/ Deficit Area | 2017 LOS | 2036 Per Capita Sq. Ft. & Acreage | 2036 Surplus/ Deficit Area | 2036 LOS |
|----------|-------------------|---------------------|-----------------------------------|----------------------------|----------|-----------------------------------|----------------------------|----------|
| San Juan | Sq. ft. Buildings | 14245               | 1.82                              | 578                        | A        | 1.53                              | -2027                      | F        |
|          | Acreage           | 30.4                | 0.00389                           | 18.69                      | A        | 0.00327                           | 16.45                      | A        |
| Orcas    | Sq. ft. Buildings | 10,890              | 2.02                              | -2867.25                   | F        | 1.70                              | -5511.6                    | F        |
|          | Acreage           | 8.89                | 0.00165                           | 2.416                      | A        | 0.00138                           | 1.1716                     | C        |
| Lopez    | Sq. ft. Buildings | 8215                | 3.33                              | 817                        | A        | 2.80                              | -593                       | D        |
|          | Acreage           | 33.34               | 0.01352                           | 29.3944                    | A        | 0.01136                           | 28.6424                    | A        |

11 \*ADOPTED LOS STANDARD FOR BUILDING SQUARE FEET: B

12 \*\*ADOPTED LOS STANDARD FOR ACREAGE: C

13 Sources: SJC Facilities 2017 data. 2009 Plan Element 7, Capital Facilities

14

15 The 2017 San Juan County Public Works Operations Master Plan identifies facility needs and provides a  
 16 20-year implementation plan for recommended future facilities projects. Additionally, there is a project  
 17 phasing schedule and a 5-year capital plan for funding. The facility needs identified in the 2017 Operations  
 18 Master Plan reflect the building square feet LOS calculations in Table 14b above. The planned and  
 19 recommended projects will increase Public Works facilities' LOS on San Juan, Orcas, and Lopez Islands.

20

21 The following pages are from the 2017 Operations Master Plan. The complete document is included in  
 22 Attachment 3 of this appendix.

23

24

25

1 **Map 6a. Future Public Works Facilities.**

# FUTURE FACILITIES

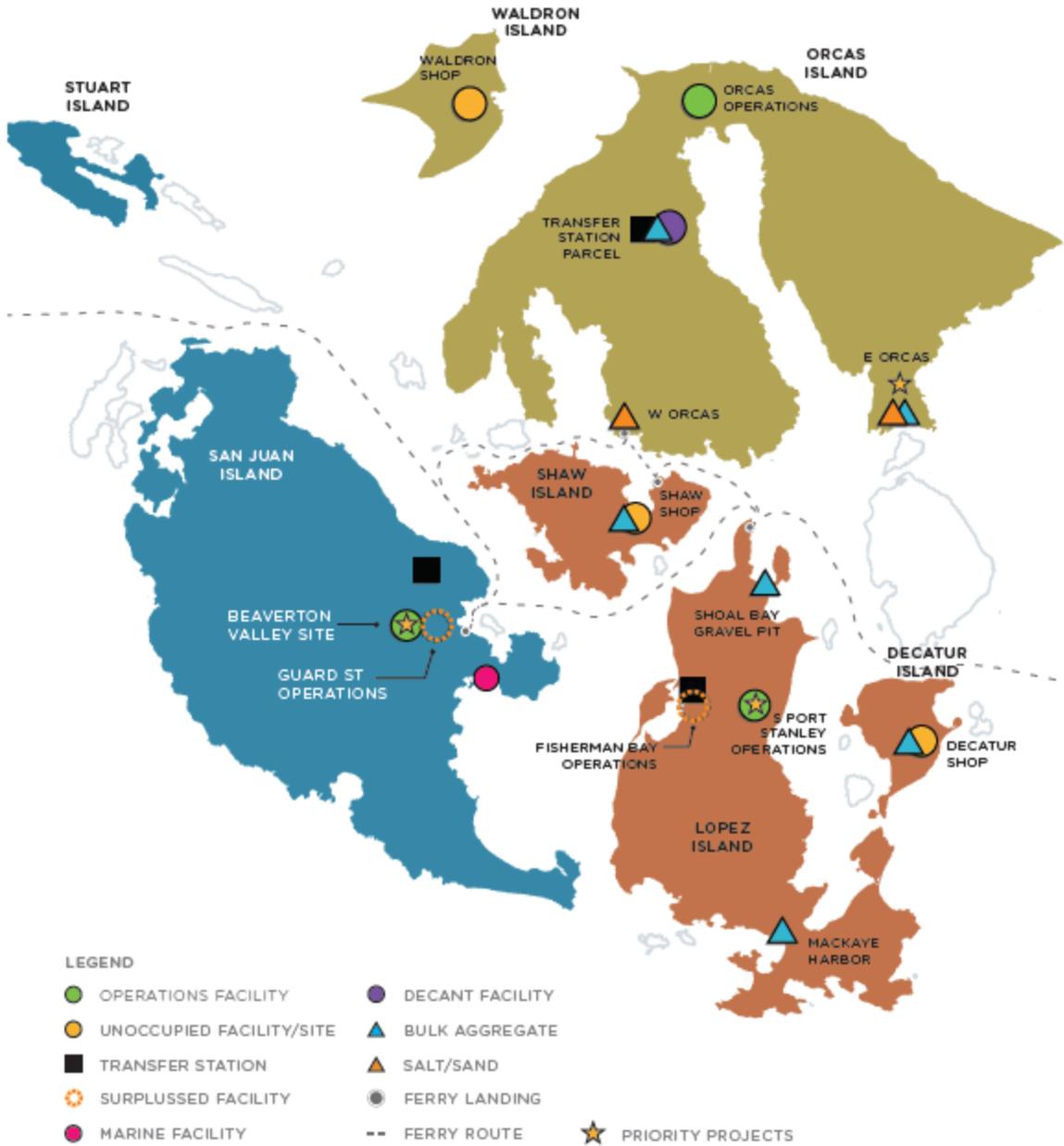


FIGURE 5B. FACILITY SYSTEM RECOMMENDATIONS

2

3 *Source: SJC Public Works Operations Master Plan (2017)*

4

1 **Public Works 20-Year Strategy**

# 20-YEAR STRATEGY

The Master Plan for implementation over a 20-year period is illustrated below. At this conceptual level, design and permitting are estimated to take 1.5 years while construction is estimated to take two years. New property leases or acquisitions are estimated to take a year.

Priorities were determined by Public Works and based on:

- » Operational benefits
- » Severity of existing facility deficiencies
- » Feasibility of implementation

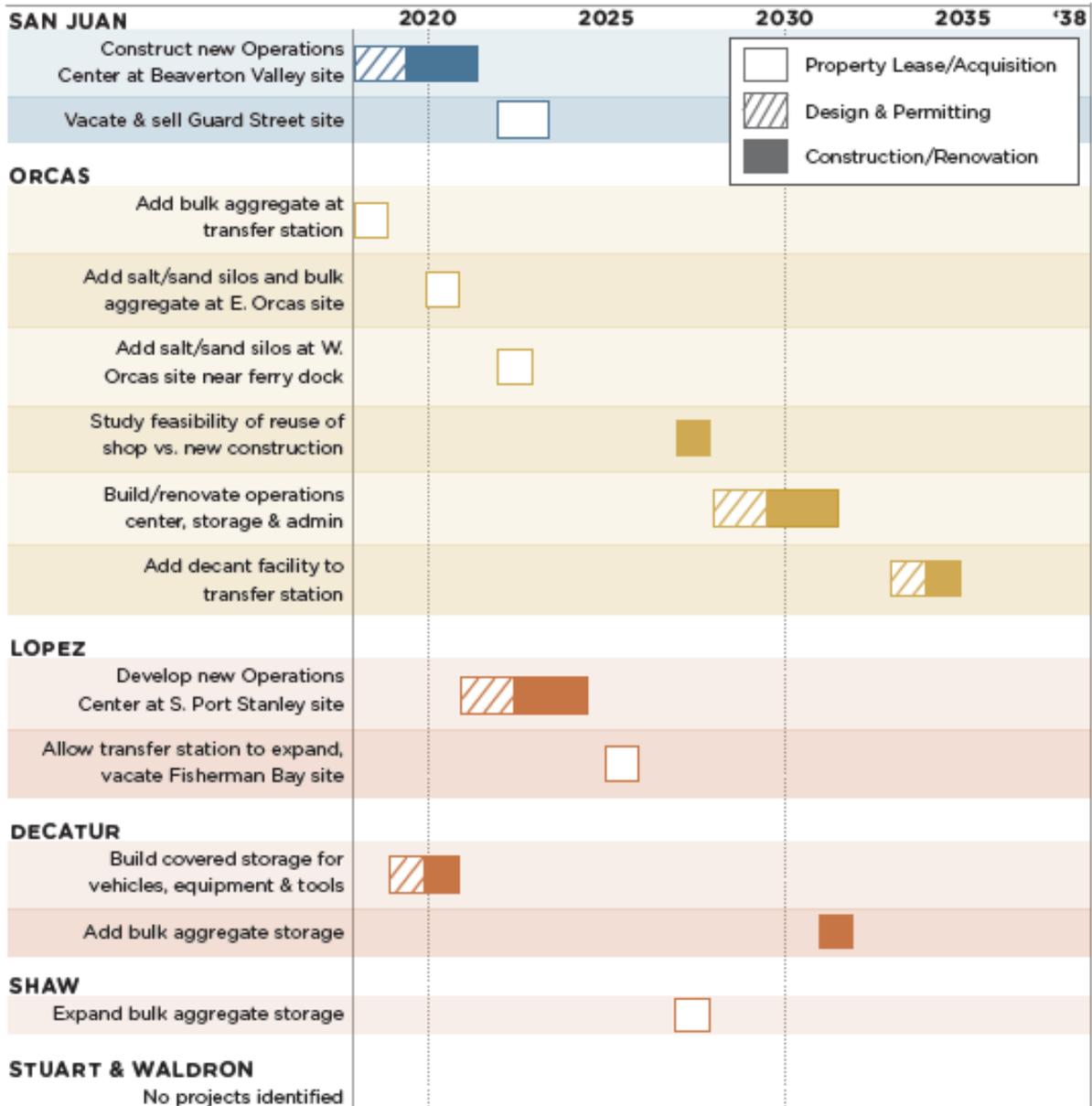


FIGURE 59. 20-YEAR IMPLEMENTATION STRATEGY

- 2
- 3 *Public Works facilities 20-year strategy. Source: SJC Public Works Operations Master Plan (2017)*

# PROJECT PHASING

Recommendations are listed in phased order below. Non-priority interventions may occur earlier than priority projects due to availability of resources and the minimal level of effort

required to implement certain facilities improvements such as adding bulk aggregate storage to county-owned property.

| DISTRICT | PROJECT  | PHASE 1<br>(2018-2022) | PHASE 2<br>(2023-2027) | PHASE 3<br>(2028-2032) | PHASE 4<br>(2033-2037) |
|----------|--|------------------------|------------------------|------------------------|------------------------|
| 1        | SAN JUAN: Construct new Operations Center at Beaverton Valley site | ■                      |                        |                        |                        |
| 2        | ORCAS: Add bulk aggregate at transfer station                      | ■                      |                        |                        |                        |
| 3        | DECATUR: Build covered storage for vehicles, equipment & tools     | ■                      |                        |                        |                        |
| 2        | ORCAS: Add salt/sand silos and bulk aggregate at E. Orcas site     | ■                      |                        |                        |                        |
| 3        | LOPEZ: Develop new Operations Center at S. Port Stanley site       | ■                      |                        |                        |                        |
| 1        | SAN JUAN: Vacate & sell Guard Street site                          | ■                      | ■                      |                        |                        |
| 2        | ORCAS: Add salt/sand silos at W. Orcas site near ferry dock        | ■                      |                        |                        |                        |
| 3        | LOPEZ: Allow transfer station to expand, vacate Fisherman Bay site |                        | ■                      |                        |                        |
| 2        | ORCAS: Study feasibility of reuse of shop vs. new construction     |                        | ■                      |                        |                        |
| 3        | SHAW: Expand bulk aggregate storage                                |                        | ■                      |                        |                        |
| 2        | ORCAS: Build/renovate operations center, storage & admin           |                        |                        | ■                      |                        |
| 3        | DECATUR: Add bulk aggregate storage                                |                        |                        | ■                      |                        |
| 2        | ORCAS: Add decant facility to transfer station                     |                        |                        |                        | ■                      |

FIGURE 60. RECOMMENDATIONS BY PHASE

- 1
- 2 *Public Works facilities project phasing. Source: SJC Public Works Operations Master Plan (2017)*

# 5-YEAR CAPITAL PLAN

The Master Plan prioritizes the following actions in the first five years of implementation:

- » Designing and constructing the Beaverton Valley Operations Center on San Juan Island
- » Vacating and selling the Guard Street site on San Juan Island
- » Initiating the design and permitting process for the South Port Stanley Operations Center on Lopez Island

Figure 61 shows the estimated annual spending by year for the 5-year period. A breakdown of budget allocations by year are provided in Figure 62. All costs should be refined in the project's design phase.

*Note: Estimates exclude new road costs, wetland mitigation costs, and potential profit from the sale of the Guard Street property.*

**PLAN IMPLEMENTATION COSTS BY PHASE (2017 \$)**

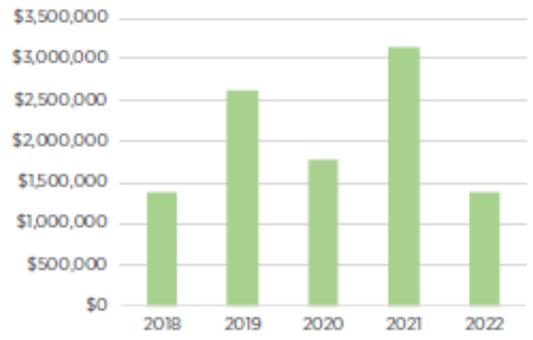


FIGURE 61. ANNUAL IMPLEMENTATION COSTS

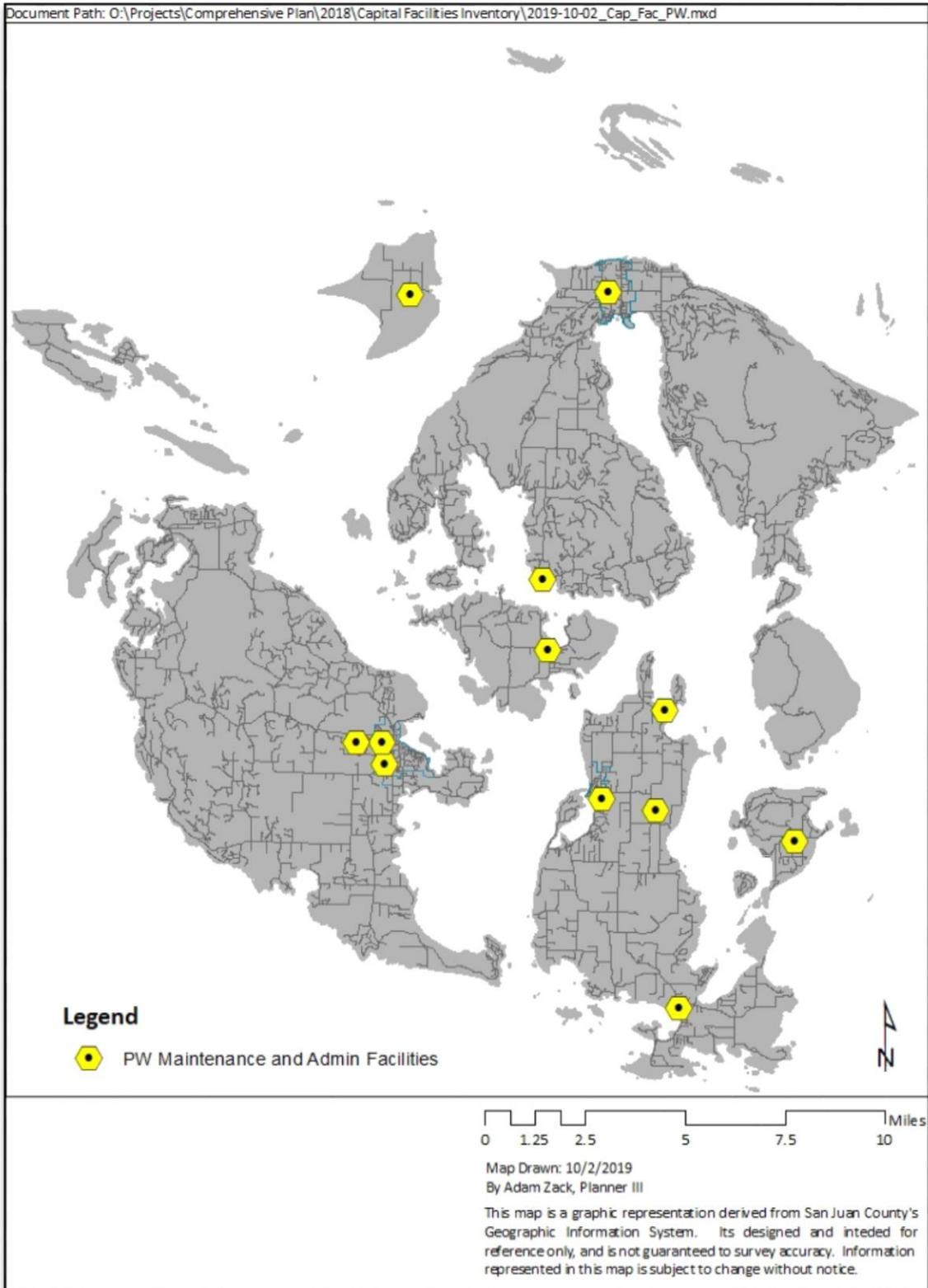
| PHASE I   | COST      | 2018                          | 2019             | 2020             | 2021             | 2022             |
|---|-----------|-------------------------------|------------------|------------------|------------------|------------------|
| <b>BEAVERTON VALLEY</b>                         |           |                               |                  |                  |                  |                  |
| Complete 100% design, permit and construct road | TBD       | Cost to be provided by County |                  |                  |                  |                  |
| Design and permit operations center             | 2,742,000 | 1,371,000                     | 1,371,000        |                  |                  |                  |
| Complete site work                              | 1,242,000 |                               | 1,242,000        |                  |                  |                  |
| Operations center construction                  | 3,545,000 |                               |                  | 1,772,500        | 1,772,500        |                  |
| Sell Guard Street property                      | TBD       |                               |                  |                  |                  | Profit TBD       |
| Begin wetland mitigation monitoring if required | TBD       |                               |                  |                  |                  | Costs TBD        |
| <b>S. PORT STANLEY OPERATIONS CENTER</b>        |           |                               |                  |                  |                  |                  |
| Design and permit campus                        | 2,742,000 |                               |                  |                  | 1,371,000        | 1,371,000        |
| <b>ANNUAL TOTAL</b>                             |           | <b>1,371,000</b>              | <b>2,613,000</b> | <b>1,772,500</b> | <b>3,143,500</b> | <b>1,371,000</b> |

FIGURE 62. IMPLEMENTATION PRIORITIES AND ANNUAL COSTS 2018-2022

1

2 *Pubic Works 5-Year Capital Plan. Source: SJC Public Works Operations Master Plan (2017)*

1 **Map 6b. San Juan County Public Works Administrative and Maintenance Facilities.**



2

1 **Marine Facilities**

2  
 3 San Juan County Public Works owns and/or maintains marine facilities (piers, floats, buoys, and ramps) at  
 4 16 locations that connect to the 270 miles of County Roads on San Juan, Orcas, Shaw, Lopez, Decatur,  
 5 Stuart, and Waldron, see Figure 7.6.1 Map 5. County marine facilities on the four islands served by  
 6 Washington State ferries (San Juan, Orcas, Shaw and Lopez) are called Type 1 facilities and provide primary  
 7 transportation access for residents of non-ferry served islands (see Table 7.6.5 18). Type 2 marine facilities  
 8 are located on non-ferry served islands with County roads (Decatur, Stuart and Waldron), (see table 7.6.6  
 9 19).

10  
 11 The County maintains an Annual Marine Facility Report that includes an evaluation of the structural  
 12 integrity of marine facilities owned and/or maintained by the County. It identifies capital improvement  
 13 projects required to sustain the facilities and to meet the goals and policies of the Comprehensive Plan.  
 14 Information from the report is integrated into the County transportation Improvement program. Marine  
 15 facilities are also addressed in Appendix 6, Transportation.

16  
 17 **Table 18.— 2017 Type 1 Marine Facilities Located on Ferry Served Islands.**

| Location            | Outer Islands Served                | Marine Facilities   | Key Transportation Uses  |
|---------------------|-------------------------------------|---|--|
| <b>LOPEZ ISLAND</b> |                                     |   |  |
| Hunter Bay          | Center<br>Decatur<br>Frost<br>Trump | <b>Pier:</b> 12' x 81'<br>timber deck<br><br><b>Gangway:</b> 3.5' x<br>32' galvanized steel<br>frame with timber<br>deck<br><br><b>Float:</b> 9.5' x 32'<br>timber float<br><br><b>Ramp:</b> 14' x 120'<br>precast concrete | <ul style="list-style-type: none"> <li>● Access including barge landing for delivery of people, vehicles and freight from the mainland to Lopez and from Lopez to Decatur and the other outer islands</li> <li>● Access on Lopez for Decatur and other outer island residents for business, services, work and school</li> <li>● Recreational access for Lopez residents</li> <li>● Long term parking for Decatur and Center residents.</li> </ul> |
| MacKaye Harbor      | N/A-                                | <b>Gangway:</b> 4' x 36'<br>aluminum<br><br><b>Float:</b> 8' x 62'<br>timber grounding<br>floats<br><br><b>Ramp:</b> 16' x 100'<br>precast concrete   | <ul style="list-style-type: none"> <li>● Barge landing for vehicles and freight from the mainland to southern Lopez, including delivering gravel for County road repair</li> <li>● Boat launch for Lopez residents traveling to Orcas, Lopez village, San Juan, or mainland for business, services, work and school</li> <li>● Recreational access for Lopez residents</li> </ul>  |
| Odlin Park          | N/A-                                | <b>Pier:</b> 12' x 60'<br>timber deck   | <ul style="list-style-type: none"> <li>● Emergency back up to Lopez-WSF Terminal</li> </ul>  |

|                     |   | <p><b>Gangway:</b> 4' x 80' aluminum frame</p> <p><b>Float:</b> 10' x 50' timber and fiberglass reinforced plastic</p> <p><b>Ramp:</b> 24' x 110' precast concrete</p> <p>Nearby Mooring Buoys owned by County Parks</p> | <ul style="list-style-type: none"> <li>• Barge landing for propane and gasoline delivery to Lopez</li> <li>• Access including barge landing for delivery of people, vehicles and freight from the mainland to Lopez and from Lopez to outer islands</li> <li>• Access to County Park camp sites</li> <li>• Recreational access for Lopez residents</li> </ul>   |
|---------------------|---|--|---|
| <b>ORCAS ISLAND</b> |   |  |   |
| Deer Harbor Marina  | Crane<br>Waldron<br>Wasp                          | <p><b>Leased float:</b> 11' timber float</p>   | <ul style="list-style-type: none"> <li>• Access on Orcas for delivery of people, vehicles and freight to and from outer islands</li> <li>• Access for outer island residents traveling to Orcas for business, services, work, school and to pick up mail</li> <li>• Limited parking for Waldron and other outer island residents</li> </ul>   |
| Obstruction Pass    | Blakely<br>Obstruction<br>Matia<br>Patos<br>Sucia | <p><b>Pier:</b> 12' x 107' timber deck</p> <p><b>Gangway:</b> 4' x 36' aluminum frame</p> <p><b>Float:</b> 10' x 40' timber float</p> <p><b>Ramp:</b> 16' x 100' precast concrete</p>                                    | <ul style="list-style-type: none"> <li>• Emergency back up to Orcas WSF Terminal</li> <li>• Barge landing for propane and gasoline delivery to Orcas</li> <li>• Access including barge landing for delivery of people, vehicles and freight from the mainland to Orcas and from Orcas to outer islands</li> <li>• Boat launch for Orcas residents commuting for business, services, work and school</li> <li>• Parking for outer island residents</li> <li>• Recreational access for Orcas residents</li> </ul> |
| Orcas Landing       | All outer islands access to ferry landing         | <p><b>Pier:</b> 32' x 134' timber deck</p> <p><b>Gangway:</b> Two 3' x 35' aluminum</p>  | <ul style="list-style-type: none"> <li>• Ferry passenger access to WSF Terminal</li> <li>• Access on Orcas for delivery of people, vehicles, and freight from the mainland to Orcas and from Orcas to outer islands</li> </ul>  |

|                                 |  |   |  |
|---------------------------------|--|---|--|
|                                 |  | <p><b>West Float:</b> 10' x 150' timber and fiber glass reinforced</p> <p><b>East Float:</b> 20' x 28' timber deck</p>  | <ul style="list-style-type: none"> <li>• Docking facilities for Sheriff and Coast Guard vessels</li> </ul>   |
| Madrona Point                   |  | <p><b>Pier:</b> 14' x 112' timber deck</p> <p><b>Gangway:</b> 4' x 36' aluminum</p> <p><b>Float:</b> 13' x 40' concrete deck</p>  | <p>Access to Eastsound businesses for outer island residents and visitors from the mainland</p>  |
| West Sound                      | Big Double<br>Little Double<br>Picnic  | <p><b>Pier:</b> 7' x 142' timber deck</p> <p><b>Gangway:</b> 4' x 36' aluminum</p> <p><b>Float:</b> 8' x 76' concrete deck</p> <p><b>Stairway to Beach:</b> 4' x 11' galvanized steel</p> | <ul style="list-style-type: none"> <li>• Access on Orcas for delivery of people, vehicles and freight to/from outer islands</li> <li>• Recreational access (launching kayaks) for Orcas residents</li> </ul>   |
| <b>SAN JUAN ISLAND</b>          |  |   |  |
| Roche Harbor                    | Cactus<br>Henry Johns<br>O'Neil<br>Pearl, O'Neil<br>Satellite<br>Spieden<br>Stuart | <p><b>Pier:</b> 10' x 47' timber deck</p> <p><b>Gangway:</b> 4' x 50' aluminum</p> <p><b>Float:</b> 8' x 60' glulam frame and fibergrate deck</p>   | <ul style="list-style-type: none"> <li>• Access for Stuart Island and other outer island residents traveling to San Juan Island for business, services, work and school</li> <li>• Long term parking for Stuart, Waldron and outer island residents</li> </ul> |
| Griffin Bay<br>(not functional) |  | <p><b>Barge Landing:</b> Timber stringers/pilings</p>   | <p><b>When operational:</b></p> <ul style="list-style-type: none"> <li>• Emergency backup for San Juan WSF Terminal</li> <li>• Access for vehicles and freight from the mainland and to the outer islands</li> </ul>   |
| <b>SHAW ISLAND</b>              |  |   |  |
| Neck Point Cove                 |  | <p><b>Beach Landing:</b> Gravel beach ramp</p>  | <ul style="list-style-type: none"> <li>• Access on Shaw Island for delivery of people, vehicles and freight</li> </ul>   |

|                                |   |                            |   |
|--------------------------------|---|----------------------------|---|
|                                |   |                            | <ul style="list-style-type: none"> <li>Boat launch for access to outer islands</li> <li>Boat launch for Shaw residents traveling to Lopez, Orcas, San Juan or mainland for business, services, work and school</li> <li>Recreational access for Shaw residents</li> </ul> |
| Shaw Landing (not operational) | All outer islands for access to ferry landing | Pier: 5' x 40' timber deck | <b>When operational:</b> <ul style="list-style-type: none"> <li>Ferry passenger access to WSF Terminal</li> <li>Access for delivery of people, vehicles and freight to Shaw Island</li> </ul>   |

1 Source: San Juan County Public Works 2017

2

3 **Table 19. 2017 Type 2 Marine Facilities Located on Non-Ferry Served Islands.**

| Location              | Marine Facilities   | Key Transportation Uses   |
|-----------------------|---|---|
| <b>DECATUR ISLAND</b> |   |   |
| Decatur Island        | Ramp: 16' x 110' precast concrete   | <ul style="list-style-type: none"> <li>Access for delivery of people, freight and goods.</li> <li>Barge access for propane and gas delivery.</li> <li>Boat launch for Decatur commuters traveling to Lopez, San Juan, or mainland for business, services, work and school.</li> </ul>   |
| <b>STUART ISLAND</b>  |   |   |
| Prevost Harbor        | Pier: 12' x 235' timber deck<br><br>Gangway: 3'8" x 36' aluminum<br><br>Float: 8' x 60' timber deck | <ul style="list-style-type: none"> <li>Access for delivery of people, freight and goods.</li> <li>Access for Stuart commuters traveling to Lopez, Orcas, San Juan, or mainland for business, services, work and school.</li> <li>US Mail Delivery to Stuart Island residents.</li> </ul>  |
| Reid Harbor           | Ramp: 16' x 75' precast concrete  | <ul style="list-style-type: none"> <li>Access for delivery of people, freight and goods.</li> <li>Barge access for propane and gas delivery.</li> <li>Boat launch for Decatur commuters traveling to Lopez, San Juan, or mainland for business, services, work and school.</li> <li>72 hour parking at boat ramp</li> <li>Access to camping and hiking at Stuart Island Marine State Park and Turn Point Lighthouse.</li> </ul> |
| <b>WALDRON ISLAND</b> |   |   |
| Waldron Island        | Pier: 12' x 184'  | <ul style="list-style-type: none"> <li>Access for delivery of people, freight and goods.</li> <li>US Mail Delivery to Waldron Island residents</li> </ul>   |

|  |  |  |
|--|--|--|
|  | <p><b>Gangway:</b> 4' x 36'<br/>aluminum</p> <p><b>Float:</b> 14' x 32' timber</p> <p><b>Ramp:</b> Hard packed<br/>earth</p> |  |
|--|--|--|

1 Source: San Juan County Public Works 2017

DRAFT

1 **Map 4. 2017 Map of County Marine Facilities.**



2

1 **7.3.4 COUNTY SHERIFF**

2  
3 The Sheriff's department is separated from other County general administration departments in this  
4 inventory because it provides law enforcement services that use level of service measurements and  
5 standards that differ from general administrative functions.

6 Law enforcement services are provided countywide by the San Juan County Sheriff's Office. The San Juan  
7 County Sheriff is the only law enforcement agency in the County. The Sheriff's Office is staffed by the  
8 Sheriff, Under Sheriff, 2 detectives, 3 sergeants and ~~13~~ 14 deputies. Dispatch and administration for the  
9 Sheriff's Office are located in Friday Harbor. There are substations located on Orcas and Lopez Islands.  
10 Emergency 911 provides service and follow-up response to calls for service countywide, but response  
11 times are fastest on San Juan, Orcas and Lopez Islands.

12 **Table 15a. San Juan County Sheriff Stations, 2019.**

| Station         | Location                          | TPN                 | Square Feet <sup>1</sup> | # of Enforcement Officers |
|-----------------|-----------------------------------|---------------------|--------------------------|---------------------------|
| San Juan Island | Second Street, Friday Harbor      | <u>351350701000</u> | 3,298                    | 7                         |
| Orcas Island    | Mt. Baker Road, Eastsound         | <u>271421001000</u> | 1,344                    | 6                         |
| Lopez Island    | Fisherman Bay Road, Lopez Village | <u>251544006000</u> | 806                      | 4                         |

13 Source: San Juan County Sheriff 2019.

14 Table 15b, below shows the 2019 and projected 2036 number of enforcement officers and station square  
15 feet per capita. The Levels of Service are based on these metrics. The LOS calculations and standards are  
16 found in Attachment 2. LOS B is established as adequate for both enforcement officers and station square  
17 feet per capita.

18 San Juan Island's County Sheriff facility did not meet the established LOS B for enforcement officers in  
19 2019 and is not projected to meet the LOS in 2036 as is. Orcas Island's facility met the LOS for enforcement  
20 officers in 2019, however, by 2036 Orcas Island will not meet the established LOS under the current  
21 conditions. Lopez Island met and is projected to meet the LOS for enforcement officers. San Juan and  
22 Orcas Islands both met and are projected to meet the LOS established for station square feet. Lopez's  
23 County Sheriff facility does not meet the LOS for station square feet.

24 **Table 15b. San Juan County Sheriff Stations 2019 Level of Service (LOS)\* \*\*.**

| Station         | Category                    | 2019 Per Capita | 2019 Surplus/ Deficit | 2019 LOS | 2036 Per Capita | 2036 Surplus/ Deficit | 2036 LOS |
|-----------------|-----------------------------|-----------------|-----------------------|----------|-----------------|-----------------------|----------|
|                 | <u>Enforcement officers</u> | <u>0.00090</u>  | <u>-1</u>             | <u>D</u> | <u>.00075</u>   | <u>-3</u>             | <u>F</u> |
| <u>San Juan</u> | <u>Station Sq. ft.</u>      | <u>0.42</u>     | <u>760</u>            | <u>A</u> | <u>0.35</u>     | <u>276</u>            | <u>A</u> |

|              |                             |                |             |          |                |             |          |
|--------------|-----------------------------|----------------|-------------|----------|----------------|-------------|----------|
|              | <u>Enforcement officers</u> | <u>0.00111</u> | <u>.1</u>   | <u>A</u> | <u>.00075</u>  | <u>-1</u>   | <u>F</u> |
| <u>Orcas</u> | <u>Station Sq. ft.</u>      | <u>0.25</u>    | <u>643</u>  | <u>A</u> | <u>0.21</u>    | <u>508</u>  | <u>A</u> |
|              | <u>Enforcement officers</u> | <u>0.00162</u> | <u>1</u>    | <u>A</u> | <u>0.00136</u> | <u>1</u>    | <u>A</u> |
| <u>Lopez</u> | <u>Station Sq. ft.</u>      | <u>0.33</u>    | <u>-242</u> | <u>F</u> | <u>0.27</u>    | <u>-442</u> | <u>F</u> |

1 **\*ADOPTED LOS STANDARD FOR ENFORCEMENT OFFICERS: B**

2 **\*\*ADOPTED LOS STANDARD FOR STATION SQ. FT: B**

3 Sources: 2009 Plan Element 7, Capital Facilities. San Juan County Sheriff (2019)

4  
5 Despite this analysis, the Sheriff explained that real life conditions do not align with what the LOS  
6 standards convey. The San Juan Island Sheriff's station, which has been assessed at LOS A, currently does  
7 not have adequate space for staff, storage and operations. The configuration of the space also poses  
8 some safety risks since officers must walk inmates up and down stairs and through public spaces.  
9 Additionally, there are needs for a secure impound yard, a secure evidence room, and more jail cells. The  
10 planned SJC Civic Campus could provide an opportunity for the Sheriff's station on San Juan Island to  
11 expand into the wing currently housing the offices of the auditor, treasurer and assessor.

12 The Lopez Island Sheriff's station, which is a space rented from the Lopez fire station, is assessed at LOS  
13 F, but currently has adequate space for operations. The Sheriff says that while Lopez Island's number of  
14 enforcement officers is assessed at LOS A, Lopez needs another enforcement officer because there are  
15 times when only one officer is present (i.e. if one officer has a day off and another is on vacation or has a  
16 sick day). Having only one officer present poses a safety risk in the case of an emergency.

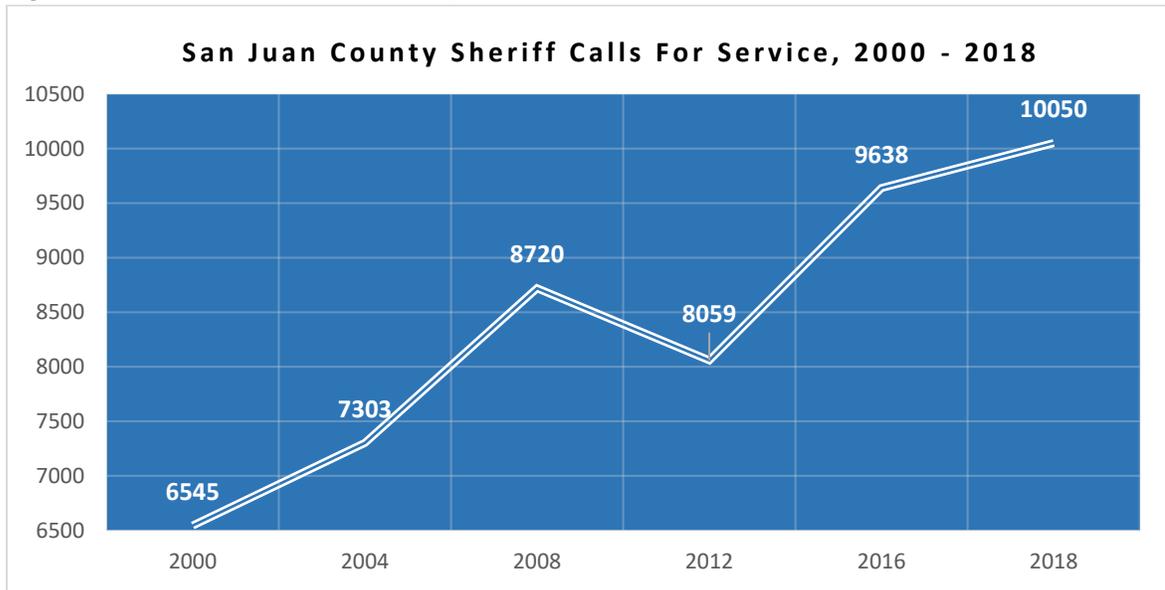
17  
18 According to the Sheriff, the number of response calls per district closely reflects the geographic  
19 distribution of population. San Juan County Sheriff Dispatch also dispatches calls for service for all Fire  
20 and Emergency Medical Services (EMS) agencies in the County, as well as for Island Air Ambulance. As  
21 shown in Figure 1, the annual number of calls increased from 6,545 in 2000 to 10,050 in 2018.

22  
23 **Table 16. SJC Sheriff's Calls per Category 2012 - 2016.**

|      | <b>2012</b> | <b>2013</b> | <b>2014</b> | <b>2015</b> | <b>2016</b> |
|------|-------------|-------------|-------------|-------------|-------------|
| EMS  | 1743        | 1936        | 1810        | 1883        | 2013        |
| FIRE | 284         | 333         | 310         | 420         | 364         |
| LAW  | 7608        | 8143        | 7016        | 7060        | 9151        |

Source: San Juan County Sheriff 2016

1 **Figure 1. Trends in SJC Sheriff's Calls, 2000 - 2018.**



2 Source: San Juan County Sheriff 2016.  
3  
4

5 **Radio System**

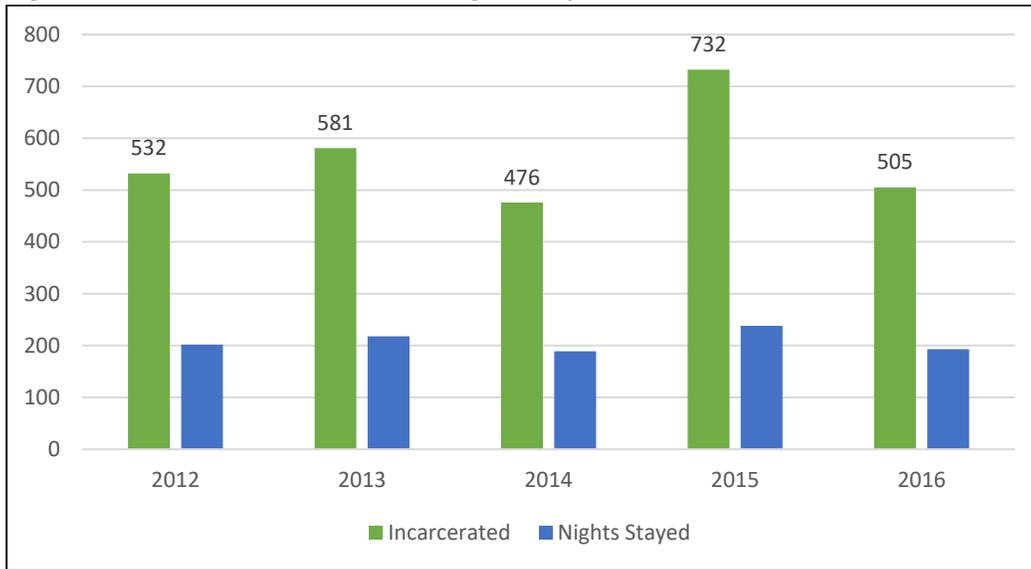
6 The current radio system used by the County law enforcement, emergency responders, Public Works, and  
7 other service providers was installed in the 1960s, with a repeater later added in the 1970s. The current  
8 system does not cover all areas of the County, posing safety risks and potential for inefficiency. A new  
9 radio system is proposed in order to modernize, improve, and expand radio coverage in nearly all areas  
10 of the County. The new system would use existing radio towers owned and owned by Rock Island and T-  
11 Mobile, and would cost approximately \$3.1 million. A sales tax increase was proposed as a method for  
12 funding the project. Voters voted and passed the E911 sales tax in February 2020. The tax is planned to  
13 be reduced after the radio system has been paid for.

14  
15 **San Juan Island**

16 The 3,298 square foot main station of the San Juan County Sheriff's Office is located in the Courthouse  
17 building at 96 Second Street North in Friday Harbor. The offices of the Sheriff and Civil Deputy are  
18 located there along with two holding cells and a special uses cell. Incarcerated citizens are taken to  
19 Island County for jail stays of longer than one or two days. The Sheriff provides law enforcement  
20 services to the Town of Friday Harbor through an inter-local agreement.

1

**Figure 2. Incarcerated Citizens and Nights Stayed 2012-2016.**



Source: San Juan County Sheriff 2016

2  
3  
4  
5

**Orcas Island**

6  
7  
8

The Sheriff’s substation on Orcas Island is a 1,344 square foot office located on Mount Baker Road in Eastsound on Orcas Island. Deputies and a sergeant at that location respond to calls for service. There is a holding cell at this location.

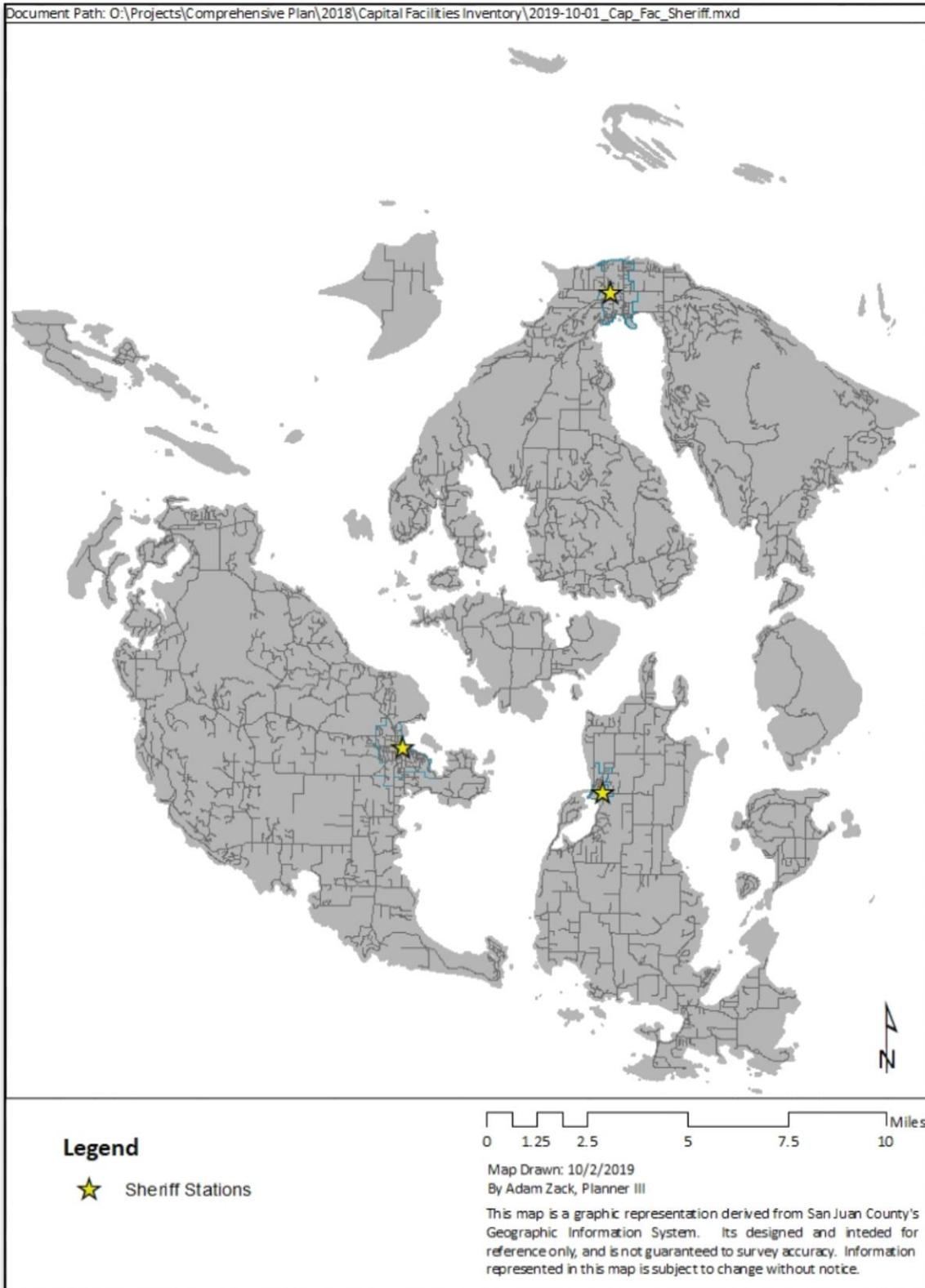
9

**Lopez Island**

10  
11  
12  
13  
14

The Sheriff's substation on Lopez Island is located in the Fire Station on Fisherman Bay Road. There are Deputies and a Sergeant working out of that substation responding to calls for service. There is a holding cell at this facility. The existing 806 square foot facility is leased and is anticipated to provide adequate service for the future 20-year planning horizon.

1 **Map 7. San Juan County Sheriff's Stations.**



2

1 **7.3.5 STORMWATER UTILITY**

2  
3 San Juan County Public Works is committed to effective stormwater management that cost effectively  
4 addresses flooding and water quality problems that may adversely affect property and the natural  
5 environment. San Juan County *Resolution 24-2009* established the San Juan County Stormwater Utility,  
6 which is administered and operated by the Department of Public Works. The Utility is authorized to  
7 exercise all lawful powers necessary and appropriate to planning, designing, establishing, acquiring,  
8 developing, financing, constructing, operating, managing, improving, maintaining and controlling  
9 stormwater facilities. This includes all lawful powers to fix, alter, regulate and control the rates, charges  
10 and conditions for use, and full power to enter into agreements with other governmental entities, assuring  
11 that future planning would include protection for both citizens and the fragile ecosystem of the county.  
12 To provide optimal management of the islands' storm and surface waters and in order to protect and  
13 improve water quality, maintain aquatic and riparian habitats, and manage water quantity for enhancing  
14 groundwater recharge and reducing structural flooding risk the County requires:

- 15 • Review and approval of on-site or contributions to regional stormwater facilities for new land  
16 development that creates additional impervious area within Urban Growth Areas and where  
17 existing local infrastructure is inadequate to accommodate additional runoff; and
- 18 • Protection of water-related critical areas (streams, wetlands, riparian, nearshore) with a critical  
19 area shoreline management programs administered through the Department of Community  
20 Development; and
- 21 • Management of community sewerage and private septic systems to protect public health and  
22 water quality through stormwater management.

23 The County complies with state and federal regulations related to protecting or improving water resource  
24 conditions. With other requirements, these regulations call for the County to maintain or improve surface  
25 and groundwater water quality and manage stormwater runoff volumes to protect aquatic habitats.

26 The *San Juan County Stormwater Basin Planning, Volume I and Volume II* were prepared in 2014. *Volume*  
27 *I* identifies the location of stormwater basins, facilities and issues. *Volume II* identifies possible  
28 approaches to current and future improvements to be funded through utility payments, taxing districts,  
29 Ecology grants, Real Estate Excise Tax (REET) grants, Partnerships in Conservation (PIC) grants, Puget  
30 Sound Partnership (PSP) grants and/or Local Improvement District (LID) or bonding. However, given  
31 budget constraints, more effective and cost efficient approaches are being considered for inclusion ~~on~~in  
32 the County's Stormwater Capital Improvement Plan (CIP). The basin plan provides maps of stormwater  
33 infrastructure for planning basins.

34 Ordinance 33-2008, the *Eastsound Storm Drainage Facilities Ordinance, 33-2008*, Appendix 10, to the San  
35 Juan County Comprehensive Plan, complies with the GMA and provides CIP budgets and funding  
36 references. Current budgeting and funding methods are referenced in the Stormwater CIP provided by  
37 Public Works.

1 **7.3.6 COUNTY PARKS AND RECREATION**

2  
3 The San Juan County Parks and Fair provides recreational opportunities for County residents at twenty  
4 County parks, and a limited number of boat ramps and docks. The mission of the San Juan County Parks  
5 and Fair is:

- 6 • To provide and maintain quality parks and recreational opportunities that respond to the needs  
7 of residents and visitors; and
- 8 • Are in keeping with the natural character and beauty of the islands; and
- 9 • Are consistent with State and County statutes and foster good stewardship of County lands.

10 ~~Appendix 11-13, The Parks, Trails, and Natural Areas/ Plan and Non-Motorized Vehicle Transportation for~~  
11 ~~San Juan County 2017-2022, 2017 Plan (PTNA), adopted November 8, 2016, contains inventories of the~~  
12 ~~parks, Land Bank and Public Works recreational lands and facilities, as well as publicly owned and~~  
13 ~~preserved lands that provide public recreation access and open space corridors on the four main islands~~  
14 ~~in San Juan County. Appendix 13's goals, plans and actions are realized in the 6-year Capital Facilities Plan~~  
15 ~~(CFP).~~

16 Appendix 13, the Parks, Trails, and Natural Areas and Non-Motorized Transportation Plan (PTNA-NM  
17 Plan), adopted November 8, 2016, contains an inventory of San Juan County's recreational assets and  
18 trails that also provide transportation. There are four classifications of assets in the PTNA-NM Plan: parks,  
19 marine access, natural areas, and trails. The parks inventory includes 320 acres-worth of pocket parks,  
20 local parks, regional parks, and special facilities. Each park's amenities and management issues and  
21 recommendations are listed. The marine access inventory includes docks and floats, boat launches and  
22 ramps, and shore access. There are currently 57 marine access sites. The natural areas inventory is  
23 comprised of 6,040 acres of natural area preserves and conservation easement lands. Trails make up the  
24 non-motorized transportation aspect of the PTNA-NM Plan. There are 50 miles of road right-of-way trails,  
25 rustic trails, and bike trails in the PTNA-NM Plan trails inventory.

26 Appendix 13's goals, plans and actions are realized in the 6-year Capital Facilities Plan (CFP) included in  
27 the PTNA-NM Plan.

28 ~~The 2017 Plan Appendix 11-13~~ also analyzes needs and provides a strategy for action plans, including the  
29 responsible agency or group, necessary partner organizations, and the locations and timing for each  
30 planned action. Further, the ~~2017 Plan~~ PTNA-NM Plan identifies needs and a capital improvements  
31 program, including funding sources for the facilities and acquisitions for 2017-2022. Please refer to ~~the~~  
32 ~~2017-2022 Plan Appendix 11-13~~ for a detailed parks facility inventory.

33 The draft San Juan County Fairgrounds Master Plan, includes an inventory of fairgrounds facilities, their  
34 existing conditions and a capital improvement plan. This Master Plan also provides strategies for  
35 operations and investment to ensure that the fairgrounds will continue to meet the community's needs  
36 long-term.

37 Tables 17a-17d, below, show the 2017 and projected 2036 per capita quantity of various County park  
38 facilities and the corresponding Levels of Service on San Juan, Orcas, Lopez and Shaw Islands. The County  
39 park facilities LOS standards are established in Attachment 2. LOS B is established as adequate for all  
40 facilities County Parks and Recreation facilities.

1 County park facilities on San Juan Island met and are projected to continue to meet the established LOS  
 2 standards through 2036 in all areas except overnight camping sites. Orcas, Lopez, and Shaw islands  
 3 County park facilities met and are projected to continue to meet the established LOS standards through  
 4 2036 in all areas except day use sites. Additionally, Shaw is not projected to meet the 2036 LOS for park  
 5 acres.

7 **Table 17a. San Juan Island County Park Facilities Level of Service (LOS)\*.**

| <u>LOS Measurement</u>                  | <u>Quantity</u> | <u>Per Capita 2017</u> | <u>2017 LOS</u> | <u>Per Capita 2036</u> | <u>2036 LOS</u> |
|---|-----------------|------------------------|-----------------|------------------------|-----------------|
| <u>Park Acres</u>                       | <u>36</u>       | <u>0.00461</u>         | <u>A</u>        | <u>0.00387</u>         | <u>A</u>        |
| <u>Public Beach Access Points</u>       | <u>7</u>        | <u>0.00090</u>         | <u>A</u>        | <u>0.00075</u>         | <u>A</u>        |
| <u>Boat Launch Sites</u>                | <u>3</u>        | <u>0.00038</u>         | <u>A</u>        | <u>0.00032</u>         | <u>A</u>        |
| <u>Day Use Sites</u>                    | <u>7</u>        | <u>0.00090</u>         | <u>A</u>        | <u>0.00075</u>         | <u>A</u>        |
| <u>Overnight Camping Sites</u>          | <u>25</u>       | <u>0.00320</u>         | <u>D</u>        | <u>0.00269</u>         | <u>F</u>        |
| <u>Miles of Developed Hiking Trails</u> | <u>18</u>       | <u>0.00230</u>         | <u>A</u>        | <u>0.00194</u>         | <u>A</u>        |

8 \*ADOPTED LOS STANDARD FOR ALL CATEGORIES: B

9 Source: *SJC PTNA-NM Plan, 2016. 2009 Plan Element 7, Capital Facilities*

11 **Table 17b. Orcas Island County Park Facilities Level of Service (LOS)\*.**

| <u>LOS Measurement</u>                  | <u>Quantity</u> | <u>2017 Per Capita</u> | <u>2017 LOS</u> | <u>2036 Per Capita</u> | <u>2036 LOS</u> |
|---|-----------------|------------------------|-----------------|------------------------|-----------------|
| <u>Park Acres</u>                       | <u>3.5</u>      | <u>0.00065</u>         | <u>A</u>        | <u>0.00054</u>         | <u>A</u>        |
| <u>Public Beach Access Points</u>       | <u>11</u>       | <u>0.00204</u>         | <u>A</u>        | <u>0.00171</u>         | <u>A</u>        |
| <u>Boat Launch Sites</u>                | <u>5</u>        | <u>0.00093</u>         | <u>A</u>        | <u>0.00078</u>         | <u>A</u>        |
| <u>Day Use Sites</u>                    | <u>5</u>        | <u>0.00093</u>         | <u>C</u>        | <u>0.00078</u>         | <u>F</u>        |
| <u>Overnight Camping Sites</u>          | <u>0</u>        | <u>0.00000</u>         | <u>A</u>        | <u>0.00000</u>         | <u>A</u>        |
| <u>Miles of Developed Hiking Trails</u> | <u>14.14</u>    | <u>0.00262</u>         | <u>A</u>        | <u>0.00220</u>         | <u>A</u>        |

12 \* ADOPTED LOS STANDARD FOR ALL CATEGORIES: B

13 Source: *SJC PTNA-NM Plan, 2016. 2009 Plan Element 7, Capital Facilities*

1 **Table 17c. Lopez Island County Park Facilities Level of Service.**

| <u>LOS Measurement</u>                  | <u>Quantity</u> | <u>Per Capita 2017</u> | <u>2017 LOS</u> | <u>Per Capita 2036</u> | <u>2036 LOS</u> |
|---|-----------------|------------------------|-----------------|------------------------|-----------------|
| <u>Park Acres</u>                       | <u>185</u>      | <u>0.07502</u>         | <u>A</u>        | <u>0.06301</u>         | <u>A</u>        |
| <u>Public Beach Access Points</u>       | <u>10</u>       | <u>0.00406</u>         | <u>A</u>        | <u>0.00341</u>         | <u>A</u>        |
| <u>Boat Launch Sites</u>                | <u>2</u>        | <u>0.00081</u>         | <u>AF</u>       | <u>0.00068</u>         | <u>AF</u>       |
| <u>Day Use Sites</u>                    | <u>5</u>        | <u>0.00203</u>         | <u>F</u>        | <u>0.00170</u>         | <u>F</u>        |
| <u>Overnight Camping Sites</u>          | <u>39</u>       | <u>0.01582</u>         | <u>A</u>        | <u>0.01328</u>         | <u>A</u>        |
| <u>Miles of Developed Hiking Trails</u> | <u>12.1</u>     | <u>0.00491</u>         | <u>A</u>        | <u>0.00412</u>         | <u>A</u>        |

2 **ADOPTED LOS STANDARD FOR ALL CATEGORIES: B**

3 Source: *SJC PTNA-NM Plan, 2016. 2009 Plan Element 7, Capital Facilities*

4  
5 **Table 17d. Shaw Island County Park Facilities Level of Service\*.**

| <u>LOS Measurement</u>                  | <u>Quantity</u> | <u>Per Capita 2017</u> | <u>2017 LOS</u> | <u>Per Capita 2036</u> | <u>2036 LOS</u> |
|---|-----------------|------------------------|-----------------|------------------------|-----------------|
| <u>Park Acres</u>                       | <u>53</u>       | <u>0.21992</u>         | <u>A</u>        | <u>0.18467</u>         | <u>F</u>        |
| <u>Public Beach Access Points</u>       | <u>2</u>        | <u>0.00830</u>         | <u>A</u>        | <u>0.00697</u>         | <u>A</u>        |
| <u>Boat Launch Sites</u>                | <u>2</u>        | <u>0.00830</u>         | <u>A</u>        | <u>0.00697</u>         | <u>A</u>        |
| <u>Day Use Sites</u>                    | <u>1</u>        | <u>0.00415</u>         | <u>F</u>        | <u>0.00348</u>         | <u>F</u>        |
| <u>Overnight Camping Sites</u>          | <u>11</u>       | <u>0.04564</u>         | <u>A</u>        | <u>0.03833</u>         | <u>A</u>        |
| <u>Miles of Developed Hiking Trails</u> | <u>0</u>        | <u>0.00000</u>         | <u>A</u>        | <u>0.00000</u>         | <u>A</u>        |

6 **\* ADOPTED LOS STANDARD FOR ALL CATEGORIES: B**

7 Source: *SJC PTNA-NM Plan, 2016. 2009 Plan Element 7, Capital Facilities*

8  
9

1 **7.3.7 PUBLIC SCHOOLS**

2 Four separate school districts exist within San Juan County: San Juan, Lopez, Orcas and Shaw. and Each  
3 provides public education to school age residents of the County. Schools include elementary, middle  
4 school and high school. San Juan, Orcas and Lopez Island School districts are operated under the  
5 governance of a five member Board of Directors elected to four year terms. The School Boards determine  
6 policies for each district and appoints Superintendents to administer those policies and oversee  
7 personnel. Funding for each school district is through state and federal revenues and tax levies to property  
8 owners within each school district.

9 **School Districts**

10  
11 The State of Washington provides funding assistance for capital projects to school districts through grant  
12 programs administered by the School Facilities and Organization (SF&O) department of the Office of  
13 Superintendent of Public Instruction (OSPI). The primary grant program is the School Construction  
14 Assistance Program (SCAP). School Facilities and Organization also administers other grant programs  
15 related to small repair and improvements, K-3 class size reduction, Science, Technology, Engineering and  
16 Mathematics (STEM), energy efficiency, pre-disaster mitigation, healthy schools, and the federal Qualified  
17 Zone Academy Bond (QZAB) program.

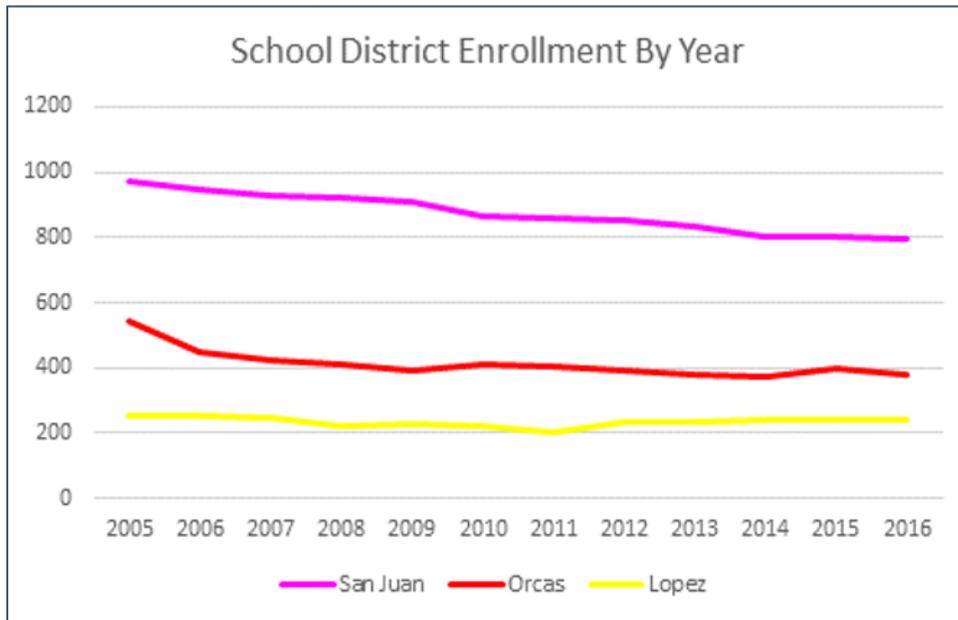
18 The SCAP program provides funding assistance to school districts that are undertaking major new  
19 construction or modernization projects. School districts are responsible for securing local funding for their  
20 projects, typically through capital bonds and/or levies and impact fees. To secure additional State  
21 assistance, projects must meet eligibility requirements based on age and condition for  
22 modernization/replacement and a need for more space for construction of a new facility or addition. If a  
23 project is eligible for funding assistance through SCAP, that funding will be partial, and will be calculated  
24 using statewide factors related to construction costs and square ~~feet~~ footage allocations per grade level;  
25 cost categories related to certain aspects of construction projects called “recognized project costs”; and  
26 local factors including condition assessments and inventories of a school district’s facilities and SFO’s  
27 enrollment projections and local funding assistance percentages that are unique to each district. For a  
28 number of years SJC school districts have been assigned the 20 percent minimum funding assistance  
29 percentage (FAP) for SCAP projects. This typically doesn’t cover much more than sales tax, after ~~one~~  
30 ~~factors~~ factoring in all the non-matchable/non-recognized components of a typical school construction  
31 project.

32 Washington State law allows counties and school districts to develop impact fee ordinances to help fund  
33 new school facilities, which may be needed due to growth in local areas. The general idea is to have new  
34 development help pay for the public infrastructure that will be required as a direct result of new  
35 development. Public school facilities would be required to be concurrent with new development if San  
36 Juan County decides to collect impact fees for new development; making them Category A capital  
37 facilities.

38 ~~For more information on how the FAP is calculated, see RCW 28A.525.166. For a history of Funding~~  
39 ~~Assistance Percentages statewide going back to 1990, see~~  
40 ~~<http://www.k12.wa.us/SchFacilities/Programs/matchratio.aspx>.~~

1

**Figure 3. San Juan County School District Enrollment 2005 - 2016.**



2

3

Source: Washington Office of Financial Management 2017

4

#### **San Juan Island School District**

5

6

San Juan Island School District serves San Juan, Pearl, Henry, Brown and Stuart Islands. The Friday Harbor Elementary School building is located on Grover Street in Friday Harbor. The building was constructed in 1986, occupies 39,304 square feet and is a single-story, wood-frame structure with a pitched roof. There are sixteen classrooms serving a K–5 program. The facility also houses the principal's and staff offices and staff, a warming kitchen, multi-purpose area, library, and music room. Adjacent to the building is an open covered play area of similar construction. Water supply, sewer, storm drainage, parking, and playgrounds appear to be adequate for present use. The mechanical and electric systems have useful life ranges of 25 to 35 years.

14

15

The Friday Harbor Middle and High School buildings are located on Blair Avenue and are single-story buildings. ~~The facilities are in good condition.~~ The Middle School building is 19,686 square feet and has thirteen classrooms. It was constructed in the 1930's, then remodeled in 1977, ~~then again in~~ and 1998. The building also houses the Griffin bay School, an alternative education school.

19

The High School building is 51,197 square feet and has eighteen classrooms. It was constructed in 1952 and remodeled in 1959, 1977 and 1998. In addition, Friday Harbor High School recently renovated the stand-alone “shop building” into a Science, Technology, Engineering and Math (STEM) Center. The STEM Center is 7,456 square feet and includes an industrial arts shop, a media production room and a multipurpose tech room. Turnbull Gym, also on the High School campus, is two stories. On the 19,328 square foot ground floor there is a full sized gym as well as locker rooms, storage rooms, a lobby and restrooms. On the second floor there is 4,307 square feet used for a weight room, storage space and an office space.

27

1 The Stuart Island facility is currently closed as there are no students living on Stuart Island. This school  
 2 was constructed in 1980 as an addition to the old one-room school facility constructed in 1908.  
 3 According to the School District the multi-purpose classroom building is in excellent condition and the  
 4 one-room classroom building is maintained in fair condition for its intended use as additional teaching  
 5 space.

6  
 7 Table 18, below, shows San Juan Island School District facilities and the 2017 square feet per student.  
 8 San Juan County does not establish LOS standards for schools. It is up to the school district to  
 9 determine how much space per student is adequate.

10 **Table 18. 2017 Level of Service (LOS) San Juan Island School District Schools.**

| School               | Location                     | TPN          | Acres             | Square Feet | 2017 Students | 2017 LOS <sup>1</sup> (sq. ft. per Student) |
|----------------------|------------------------------|--------------|-------------------|-------------|---------------|---|
| Elementary           | Grover Street, Friday Harbor | 351392101000 | 14.13             | 39,304      | 321           | <u>122.4</u>                                |
| Middle School        | Blair Avenue, Friday Harbor  | 351491002000 | 9.83              | 19,686      | 192           | <u>102.53</u>                               |
| High School          | Blair Avenue, Friday Harbor  | 351491002000 | Incl. with Middle | 51,197      | 261           | <u>196.16</u>                               |
| Griffin Bay School   | Blair Avenue, Friday Harbor  | 351491002000 | Incl. with Middle | 2,078       | 15            | <u>40</u>                                   |
| Stuart Island School | Reid Harbor Rd               | 472911002000 | 3.11              |             | 0             | <u>N/A</u>                                  |

11 Source: San Juan Island School District 2017

12 <sup>1</sup> LOS = sq. ft. / # of Students

13  
 14 **Orcas Island School District**

15 Orcas Island School District serves students from pre-kindergarten through 12th grade on Orcas and  
 16 Waldron islands. Waldron Island School serves students from kindergarten through grade 8. The  
 17 Orcas Island school campus is 40.01 acres and houses an elementary school, middle school, high  
 18 school, music building, cafeteria, two gyms, school library, modular classroom, and a district office.  
 19 The district has an agreement with the Orcas Park and Recreation District for use of the Buck Park  
 20 athletic fields for middle and high school sports programs.

21 Orcas Alternatives for Student Initiated Studies (OASIS) K-8 and 9-12 is an alternative educational  
 22 program operated by the Orcas Island School District. The program's intent is to provide an innovative  
 23 and flexible model that supports the education of a diverse student population. While each student's  
 24 learning plan is unique and there is flexibility in determining the content of a student's course of study,

1 all learning plans must support Washington State Learning Standards. The Washington State  
 2 Alternative Learning Experience (ALE) (392-121-182) governs OASIS. Families have access to  
 3 educational and instructional support from the Orcas Island School District.

4 Orcas Island School District has been in the process of modernizing and renovating the Orcas ~~campus~~  
 5 and Waldron campuses since 2009. With the passage of an 11.9 mil bond in 2012, Phases I and II are  
 6 now complete. Those updates included:

- 7 • New band room in the middle school
- 8 • Career technical education center
- 9 • New tech room
- 10 • Library remodel
- 11 • New cafeteria building with culinary arts room and commercial kitchen
- 12 • New courtyard between the elementary and middle school
- 13 • Two-lane area for student drop-off

14 An unexpected component of the project was a flood in the elementary school, which required new  
 15 flooring, drywall and paint. The work was finished in the fall of 2015. In 2017, voters approved a bond  
 16 and levy for school renovation and capital projects on Orcas.

17 Waldron Island School has two multiple use classrooms and approximately 4,000 square feet of space.  
 18 The Waldron Island School is a small school with approximately 14 students in kindergarten through 8th  
 19 grade. It is one of nine schools in the State of Washington designated as "remote and necessary". The  
 20 curriculum spans all nine grades with individualized programs. Facilities include two classroom spaces  
 21 and a small library in one building. Staffing generally consists of three part-time certificated teachers, a  
 22 classified program associate, as needed, and custodial/maintenance staff.

23 Table 19, below, shows Orcas Island School District facilities and the 2017 square feet per student. San  
 24 Juan County does not establish LOS standards for schools. It is up to the school district to determine how  
 25 much space per student is adequate.

26 **Table 19. 2017 Level of Service Orcas Island School District Schools.**

| Schools     | Location                 | TPN          | Acres                 | Square Feet           | 2017 Students    | <u>2017 LOS<sup>1</sup><br/>(sq. ft. per Student)</u> |
|-------------|--------------------------|--------------|-----------------------|-----------------------|------------------|---|
| Elementary  | School Street, Eastsound | 271414001000 | 40.01                 | 75,608                | <sup>2</sup> 552 | <u>156.88</u>   |
| Middle      | School Street, Eastsound | 271414001000 | Incl. with Elementary | Incl. with Elementary | 53               | <u>384.16</u>   |
| High School | School Street, Eastsound | 271414001000 | Incl. with Elementary | 34,889                | 196              | <u>174.01</u>   |
| Waldron     | Waldron                  | 371233003000 | 1.77                  | 3,891                 | 7                | <u>400</u>  |

Source: Orcas Public School 2017

<sup>1</sup> LOS = sq. ft. / # of Students

<sup>2</sup> Elementary and Middle School OASIS figures are combined in this figure.

1 **Lopez Island School District**

2 Lopez Island School District serves Lopez and Decatur islands. Public education is provided to school  
 3 age residents of Lopez Island at the Lopez Island School complex located at the intersection of Center  
 4 and School Roads. This complex houses the elementary, middle, and high schools. The school site is  
 5 30 acres and the existing buildings total 74,568 square feet. The Lopez Elementary School has  
 6 expanded from 24,979 to 25,222 square feet with the transition of the atrium to staff workroom.

7 For school age residents of Decatur Island, public education is provided at the Decatur School. This  
 8 1,024 square-foot, one-room schoolhouse with covered play area and storage facility was remodeled  
 9 in 1998. The Decatur School is one of nine schools in Washington State designated remote and  
 10 necessary.

11 The district is steady in its enrollment (with 225 students for the past three years). Actual facility space  
 12 is adequate to house projected enrollment, however, there is a need for several capital projects for  
 13 student safety, facility ~~and physical plant upgrades and~~ modernization, program enhancement,  
 14 energy efficiency, environmental enhancement, technology needs, and shared community use. These  
 15 projects include, but are not limited to:

- 16 • Potable and non-potable water enhancement and availability;
- 17 • Structural faults and degradation effecting human safety and structural integrity in the high
- 18 school building;
- 19 • Paving and driveway rerouting to address student safety connected to bus drop-off and pick-
- 20 up;
- 21 • New busses and enhanced ~~physical plant and~~ transportation facilities for transportation.
- 22 • Covered play areas;
- 23 • Modernization of classroom and other instructional sites;
- 24 • Upgrading and expansion of technology infrastructure and access to technology; and
- 25 • Shared school and community use for physical and other activities.

26 Table 18, below, shows Lopez Island School District facilities and the square feet per student. San Juan  
 27 County does not establish LOS standards for schools. It is up to the school district to determine how  
 28 much space per student is adequate.

29 **Table 20. 2017 Lopez Island School District Schools.**

| School         | Location    | TPN          | Acres                 | Square Feet | 2017 Students | 2017 LOS <sup>1</sup> (sq. ft. per Student) |
|----------------|-------------|--------------|-----------------------|-------------|---------------|---|
| Elementary     | School Road | 253512002000 | 28.78                 | 25,222      | 115           | <u>219.32</u>                               |
| Middle/High    | School Road | 253512003000 | Incl. with Elementary | 48,200      | 90            | <u>535.55</u>                               |
| Decatur School | Decatur     | 152223003000 | 5                     | 1,024       | 4             | <u>204.8</u>                                |

Source: Lopez Island School District 2017

<sup>1</sup> LOS = sq. ft. / # of Students

30  
31

1 **Shaw Island School District**

2

3 Public education is provided to school age residents of Shaw Island at the Shaw School. This two-room  
4 schoolhouse serves grades K-8 and is located at the intersection of Blind Bay Road and Hoffman Cove  
5 Road. The school sits on a one- square acre site and the existing buildings total 2,484 square feet. The  
6 Shaw School District reports that the existing facility is adequate and could actually accommodate as  
7 many as 29 students. ~~Teenage residents of Shaw Island attend~~ High school students from Shaw, grades  
8 9 through 12 attend one of the high schools on Lopez, Orcas, or San Juan Island.

9 Table 18, below, shows the Shaw Island School District facility and the square feet per student. San  
10 Juan County does not establish LOS standards for school. It is up to the school district to determine  
11 how much space per student is adequate.

12 **Table 21. 2017 Shaw Island School District School.**

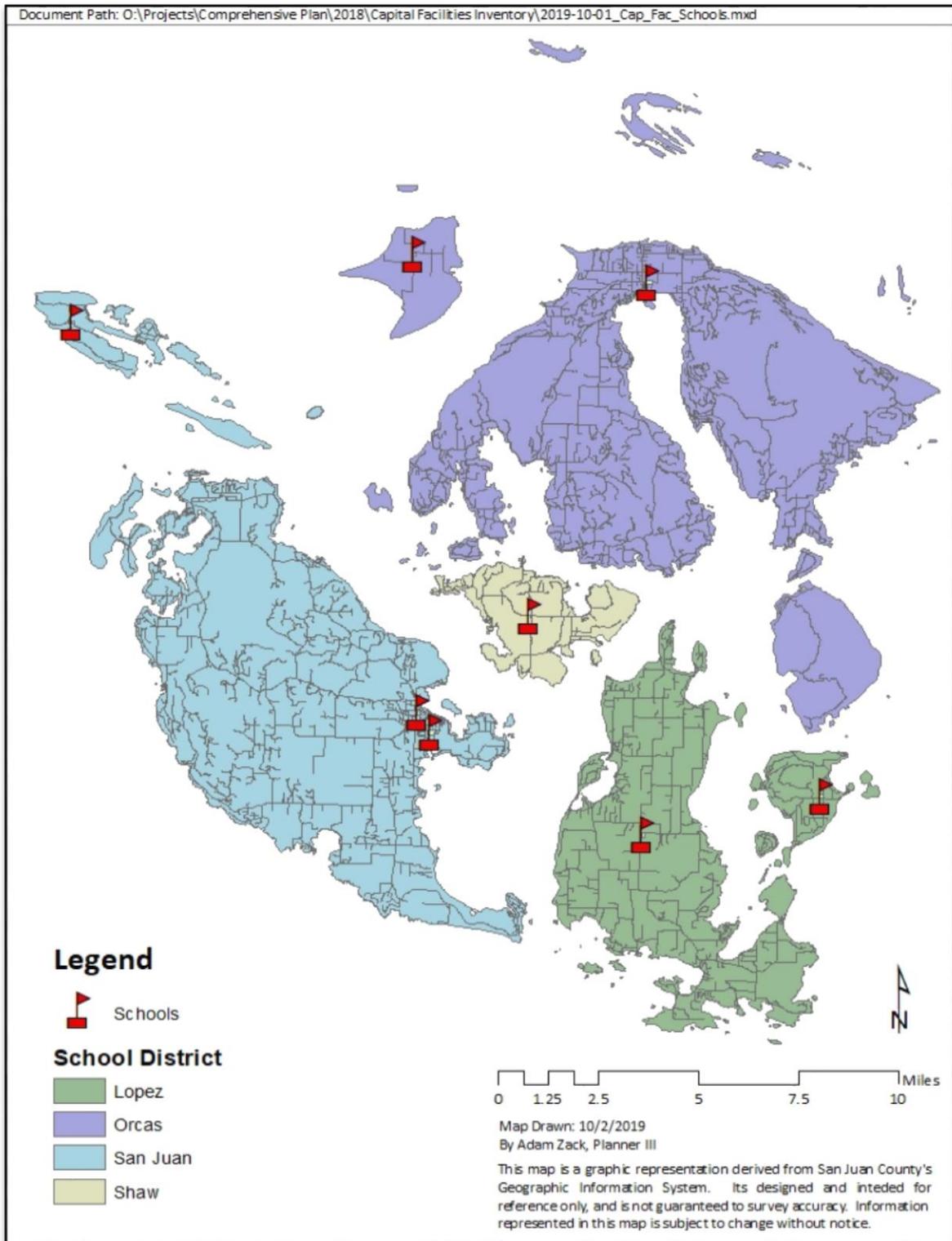
| School      | Location          | TPN          | Acre | Square Feet | 2017 Students | <u>2017 LOS (sq. ft. per Student)</u> |
|-------------|-------------------|--------------|------|-------------|---------------|---------------------------------------|
| Shaw School | Hoffman Cove Road | 263322001000 | 1    | 2,484       | 15            | <u>165.6</u>                          |

Source: Shaw Island School District 2017

13

14

1 **Map 8. San Juan County School Districts.**



2  
3

## 7.3.8 FIRE PROTECTION AND EMS

### Fire Protection

Residents of Orcas, Lopez, Shaw, Brown, Pearl and San Juan islands outside of the Town of Friday Harbor receive organized fire protection through Fire Protection Service Junior Taxing Districts. Funding for these service districts is provided through tax levies on property within each district. Fire service districts are administered by elected fire district boards. Each board is responsible for establishing its' district policy, and setting the tax levy rate. Within the Town of Friday Harbor, fire protection is provided under contract with Fire District 3.

Most of the small, sparsely populated islands in San Juan County are not included in fire protection districts due to their geographic isolation. Individuals must provide their own fire protection or rely on loosely organized volunteer efforts. The Washington Department of Natural Resources is responsible for wild fires on State lands and has agreements with fire districts to provide initial response.

Fire districts may or may not provide Emergency Medical Services (EMS). The districts on Orcas, Lopez and Shaw do provide EMS, and more than 60 percent of the calls responded to by these districts are EMS calls.

At this time, Hospital District 1 provides EMS on San Juan Island. However, there are plans for an interlocal agreement between Fire District 3 (San Juan Island) and Hospital District 1 that would allow the Fire District to gradually take provision of EMS beginning 2021. A steering committee has recommended this action to improve levels of service and efficiency, and to potentially reduce costs. This would require the annexation of the Town of Friday Harbor and several outer islands into the Fire District in 2020 in order to provide services seamlessly and comprehensively.

The four most prevalent issues confronted by fire districts in San Juan County include:

- Fire response access to property;
- Water supply for fires;
- Response time to the outlying areas farthest away from staffed or un-staffed stations; and
- Non-feasibility of mutual aid, except for major fire and EMS call.

The issues listed above are difficult to resolve because they arise from the need for additional personnel and equipment that require ferry transportation to the scene of a fire and/or EMS incident. Also, other problems occur in providing fire protection service throughout the County. For example, some homes are sited on steep hills or have narrow or brush-covered access roads with no turn-around area. Additionally, large fire-fighting vehicles that are water-laden cannot climb steep hills, make tight turns, or travel down roads without a turn-around. The result is longer response times and potentially inadequate fire protection service.

An additional challenge to providing fire protection in some areas of the county is water supply. The Washington Survey and Rating Bureau (WSRB) rates the ability of each district to provide fire protection. The WRSB rating directly affects the premiums that individual property and homeowners pay for fire insurance. To determine a rating, the WRSB evaluates both the fire district and existing water supply systems, which are weighted equally. For example, an area with a substandard water system, which is

1 served by a good fire department, will receive a poor rating and vice versa. Without water mains and rated  
2 fire hydrants, areas are limited to 8<sup>th</sup> class, regardless of the quality of fire protection.

3 All of the fire departments in the county participate in countywide mutual aid agreements. This agreement  
4 allows the fire departments to share resources and provide assistance during major fires. In most cases,  
5 mutual aid is slow and difficult due to the need to transport personnel or equipment from island to island.  
6 The County fire departments do not have cross-county mutual aid agreements. When mutual aid  
7 resources are insufficient to manage a situation, the responsible fire department can request state  
8 assistance. State assistance for major fires is not available outside of fire districts.

9 **San Juan Island**

10 San Juan Island District 3

11 San Juan County Fire District 3 covers 55 square miles and serves San Juan, Pearl and Brown Island from  
12 seven fire stations and a satellite office an equipment cache on Pearl Island. A three-member Board of  
13 Commissioners provides legislative direction and governs the District. Table 22 below identifies District 3  
14 fire stations.

15 **Table 22. 2017 San Juan Island Fire District 3: Stations.**

| Station | Area          | Location                 | TPN          |
|---------|---------------|--------------------------|--------------|
| 31      | Friday Harbor | 1011 Mullis St           | 352312016000 |
| 32      | Cape San Juan | 488 Island Drive         | 240551037000 |
| 33      | Bailer Hill   | 3189 Bailer Hill Rd      | 353050029000 |
| 34      | Sunset Point  | 5174 Westside Rd         | 450231010000 |
| 35      | Roche Harbor  | 32 Cessna Ave            | 461333002000 |
| 36      | Eagle Crest   | 367 Three Corner Lake Rd | 350513001000 |
| 37      | Brown Island  | Brown Island             | 351250008000 |
| n/a     | Pearl Island  | Pearl Island             | 461454012000 |

16 Source: San Juan Fire District 3 2017

17 District 3 headquarters, Station 31, is located in Friday Harbor. Staffing is augmented by volunteer  
18 firefighters and EMTs. The district has seven full-time paid employees:

- 19
- 1 Chief;
  - 1 Assistant Chief, Training and Safety;
  - 1 Administrative Officer;
  - 1 Captain in charge of Maintenance & Facilities;
  - 2 Lieutenants In charge of fleet maintenance; and
  - 1 Firefighter who support the Maintenance Division officers;
- 20  
21  
22  
23  
24

1 Additionally, 44 Paid on-call emergency responders, 17 specialists and support personnel assist the  
2 district.

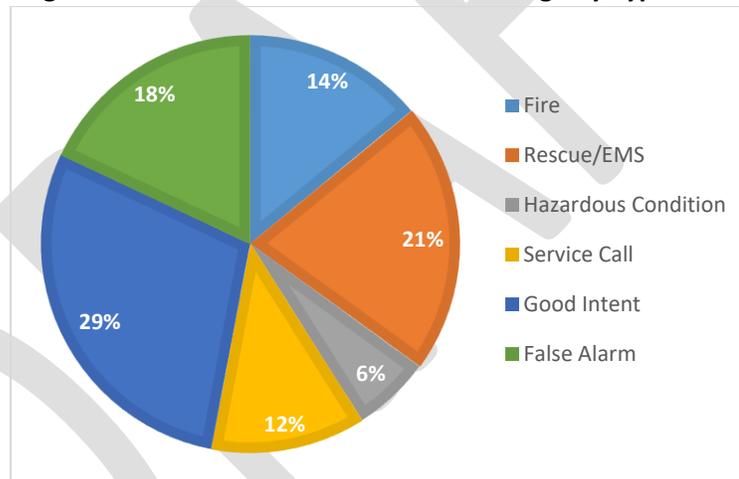
3 The district has the ability to respond to calls for:

- 4 • Structure fires;
- 5 • Emergency medical situations;
- 6 • Motor vehicle accidents (Technical Rescue/Extrication Team);
- 7 • Wildland Fires;
- 8 • Technical rescue /Low and High Angle Rope events;
- 9 • Wilderness Search and Rescue (Orcas Island District 3 Fire and Rescue; augments search efforts  
10 of the County Sheriff's department);
- 11 • Hazardous Materials Response; and
- 12 • Marine Rescue/Search and Rescue/and Transport.

14 Fire District 3's average district-wide call response time is 10.71 minutes<sup>1</sup>. Over 19 percent of calls are in  
15 the Station 31 response area which includes Friday Harbor. The Station 31 area response time is  
16 approximately 7.57 minutes.

17

**Figure 4. 2016 Fire District 3: Call Percentage by Type.**



Source: San Juan Fire District 3 2016

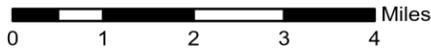
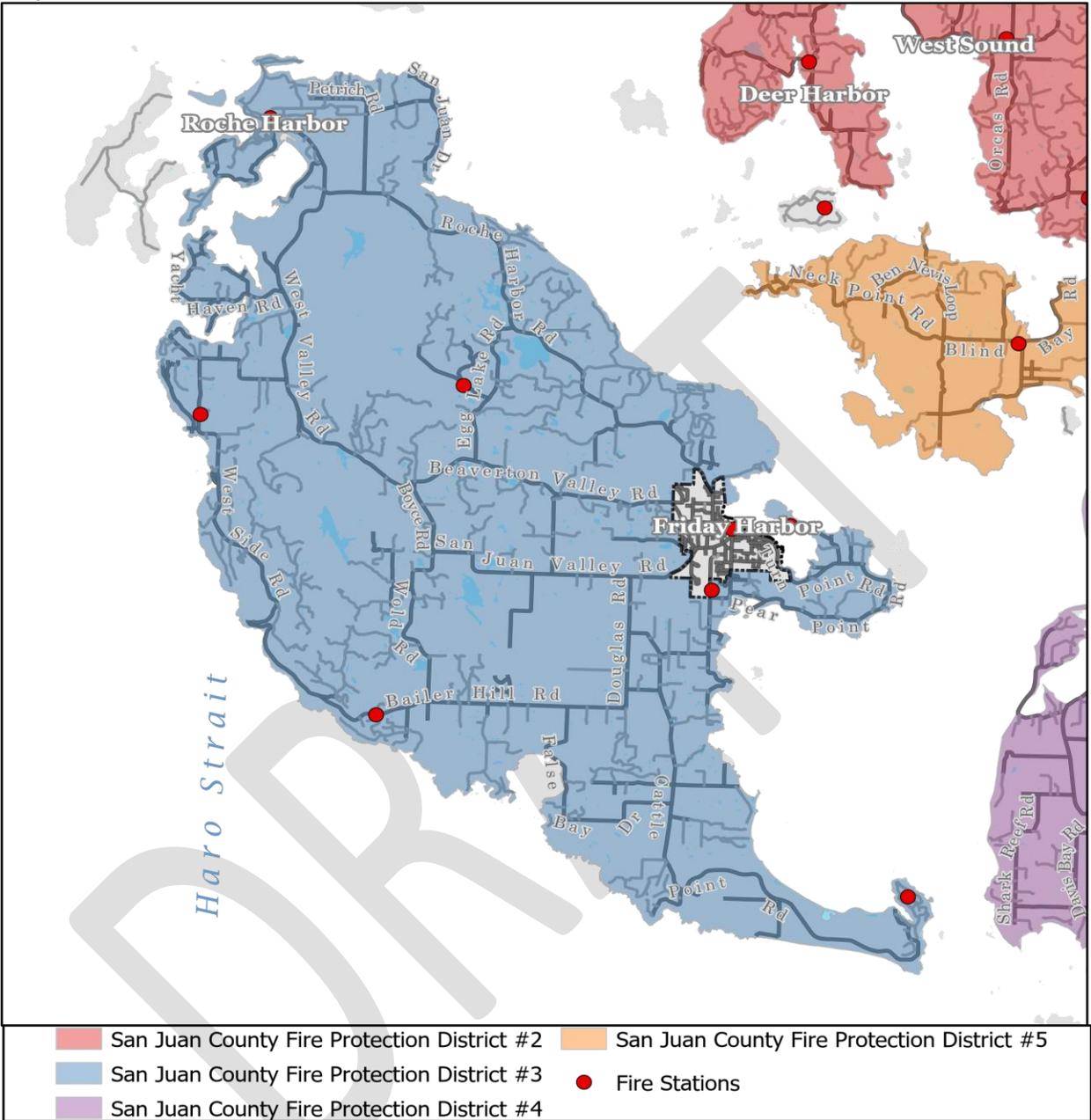
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1 **Table 23. 2017 San Juan Island Fire District 3: Mechanical Inventory.**

| Station    | Type             | Detail   |
|------------|------------------|--|
| Station 31 | Fire Engine      | 2014 Rosenbauer Class A/Type 1 1,000 GPM, 1,000 Gal Pumpers                |
|            | Wildland         | 2002 Ford Brush  |
|            | Pump Truck       | 1986 Class A 1 Pierce 500 GPM Pumper with a 2000 65' Draley Spartan Aerial |
|            | Rescue           | 1999 Freightliner Heavy Rescue   |
|            | Command Vehicles | 2008 Chevrolet   |
|            |                  | 2011 Ford  |
|            |                  | 2011 Ford  |
|            |                  | 2000 Nissan  |
|            | Wildland         | 2002 Ford Brush Truck  |
|            | Utility          | 1991 Ford Pick-Up  |
|            |                  | 1997 Ford Pick-Up  |
| Station 32 | Fire Truck       | 2014 Rosenbauer Class A/Type 1 1,000 GPM, 1,000 Gal Pumpers                |
| Station 33 | Fire Truck       | 2014 Rosenbauer Class A/Type 1 1,000 GPM, 1,000 Gal Pumpers                |
|            | Tender           | Type 1 Tender, 2,500 Gallon  |
|            | Tender           | 1995 Freightliner Pumper-Tanker, 2,000 gallon                              |
| Station 34 | Fire Truck       | 2014 Rosenbauer Class A/Type 1 1,000 GPM, 1,000 Gal Pumpers                |
| Station 35 | Fire Truck       | 2014 Rosenbauer Class A/Type 1 1,000 GPM, 1,000 Gal Pumpers                |
| Station 36 | Fire Truck       | 2014 Rosenbauer Class A/Type 1 1,000 GPM, 1,000 Gal Pumpers                |
| Station 37 | Fire Truck       | 1997 IHC   |
|            | Tender           | 2002 Pierce Tanker, 2,500 gallon   |

Source: San Juan Island Fire District 3 2017.

1 **Map 9. San Juan Island Fire District 3.**



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This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

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1 **Orcas Island**

2 Orcas Island Fire District 2

3 San Juan County Fire District 2 serves Orcas Island from seven fire stations. Orcas Island is a 57 square  
4 mile island divided into two main lobes of land connected by the hamlet of Eastsound. A five-member  
5 Board of Commissioners provides legislative direction and governs the District.

6 **Table 24. 2017 Orcas Island Fire District 2: Stations.**

| Station | Area                | Location                  | TPN                 |
|---------|---------------------|---------------------------|---------------------|
| 21      | Eastsound           | 45 Lavender Lane          | <u>271412019000</u> |
| 22      | West Sound          | 78 Deer Harbor Road       | <u>260444011000</u> |
| 23      | Rosario             | 53 Firehouse Lane         | <u>173113002000</u> |
| 24      | Deer Harbor         | 59 Channel Road           | <u>260724006000</u> |
| 25      | Obstruction Pass    | 267 Obstruction Pass Road | <u>160942002000</u> |
| 26      | Orcas Ferry Landing | 1163 Killebrew Lake Road  | <u>262322004000</u> |
| 27      | Doe Bay             | 3634 Point Lawrence Road  | <u>173543004000</u> |

7 Source: Orcas Island Fire District 3

8 District 2 headquarters, Station 21, is located in Eastsound. The station is ~~manned~~ staffed 24 hours seven  
9 days a week by one firefighter/paramedic and one firefighter/EMT. Staffing is augmented by 70 volunteer  
10 firefighters and EMTs. The district has 13 full-time paid employees.

- 11 • 1 Chief (also a Paramedic)
- 12 • 1 Director of Administrative Services
- 13 • 1 Human Resources/Payroll Specialist
- 14 • 1 Accounting/Customer Service Specialist
- 15 • 1 Volunteer Coordinator (grant funded into 2018)
- 16 • 4 Firefighter/Paramedics (Union)
- 17 • 4 Firefighter/EMTs (Union) (one of these is grant funded until 2019)

18 The district is assisted with 70 volunteer responders.

19 The district has the ability to respond to calls for:

- 20 • Structure Fires;
- 21 • Emergency Medical situations;
- 22 • Motor Vehicle Accidents (Technical Rescue/Extrication Team);
- 23 • Wildland Fire;
- 24 • Technical Rescue/Low and High Angle Rope;
- 25 • Wilderness Search and Rescue (Orcas Island Fire and Rescue augments search efforts of the  
26 County Sheriff's department);

- 1 • Hazardous Materials Response; and
- 2 • Marine Rescue/Search and Rescue/Transport.

3

4 **Table 25. Orcas Island Fire District 2: Mechanical Inventory.**

| Station    | Type          | Detail   |
|------------|---------------|--|
| Station 21 | Fire Engine   | 1987 H&W Spartan   |
|            | Fire Engine   | 2008 Ford F550/Darley WASP (Wildland Attack Structure Protection)        |
|            | Rescue        | 2004 Ford F-450 Rescue   |
|            | Ambulance     | 2006 Ford F Series 4wd ambulance ALS equipped                            |
|            | Ambulance     | 1987 Ford E Series ambulance ALS equipped                                |
|            | SUV           | 2014 Chevy Tahoe Volunteer Officer BLS equipped                          |
|            | SUV           | 2001 Nissan X-Terra BLS equipped   |
|            | SUV           | 2015 Chevy Tahoe Command/Paramedic ALS equipped                          |
|            | SUV           | 2015 Chevy Tahoe Command/Paramedic ALS equipped                          |
|            | Utility Truck | 2008 Ford F-350 equipped with flat-bed, lift gate, modular wildland pump |
| Station 22 | Fire Engine   | 2008 Ford F550/Darley WASP (Wildland Attack Structure Protection)        |
|            | Tender        | 2008 Sterling Vacuum Tender/Pumper                                       |
| Station 23 | Fire Engine   | 1998 Navistar  |
|            | Tender        | 2008 Sterling Vacuum Tender/Pumper                                       |
| Station 24 | Fire Engine   | 2008 Ford F550/Darley WASP (Wildland Attack Structure Protection)        |
|            | Ambulance     | 1987 Ford E Series ambulance ALS equipped                                |
| Station 25 | Fire Engine   | 2004 Seagrave  |
|            | Tender        | 1983 Water Tender  |
| Station 26 | Fire Engine   | 2004 Seagrave  |
| Station 27 | Fire Engine   | 2004 Seagrave  |

5 Source: Orcas Fire District 2  
 6 ALS: Advanced Life Support    BLS: Basic Life Support

7

1 Fire District 2 responds to all fire and medical related emergencies with staffing that includes:

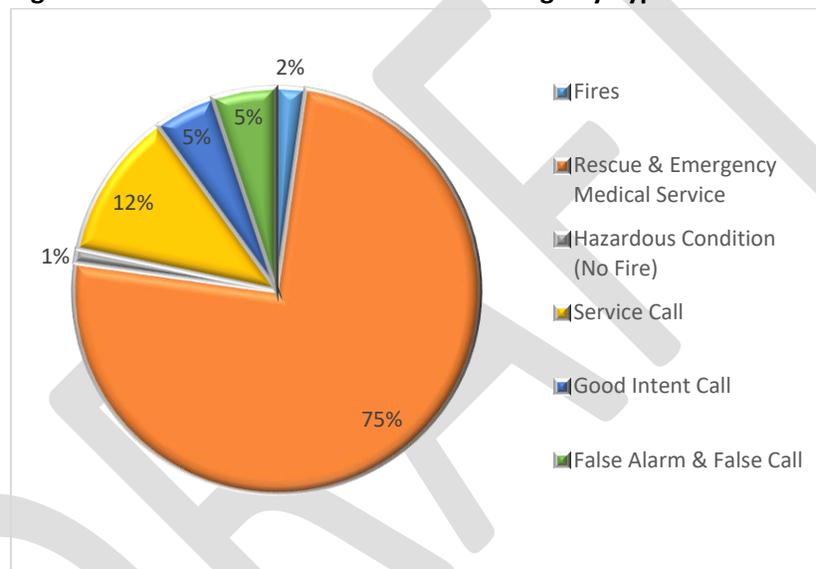
- 2 • Advanced Life Support (ALS) with Firefighter Paramedics, and
- 3 • Basic Life Support (BLS) with Firefighter-Emergency Medical Technicians (EMT).

4 Calls for medical emergencies with patients are transported off-island 74.93 percent (*ERS Report 34*) of  
5 the time by air via Island Air Ambulance (fixed wing aeromedical) or Airlift Northwest (rotor wing  
6 aeromedical).

7 The average district-wide call response time is 10.71 minutes (*ERS Report 34*). Eastsound averages 67.2  
8 percent (*ERS report 972*) of the call area where response time is approximately 6.71 (*ERS Report 38*)  
9 minutes. Eastsound responds to all calls unless cancelled by a closer unit staffed by volunteers at outlying  
10 stations.

11

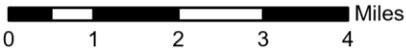
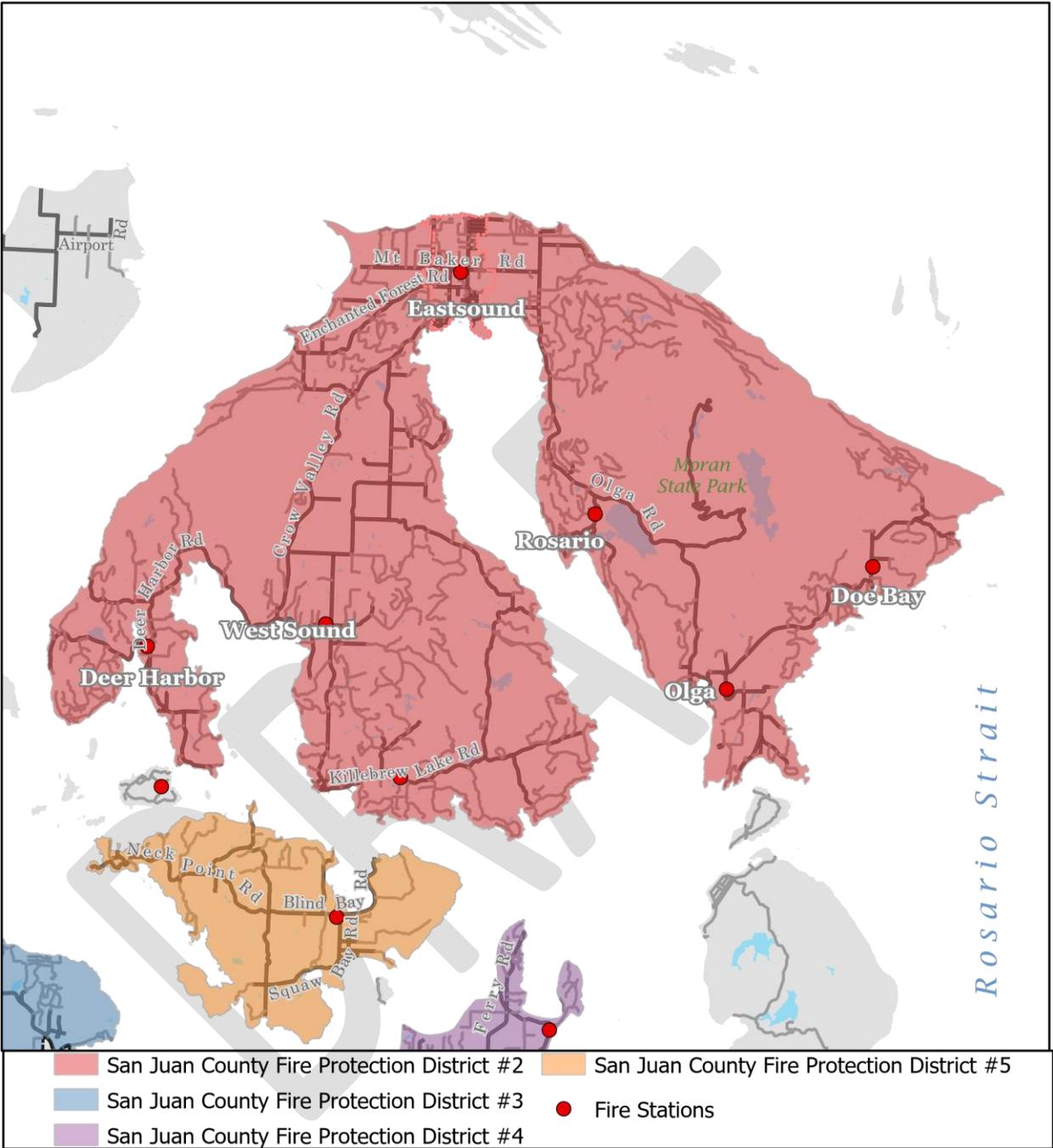
**Figure 5. 2016 Fire District 2: Call Percentage by Type.**



Source: Orcas Fire Department, 2016

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1 **Map 10. Orcas Fire District 2.**



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This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

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1 Lopez Island

2 **Lopez Island Fire District 4**

3 San Juan County Fire District 4 covers 27 square miles on Lopez Island from four fire stations:

4 **Table 26. Lopez Island Fire District 4: Stations.**

| Station | Area           | Location                | TPN          |
|---------|----------------|-------------------------|--------------|
| 41      | Village Center | 2228 Fisherman Bay Road | 251544006000 |
| 42      | South End      | 20 MacKaye Harbor Road. | 141855002000 |
| 43      | North End      | 810 Port Stanley Road   | 250143011000 |
| 44      | Island Center  | 4136 Center Road        | 252634003000 |

Source: Lopez Fire District 4

5 The district has four full-time paid employees:

- 6 • 1 Chief Officer;
- 7 • 1 EMS Battalion Chief Paramedic Firefighter; and
- 8 • 2 Captain Paramedic Firefighters.

9 Additionally, the district is assisted by four volunteer Fire Lieutenants, 12 volunteer EMTs, 30  
10 volunteer Fire Fighters and six EMS volunteer Lieutenants EMT's.

11 **Table 27. Lopez Island Fire District 4: Equipment Detail.**

| Station    | Type      | Detail                                |
|------------|-----------|---------------------------------------|
| Station 41 | Engine 41 | 1996 H&W, 1500 GPM, 750 Gal           |
|            | Tender 41 | 2007 H&W, 1000 GPM, 750 Gal with CAFS |
|            | Rescue 41 | 2007 Ford, 250 GPM, 250 Gal with CAFS |
|            | Aid 41    | 2015 Dodge Braun ALS Unit             |
|            |           | MCI 41 Trailer                        |
|            |           | ALS Sprint Car                        |
|            |           | Command Vehicle                       |
| Station 42 | Engine 42 | 1989 Gruman, 750 GPM, 1000 Gal        |
|            | Tender 42 | 2001 International 500 GPM, 2000 Gal  |
|            | Brush 42  | 1996 Ford F350, 250 GPM, 250 Gal      |
|            |           | ALS Sprint Car                        |

|            |           |  |
|------------|-----------|--|
| Station 43 | Engine 43 | 1966 Western States, 750 GPM, 1500 Gal |
|            |           | ALS Sprint Car                         |
| Station 44 | Engine 44 | 1996 H&W 1500 GPM, 750 Gal             |
|            | Aid 44    | 2007 Ford AEV, ALS Unit                |

Source: Lopez Island Fire District 4 2017

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2 Fire District 4 has the ability to respond to calls for:

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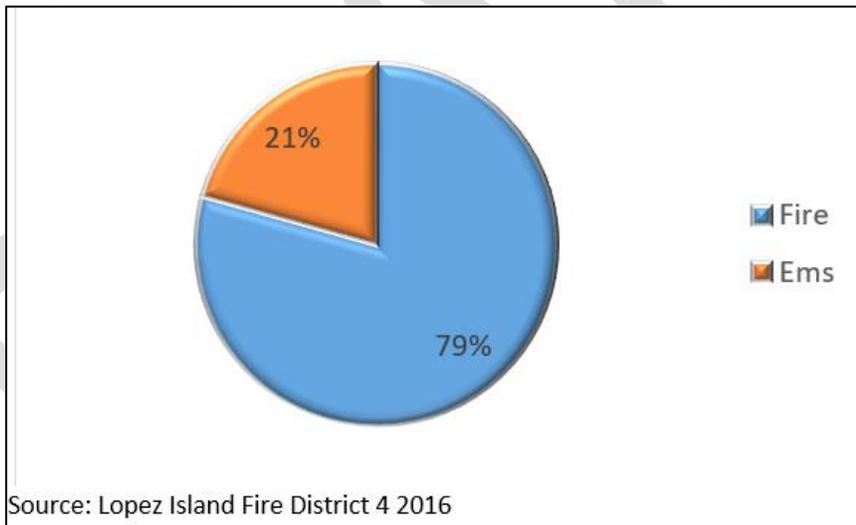
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11

- Structure fires;
- Emergency medical response;
- Motor vehicle accidents (Technical rescue/Extrication team);
- Wildland Fire;
- Technical Rescue /Low and High Angle Rope;
- Wilderness Search and Rescue (Lopez Island Fire District 4 augments search efforts of the County Sheriff's department); and
- Hazardous Materials Response.

12

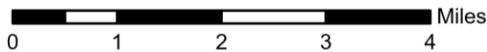
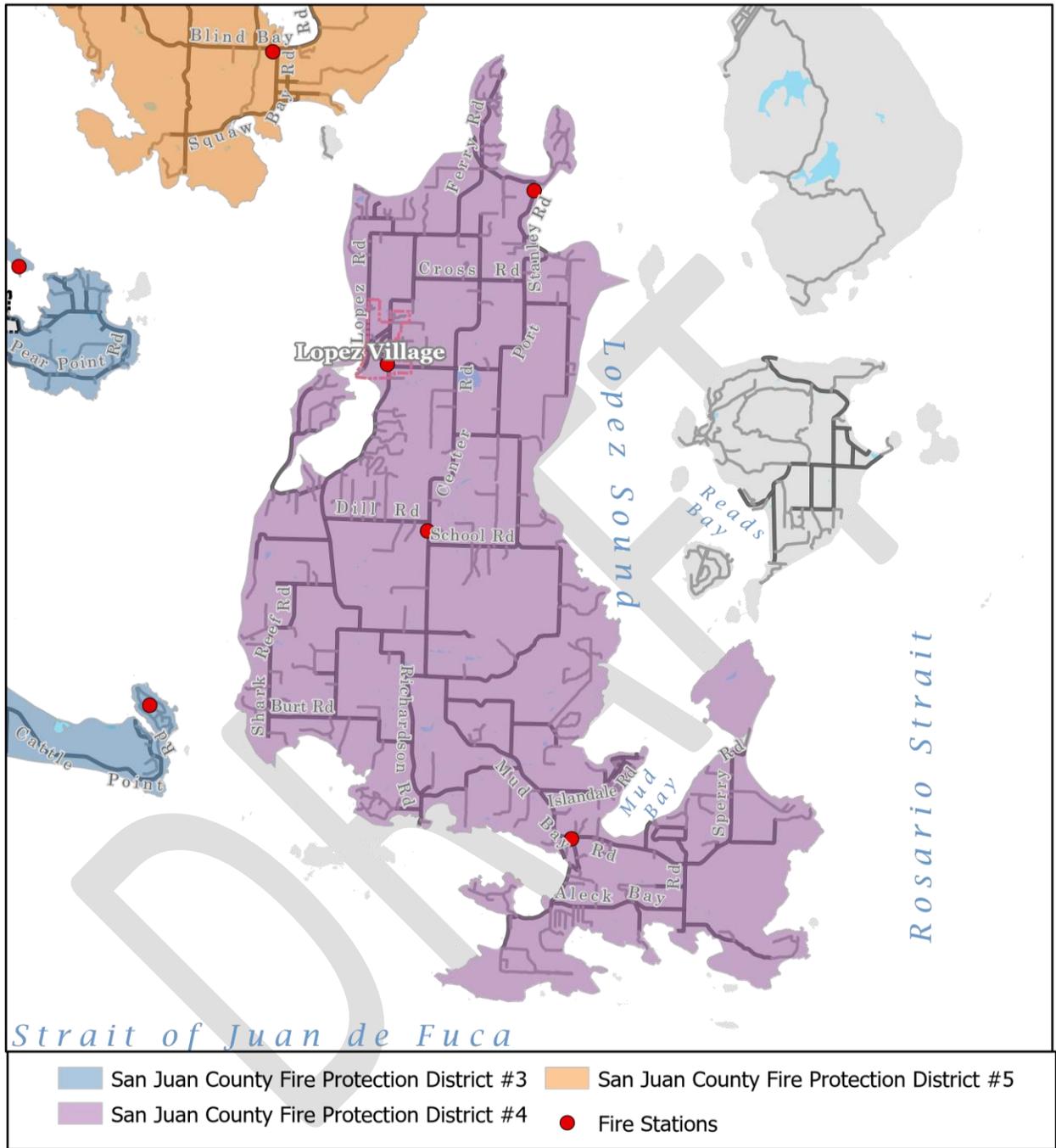
**Figure 6. 2016 Lopez Fire District 4: Call Percentages by Type.**



Source: Lopez Island Fire District 4 2016

13

1 **Map 11. Lopez Fire District 4.**



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This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

2

3

1 Shaw Island

2 **Shaw Island Fire District 5**

3 San Juan County Fire District 5 serves Shaw Island and consists of three separate fire stations. A three-  
4 member Board of Commissioners governs the District. They provide Legislative direction.

5 The department has two part-time employees, a Chief and an EMS Coordinator. Staffing is augmented  
6 with nine volunteer firefighters and eight volunteer EMTs.

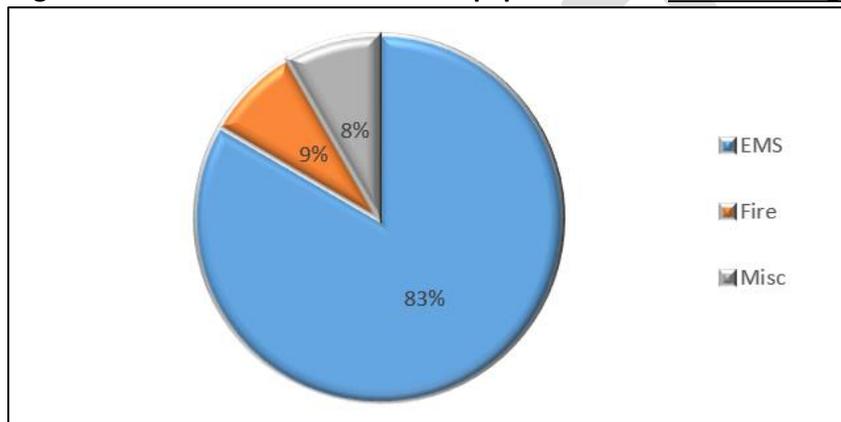
7

8 Average response time in 2016 was six minutes. Multiple response is normal on Shaw Island with all  
9 stations reporting to all calls.

10

11

**Figure 7. 2017 Shaw Fire District 5: Equipment Detail Call Percentages By Type.**



12

13

14

Source: Shaw Fire District 5 2016

15

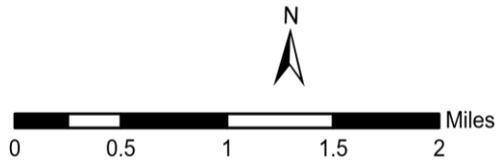
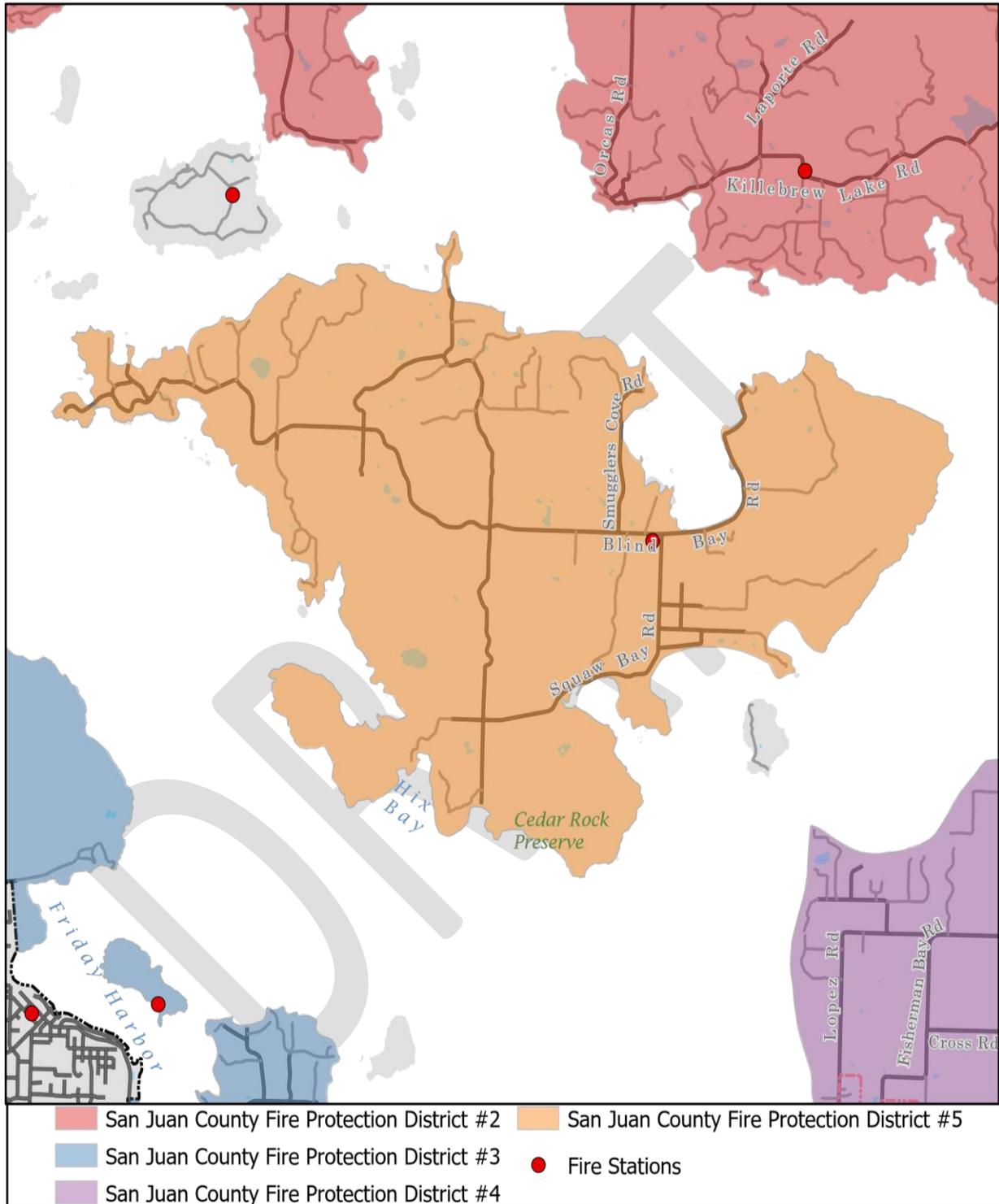
**Table 28. 2017 Shaw Fire District 5: Equipment Detail.**

| Station    | Type        | Detail   |
|------------|-------------|--|
| Station 51 | Fire Engine | E 51 – 1987 Darly 750 GAL/1000 GPM             |
|            | Tanker      | W-51 - 2017 Dodge 550 4WD 400GAL 100GPM        |
| Station 52 | Ambulance   | BLS AMBULANCE Aid 51 - 1991                    |
|            | Fire Engine | E 52 – 1986 Pierce Dash 750 GAL/750GPM         |
|            | Fire Engine | W-52 - 2001 International 700 GAL              |
|            | Tanker      | T 55 - 1978 White Western Star 2500 GAL 750GPM |
| Station 53 | Fire Engine | E 53 – 1986 Pierce Dash 750 Gal/750GPM         |
|            |             | County Reserve Engine                          |

16

Source: Shaw Island Fire District 5 2017

1 **Map 12. Shaw Fire District 5.**



O:\Projects\Comprehensive Plan\2018\ComprehensivePlan.aprx

This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

2

1 Table 29 shows the response time, Washington Rating and Survey Bureau (WSRB) ratings, and Levels of  
 2 Service. The LOS standards are established in Attachment 2. The standard for Fire Districts #2 and #3 is  
 3 LOS C, and LOS D is the standard for Fire Districts #4 and #5.

4 The established LOS was met at all stations in 2017 except in District #3 at Station #37 on Brown Island  
 5 and for Pearl Island, and in District #5 at Stations #51, #52, and #53.

6 **Table 29. 2017 Fire and Emergency Medical Services Level of Service (LOS)\* \*\*.**

| <u>Fire Station</u>                     | <u>Location</u>         | <u>Service Area</u>       | <u>Response Time</u> | <u>WSRB Rating</u> | <u>LOS</u> |
|---|-------------------------|---------------------------|----------------------|--------------------|------------|
| <b>Orcas Island Fire District #2</b>    |                         |                           |                      |                    |            |
| <u>Station #21</u>                      | <u>Eastsound</u>        | <u>North Orcas</u>        | <u>8 Minutes</u>     | <u>WSRB 6</u>      | <u>B</u>   |
| <u>Station #22</u>                      | <u>Westsound</u>        | <u>West central Orcas</u> | <u>8 Minutes</u>     | <u>WSRB 6</u>      | <u>B</u>   |
| <u>Station #23</u>                      | <u>Rosario</u>          | <u>East central Orcas</u> | <u>8 Minutes</u>     | <u>WSRB 6</u>      | <u>B</u>   |
| <u>Station #24</u>                      | <u>Deer Harbor</u>      | <u>Southwest Orcas</u>    | <u>8 Minutes</u>     | <u>WSRB 6</u>      | <u>B</u>   |
| <u>Station #25</u>                      | <u>Obstruction Pass</u> | <u>Southeast Orcas</u>    | <u>8 Minutes</u>     | <u>WSRB 6</u>      | <u>B</u>   |
| <u>Station #26</u>                      | <u>Orcas</u>            | <u>South Orcas</u>        | <u>8 Minutes</u>     | <u>WSRB 6</u>      | <u>B</u>   |
| <u>Station #27</u>                      | <u>Doe Bay</u>          | <u>East Orcas</u>         | <u>8 Minutes</u>     | <u>WSRB 6</u>      | <u>B</u>   |
| <b>San Juan Island Fire District #3</b> |                         |                           |                      |                    |            |
| <u>Station #31</u>                      | <u>Mullis St</u>        | <u>East San Juan</u>      | <u>6 Minutes</u>     | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #32</u>                      | <u>Island Dr</u>        | <u>South San Juan</u>     | <u>12 Minutes</u>    | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #33</u>                      | <u>Bailer Hill Road</u> | <u>West San Juan</u>      | <u>10 Minutes</u>    | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #34</u>                      | <u>Westside Road</u>    | <u>West San Juan</u>      | <u>12 Minutes</u>    | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #35</u>                      | <u>Cessna Drive</u>     | <u>Northwest San Juan</u> | <u>12 Minutes</u>    | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #36</u>                      | <u>3 Corner Lake</u>    | <u>Central San Juan</u>   | <u>8 Minutes</u>     | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #37</u>                      | <u>Brown Island</u>     | <u>Brown Island</u>       | <u>6 Minutes</u>     | <u>WSRB 9</u>      | <u>E</u>   |
| -                                       | -                       | <u>Pearl Island</u>       | <u>20 Minutes</u>    | <u>WSRB 9</u>      | <u>E</u>   |
| <b>Lopez Island Fire District #4</b>    |                         |                           |                      |                    |            |
| <u>Station #41</u>                      | <u>Lopez Village</u>    | <u>West Lopez</u>         | <u>8 Minutes</u>     | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #42</u>                      | <u>Islandale</u>        | <u>Southwest Lopez</u>    | <u>8 Minutes</u>     | <u>WSRB 7</u>      | <u>C</u>   |
| <u>Station #43</u>                      | <u>Swifts Bay</u>       | <u>North Lopez</u>        | <u>8 Minutes</u>     | <u>WSRB 7</u>      | <u>C</u>   |

|                                     |                          |                           |                   |                |            |
|-------------------------------------|--------------------------|---------------------------|-------------------|----------------|------------|
| <u>Station #44</u>                  | <u>School Road</u>       | <u>East central Lopez</u> | <u>8 Minutes</u>  | <u>WSRB 7</u>  | <u>C</u>   |
| <b>Shaw Island Fire District #5</b> |                          |                           |                   |                |            |
| <u>Station #51</u>                  | <u>Blind Bay Road</u>    | <u>South Shaw</u>         | <u>10 Minutes</u> | <u>WSRB 9</u>  | <u>E</u>   |
| <u>Station #52</u>                  | <u>Ben Nevis Loop</u>    | <u>North Shaw</u>         | <u>10 Minutes</u> | <u>WSRB 9</u>  | <u>E</u>   |
| <u>Station #53</u>                  | <u>W. Blind Bay Road</u> | <u>West Shaw</u>          | <u>10 Minutes</u> | <u>WSRB 9</u>  | <u>E</u>   |
| <b>Other Outer Islands</b>          |                          |                           |                   |                |            |
| <u>No recognized fire stations</u>  | -                        | -                         | -                 | <u>WSRB 10</u> | <u>N/A</u> |

- 1 \*ADOPTED LOS STANDARD FOR DISTRICTS #2 and #3: C
- 2 \*\*ADOPTED LOS STANDARD FOR DISTRICTS #4 and #5: D
- 3 2009 Plan Element 7, Capital Facilities
- 4

### Hospital Districts

6 Table 28 below identifies the public hospital district facilities serving San Juan County.

7 **Table 30. San Juan County Public Hospital Districts.**

| <u>District</u> | <u>Name</u>  | <u>Address</u>                           | <u>TPN / Square Footage</u>  |
|-----------------|--|--|--|
| <u>1</u>        | <u>San Juan County Public Hospital District #1</u>                 | <u>849 Spring St, Friday Harbor</u>      | <u>351491613000</u><br><u>5 building improvements</u>  |
|                 | <u>PeaceHealth</u>   | <u>1049 Spring Street, Friday Harbor</u> | <u>351491802000</u><br><u>36,992 square feet</u>   |
| <u>2</u>        | <u>Lopez Island Hospital District</u>                              | <u>262 Weeks Rd, Lopez Island</u>        | <u>251541011000</u><br><u>8,800 square feet (w/o deck)</u>                                       |
| <u>3</u>        | <u>Orcas Island Health Care District (OIHCD)</u>                   | <u>18 Haven Rd, Eastsound</u>            | <u>271460047000</u><br><u>3356 square feet (w/o deck)</u><br><u>6,930 square feet (w/o deck)</u> |
|                 | <u>Orcas Island Medical Center UW Medicine Orcas Island Clinic</u> | <u>7 Deye Lane, Eastsound</u>            | <u>271411009000</u><br><u>6,067 square feet (w/o deck)</u>                                       |

- 8
- 9
- 10
- 11
- 12
- 13

1 San Juan County Public Hospital District #1

2  
3 The San Juan County Public Hospital District is a junior taxing district of San Juan County, Washington  
4 servicing the Town of Friday Harbor, San Juan Island, and the islands of Brown, Pearl, Henry, Spieden, Stuart,  
5 Johns, and some smaller islands\*.

6  
7 The District levies two separate property taxes to provide distinct health care services: One levy helps to  
8 fund San Juan Island EMS which provides 9-1-1 advanced life support emergency medical response and  
9 critical care transport for ground and marine services. All of the funds from this levy support San Juan  
10 Island EMS and nothing goes to the support of PeaceHealth. The second levy, the subsidy to PeaceHealth,  
11 is to offset costs of healthcare services within the District for charitable healthcare services, emergency  
12 department services, and the provision of physician services provided through Peace Island Medical  
13 Center to the residents of the District.

14  
15 Planning for Integration of EMS and Fire

16  
17 The process of integrating EMS and Fire will be a process involving many steps, and it's very exciting to  
18 see this extensive planning process move towards implementation. First planned is an agreement for  
19 administrative management of EMS by the Fire District, pending approval from both governing Boards in  
20 September or October 2019 2020.

21  
22 A draft interlocal agreement for integration of Fire and EMS Administrative Services is under review. A  
23 special joint meeting between the Fire District and the Hospital District to discuss and take action on this  
24 plan will occur in mid-to-late October to allow for further staff and commissioner input.

25  
26 Moving forward, it is planned that in the April 2020 election the annexation of the Town of Friday Harbor  
27 into the Fire District will occur to ensure that as EMS is moved under the Fire District that there is no loss  
28 of services. As the current EMS District covers the Town, but the Fire District does not, this is an important  
29 step.

30  
31 Likewise, the current EMS District covers the outer islands of Johns, Stuart, Henry, Speiden, and a number  
32 of other islands, but the Fire District does not. These islands are also expected to be annexed in the April  
33 2020 election, or by a petition of property voters. ~~You can find petitions and more information below.~~ This  
34 will preserve EMS service for these islands, and a merged service will provide adequate funding for a more  
35 comprehensive EMS service and Fire protection. Once the Fire District and EMS boundaries are the same,  
36 in the fall of 2020 or 2021, a funding vote will be held so that the Fire District can begin providing EMS  
37 service directly, while the current provider will cease collecting revenue. EMS service will then be fully  
38 provided by the Fire District.

39  
40 Lopez Island Hospital District

41  
42 Emergency and general health care on Lopez Island is provided entirely at the UW Medicine Lopez Island  
43 Medical Clinic (LIMC) located at the northwest corner of Washburn Place and Village Road. The LIMC clinic  
44 is a 2,300 square foot outpatient facility owned by the Katherine Washburn Memorial Association and  
45 governed by a non-profit organizational board made up of nine elected members. In April of 2017, voters  
46 approved Resolution 9-2017, approving a Hospital Taxing District for Lopez Island. The district was created

1 with five commissioners residing within five separate districts. The district was developed to help offset  
2 costs associated with funding rural healthcare.

3  
4 On September 30, 2017, UW Medicine assumed full operation of the clinic and clinical care for patients  
5 on Lopez Island. The Catherine Washburn Association will continues to assume property management of  
6 the space to include assessment and management of equipment and building maintenance.

7  
8 The medical clinic is open from 98:00 a.m. to 5:00 p.m. Monday through Friday. It does not provide beds  
9 for patients to stay in for any extended length of time. ~~Two general practitioners on Lopez Island combine~~  
10 ~~efforts to provide the equivalent service of one full-time physician.~~ One nurse practitioner and one  
11 physician provide service at the clinic. The LMC clinic serves an average of 4,900 patients per year.

12 The Board is approaching the September 2020 contract renewal with UW Medicine. Understanding the  
13 types of services the community values will help inform discussions, and will be taken into consideration  
14 as both parties determine appropriate services and subsidies for the next three-year contract term.

#### 15 Orcas Island Health Care District (OIHCD)

16 OIHCD was formed by a 76 percent vote of the people on April 24th, 2018, and five elected  
17 Commissioners were sworn in on May 8, 2018. A clinic support agreement between San Juan County  
18 Public Hospital District No. 3 (Orcas Island Health Care District) a Washington public hospital district and  
19 UW Physicians Network d/b/a UW Neighborhood Clinics, a Washington nonprofit corporation was  
20 entered into on January 1, 2019

21 UWPN had previously contracted with OMF to provide primary care and acute care medical services to  
22 residents of and visitors to Orcas through the UW Orcas Clinic located in the Orcas Medical Center  
23 Building. As part of the District's purchase of the Orcas Medical Center Building, the District and UWPN  
24 entered into a new Medical Office and Equipment Lease Agreement dated October 31, for the District to  
25 lease the Orcas Medical Center Building to UWPN. Contemporaneously with that Lease Agreement, the  
26 District and UWPN entered into that certain Interim Funding Agreement dated October 31, 2018. This  
27 allows the District to provide financial assistance to the UWPN for the operation of the UW Medicine  
28 Orcas Clinic (the "Clinic") and its provision of primary care and acute care medical services to residents of  
29 and visitors to Orcas Island while the parties negotiated this Agreement.

30 The District and UWPN agreed that UWPN will provide specified primary care and other agreed services  
31 to residents of and visitors to Orcas Island through the Clinic in the Orcas Medical Center Building and the  
32 District will provide financial resources to UWPN to support the provision of the agreed services.

33 The Clinic operates at a deficit and UWPN requires financial assistance from the District to enable it to  
34 continue to operate the Clinic and provide primary care and other agreed services to residents of and  
35 visitors to Orcas Island.

## 36 **Emergency Medical Services**

### 37 **San Juan Island**

38  
39 Emergency Medical Services (EMS-911) and critical care transport services are provided through San  
40 Juan Island Emergency Medical Services, which is operated by the San Juan County Public Hospital

1 District No. 1. It is based out of the headquarter building located next to the PeaceHealth Medical  
2 Center at 1117 Spring Street in Friday Harbor.

3 San Juan Island Emergency Medical Services has four fully equipped Advanced Life Support (ALS) and  
4 3 ALS equipped chase cars. San Juan Island EMS has over 36 active volunteer EMTs. SJI EMS operates  
5 an additional First Responder Chase Car, which provides ALS level first response. One 21-foot Mass  
6 Casualty Incident (MCI) trailer is also used, which holds mass casualty equipment including  
7 decontamination equipment. Marine emergency medical response is completed with the Sheriff's  
8 boat, moored at Friday Harbor Marina, along with vessel assist/rescue from the Coast Guard and  
9 Navy.

10 Three of the four islands' ALS ambulances are stationed at the headquarter station. The 4,300-square-  
11 foot facility consists of a two-bay garage for two ambulances, a classroom that can accommodate 50  
12 students, full kitchen area, administrative offices, three restrooms and ample storage space. The  
13 upstairs accommodates a conference room, bathroom with showers, and sleeping quarters for  
14 around the clock EMT and paramedic coverage, and an additional finished storage area.

15 The fourth ALS ambulance is stationed at Fire/EMS station 5 in Roche Harbor. Discussions with the  
16 local fire department and Sheriff's Office include a future new duty station at Roche Harbor for the  
17 growing need of increasing calls and reducing response times.

18 Services provided at PeaceHealth Medical Center are limited and patients in need of serious care are flown  
19 *via* Airlift Northwest (helicopter), Island Air Ambulance (fixed wing) or ferried to Island Community  
20 Hospital in Anacortes, St. Joseph's Hospital in Bellingham, Harborview Medical Center in Seattle, as well  
21 as other regional hospitals and trauma centers. Emergency transport by Airlift Northwest takes 15-30  
22 minutes to reach a destination hospital from San Juan Island, longer for Island Air Ambulance and an  
23 average cost of both services of \$18,000 per patient. Sometimes these services are not available due to  
24 weather and other patient care needs. The Coast Guard and Navy respond in extreme weather conditions  
25 and work with San Juan Island EMS to initiate patient care and prepare patient transport.

26 San Juan Island EMS responds to San Juan, Brown, Pearl, Henry, Spieden, Stuart, Dinner, O'Neal, Cactus,  
27 Satellite, Johns, Cemetery, Gossip (aka George), Goose, Sentinel, Turn, Flattop, Low, Battleship, Barren,  
28 Posey, Pole, Ripple, Gull Rock, Danger Rock, Happy, Guss and Reef Pro Islands.

29 The average district-wide call response time is 8.47 minutes. Over 65 percent of calls are in the Friday  
30 Harbor area where response time is approximately 6.13 minutes. San Juan Island EMS responds to all  
31 calls.

32 **Table 31. 2017 Emergency Medical Stations.**

| Station                   | Address            | TPN          | Area          |
|---------------------------|--------------------|--------------|---------------|
| Frank Wilson EMS Building | 1079 Spring Street | 351491801000 | Friday Harbor |
| SJCFD #3 Station 5        | 32 Cessna Ave      | 461333002000 | Roche Harbor  |

Source: San Juan County EMS 2017

33 The district has nine full-time paid employees:

- 34
- 1 Chief (also a Paramedic);

- 1 • 1 Administrative Assistant;
- 2 • 4 staff Paramedics; and
- 3 • 3 staff Emergency Medical Technicians.

4 The department has 36 volunteer Emergency Medical Technicians that assist with calls. The department  
5 has the ability to respond to the following calls:

6 Primary

- 7 • Emergency Medical Response
- 8 • Community Para medicine (under development)
- 9 • Motor Vehicle Accidents (Technical Rescue/Extrication Team)
- 10 • Marine Rescue/Search and Rescue/and Transport

11 Secondary or Assist

- 12
- 13 • Structure Fire
- 14 • Wildland Fire
- 15 • Low and High Angle Rope/Technical Rescue
- 16 • Wilderness Search and Rescue
- 17 • Hazardous Materials Response
- 18

19 **Orcas Island**

20  
21 Emergency medical services are provided by Orcas Island Fire District 2. Advanced Life Support (ALS)  
22 trained Firefighter Paramedics and Basic Life Support (BLS) trained Firefighter-Emergency Medical  
23 Technicians (EMT) respond to all medical calls.

24  
25 **Lopez Island**

26  
27 Emergency medical services are provided and funded through Lopez Fire District 4. Services include  
28 two ambulances, one at Station 41 and one at Station 44. Two full time paramedics provide advanced  
29 life support services with volunteer EMTs.

30  
31 **Shaw Island**

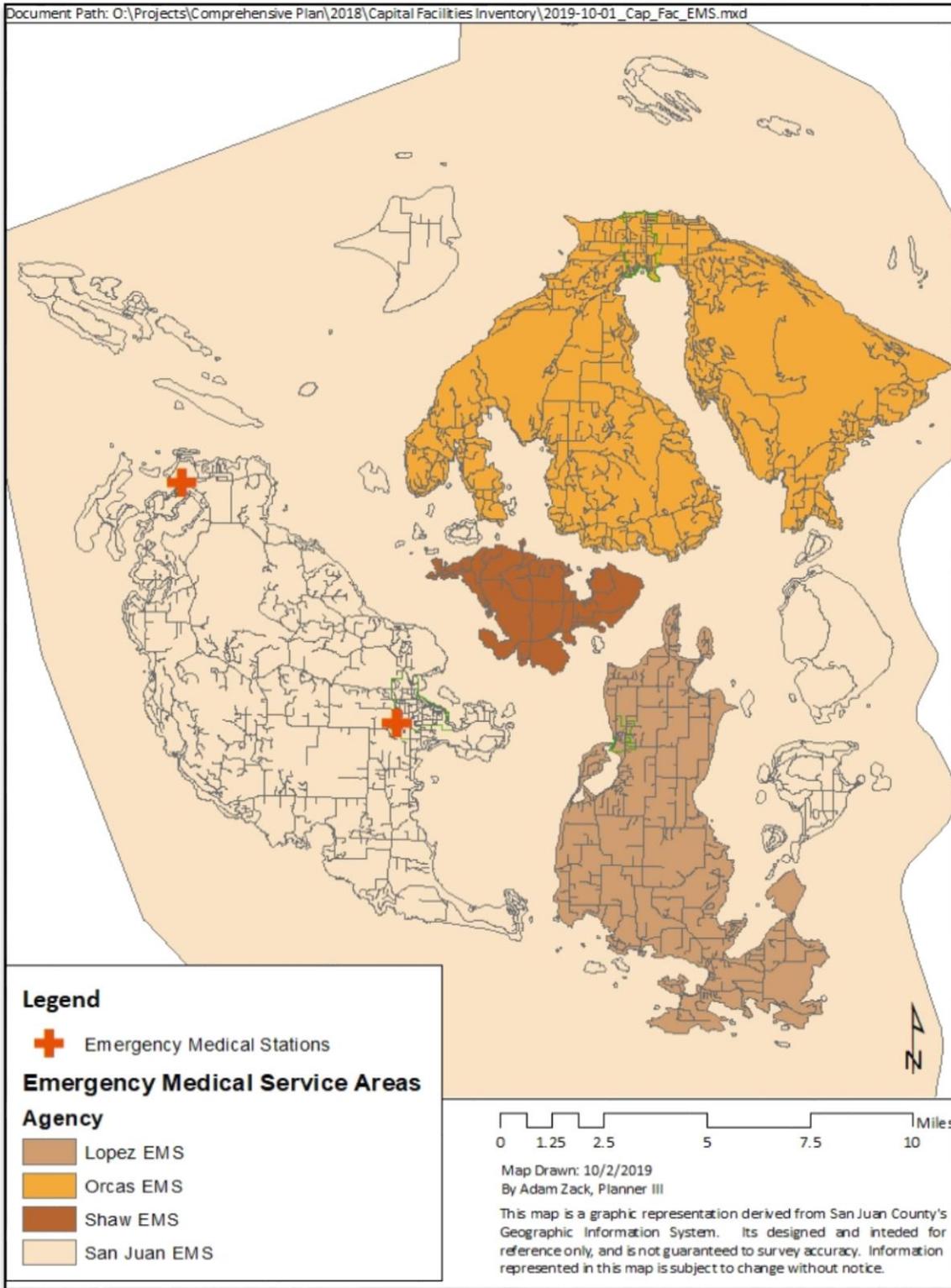
32 Emergency medical services are provided and funded through Shaw Fire District 5.

33 **Other Islands**

34 Emergency medical services are not housed on islands other than San Juan, Orcas, Lopez, and Shaw  
35 Island. EMS is provided on the waterways and other non-ferry serviced islands through a mutual aid  
36 contract with San Juan Island EMS and the San Juan County Sheriff's Department.

37 Brown Island, Stuart Island, Johns Island, Speiden Island, Pearl Island and Henry Island are served by  
38 San Juan Island EMS which is funded under their Junior Taxing District. These islands are accessed  
39 through a mutual aid agreement with the Town of Friday Harbor Fire Boat Confidence and the San  
40 Juan County Sheriff boats when/if available. They are additionally served through fixed wing plane  
41 service under contract with San Juan Island EMS.

1 **Map 13. San Juan County Emergency Medical Service Area.**



2

1 **Department of Emergency Management**

2  
3 The San Juan County Department of Emergency Management (DEM) exists to help the islands prepare  
4 for, respond to, and recover from disaster and large scale emergencies of all kinds. The DEM is located at  
5 ~~60 Second~~ 260 West Street in Friday Harbor and is staffed by the Director of Emergency Management.  
6 There is also a DEM office at the Orcas Senior Center, located at 62 Henry Road in Eastsound, staffed by  
7 the Assistant Directory of Emergency Management. The DEM operates under the direction of the San Juan  
8 County Emergency Management Council, comprised of the Administrators of both the Town of Friday  
9 Harbor and San Juan County.

10  
11 During emergency or disaster events, the DEM activates and staffs the County Emergency Operations  
12 Center to assist in coordinating response activities, allocating resources, and facilitate recovery efforts.  
13 The DEM’s priorities include education and preparedness along with coordination of resources and  
14 dissemination of information in the event of an emergency. The DEM works closely with local, regional  
15 and state government along with local non-governmental organizations to assure an effective disaster  
16 response.

17  
18 The DEM is also a member of the Western States Oil Spill Response Network and has the means and  
19 equipment to respond to a spill in the San Juan Islands.  
20

21 **7.3.9 COUNTY PORTS**

22  
23 **San Juan Island**

24  
25 Port of Friday Harbor

26  
27 The Port of Friday Harbor is located in Friday Harbor on San Juan Island. Friday Harbor is the largest town  
28 in the San Juan archipelago and serves as the county seat. The Port’s properties include the Friday Harbor  
29 Marina, Friday Harbor Airport and Jackson’s Beach and Boat Launch. These public facilities were  
30 developed to provide air and water transportation and recreation for residents and visitors.

31 The Port of Friday Harbor is owned by the citizens of San Juan Island. Property owners in the district pay  
32 a small portion of property taxes to support the mission of the Port. Almost all Port revenue comes from  
33 the operation of the marina, airport user fees, and from rents for buildings, hangars and moorage  
34 slips. These revenues support the maintenance and operation of Port properties and pay for new  
35 construction and upgrades to the public’s infrastructure. Some larger projects are financed with grants  
36 from the federal government, Washington State and other sources. The Port has financed large marina  
37 projects with the sale of bonds that are paid from marina operating revenues.

38 The Port is home to 20 businesses at the Marina and 15 companies at the Airport. The Port works with  
39 the San Juan Islands Economic Development Council to promote economic development activity and  
40 diversity throughout San Juan County.

41 The Port of Friday Harbor Marina provides year-round shelter for recreation and fishing boats. The marina  
42 is located in the town of Friday Harbor on Fronts Street. Services available at the marina include free Wi-  
43 Fi, a Shell Fuel Pier, potable water, on-site laundromat, restrooms and quarter-operated showers plus  
44 vessel sewage pump-out options (stationary unit, portable unit and a pump-out boat).

1 The marina was originally constructed in the early 1970s, and has grown over the years to 500 slips, with  
2 100 available for overnight visitors. Larger boats can tie alongside the floating concrete breakwaters.  
3 Scheduled seaplane service connects the marina to Seattle’s Lake Union, making connection for crew and  
4 owners to meet their boats in Friday Harbor. Passenger ferry services offer trips between San Juan, Orcas,  
5 Lopez and Shaw Islands and Anacortes with international sailings in the summer season.

6 The Port’s Spring Street Landing is the home to many businesses such as whale watch tours, fishing  
7 charters and food establishments.

8 Friday Harbor Airport (KFHR) is a full-service airport offering US Customs point of entry, aviation fuel,  
9 repair and maintenance as well as flight instruction opportunities. The Port of Friday Harbor Airport serves  
10 the commercial, general aviation and corporate air transportation needs of the islands with over 50,800  
11 annual operations for 2014. The Roy Franklin Terminal accommodates over 10,000 passengers each year  
12 with scheduled air service to Seattle, Bellingham, and Anacortes and charter service to other destinations.  
13 There is a maintained 3400 foot by 75 foot runway with medium intensity LED runway lighting, 40 aircraft  
14 tie-downs, 55 port-owned hangars, 46 privately owned hangars, and 143 based aircraft. Ground  
15 transportation is available including taxis, rental cars, and shuttle buses.

16 Jackson’s Beach is a public beach two miles from the ferry landing. There are beach volleyball courts,  
17 restrooms, parking spaces, free boat launch, and 3 picnic sites with fire rings and BBQ grills. Built in the  
18 summer of 2000, this facility offers a two-sided paved boat launch. The Jackson’s Beach restrooms are  
19 located adjacent to the boat launch.

20 There is a 14 acre property that includes all of the Argyle Lagoon tidelands (12.3 acres classified as “oyster  
21 lands” by the State) including part of a tidal creek, and a 1.7 acre upland parcel that borders on Argyle  
22 Lagoon as well as on Pear Point Road. The University of Washington leased Argyle Lagoon from 1965,  
23 purchased the property in 1984, and now manages Argyle Lagoon as one of the five Washington State  
24 Department of Fish and Wildlife (WADFW) fisheries preserves established in 1990, known collectively as  
25 the “San Juan Islands Biological Preserves”.

26 The Port of Friday Harbor acquired the historic Albert Jensen and Sons Boatyard and Marina in 2018 and  
27 the adjacent Shipyard Cove Marina in 2019. There are plans to improve, maintain and expand facilities at  
28 the properties. Projects may include additional permanent moorage, an improved barge landing, and a  
29 deep-water travel lift. The soil and marine sediment at the sites are contaminated from decades of  
30 industrial use. In partnership with the Department of Ecology, the Port will take action to clean up the site  
31 in 2020.

32 The Port employs ~~18~~ 21 year-round staff members and an additional 10 summer staff positions and is  
33 governed by a three-member Board of Commissioners elected to overlapping six-year terms.

34

1 **Table 32. 2019 Port of Friday Harbor Facilities.**

| <u>Facility</u>   | <u>Location</u>        | <u>TPN</u>   | <u>Notes</u>  |
|---|------------------------|--|---|
| <u>Friday Harbor Marina</u>   | <u>Friday Harbor</u>   | <u>351150004000</u><br><u>351355001000</u><br><u>351353001000</u><br><u>351350502000</u> | <u>500 moorage slips</u>  |
| <u>Friday Harbor Airport</u>  | <u>Friday Harbor</u>   | <u>351491631000</u><br><u>351491902000</u><br><u>352312016000</u>                        | <u>There are 19 other Port of Friday Harbor-owned parcels associated with and adjacent to the airport</u> |
| <u>Jackson Beach</u>  | <u>San Juan Island</u> | <u>352421003000</u>  | <u>14 acres</u>   |
| <u>Jensen and Sons Boatyard and Marina &amp; Shipyard Cove Marina</u> | <u>San Juan Island</u> | <u>351341006000</u><br><u>351341005000</u>   | <u>1.71 acres</u><br><u>4.79 acres</u>  |

2 Source: San Juan County GIS.

3 **Orcas Island**

4 Port of Orcas

5 Orcas Island Airport (KROS) covers an area of 64 105 acres, which contains one asphalt-paved  
6 runway (16/34) measuring 2,900 x 60 feet. In 2014, the airport had 41,800 aircraft operations; 79  
7 percent general aviation, 16 percent commercial and 5 percent air taxi. This averages to 114 operations  
8 per day.

9 In July 2017, 70 single engine aircraft and four multi-engine aircraft were based at Orcas Airport.  
10 Overnight tie-down guests are permitted to camp with their airplane at the airport. There is a single  
11 shower and bathroom located on the North end of the middle row of hangars about 125 yards east of the  
12 tie-down area. Two regular bathrooms are available in the terminal 150 yards south of the tie-down  
13 area. The terminal is typically open from 7:30 a.m. to 5:30 p.m. There is also a portable restroom next to  
14 the fuel facility just south of the tie-down area.

15 Passenger services include commercial flights from several regional airports, air taxi and Mercy Flights.  
16 The Orcas Aviation Association, a registered 501(c)3, administers the Mercy Flight Program on Orcas  
17 Island. It is run by volunteer pilots and depends on donations to help offset fuel prices. On a case-by-case  
18 basis, they also fly acute, non-emergent patients that need to be seen off-island and also fly loved ones  
19 to accompany patients who have been airlifted for emergencies.

20

1 **Table 33. 2019 Port of Orcas Facilities.**

| <u>Facility</u>             | <u>Location</u>  | <u>TPN</u>          | <u>Notes</u>       |
|-----------------------------|------------------|---------------------|--------------------|
| <u>Orcas Island Airport</u> | <u>Eastsound</u> | <u>271142023000</u> | <u>40.42 acres</u> |
| <u>Airstrip</u>             |                  | <u>271142024000</u> | <u>4.28 acres</u>  |
|                             |                  | <u>271143016000</u> | <u>8.52 acres</u>  |
|                             |                  | <u>271412013000</u> | <u>5.10 acres</u>  |
|                             |                  | <u>271412009000</u> | <u>2.66 acres</u>  |
|                             |                  | <u>271412010000</u> | <u>4.07 acres</u>  |
|                             |                  | <u>271131001000</u> | <u>41.51 acres</u> |

2 Source: San Juan County GIS.

3 **Lopez Island**

4 Port of Lopez

5 Lopez Island Airport is a public airport located three miles south of the village of Lopez, on the west side  
6 of Lopez Island. The airport is owned by the Port of Lopez. The Port District boundaries encompass all of  
7 Lopez Island.

8 Lopez Island Airport covers an area of 50 acres (20 ha) at an elevation of 209 feet (64 m) above mean sea  
9 level. It has one runway designated 16/34 with an asphalt surface measuring 2,904 by 60 feet.

10 For the 12-month period ending May 31, 2007, the airport had 31,500 aircraft operations, an average of  
11 86 per day: 75 percent general aviation and 25 percent air taxi. At that time there were 34 aircraft based  
12 at this airport: 94 percent single-engine, percent multi-engine and 3 percent helicopter.

13 The Port of Lopez owns and operates the Lopez Island airport, aircraft hangars and storage units. It owns  
14 the surrounding land and an easement on land south and west of the airport for stormwater management.  
15 The Port also owns oil spill cleanup equipment, which is used by the Islands Oil Spill Association. The Port  
16 continues to look for viable waterfront opportunities.

17 Future planning by the Port includes:

- 18 • Making improvements to existing airport facilities in accordance with the FAA approved Airport  
19 Improvement Plan.
- 20 • Identify and acquire land around the airport for aircraft safety and as a residential buffer.
- 21 • Develop Port properties as appropriate for the mission of the Port.
- 22 • Develop a waterfront presence by identifying, acquiring, and developing shoreline parcels for  
23 commercial, recreational, and/or public access purposes.

24  
25 These will be funded by normal revenue sources available to the Port from property taxes, grants and  
26 local, state and federal funding opportunities.

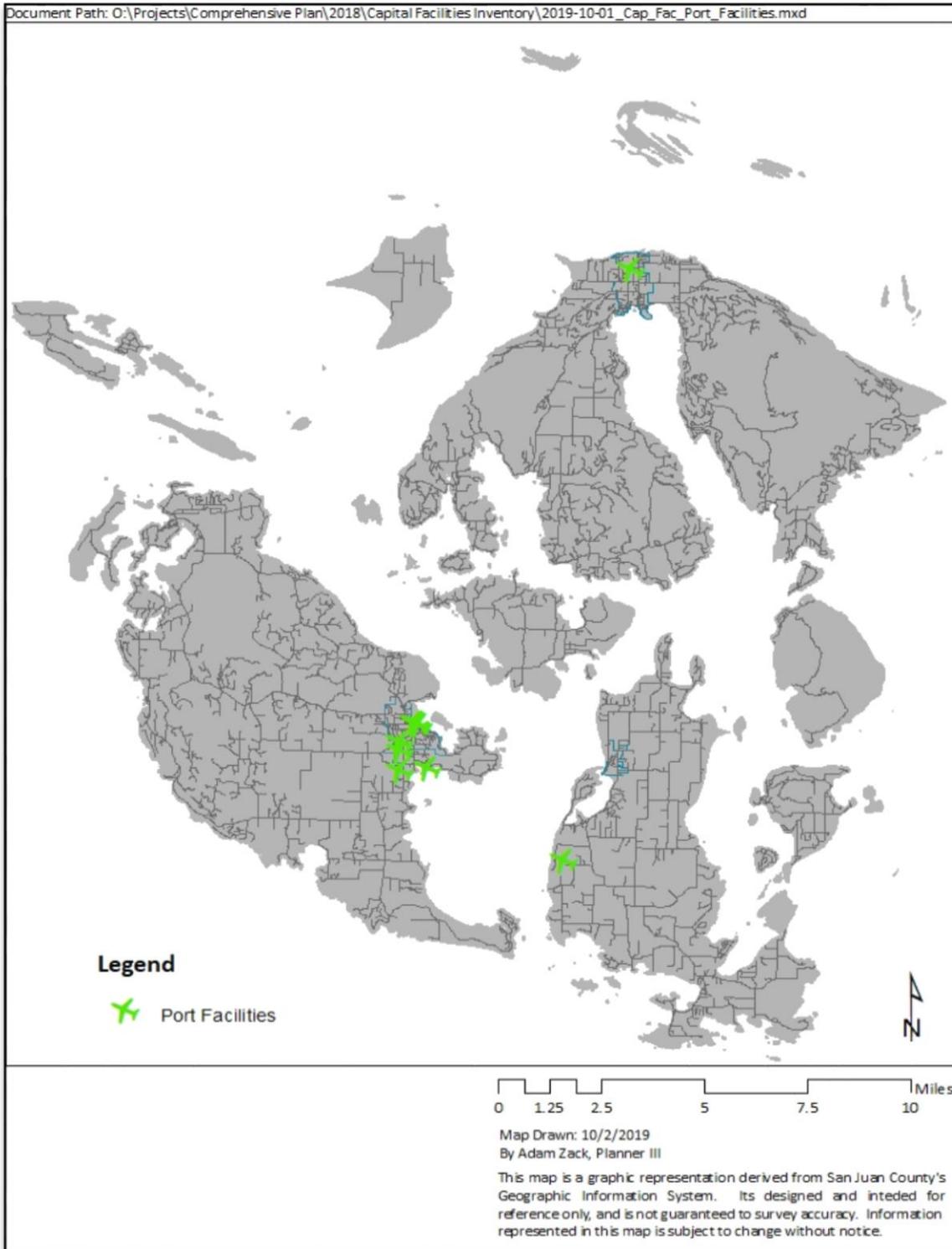
1 **Table 34. 2019 Port of Lopez Facilities.**

| <u>Facility</u>             | <u>Location</u>     | <u>TPN</u>          | <u>Notes</u>       |
|-----------------------------|---------------------|---------------------|--------------------|
| <u>Lopez Island Airport</u> | <u>Lopez Island</u> | <u>253314003000</u> | <u>84.11 acres</u> |
| <u>Airstrip</u>             |                     | <u>240412002000</u> | <u>2.66 acres</u>  |
|                             |                     | <u>240411006000</u> | <u>2.36 acres</u>  |
|                             |                     | <u>253313004000</u> | <u>5.63 acres</u>  |
| <u>Other properties</u>     |                     | <u>252712008000</u> | <u>0.40 acres</u>  |

2 Source: San Juan County GIS.

DRAFT

1 **Map 14. Port Facilities.**



2  
3

1 **7.3.10 HEALTH AND SOCIAL SERVICES**  
2

3 **Medical Clinics**  
4

5 Emergency and general medical health care in San Juan County is limited to small medical clinics that  
6 serve the public on San Juan, Orcas, and Lopez islands. Patients in need of emergency medical services  
7 not provided at these clinics are transported *via* ambulance by ferry or air to several medical facilities  
8 on the mainland.

9 **Table 35a. 2019 Medical Clinics.**

| Facility  | Location      | TPN          | Square Feet                     |
|---|---------------|--------------|---------------------------------|
| PeaceHealth Peace Island Medical Center (PIMC)                            | Friday Harbor | 351491802000 | <del>39,000</del> <u>36,992</u> |
| <del>Orcas Medical Center</del> UW Medicine<br>Orcas Island Clinic        | Eastsound     | 271411009000 | <del>6,000</del> <u>6,067</u>   |
| <del>Lopez Island Medical Clinic</del> UW<br>Medicine Lopez Island Clinic | Lopez Village | 251544011000 | 2,300                           |

10 Source: San Juan County GIS.

11 Table 35b shows the Levels of Service for medical clinics on San Juan, Orcas, and Lopez Island. The  
12 standards for square feet of medical clinic space per capita are available in Attachment 2.

13 **Table 35b. Medical Clinics Level of Service.**

| Island          | <u>2017 LOS</u><br><u>Sq. Ft. Per</u><br><u>Capita</u> | <u>2017</u><br><u>LOS Met?</u> | <u>2036 LOS</u><br><u>Sq. Ft. Per Capita</u> | <u>2036</u><br><u>LOS Met?</u> |
|-----------------|--|--------------------------------|--|--------------------------------|
| <b>San Juan</b> | <u>4.74</u>  | <u>Yes</u>                     | <u>3.98</u>                                  | <u>Yes</u>                     |
| <b>Orcas</b>    | <u>1.12</u>  | <u>No</u>                      | <u>0.94</u>                                  | <u>No</u>                      |
| <b>Lopez</b>    | <u>0.93</u>  | <u>No</u>                      | <u>0.78</u>                                  | <u>No</u>                      |

14 Source: 2009 *Plan Element 7, Capital Facilities*

15 **ADOPTED LOS STANDARDS: SAN JUAN (1.37), Orcas (1.58), LOPEZ (1.30)**  
16

17 **San Juan Island**

18 Peace Health Peace Island Medical Center (PIMC) is a ten-bed ~~39,000~~ 36,992 square foot critical access  
19 hospital that also houses an expanded primary and specialty care clinic to serve those who live, work and  
20 play in the San Juan Islands. Caregivers provide on-site care with additional services provided by regular  
21 visiting specialists and a telemedicine system. PIMC services include cancer care, emergency room and  
22 family medicine, imaging services, in-patient stays, laboratory, outpatient surgery, specialty care and tele-  
23 medicine.  
24  
25

1

**Table 36. 2015 Peace Island Medical Center Statistics.**

| Statistics             |           |
|------------------------|-----------|
| Total Licensed Beds    | 10        |
| Average Length of Stay | 2.44 days |
| Employees              | 50        |
| Active Medical Staff   | 83        |
| Volunteers             | 50        |
| In-Patient Admissions  | 85        |
| Out-Patient Visits     | 11,555    |
| Emergency Visits       | 3,270     |

Source: Peace Island Medical Center 2015

2 **Orcas Island**

3 Emergency and general health care services on Orcas Island ~~has been~~ was previously provided through  
4 the Orcas Medical Center (OMC) located on Mt. Baker Road. Unlike San Juan Island, which has a Hospital  
5 District, medical services on Orcas Island were partially funded through Island Hospital located in  
6 Anacortes and partially through patient visits. Island Hospital had a two-year agreement to provide staff,  
7 equipment and building maintenance. Staff included one full-time and one part-time physician. Medical  
8 services are provided by three different practices: Orcas Island Family medicine (privately operated);  
9 Orcas Family Health Center, a 501(c)3; and Orcas Medical Center, which was partially funded through  
10 Island Hospital located in Anacortes, the Orcas Medical Foundation (OMF) 501(c)3, and patient revenue.

11 Island Hospital’s management contract of OMC ended on September 10, 2017. The medical center ~~will~~  
12 transitioned to a management agreement with the University of Washington (UW) to provide staff and  
13 equipment. The OMC is now called UW Medicine Orcas Island Clinic. The staffing model moving forward  
14 for OMC clinic includes ~~a mid-level provider and MD~~ three MDs. The Orcas Island community is pursuing  
15 the need for a Hospital Taxing District 17 to help solidify funding for the needs of such a remote location.

16 ~~The OMC clinic~~ is a 6,067 square foot outpatient facility owned by the Orcas Medical Foundation (OMF),  
17 a non-profit organization made up of no more than fifteen and at minimum nine directors. The existing  
18 facility was completed in 1991 and equipment improvements are implemented as needed.

19 ~~The OMC clinic~~ serves an average of 5,000 patients per year, but does not provide beds for patients to  
20 stay in for any extended length of time. Patients in need of medical services not provided at ~~OMC the~~  
21 clinic are flown via Airlift Northwest or Island Air to the appropriate facility providing the needed higher  
22 level of care. ~~Two office support staff, two registered nurses, one licensed practical nurse, one medical~~  
23 ~~assistant and one medical provider staff OMC.~~

24  
25  
26

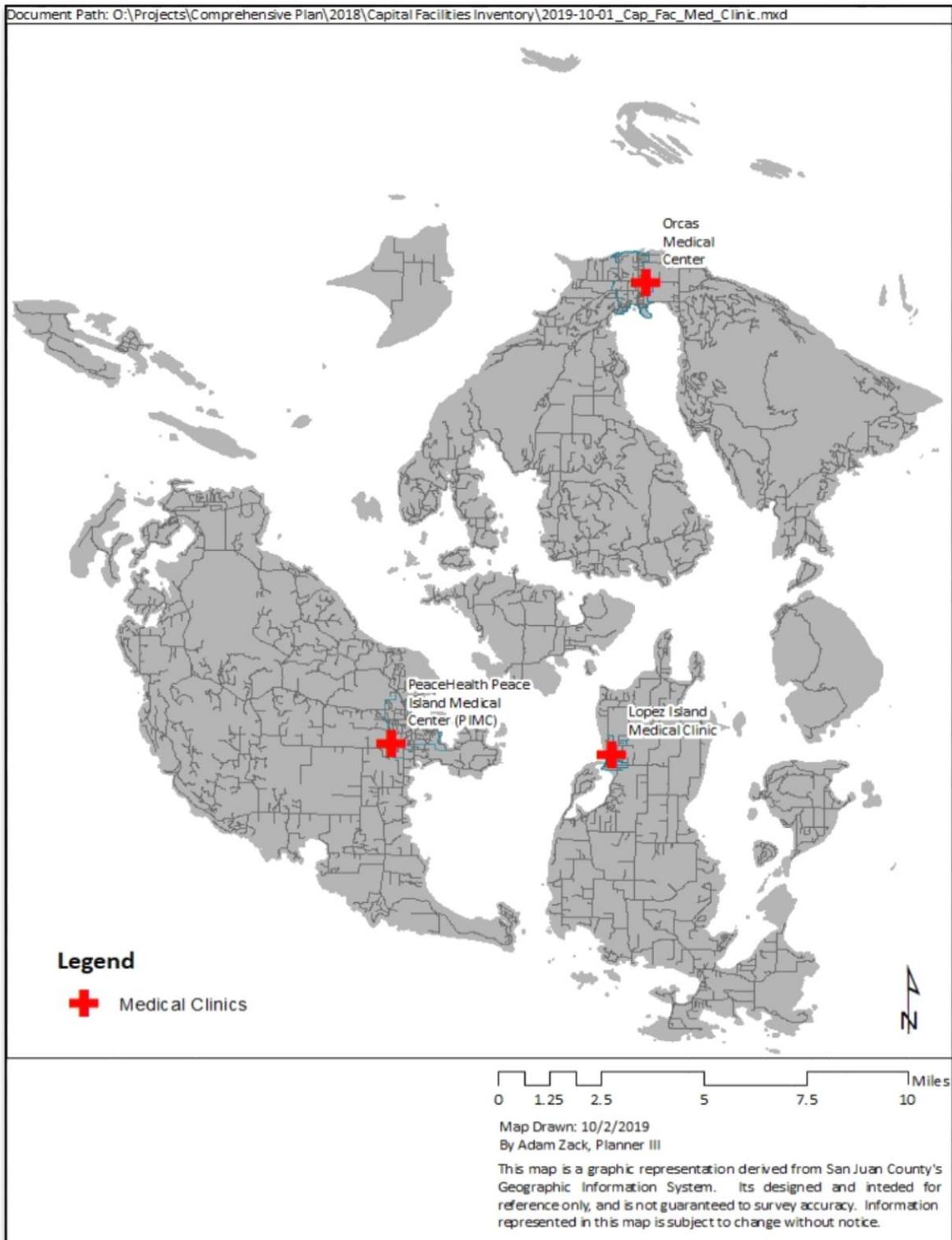
1 **Lopez Island**

2 Emergency and general health care on Lopez Island is provided entirely at ~~the Lopez Island Medical Clinic~~  
3 ~~(LIMC)~~ UW Medicine Lopez Island Clinic located at the northwest corner of Washburn Place and Village  
4 Road.

5 LIMC is a 2,300 square foot outpatient facility which is owned by the Katherine Washburn Memorial  
6 Association and is governed by a non-profit organizational board made up of nine members elected to  
7 terms of varying length. On September 30, 2017 UW Medicine ~~will~~ assumed full operation of the clinic  
8 and clinical care for patients on Lopez Island. The Catherine Washburn Association ~~will~~ continues to  
9 assume the property management of the space to include assessment and management of equipment  
10 and building maintenance. In April of 2017, voters approved *Resolution 9-2017*, approving a Hospital  
11 Taxing District for Lopez Island. The district was created with five commissioners residing within five  
12 separate districts. The district was developed to help offset costs associated with funding rural  
13 communities.

14 The medical clinic is open from ~~8~~9:00 a.m. to 5:00 p.m. Monday through Friday, but does not provide beds  
15 for patients to stay in for any extended length of time. ~~Two general practitioners on Lopez Island combine~~  
16 ~~efforts to provide the equivalent service of one full-time physician.~~ One nurse practitioner and one  
17 physician provide service at the clinic. The ~~LIMC~~ LIMC Clinic serves an average of 4,900 patients per year.

1 **Map 15. Medical Clinics.**



2

1 **Senior Services**

2 San Juan County has a high share of the population age 65 and older compared to other counties in  
3 Washington State. Senior Services programs are provided at three senior centers on San Juan, Orcas and  
4 Lopez islands in coordination and collaboration with the Senior Services Council of San Juan County, Inc;  
5 the Whatcom Council on Aging; and the Northwest Regional Council. County Health and Community  
6 Services staff are based in all three centers and provide a variety of programs and services including ~~staff~~  
7 ~~support~~, family caregiver support and facilitating evidence-based health and wellness programs such as  
8 Chronic Disease Self-Management and Powerful Tools for Caregivers workshops. Programs and services  
9 are provided by a Senior Services Manager, three Senior Services Specialists, and ~~an~~ two Aging and Family  
10 Case Coordinators.

11 The Senior Service programs are designed to maximize elders’ independence through providing  
12 congregate meals, Meals on Wheels, case coordination, as well as information and assistance. Congregate  
13 meals are served twice a week on Lopez ~~and San Juan Islands~~ and three days per week on Orcas and San  
14 Juan with take-out and home delivered meals available to seniors ~~and people with disabilities~~ who need  
15 nutritional support.

16 Family Caregiver Support Programs support family or unpaid caregivers to maintain care plans for the long  
17 term to avoid removing elders from their communities. These programs include caregiver training,  
18 education, ~~mental health and legal support~~, counseling, massage, disease-specific guidance, peer support,  
19 and respite care.

20 Other programs offered include ~~chair~~ yoga classes, meditation classes, strength training, memory café,  
21 balance class, Prostate Cancer and Parkinson’s support groups, presentations from Hospice of the  
22 Northwest, Medicare Planners, and workshops on estate planning and advance directives. The centers  
23 also provide enrichment programs, such as bingo, bridge, quilting, knitting, and painting. Programs vary  
24 depending on location.

25 Senior Services Programs are offered under contract with Northwest Regional Council through the San  
26 Juan County Health and Community Services Department with significant support from the Senior Services  
27 Council of San Juan County, Inc., a Washington 501(c)(3) non-profit corporation.

28 San Juan Island, Orcas Island, and Lopez Island each have their own senior centers, which serve as  
29 resource and information centers for all programs affecting those over age 60. The senior centers on all  
30 three islands serve hot lunches and ask a modest donation to cover the cost. Meals are also delivered to  
31 the homebound. The centers also provide a focus for organized social activities that provide opportunities  
32 for seniors to remain active in the community.

33 **Table 37. 2017 Senior Center Facilities Square Footage.**

| Senior Center | Location                       | TPN          | Square Feet                   |
|---------------|--------------------------------|--------------|-------------------------------|
| Mullis        | 589 Nash Street, Friday Harbor | 351491528000 | <del>3,000</del> <u>7,850</u> |
| Orcas Island  | 62 Henry Rd, Eastsound         | 271412022000 | <del>1,200</del> <u>5,121</u> |
| Lopez Island  | Woodmen Hall, Lopez Village    | 252731001000 | 1,078                         |

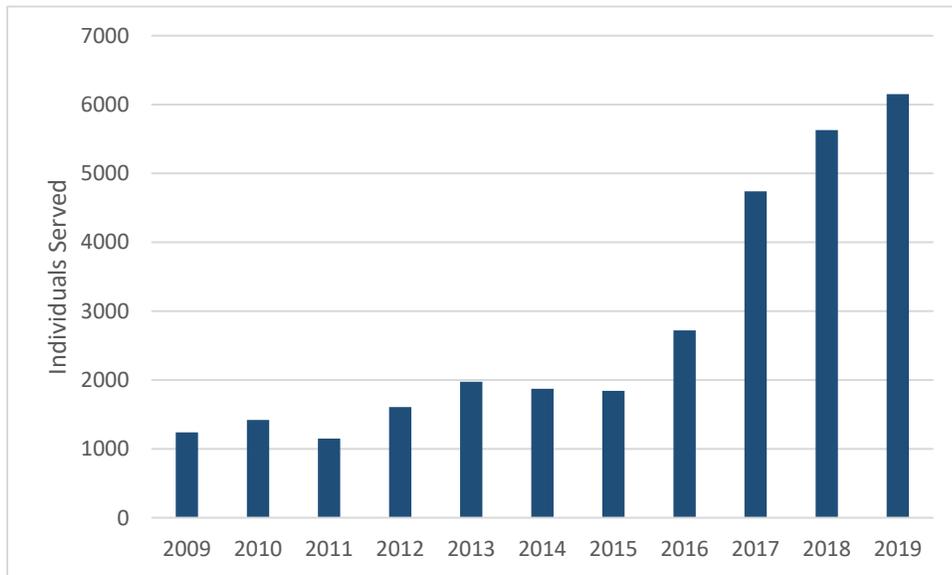
Source: San Juan County Department of Health and Community Services, 2017

1 Figure 8 below represents individuals served through Senior Services for all programs.

2

3

**Figure 8. Individuals Served by Senior Services 2008-2015.**



Source: San Juan County Health and Community Services (2019)

4

5

6

7 The Meals on Wheels program provides meals to disabled citizens and homebound seniors to provide  
8 nutritional support.

9

**Table 38. Meals on Wheels (Home Delivered Meals) by Island, 2009 - 2019.**

| Year | San Juan Island | Orcas | Lopez |
|------|-----------------|-------|-------|
| 2009 | 1384            | 371   | 264   |
| 2010 | 798             | 645   | 434   |
| 2011 | 1487            | 759   | 258   |
| 2012 | 1780            | 966   | 384   |
| 2013 | 2260            | 931   | 857   |
| 2014 | 1592            | 1103  | 1360  |
| 2015 | 1310            | 1235  | 859   |
| 2016 | 1326            | 1958  | 935   |
| 2017 | 1608            | 2949  | 1308  |
| 2018 | 2630            | 2555  | 987   |
| 2019 | 4550            | 2950  | 1400  |

Source: Meals on Wheels and More (2019)

10

11

1 Congregate meals are served two or three times a week to seniors (depending on island). Take-out meals  
2 are also available.

4 **Table 39. Congregate Meals Served by Island, 2009-2019.**

| Year | San Juan Island | Orcas | Lopez |
|------|-----------------|-------|-------|
| 2009 | 8789            | 5657  | 3218  |
| 2010 | 9010            | 5649  | 3345  |
| 2011 | 10,173          | 6644  | 3599  |
| 2012 | 9389            | 7397  | 3914  |
| 2013 | 9110            | 7597  | 4061  |
| 2014 | 8903            | 7714  | 3894  |
| 2015 | 7724            | 8359  | 4406  |
| 2016 | 7115            | 8752  | 4553  |
| 2017 | 6876            | 8384  | 4357  |
| 2018 | 7126            | 8369  | 4059  |
| 2019 | 8200            | 8100  | 4250  |

5 Source: Meals on Wheels and More (2019)

6 Transportation

7 There is a transportation program on San Juan, Orcas and Lopez Islands for seniors, which includes rides  
8 to and from lunch for seniors that cannot drive, and to medical appointments on and off island.  
9 Transportation program offerings vary between islands and are limited by volunteer driver availability. In  
10 cooperation with the non-profit, Senior Services provides trips as possible to run errands, shop off-island,  
11 and make day and overnight trips to destinations of interest to seniors. The non-profit and the County  
12 collaboratively own the vehicles used for these services. There are four vehicles at the Mullis center on  
13 San Juan, three at the Orcas senior center, and two at Woodmen Hall on Lopez. Each center has one or  
14 more wheelchair accessible vehicles. Volunteers and staff also use these vehicles to deliver meals. There  
15 is a partnership with local service providers to use the wheelchair accessible vans to take wheelchair  
16 bound seniors to medical appointments when no other options are available.

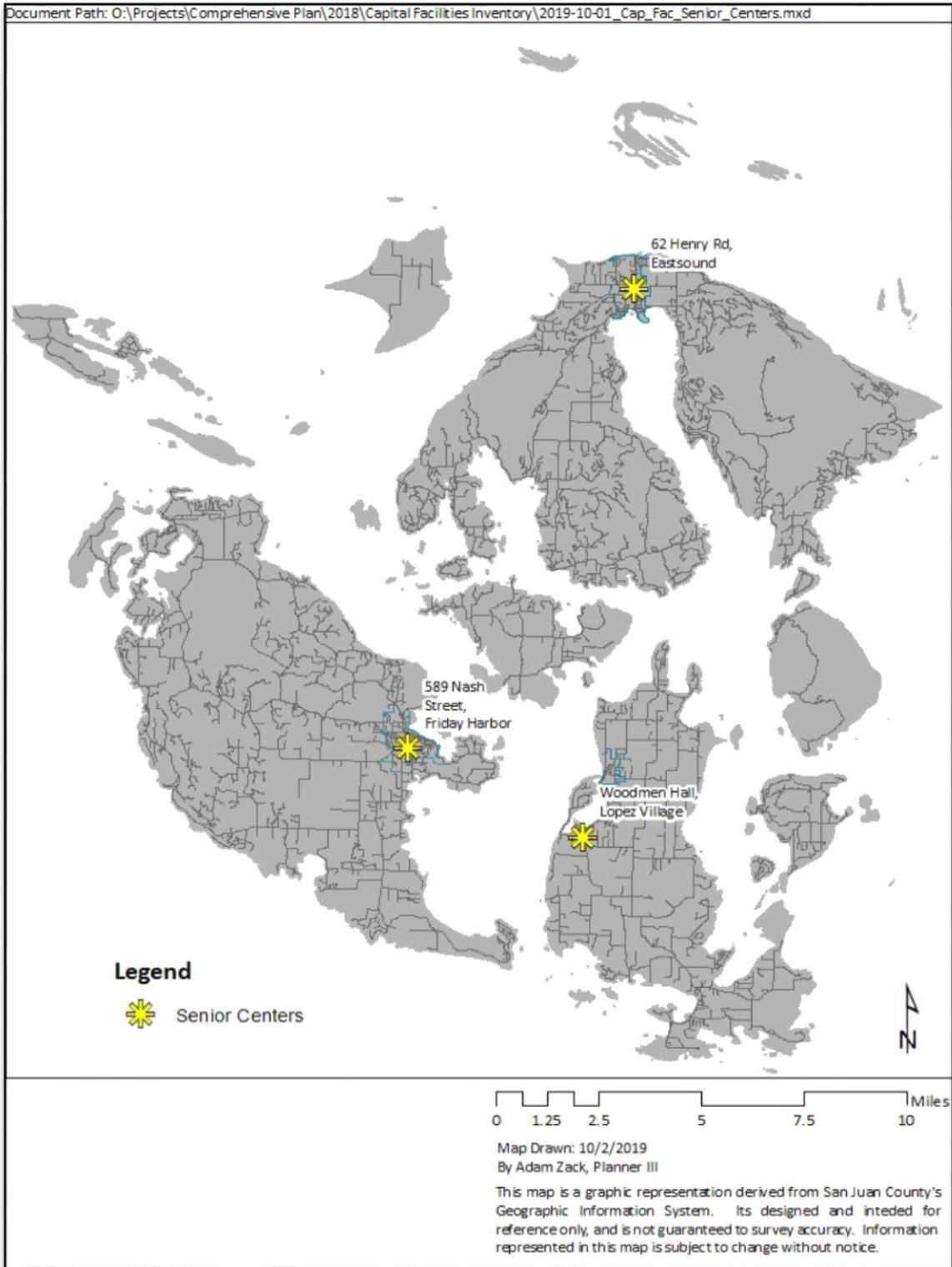
17 **Table 40. Seniors Transported through Senior Transport, 2015-2019.**

| Year | San Juan Island | Orcas | Lopez | Total |
|------|-----------------|-------|-------|-------|
| 2015 | 287             | 345   | 114   | 746   |
| 2016 | 467             | 503   | 248   | 1218  |
| 2017 | 384             | 430   | 240   | 1054  |
| 2018 | 410             | 348   | 269   | 1027  |
| 2019 | 336             | 362   | 336   | 1034  |

18 Source: San Juan County Health and Community Services (2019)

19

1 **Map 16. San Juan County Senior Centers.**



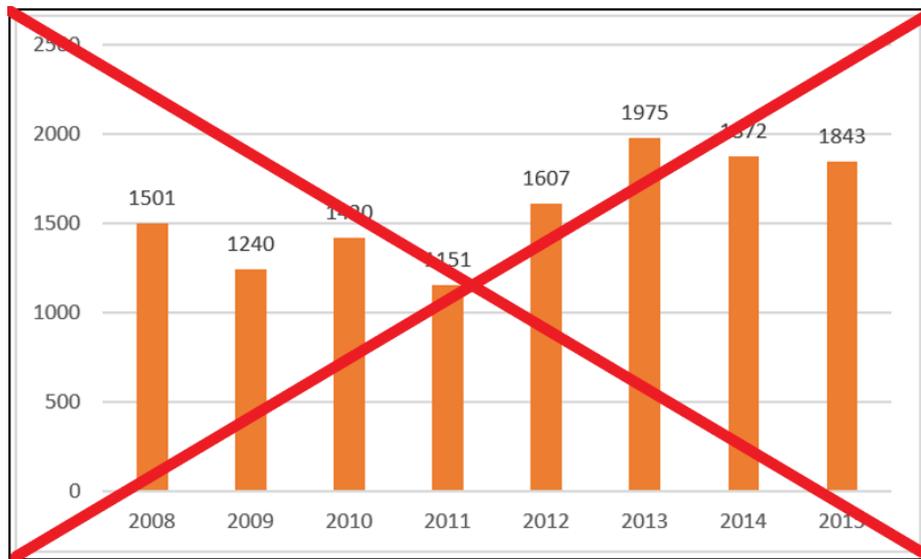
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3

1 Figure 8 below represents individuals served through Senior Services for all programs.

2

3 ~~Figure 8. Individuals Served by Senior Services 2008-2015.~~



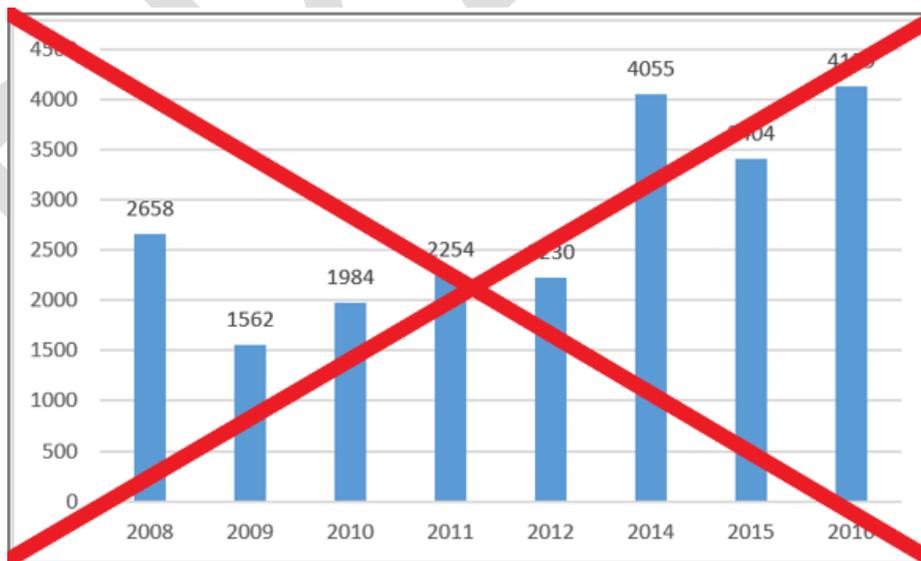
4

5 Source: San Juan County Health and Community Services (2017)

6

7 The Meals on Wheels program provides meals to disabled citizens and homebound seniors to provide  
8 nutritional support.

9 ~~Figure 9. Meals on Wheels (Home Delivered Meals) 2008-2016.~~



10

11 Source: San Juan County Health and Community Services (2017)

11

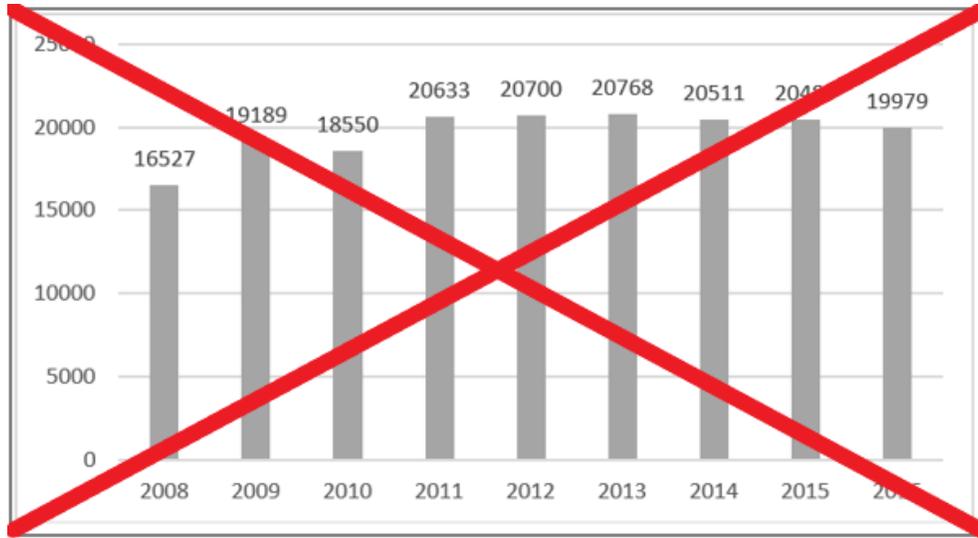
12

13

1 Congregate meals are served two or three times a week to seniors (depending on island). Take-out meals  
2 are also available.

3  
4

**Figure 10. 2008-2015 Congregate Meals Served.**



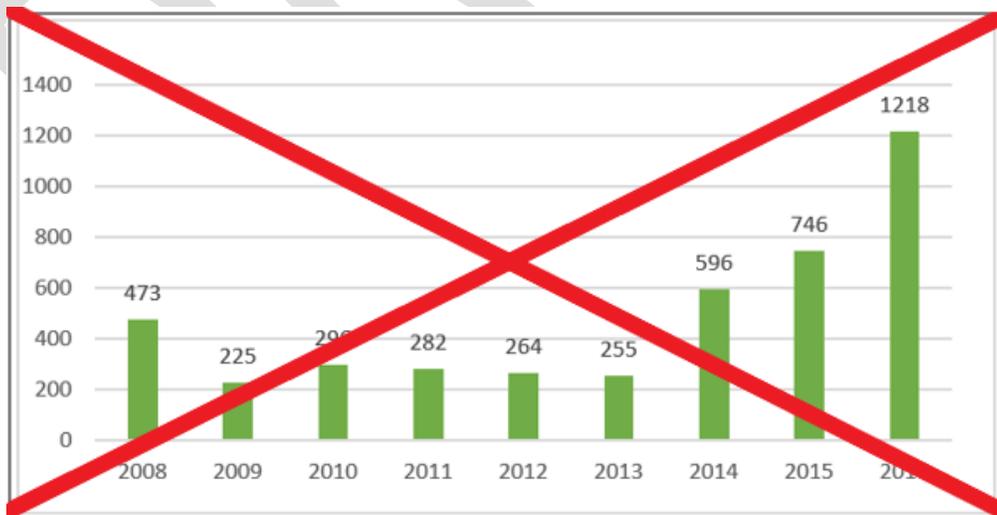
5  
6

Source: San Juan County Health and Community Services (2017)

7 In general, San Juan County contains a larger percentage of people aged 65 or over than the averages in  
8 Washington State average. The Transportation Voucher Program (TVP) was launched in 2012 and two  
9 Senior Services vehicles were acquired and put into service. In 2013, San Juan County applied for  
10 continued funding to continue the TVP and a third vehicle was obtained. Unique strategies are employed  
11 on each Island to assist residents to getting to services on the island or on the mainland.

12

**Figure 11. 2008-2016 Seniors Transported through Senior Transport.**



13  
14  
15

Source: San Juan County Health and Community Services (2017)

1 **7.3.11 EDUCATIONAL AND RECREATIONAL SERVICES**

2  
3 There are other capital facilities and services owned or operated by independent taxing districts and public  
4 or private service organizations which provide facilities and services to meet the diverse needs of island  
5 communities. These facilities and services are not subject to level of service or concurrency standards but  
6 are important to the quality of life in the county as indicated in the Vision Statement. The following are  
7 not inclusive of all facilities providing services, rather, they are a representation of each category.  
8

9 **Public Libraries**

10 Public library services in San Juan County are provided by independent Junior Taxing Districts on San Juan,  
11 Orcas, and Lopez Islands. Each library district is funded by a tax levy to property owners which is set by a  
12 five-member Board of Trustees appointed to five-year terms by the County Council.  
13

14 **Table 41a. 2017 Public Library Facilities.**

| Library         | Location                    | TPN          | Square Feet | Volumes Owned       |
|-----------------|-----------------------------|--------------|-------------|---------------------|
| San Juan Island | Guard Street, Friday Harbor | 351151041000 | 9,800       | 47,000 <sup>1</sup> |
| Orcas Island    | Rose Street, Eastsound      | 271454101000 | 12,700      | 42,000 <sup>1</sup> |
| Lopez Island    | Village Road, Lopez         | 251433011000 | 3,100       | 14,000              |

Source: SJI and Orcas Libraries 2017 <sup>1</sup> Does not reflect digital media

15  
16 Table 41b shows the Levels of Service for public library facilities on San Juan, Orcas, and Lopez Island. The  
17 standards for square feet of library space per capita are established in Attachment 2. Public library  
18 facilities on San Juan and Lopez islands do not meet the LOS standards.  
19

20 **Table 41b. 2019 Public Library Facilities Level of Service (LOS)\*.**

| Island   | 2017 LOS<br>Sq. ft. per capita | 2017<br>LOS Met? | 2036 LOS<br>Sq. ft. per capita | 2036<br>LOS Met? |
|----------|--------------------------------|------------------|--------------------------------|------------------|
| San Juan | 1.25                           | No               | 1.05                           | No               |
| Orcas    | 2.35                           | Yes              | 1.97                           | Yes              |
| Lopez    | 1.26                           | No               | 1.06                           | No               |

\*ADOPTED LOS STANDARDS: SAN JUAN (1.54), ORCAS (1.58), LOPEZ (1.75)

Source: 2009 Plan Element 7, Capital Facilities

21  
22  
23  
24 **San Juan Island**

25 The San Juan Island Library District provides public library services to all San Juan Island residents and  
26 currently operates out of a 9,800 square foot facility located at 1010 Guard Street in Friday Harbor.  
27 The library has nearly 6,000 resident cardholders and 350 non-resident cardholders. The library owns  
28 approximately 47,000 volumes (plus 45,000 digital e-books), 1,900 audiobooks (plus 13,000 e-  
29 audiobooks) and 6,700 DVDs, leading with other materials to 114,607 total holdings. It has 4,950  
30 lineal feet of shelving capacity, and seating capacity for 60 people.

1 The San Juan Island Library is one of the busiest libraries in the state. The number of books and other  
2 materials checked out of the Library reached more than 163,000 items in 2016, an increase of 36 percent  
3 from 2004 figures. There were almost 110,000 individual visits, an increase of 46 percent. The library  
4 offers 18 Internet computers and 5 laptops for use in the building. In 2016 it offered 542 programs for  
5 people of all ages, which drew more than 11,000 attendees.

6 The Board of Trustees is currently examining the facility to plan for its future. More space is needed for  
7 quiet reading, collaborating as teams, tutoring of students, small, medium and large meeting spaces,  
8 programs which are attracting more people, materials for check out and more. Parking is critically  
9 inadequate in terms of numbers of spaces and safety. The building is aging and maintenance and repairs  
10 are increasing in frequency and cost. The Board is considering various options to recommend to Island  
11 residents including renovation or expansion of the current building, or building a new library to meet  
12 current and future needs for the next 20 years.

### 13 **Orcas Island**

14 The Orcas Island Library District provides public library services to all Orcas Island residents. The library  
15 currently operates out of a 12,700 square foot facility located in Eastsound. It currently owns  
16 approximately 42,000 volumes.

17 The facility was built in 1992, and was almost doubled in size in 2017. Some of the features of the  
18 expanded building include an expanded children's area, a new room just for young adults, three new small  
19 group meeting rooms, an outdoor patio with Wi-Fi access and protection from the rain, more soft seating  
20 and work tables. There is easier entry from a variety of directions including from the Library Park, Rose  
21 Street, or the south side with use of a new south entrance. There is also a new performance space, the  
22 North Amphitheater. Future plans include the conversion of the former lobby into a lounge or similar  
23 type of seating.

### 24 **Lopez Island**

25 The Lopez Island Library District provides public library services to all Lopez Island residents. It  
26 currently operates out of a 6,000 square foot facility located on Fisherman Bay Road and owns  
27 approximately 14,000 volumes.

### 28 **Museums**

29 Public historical museums in San Juan County are provided by non-profit historical societies on San  
30 Juan, Orcas, and Lopez islands. The museums included in this inventory receive annual funding from  
31 San Juan County. ~~The Whale Museum in Friday Harbor is a private, non-profit museum and research~~  
32 ~~center which focuses on marine biology and environment of the San Juan Islands.~~

33 **Table 42a. 2017 Museum Facilities.**

| Museum                                    | Location      | TPN                     | Square Feet |
|---|---------------|-------------------------|-------------|
| San Juan Island Historical Museum         | Friday Harbor | 351490907000            | 2,500       |
| <del>The Whale Museum</del>               | Friday Harbor | <del>351350504000</del> | 5,000       |
| <del>San Juan Island Museum of Arts</del> | Friday Harbor | <del>351491509000</del> | 5,000       |

|                                |           |              |       |
|--------------------------------|-----------|--------------|-------|
| Orcas Island Historical Museum | Eastsound | 271413010000 | 2,720 |
| Lopez Island Historical Museum | Lopez     | 251541008000 | 800   |

Source: San Juan Island, Orcas and Lopez Historical Societies 2017

1

2 Table 42b shows the Levels of Service for museum facilities on San Juan, Orcas, and Lopez Island. The  
3 standards for square feet of museum space per capita are established in Attachment 2. None of the  
4 museum facilities meet the established Levels of Service.

5 **Table 42b. Museum Facilities Level of Service (LOS)\*.**

| <u>Island</u>   | <u>2017 LOS</u><br><u>Sq. Ft. Per Capita</u> | <u>2017</u><br><u>LOS Met?</u> | <u>2036 LOS</u><br><u>Sq. Ft. Per Capita</u> | <u>2036</u><br><u>LOS Met?</u> |
|-----------------|--|--------------------------------|--|--------------------------------|
| <u>San Juan</u> | <u>0.32</u>                                  | <u>No</u>                      | <u>0.27</u>                                  | <u>No</u>                      |
| <u>Orcas</u>    | <u>0.50</u>                                  | <u>No</u>                      | <u>0.42</u>                                  | <u>No</u>                      |
| <u>Lopez</u>    | <u>0.32</u>                                  | <u>No</u>                      | <u>0.27</u>                                  | <u>No</u>                      |

6

\* ADOPTED LOS STANDARDS: SAN JUAN = 1.28, ORCAS = 0.72, LOPEZ = 0.45

7

Sources: 2009 Plan Element 7, Capital Facilities. San Juan Island, Orcas and Lopez Historical Societies 2017

8

9

**San Juan Island**

10 San Juan Historical Museum

11 The San Juan Historical Museum is located at 305 and 420 Price Street in Friday Harbor. The San Juan  
12 Historical Society and its museum shares and interprets the stories of the peoples of San Juan Island. The  
13 Historical Society assembles, collects and preserves exhibits and makes available for future generations,  
14 historical data, information and artifacts, which illustrate the heritage of San Juan Island.

15 Construction and development of the new Museum of History and Industry is progressing, with the  
16 Atrium, Logging, and Limestone processing exhibits available for exploration now. The Farming and Fishing  
17 exhibits are currently being developed.

18 The Whale Museum

19 The Whale Museum is a two-story 1,200 square foot museum located at 621 First Street in Friday Harbor.  
20 On the first floor, there is a gift shop as well as an exhibit area. The second level houses more exhibit area.  
21 There is a collection of exhibits, artwork, models, and artifacts, including real whale skeletons and a family  
22 tree of the Resident Orcas.

23 San Juan Island Museum of Art (IMA)

24 San Juan Islands Museum of Art is a 5,000 square foot facility that was established in February 2005. The  
25 museum is staffed by volunteers and offers rotating exhibitions of fine visual art.

26

27 **Orcas Island**

28 Orcas Island Historical Museum

29 The Orcas Island Historical Society is a non-profit organization and was founded in 1952. The Society's  
30 museum on North Beach Road in Eastsound opened in 1957. Organization and operation of the  
31 Society is directed by a Board of Trustees consisting of three members elected to one-year terms while

1 day-to-day management of the museum is provided by a part-time Curator. At present, the Orcas  
2 Island Historical Society Museum consists of a 2,720 square foot building.

### 3 **Lopez Island**

#### 4 Lopez Island Historical Museum

5 The Lopez Island Historical Society is a non-profit organization and was founded in 1966. Lopez Island  
6 Historical Society Museum opened in 1980 and consists of a 2000 square foot building at the corner  
7 of Weeks Road and Washburn Place. The museum collects, preserves, and documents the human  
8 history of Lopez and the San Juan Islands.

### 9 **Performing Arts Centers**

10 Performing arts programs are available to the public on San Juan, Orcas and Lopez islands. These  
11 programs are provided through non-profit organizations managed by a fifteen member Board of  
12 Trustees. Theater facilities on San Juan and Orcas islands are partially owned (10.26 percent) by San  
13 Juan County and the County Council approves the appointment of two of five Board members elected  
14 each year. Funding for these facilities is provided through private donations, grants, and County  
15 ~~hotel/motel~~ lodging taxes.

#### 16 **San Juan Island**

17 ~~The San Juan Performing Arts Center~~ San Juan Community Theatre is a non-profit charitable  
18 organization. Constructed in 1989 with the support of San Juan County, the theatre has been serving  
19 island residents and guests for more than twenty-five seasons. The building contains two performance  
20 venues, the 275-seat Whittier Theatre and the smaller "black box" Gubelman Theatre, which can be  
21 configured in multiple ways, seating up to 75 patrons and an outdoor patio. The building also houses the  
22 offices of the Theatre's staff. The year-round event calendar includes concerts, plays, musicals and HD  
23 screenings. Classes and trainings are also a vital part of the theatre's mission to provide artistic growth  
24 for youth and adults. Rotating exhibits of island artists are displayed in the lobby and the theatre's  
25 multiple event spaces serve San Juan Island as a center for lectures, meetings, and receptions.

#### 26 **Orcas Island**

27 ~~The Orcas Performing Arts Center~~ Orcas Center is a 9,400 square foot community center located in  
28 Eastsound. The building was constructed in 1985 with financial assistance from San Juan County  
29 through a "Party Wall" agreement. Funding is currently provided through ~~hotel/motel~~ lodging taxes,  
30 state and federal grants, proceeds from activities and events, and fund raising efforts. A fifteen-  
31 member board manages the center.

#### 32 **Lopez Island**

33 The Lopez Center for Community and the Arts (LCCA) is located at 204 Village Road on seven acres of land  
34 in the middle of Lopez Village. It has committed the use of some of the land to an outdoor performance  
35 pavilion, the Lopez Children's Center, Family Resource Center, Farmers' Market, a community garden and  
36 a skateboard park. It sits in the middle of an expansive greensward with drought and deer resistant  
37 landscaping.

1 The LCCA is owned and managed by the Lopez Community Center Association, a non-profit 501(c)3  
 2 organization. The LCCA is the largest venue on Lopez Island with 6,200 square feet, a 300 person indoor  
 3 capacity (200 seated) and expansive grounds. It hosts concerts, dances, theatrical performances, and art  
 4 shows.

5 **Table 43. Performing Arts Centers-Facilities.**

| Center Facility                             | Location      | TPN          | Square Feet |
|---|---------------|--------------|-------------|
| San Juan Community Theatre                  | Friday Harbor | 351150020000 | 13,460      |
| Orcas Center                                | Eastsound     | 271411012000 | 9,400       |
| The Lopez Center for Community and the Arts | Lopez Village | 251541012000 | 6,200       |

Source: SJI, Orcas and Lopez Performing Arts Centers

6 **Community College**

7 Skagit Valley College, San Juan Center

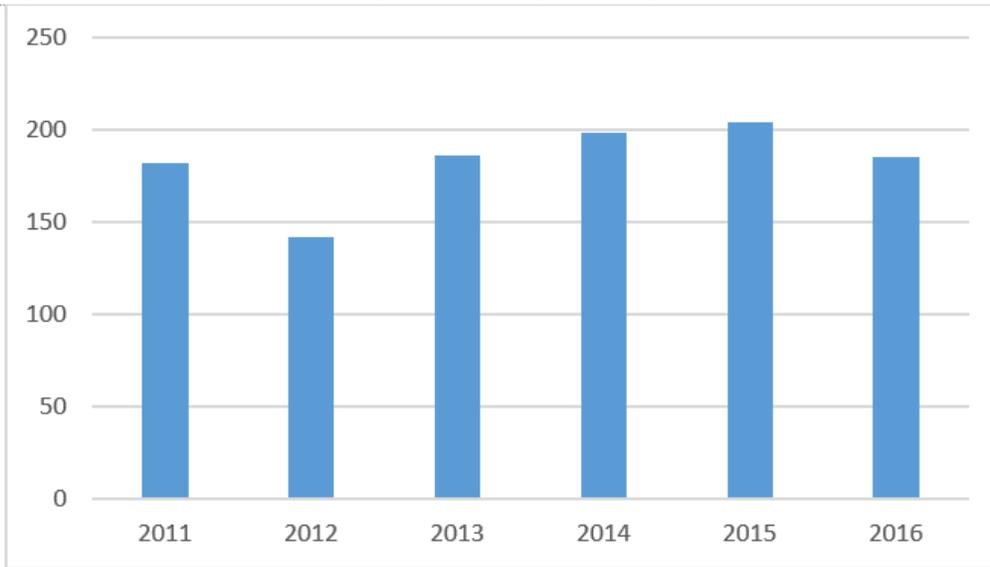
8 Skagit Valley College (SVC) has developed strong community connections throughout Skagit, Island, and  
 9 San Juan counties. SVC has partnered in the creation and support of Leadership San Juan Islands and  
 10 frequently partners with the San Juan Economic Development Council and the Northwest Workforce  
 11 Council to address community development and workforce development needs through customized  
 12 training delivery. Skagit Valley College also leases office space to San Juan County to provide for the  
 13 Washington State University Extension. By collaborating with many key community leaders in education,  
 14 government, business, and economic development, SVC is exploring employment trends, implementing  
 15 emerging technologies, and creating innovative academic pathways that enhance student success.

16 **Table 44. SVC Friday Harbor Campus Square Footage.**

| School                | Location      | TPN          | Square Feet |
|-----------------------|---------------|--------------|-------------|
| Skagit Valley College | Friday Harbor | 352312016000 | 9,500       |

Source: Skagit Community College 2017

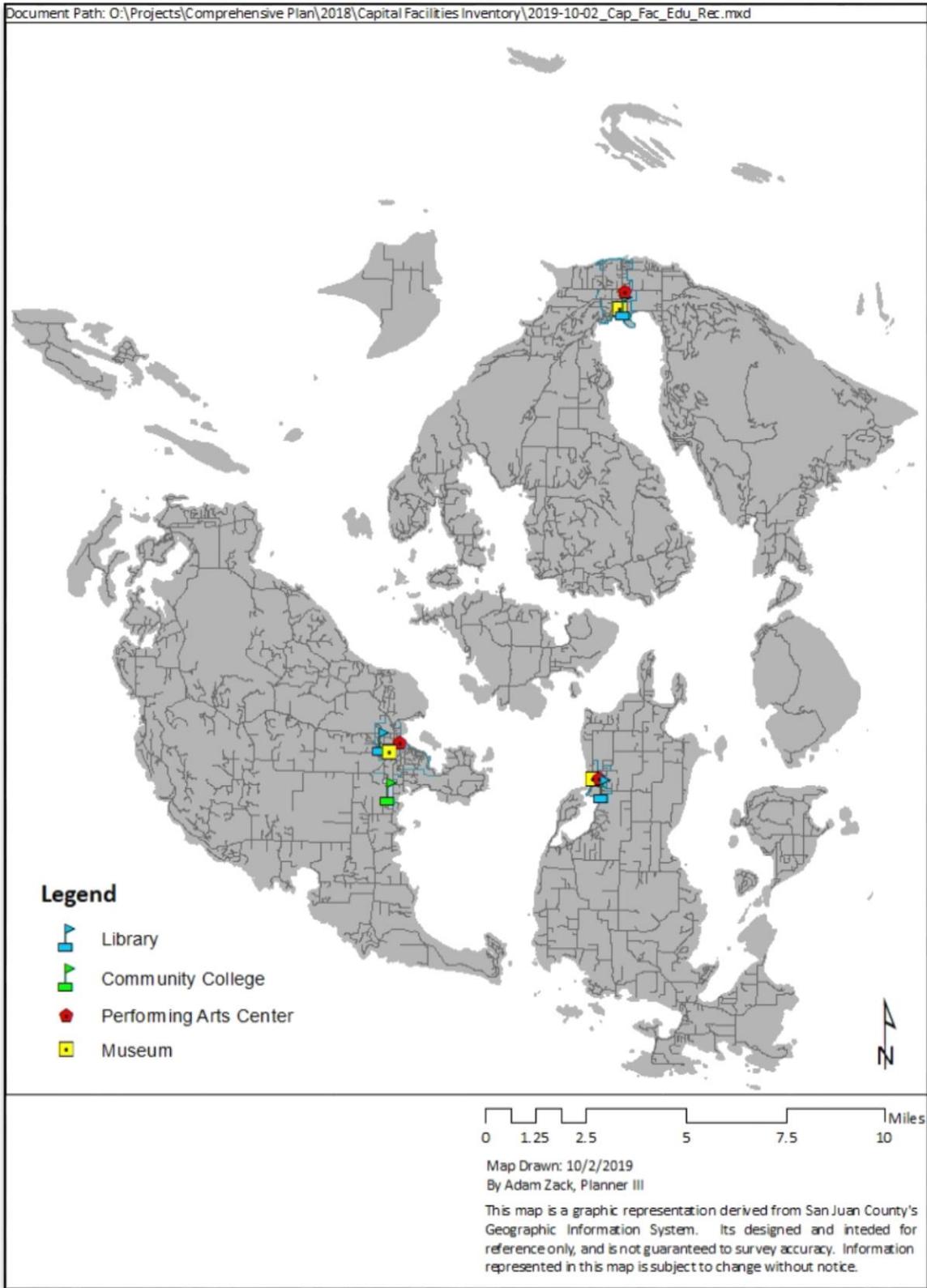
1 **Figure 8. 2011-2016 SVC Friday Harbor Campus Yearly Enrollment.**



2  
3 Source: Skagit Valley Community College 2017

DRAFT

1 **Map 17. Educational and Recreational Services.**



2

1 **7.4 ATTACHMENTS – All New Section**

2 **ATTACHMENT 1: SUMMARY TABLE OF PROVIDERS, CONCURRENCY, LOS AND RELATED PLANS**

3 **Table 7.4.1 Capital Facilities Summary of Providers, Concurrency, LOS, and Related Plans.**

| Facility                  | Provider(s)   | Concurrency required for development | Population Determines LOS | Land Use And System Capacity Determines LOS | Separate Plan Element or Functional plan   |
|---------------------------|---|--------------------------------------|---------------------------|---|--|
| Solid Waste               | San Juan Sanitation, Lautenbach Industries, Town of Friday Harbor, Orcas Recycling Services, Lopez Solid Waste Disposal District  | Yes                                  | Yes                       | No  | San Juan County Revised Solid Waste and Moderate-Risk Waste Management Plan      |
| Water                     | Town of Friday Harbor; Roche Harbor Water System, Inc.; Eastsound Water Users Association; Olga Water Users, Inc.; Doe Bay Water Users Association; West Sound Water Association; Orcas Landing; Rosario Water System; Resort at Deer Harbor; West Beach Resort; Milagra Water System; Fisherman Bay Water Association; Normandy Heights Owners Association; Lopez Islander Resort; Flemming/Wallis; Lopez School District; OPALCO Lopez System | Yes                                  | No                        | Yes   | SJC Comprehensive Plan Element 4, Water Resources; Individual Water System Plans |
| Sewage Treatment          | Town of Friday Harbor, Eastsound Sewer and Water District, Orcas Landing Sewer, Fisherman Bay Sewer District, Rosario System, Roche Harbor Area General Sewer Plan, Deer Harbor, Doe Bay, West Beach Resort   | Yes                                  | No                        | Yes   | Individual Sewer System Plans  |
| Government Administration | San Juan County   | No                                   | Yes                       | No  | --   |
| Public Works              | San Juan County   | No                                   | Yes                       | No  | --   |

| Facility                      | Provider(s)  | Concurrency required for development | Population determines LOS         | Land use and system capacity determines LOS | Separate Plan Element or Functional plan  |
|-------------------------------|--|--------------------------------------|-----------------------------------|---|---|
| Sheriff                       | San Juan County  | No                                   | Yes                               | No  |   |
| Stormwater                    | San Juan County  | No                                   | n/a                               | n/a   | San Juan County Stormwater Basin Planning, Volume I and Volume II (2014)  |
| Parks and Recreation          | San Juan County  | No                                   | Yes                               | No  | SJC Comprehensive Plan, Appendix 13: Parks, Trails, and Natural Areas and Non-Motorized Transportation Plan (2016), San Juan County Fairgrounds Master Plan Update Draft (2019) |
| Schools                       | San Juan Island School District, Orcas Island School District, Lopez Island School District, Shaw Island School District   | No                                   | LOS determined by School District | LOS determined by School District           | --  |
| Fire Protection and EMS       | San Juan Fire Protection District #2, San Juan Fire Protection District #3, San Juan Fire Protection District #4, San Juan Fire Protection District #5, San Juan Island Emergency Medical Services | No                                   | Yes                               | No  | --  |
| Hospitals and medical clinics | San Juan County Public Hospital District #1, PeaceHealth, Lopez Island Hospital District, Orcas Island Health Care District, UW Medicine   | No                                   | Yes                               | No  | --  |
| Emergency Management          | San Juan County  | No                                   | n/a                               | n/a   | San Juan County Comprehensive Emergency Management Plan (2019)  |

| Facility          | Provider(s)   | Concurrency required for development | Population determines LOS | Land use and system capacity determines LOS | Separate Plan Element or Functional plan   |
|-------------------|---|--------------------------------------|---------------------------|---|--|
| Ports             | Port of Friday Harbor, Port of Orcas, Port of Lopez   | No                                   | n/a                       | n/a   | Port of Friday Harbor General Plan (2011), Friday Harbor Airport Master Plan Update (2015), Orcas Island Airport Master Plan (2019), Port of Lopez Master Plan Update (2018) |
| Transportation    | San Juan County Public Works  | Yes                                  | No                        | Yes   | San Juan County Transportation Improvement Program (2019), San Juan County Comprehensive Plan Transportation Element   |
| Senior Services   | San Juan County; Senior Services Council of San Juan County, Inc.; Whatcom Council on Aging; Northwest Regional Council | No                                   | n/a                       | n/a   | --   |
| Libraries         | San Juan Island Library District, Orcas Island Library District, Lopez Island Library District                          | No                                   | Yes                       | No  | --   |
| Museums           | San Juan Island Historical Museum, Orcas Island Historical Museum, Lopez Island Historical Museum                       | No                                   | Yes                       | No  | --   |
| Performing Arts   | San Juan Community Theatre, Orcas Center, Lopez Center for Community and the Arts                                       | No                                   | n/a                       | n/a   | --   |
| Community College | Skagit Valley College   | No                                   | n/a                       | n/a   | --   |

1

2

1 **ATTACHMENT 2 - LEVEL OF SERVICE FORMULAS AND STANDARDS**

2 **All new section: formulas moved from Element 7, Capital Facilities. No changes made to tables or formulas.**

3

4 **Solid Waste and Recycling Facilities**

5 
$$(LHD - SWG) / LHD = AFC$$

Where

LHD = Long-Haul Disposal capability and planned capacity (*i.e.*, the volume of garbage that can be processed. This is the volume of garbage per truck multiplied by the number of transfer trailers that can be filled and transferred off the island in a day.)

SWG = Solid Waste (garbage) Generated by County population. (Because there are limits to the number of garbage trucks that can be moved by the ferries, it is the amount of garbage, not recycling, that at present is the important quantity for determining capacity.)

AFC = Available Facility Capacity at solid waste transfer stations

6 **Table 7.4.2 LOS for Solid Waste and Recycling Facilities.**

| Metric Per Capita                 | Level of Service (LOS) Standards |    |    |    |    |     |
|-----------------------------------|----------------------------------|----|----|----|----|-----|
|                                   | A                                | B  | C  | D  | E  | F   |
| <b>Percent Available Capacity</b> | >25                              | 25 | 20 | 15 | 10 | <10 |

Adopted Standard: LOS F

Source: San Juan County 2009 Element 7, Capital Facilities

7

8 **Community Water Systems**

$$(LHD - SWG) / LHD = AFC$$

Where

LHD = Long-Haul Disposal capability and planned capacity (*i.e.*, the volume of garbage that can be processed. This is the volume of garbage per truck multiplied by the number of transfer trailers that can be filled and transferred off the island in a day.)

SWG = Solid Waste (garbage) Generated by County population. (Because there are limits to the number of garbage trucks that can be moved by the ferries, it is the amount of garbage, not recycling, that at present is the important quantity for determining capacity.)

AFC = Available Facility Capacity at solid waste transfer stations

**Table 7.4.3 LOS for Community Water Systems.**

| Metric Per Capita                 | Level of Service (LOS) Standards |    |    |    |    |     |
|-----------------------------------|----------------------------------|----|----|----|----|-----|
|                                   | A                                | B  | C  | D  | E  | F   |
| <b>Percent Operating Capacity</b> | <80                              | 80 | 85 | 90 | 95 | >95 |

Adopted Standard: LOS F

Source: San Juan County 2009 Element 7, Capital Facilities

9

10

1 **Community Sewage Treatment Facilities**

2

**EC / AC = OC**  
 Where  
 EC = Existing Connections (expressed in Equivalent Residential Units. Existing connections include those memberships that are purchased but not yet connected)  
 AC = Approved Connections and planned capacity (or the system capacity, expressed in Equivalent Residential Units. Approved connections include the total number of connections approved for the system by the County or State)  
 OC = Operating Capacity (the portion of total system capacity that is committed to serving existing connections and memberships)

3

4 **Table 7.4.4 LOS for Community Sewage Treatment Facilities.**

| Metric Per Capita                 | Level of Service (LOS) Standards |    |    |    |    |     |
|-----------------------------------|----------------------------------|----|----|----|----|-----|
|                                   | A                                | B  | C  | D  | E  | F   |
| <b>Percent Operating Capacity</b> | <80                              | 80 | 85 | 90 | 95 | >95 |

Adopted Standard: LOS C  
 Source: San Juan County 2009 Element 7, Capital Facilities

5

6 **County Government Administration Buildings**

**ASF / CR = SFA**  
 where  
 ASF = Administrative Square Feet  
 CR = County Residents  
 SFA = Square Feet Available

7 **Table 7.4.5 LOS for County Government Administration Buildings.**

| Metric Per Capita                 | Level of Service (LOS) Standards |    |    |    |    |     |
|-----------------------------------|----------------------------------|----|----|----|----|-----|
|                                   | A                                | B  | C  | D  | E  | F   |
| <b>Percent Operating Capacity</b> | <80                              | 80 | 85 | 90 | 95 | >95 |

Adopted Standard: LOS C  
 Source: San Juan County 2009 Element 7, Capital Facilities

8

9

1 **Sheriff Facilities**

2

**EO / IR = EP**

where

EO = Enforcement Officers

IR = Island Residents

EP = Enforcement Provided

**SSF / EO = EAS**

where

SSF = Station Square Feet

EO = Enforcement Officers

EAS = Enforcement Administrative Space

3 **Table 7.4.6 LOS for Sheriff Facilities.**

| Metric Per Capita           | Island   | Level of Service (LOS) Standards |       |         |        |         |         |
|-----------------------------|----------|----------------------------------|-------|---------|--------|---------|---------|
|                             |          | A                                | B     | C       | D      | E       | F       |
| <b>Enforcement Officers</b> | All      | >.0010                           | 0.001 | 0.00095 | 0.0009 | 0.00085 | <.00085 |
| <b>Station Sq. Ft.</b>      | San Juan | >.325                            | 0.325 | 0.3     | 0.275  | 0.25    | <.250   |
|                             | Orcas    | >.130                            | 0.13  | 0.12    | 0.11   | 0.1     | <.100   |
|                             | Lopez    | >.425                            | 0.425 | 0.4     | 0.375  | 0.35    | <.350   |

Adopted Standard for Enforcement Officers: LOS B  
 Adopted Standard for Station Square Feet: LOS B  
 Source: San Juan County 2009 Element 7, Capital Facilities

4

5 **Public Works Facilities**

**BSF / IR = PWBS**

Where

BSF = Building Square Feet

IR = Island Residents

PWBS = Public Works Space

**A / IR = PWA**

Where

A = Acreage

IR = Island Residents

PWA = Public Works Acreage

6 **Table 7.4.6 LOS for Public Works Facilities.**

| Metric Per Capita       | Level of Service (LOS) Standards |        |        |        |        |        |
|-------------------------|----------------------------------|--------|--------|--------|--------|--------|
|                         | A                                | B      | C      | D      | E      | F      |
| <b>SAN JUAN</b>         |                                  |        |        |        |        |        |
| <b>Building Sq. Ft.</b> | >1.75                            | 1.75   | 1.7    | 1.65   | 1.6    | <1.60  |
| <b>Acreage</b>          | >.0020                           | 0.002  | 0.0015 | 0.001  | 0.0005 | <.0005 |
| <b>ORCAS</b>            |                                  |        |        |        |        |        |
| <b>Building Sq. Ft.</b> | >2.55                            | 2.55   | 2.5    | 2.45   | 2.4    | <2.40  |
| <b>Acreage</b>          | >.0016                           | 0.0014 | 0.0012 | 0.001  | 0.0008 | <.0008 |
| <b>LOPEZ</b>            |                                  |        |        |        |        |        |
| <b>Building Sq. Ft.</b> | >3.00                            | 3      | 2.9    | 2.8    | 2.7    | <2.70  |
| <b>Acreage</b>          | >.0018                           | 0.0018 | 0.0016 | 0.0014 | 0.0012 | <.0012 |

| SHAW             |       |       |       |       |       |       |
|------------------|-------|-------|-------|-------|-------|-------|
| Building Sq. Ft. | >9.00 | 9     | 8     | 7     | 6     | <6.00 |
| Acreage          | >.005 | 0.005 | 0.004 | 0.003 | 0.002 | <.002 |
| WALDRON          |       |       |       |       |       |       |
| Acreage          | >.004 | 0.004 | 0.003 | 0.002 | 0.001 | <.001 |
| DECATUR          |       |       |       |       |       |       |
| Acreage          | >.075 | 0.075 | 0.07  | 0.065 | 0.06  | <.060 |

Adopted standard for building Sq. Ft.: LOS B on ferry-served islands

Adopted standard for acreage: LOS C

Source: San Juan County 2009 Element 7, Capital Facilities

1 **County Park Facilities**

$$PF / CR = FPR$$

where

PF = Park Facilities

CR = County Residents

FPR = Facilities per Resident

2

3 **Table 7.4.7 LOS for County Park Facilities.**

| Metric Per Capita                | Level of Service (LOS) Standards |         |         |         |         |         |
|----------------------------------|----------------------------------|---------|---------|---------|---------|---------|
|                                  | A                                | B       | C       | D       | E       | F       |
| SAN JUAN                         |                                  |         |         |         |         |         |
| Park Acres                       | >.00210                          | 0.0021  | 0.002   | 0.0019  | 0.0018  | <.00180 |
| Public Beach Access Points       | >.00030                          | 0.00030 | 0.00025 | 0.0002  | 0.00015 | <.00015 |
| Boat Launch Sites                | >.00017                          | 0.00017 | 0.00016 | 0.00015 | 0.00014 | <.00014 |
| Day Use Sites                    | >.00070                          | 0.0007  | 0.0006  | 0.0005  | 0.0004  | <.00040 |
| Overnight Camping Sites          | >.00345                          | 0.00345 | 0.00325 | 0.003   | 0.00275 | <.00275 |
| Miles of Developed Hiking Trails | >0                               | 0       | 0       | 0       | 0       | 0       |
| ORCAS                            |                                  |         |         |         |         |         |
| Park Acres                       | >.00027                          | 0.00027 | 0.00026 | 0.00025 | 0.00024 | <.00024 |
| Public Beach Access Points       | >.00017                          | 0.00017 | 0.00016 | 0.00015 | 0.00014 | <.00014 |
| Boat Launch Sites                | 0                                | 0       | 0       | 0       | 0       | 0       |
| Day Use Sites                    | >.00100                          | 0.00100 | 0.00095 | 0.00090 | 0.00085 | <.00085 |
| Overnight Camping Sites          | 0                                | 0       | 0       | 0       | 0       | 0       |

|   |        |        |        |        |        |        |
|---|--------|--------|--------|--------|--------|--------|
| <b>Miles of Developed Hiking Trails</b> | 0      | 0      | 0      | 0      | 0      | 0      |
| <b>LOPEZ</b>                            |        |        |        |        |        |        |
| <b>Park Acres</b>                       | >.0313 | 0.0313 | 0.03   | 0.0275 | 0.025  | <.0250 |
| <b>Public Beach Access Points</b>       | >.0018 | 0.0018 | 0.0017 | 0.0016 | 0.0015 | <.0015 |
| <b>Boat Launch Sites</b>                | >.0013 | 0.0013 | 0.0012 | 0.0011 | 0.001  | <.0010 |
| <b>Day Use Sites</b>                    | >.0050 | 0.005  | 0.0048 | 0.0046 | 0.0044 | <.0044 |
| <b>Overnight Camping Sites</b>          | >.0100 | 0.01   | 0.009  | 0.008  | 0.0007 | <.0007 |
| <b>Miles of Developed Hiking Trails</b> | >0     | 0      | 0      | 0      | 0      | 0      |
| <b>SHAW</b>                             |        |        |        |        |        |        |
| <b>Park Acres</b>                       | >.1930 | 0.193  | 0.19   | 0.188  | 0.186  | <.1860 |
| <b>Public Beach Access Points</b>       | >.0060 | 0.006  | 0.0058 | 0.0056 | 0.0054 | <.0054 |
| <b>Boat Launch Sites</b>                | >.0030 | 0.003  | 0.0028 | 0.0026 | 0.0024 | <.0024 |
| <b>Day Use Sites</b>                    | >.0160 | 0.016  | 0.0158 | 0.0156 | 0.0154 | <.0154 |
| <b>Overnight Camping Sites</b>          | >.0387 | 0.0387 | 0.038  | 0.0375 | 0.037  | <.0370 |
| <b>Miles of Developed Hiking Trails</b> | >0     | 0      | 0      | 0      | 0      | 0      |

Adopted standard for parks facilities: LOS B  
Source: San Juan County 2009 Element 7, Capital Facilities

1

2 **Table 7.4.8 Recommended LOS for Medical Clinics.**

| Island          | Sq. Ft. Per Capita |
|-----------------|--------------------|
| <b>SAN JUAN</b> | 1.37               |
| <b>ORCAS</b>    | 1.58               |
| <b>LOPEZ</b>    | 1.3                |

3 Source: San Juan County 2009 Element 7, Capital Facilities

4

5 **Table 7.4.9 Recommended LOS for Libraries.**

| Island          | Sq. Ft. Per Capita |
|-----------------|--------------------|
| <b>SAN JUAN</b> | 1.54               |
| <b>ORCAS</b>    | 1.58               |
| <b>LOPEZ</b>    | 1.75               |

6 Source: San Juan County 2009 Element 7, Capital Facilities

7

1 **Table 7.4.10 Recommended LOS for Museums.**

| Island          | Sq. Ft. Per Capita |
|-----------------|--------------------|
| <b>SAN JUAN</b> | 1.28               |
| <b>ORCAS</b>    | 0.72               |
| <b>LOPEZ</b>    | 0.45               |

2 Source: San Juan County 2009 Element 7, Capital Facilities

3

4 **Table 7.4.11 LOS for Fire and Emergency Medical Services.**

| Fire District      | Level of Service (LOS) Standards (WRSB Rating*) |   |   |   |   |    |
|--------------------|---|---|---|---|---|----|
|                    | A   | B | C | D | E | F  |
| <b>ORCAS #2</b>    | 5   | 6 | 7 | 8 | 9 | 10 |
| <b>SAN JUAN #3</b> | 5   | 6 | 7 | 8 | 9 | 10 |
| <b>LOPEZ #4</b>    | 5   | 6 | 7 | 8 | 9 | 10 |
| <b>SHAW #5</b>     | 5   | 6 | 7 | 8 | 9 | 10 |

Adopted LOS for Fire Districts #2 and #3: LOS C

Adopted LOS for Fire Districts #4 and #5: LOS D

\*Washington Rating and Survey Bureau standards and district ratings

Source: San Juan County 2009 Element 7, Capital Facilities

5

1 **ATTACHMENT 3: CAPITAL IMPROVEMENT PLANS**

|   | <b>Plan</b>   | <b>Capital Facilities</b> | <b>SJC Department</b>      |
|---|---|---------------------------|----------------------------|
| 1 | 2020-2025 Six-Year Capital Improvement Plan   | County-owned facilities   | n/a                        |
| 2 | Clean Water Six-Year Capital Improvement Program, 2020-2025                             | Community Water Systems   | Public Works               |
| 3 | San Juan County Parks, Trails, and Natural Areas Plan 2017-2022 Capital Facilities Plan | Parks                     | Parks, Recreation and Fair |
| 4 | SJC Public Works 2017 Operations Master Plan  | Public Works Facilities   | Public Works               |

2

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**SAN JUAN COUNTY**

**EXHIBIT C**

**SIX-YEAR CAPITAL IMPROVEMENT PROJECTS LIST 2020 - 2025**

**2020-2025**

| Dept.      | Code   | Project   | 2020        | 2021      | 2022      | 2023      | 2024      | 2025      | Total Cost  |
|------------|--------|---|-------------|-----------|-----------|-----------|-----------|-----------|-------------|
| Admin      | CGN-02 | Civic Campus Plan   | \$500,000   | \$500,000 | \$500,000 | \$500,000 | \$500,000 |           | \$2,500,000 |
| Admin      | CGN-03 | Argyle Lots Purchase - Affordable Housing Project                 | \$237,026   |           |           |           |           |           | \$237,026   |
| Courts     | CLJ-22 | Superior Court Remodel  | \$10,000    |           |           |           |           |           | \$10,000    |
| DCD        | DCD-01 | Window Installation / Replacement                                 | \$9,000     |           |           |           |           |           | \$9,000     |
| ER&R       | ERR-01 | Fleet Replacement - Roads Vehicles & Equipment                    | \$400,000   | \$400,000 | \$400,000 | \$400,000 | \$400,000 | \$400,000 | \$2,400,000 |
| ER&R       | ERR-05 | Fleet Replacement - ER&R Vehicles & Equipment                     | \$20,000    | \$15,000  |           |           |           |           | \$35,000    |
| ER&R       | ERR-06 | Fleet Replacement - Sheriff's Office Vehicles & Equipment         | \$103,000   | \$106,000 | \$106,000 | \$106,000 | \$106,000 | \$106,000 | \$633,000   |
| ER&R       | ERR-07 | Fleet Replacement - Other Vehicles & Equipment                    | \$80,000    | \$80,000  | \$80,000  | \$80,000  | \$80,000  | \$80,000  | \$480,000   |
| ER&R       | ERR-08 | Beaverton Valley Operations Center                                | \$271,762   |           |           |           |           |           | \$271,762   |
| Facilities | FAC-09 | Countywide - Electronic Locks                                     | \$25,000    | \$25,000  |           |           |           |           | \$50,000    |
| Facilities | FAC-12 | Facilities Annual Capital - Building Projects                     | \$25,000    | \$25,000  | \$25,000  | \$25,000  | \$25,000  | \$25,000  | \$150,000   |
| Facilities | FAC-13 | Facilities Annual Capital - HVAC Projects                         | \$25,000    | \$25,000  | \$25,000  | \$25,000  | \$25,000  | \$25,000  | \$150,000   |
| Facilities | FAC-42 | Courthouse Brick Veneer Evaluation (Weeping Wall)                 | \$50,000    |           |           |           |           |           | \$50,000    |
| Facilities | FAC-43 | Courthouse Employee Lounge  | \$50,000    |           |           |           |           |           | \$50,000    |
| Fair       | CFA-26 | Fire Suppression Overhaul   | \$29,641    |           |           |           |           |           | \$29,641    |
| Health     | HCS-3  | Orcas Public Health Clinic Remodel                                | \$34,155    |           |           |           |           |           | \$34,155    |
| Env. Res.  | CW-35  | West Sound Creek Corridor Restoration                             | \$20,000    | \$34,080  | \$34,080  | \$35,080  | \$35,080  | \$35,080  | \$193,400   |
| Env. Res.  | CW-36  | Weeks Wetland Bioswale (FMB 3)                                    | \$21,100    | \$150,000 | \$156,300 | \$8,000   | \$6,000   |           | \$341,400   |
| Env. Res.  | CW-37  | Lopez Tide Gates (LTG)  | \$30,000    | \$30,000  | \$50,000  | \$100,000 | \$100,000 | \$52,000  | \$362,000   |
| Env. Res.  | CW-38  | Orcas Landing Interpretive Area                                   | \$223,500   | \$0       |           |           |           |           | \$223,500   |
| Env. Res.  | ST-21  | Garrison Creek Corridor Restoration                               | \$10,000    | \$10,000  | \$24,000  | \$37,000  | \$37,000  | \$25,000  | \$143,000   |
| Env. Res.  | ST-22  | Madrona Street Improvements - Orcas Island                        | \$10,000    | \$17,000  | \$51,500  | \$8,000   | \$500     |           | \$87,000    |
| Env. Res.  | ST-23  | Prune Alley Stormwater Project                                    | \$132,500   | \$220,000 | \$35,000  | \$19,000  |           |           | \$406,500   |
| Env. Res.  | ST-24  | Fern Street Bioretention  | \$23,500    | \$171,550 | \$15,000  | \$6,000   |           |           | \$216,050   |
| Env. Res.  | ST-25  | Market Street Bioretention Planters                               | \$41,000    | \$48,600  | \$385,800 | \$10,000  | \$10,500  |           | \$495,900   |
| Env. Res.  | ST-26  | False Bay Creek -Corridor Restoration                             | \$66,000    | \$66,000  | \$66,000  | \$66,000  | \$66,000  | \$30,000  | \$360,000   |
| Env. Res.  | ST-27  | Lopez Village Farmers Market Stormwater Improvement               | \$355,400   | \$55,000  | \$6,000   | \$5,000   |           |           | \$421,400   |
| Env. Res.  | ST-28  | Lopez Village Water Quality Treatment Bioswale                    | \$41,400    | \$4,000   | \$4,000   | \$6,000   |           |           | \$55,400    |
| Env. Res.  | ST-29  | Clean Water - Small Works Projects (Annual Allocation)            | \$50,000    | \$50,000  | \$50,000  | \$50,000  | \$50,000  | \$50,000  | \$300,000   |
| Parks      | CPK-45 | Lopez Village Park Septic Upgrades                                | \$33,000    |           |           |           |           |           | \$33,000    |
| Parks      | CPK-46 | Eastsound Village Green Restroom Expansion Design actually it's a | \$298,600   |           |           |           |           |           | \$298,600   |
| Parks      | CPK-49 | Agate Shoreline Restoration Design                                | \$60,000    |           |           |           |           |           | \$60,000    |
| Parks      | CPK-09 | SJI Day Parks Renovation  | \$10,000    |           |           |           |           |           | \$10,000    |
| Parks      | CPK-25 | Blackie Brady Park Shore Access                                   | \$84,000    |           |           |           |           |           | \$84,000    |
| Parks      | CPK-43 | ESVG Playgroun  | \$45,000    |           |           |           |           |           | \$45,000    |
| Parks      |        | Capital Repair and Maintenance                                    | \$77,400    | \$77,400  |           |           |           |           | \$154,800   |
| Roads      | 010801 | Pear Point Rd to Turn Point Rd Connector - SJI                    | \$500,000   |           |           |           |           |           | \$500,000   |
| Roads      | 020504 | Upper Deer Harbor Road Improvements - Orcas Island                | \$460,000   |           |           |           |           |           | \$460,000   |
| Roads      | 021501 | Enchanted Forest Road Trail - Orcas Island                        | \$90,000    | \$10,000  |           |           |           |           | \$100,000   |
| Roads      | 021502 | Prune Alley Rd Improvements - Orcas Island                        | \$1,000,000 | \$900,000 | \$750,000 |           |           |           | \$2,650,000 |
| Roads      | 021701 | Haven Road Pedestrian Improvements - Orcas Island                 | \$75,000    |           |           |           |           |           | \$75,000    |

|         |        |  |           |           |           |           |           |           |             |
|---------|--------|--|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| Roads   | 030601 | Agate Beach County Park Road Relocation - Lopez Island | \$25,000  | \$25,000  | \$25,000  | \$150,000 |           |           | \$225,000   |
| Roads   | 041603 | San Juan County Mooring Buoys - SJI                    | \$10,000  | \$10,000  | \$10,000  | \$10,000  | \$10,000  | \$10,000  | \$60,000    |
| Roads   |        | Pear Point Shoulder Widening - SJI                     | \$120,000 |           |           |           |           |           | \$120,000   |
| Roads   |        | Fisherman Bay road shoulder widening - Lopez Island    | \$150,000 |           |           |           |           |           | \$150,000   |
| Roads   |        | Annual Gravel Road Conversions                         | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$900,000   |
| Roads   |        | Miscellaneous Unspecified Projects                     | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$600,000   |
| Sheriff | SO-06  | County Wide Radio System                               | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$117,377 |           | \$3,117,377 |

Totals \$6,931,984 \$4,054,630 \$3,798,680 \$2,646,080 \$1,818,457 \$1,088,080 \$20,337,911

TRUE

| SIX-YEAR CAPITAL IMPROVEMENT PROJECTS LIST 2021 + |        |   |      |           |          |      |      |      |            |
|---|--------|---|------|-----------|----------|------|------|------|------------|
| Dept.   | Code   | Project   | 2020 | 2021      | 2022     | 2023 | 2024 | 2025 | Total Cost |
| Auditor   | AUD-02 | Enterprise Reseouce Planning -Financial Management System |      | \$500,000 |          |      |      |      | \$500,000  |
| Parks   | CPK-44 | Agate Beach Park restroom Renovation Design               |      | \$76,500  |          |      |      |      | \$76,500   |
| Roads   |        | Lover's Ln Trail - Orcas                                  |      | \$25,000  | \$75,000 |      |      |      | \$100,000  |
| Roads   |        | Orcas Road Mulitmodal Improvements - Orcas Island         |      | \$110,000 |          |      |      |      | \$110,000  |
| Totals  |        |   | \$0  | \$711,500 | \$75,000 | \$0  | \$0  | \$0  | \$786,500  |

TRUE

| SIX-YEAR CAPITAL IMPROVEMENT PROJECTS LIST 2022 + |        |   |      |      |           |          |      |      |            |
|---|--------|---|------|------|-----------|----------|------|------|------------|
| Dept.   | Code   | Project                                       | 2020 | 2021 | 2022      | 2023     | 2024 | 2025 | Total Cost |
| Roads   |        | Crescent Beach Rd Trail - Orcas Island        |      |      | \$25,000  | \$75,000 |      |      | \$100,000  |
| Roads   | 011302 | Beaverton Valley Rd Culvert Replacement - SJI |      |      | \$150,000 |          |      |      | \$150,000  |
| Roads   |        | West Sound Marine Facility - Orcas Island     |      |      | \$250,000 |          |      |      | \$250,000  |
| Totals  |        |   | \$0  | \$0  | \$425,000 | \$75,000 | \$0  | \$0  | \$500,000  |

TRUE

| SIX-YEAR CAPITAL IMPROVEMENT PROJECTS LIST 2023 + |        |   |      |      |      |           |             |           |             |
|---|--------|---|------|------|------|-----------|-------------|-----------|-------------|
| Dept.   | Code   | Project                                       | 2020 | 2021 | 2022 | 2023      | 2024        | 2025      | Total Cost  |
| Roads   | 011303 | Douglas Rd /Bailer Hill Rd Improvements - SJI |      |      |      | \$500,000 | \$2,000,000 |           | \$2,500,000 |
| Roads   | 021602 | Orcas Landing Marine Facility - Orcas Island  |      |      |      | \$100,000 | \$250,000   |           | \$350,000   |
| Roads   |        | San Juan Valley Road Improvements - SJI       |      |      |      | \$100,000 | \$100,000   | \$400,000 | \$600,000   |
| Totals  |        |   | \$0  | \$0  | \$0  | \$700,000 | \$2,350,000 | \$400,000 | \$3,450,000 |

TRUE

| SIX-YEAR CAPITAL IMPROVEMENT PROJECTS LIST 2025 + |      |                                |      |      |      |      |      |           |            |
|---|------|--------------------------------|------|------|------|------|------|-----------|------------|
| Dept.   | Code | Project                        | 2020 | 2021 | 2022 | 2023 | 2024 | 2025      | Total Cost |
| Roads   |      | Center Road Improvements - SJI |      |      |      |      |      | \$300,000 | \$300,000  |
| Totals  |      |                                | \$0  | \$0  | \$0  | \$0  | \$0  | \$300,000 | \$300,000  |

TRUE

Grand Total

\$6,931,984 \$4,766,130 \$4,298,680 \$3,421,080 \$4,168,457 \$1,788,080 \$25,374,411

TRUE



| Project                                  | Project # | Island   | Previous Spending | FY2019          | FY2020           | FY2021           | FY2022             | FY2023           | FY2024           | FY 2025          | Total Budget**     |
|--|-----------|----------|-------------------|-----------------|------------------|------------------|--------------------|------------------|------------------|------------------|--------------------|
| Lopez Village Ditch Retrofit to Bioswale | ST17020   | Lopez    | -                 | 17,344          | 77,400           | 4,000            | 4,000              | 6,000            | -                | -                | 145,400            |
| Weeks Wetland Bioswale                   | CW02190   | Lopez    | -                 | -               | 21,100           | 150,000          | 156,300            | 8,000            | 6,000            | -                | 346,400            |
| Lopez Village Farmers Market             | CW01180   | Lopez    | 73,500            | 3,182           | 355,400          | 55,000           | 6,000              | 5,000            | -                | -                | 541,400            |
| Lopez Tide Gates                         | CW09190   | Lopez    | -                 | -               | 30,000           | 30,000           | 50,000             | 100,000          | 100,000          | 52,000           | 372,000            |
| <b>Lopez Island Subtotal</b>             |           |          | <b>73,500</b>     | <b>20,526</b>   | <b>483,900</b>   | <b>239,000</b>   | <b>216,300</b>     | <b>119,000</b>   | <b>106,000</b>   | <b>52,000</b>    | <b>1,405,200</b>   |
| Pear Point Outfall                       | ST16040   | San Juan | 55,370            | -               | -                | -                | -                  | -                | -                | -                | 55,870             |
| False Bay Creek Corridor Restoration     | CW07190   | San Juan | -                 | 54,192          | 66,000           | 66,000           | 66,000             | 66,000           | 66,000           | 30,000           | 426,000            |
| Garrison Creek Corridor Restoration      | CW08190   | San Juan | -                 | 238             | 10,000           | 10,000           | 24,000             | 37,000           | 37,000           | 25,000           | 153,000            |
| <b>San Juan Island Subtotal</b>          |           |          | <b>55,370</b>     | <b>54,430</b>   | <b>76,000</b>    | <b>76,000</b>    | <b>90,000</b>      | <b>103,000</b>   | <b>103,000</b>   | <b>55,000</b>    | <b>634,870</b>     |
| Madrona Street Bioswale                  | 0         | Orcas    | -                 | -               | 10,000           | 17,000           | 51,500             | 8,000            | 500              | -                | 87,000             |
| Prune Alley Bioretention Planters        | CW03190   | Orcas    | -                 | -               | 132,500          | 220,000          | 35,000             | 19,000           | -                | -                | 461,500            |
| Fern Street Bioretention                 | CW04190   | Orcas    | -                 | -               | 23,500           | 171,550          | 15,000             | 6,000            | -                | -                | 233,250            |
| Market Street Bioretention Planters      | CW05190   | Orcas    | -                 | -               | 41,000           | 48,600           | 385,800            | 10,000           | 10,500           | -                | 495,900            |
| Orcas Village Bioretention Planters      | 0         | Orcas    | -                 | -               | -                | -                | 27,900             | 128,600          | 7,000            | 2,000            | 165,500            |
| Cascade Creek Flow Restoration           | 0         | Orcas    | -                 | -               | 60,000           | -                | -                  | -                | -                | -                | 60,000             |
| Fishtrap Creek Culvert Replacement       | 0         | Orcas    | -                 | -               | 25,000           | 125,000          | -                  | -                | -                | -                | 150,000            |
| Bayhead Creek Culvert Replacement        | 0         | Orcas    | -                 | -               | 25,000           | -                | 125,000            | -                | -                | -                | 150,000            |
| West Sound Creek Corridor Restoration    | CW06190   | Orcas    | -                 | 1,802           | 20,000           | 34,080           | 34,080             | 35,080           | 35,080           | 35,080           | 203,400            |
| <b>Orcas Island Subtotal</b>             |           |          | <b>-</b>          | <b>1,802</b>    | <b>337,000</b>   | <b>616,230</b>   | <b>674,280</b>     | <b>206,680</b>   | <b>53,080</b>    | <b>37,080</b>    | <b>2,006,550</b>   |
| Small Works Countywide                   | CW01190   | All      |                   | 3,182           | 50,000           | 50,000           | 50,000             | 50,000           | 50,000           | 50,000           | 350,000            |
| <b>Grand Total</b>                       |           |          | <b>\$128,870</b>  | <b>\$79,940</b> | <b>\$946,900</b> | <b>\$981,230</b> | <b>\$1,030,580</b> | <b>\$478,680</b> | <b>\$312,080</b> | <b>\$194,080</b> | <b>\$4,396,620</b> |

\*\* Budget estimates are in 2018 dollars and should be adjusted annually to reflect market conditions; totals include previous spent dollars for projects 5 Year Average (2020-2024) \$749,894

6 Year Average (2020-2025)

\$657,258

| Project                                  | Project # | Island   | Clean Water Utility | State Grants       | Federal Grants  | Local Grants     | Total              | Funding Notes                         |
|--|-----------|----------|---------------------|--------------------|-----------------|------------------|--------------------|---------------------------------------|
| Lopez Village Ditch Retrofit to Bioswale | ST17020   | Lopez    | 47,900              | -                  | 97,500          | -                | 145,400            | Must be spent in 2 years              |
| Weeks Wetland Bioswale                   | CW02190   | Lopez    | 69,400              | 277,000            | -               | -                | 346,400            | Planning funds only                   |
| Lopez Village Farmers Market             | CW01180   | Lopez    | 180,650             | 275,750            | -               | 85,000           | 541,400            | Finish grants substantially 2021      |
| Lopez Tide Gates                         | CW09190   | Lopez    | 372,000             | -                  | -               | -                | 372,000            |                                       |
| <b>Lopez Island Subtotal</b>             |           |          | <b>669,950</b>      | <b>552,750</b>     | <b>97,500</b>   | <b>85,000</b>    | <b>1,405,200</b>   |                                       |
| Pear Point Outfall                       | ST16040   | San Juan | 55,870              | -                  | -               | -                | 55,870             |                                       |
| False Bay Creek Corridor Restoration     | CW07190   | San Juan | 426,000             | -                  | -               | -                | 426,000            |                                       |
| Garrison Creek Corridor Restoration      | CW08190   | San Juan | 153,000             | -                  | -               | -                | 153,000            |                                       |
| <b>San Juan Island Subtotal</b>          |           |          | <b>634,870</b>      | <b>-</b>           | <b>-</b>        | <b>-</b>         | <b>634,870</b>     |                                       |
| Madrona Street Bioswale                  | 0         | Orcas    | 44,500              | 42,500             | -               | -                | 87,000             |                                       |
| Prune Alley Bioretention Planters        | CW03190   | Orcas    | 32,500              | 229,000            | -               | 200,000          | 461,500            | Ties to Prune alley construct 2020-22 |
| Fern Street Bioretention                 | CW04190   | Orcas    | 140,250             | 50,000             | -               | 43,000           | 233,250            | Ties to Prune alley construct 2020-22 |
| Market Street Bioretention Planters      | CW05190   | Orcas    | 52,400              | 443,500            | -               | -                | 495,900            | Install after Prune alley             |
| Orcas Village Bioretention Planters      | 0         | Orcas    | 165,500             | -                  | -               | -                | 165,500            |                                       |
| Cascade Creek Flow Restoration           | 0         | Orcas    | 60,000              | -                  | -               | -                | 60,000             |                                       |
| Fishtrap Creek Culvert Replacement       | 0         | Orcas    | 150,000             | -                  | -               | -                | 150,000            |                                       |
| Bayhead Creek Culvert Replacement        | 0         | Orcas    | 150,000             | -                  | -               | -                | 150,000            |                                       |
| West Sound Creek Corridor Restoration    | CW06190   | Orcas    | 203,400             | -                  | -               | -                | 203,400            |                                       |
| <b>Orcas Island Subtotal</b>             |           |          | <b>998,550</b>      | <b>765,000</b>     | <b>-</b>        | <b>243,000</b>   | <b>2,006,550</b>   |                                       |
| Small Works Countywide                   | CW01190   | All      | 350,000             | -                  | -               | -                | 350,000            |                                       |
| <b>Grand Total</b>                       |           |          | <b>\$2,653,370</b>  | <b>\$1,317,750</b> | <b>\$97,500</b> | <b>\$328,000</b> | <b>\$4,396,620</b> | <b>Total Grants = \$1,717,500</b>     |

**Table 6.1: San Juan County Parks, Trails, and Natural Areas Plan 2017-2022 Capital Facilities Plan**

|                     |                   |                     |   |                        |
|---------------------|-------------------|---------------------|---|------------------------|
| <b>Activity Key</b> | <b>Agency Key</b> | <b>Priority Key</b> | <b>Funding Key</b>                        | <b>Notes</b>           |
| A = acquisitions    | CP = County Park  | H = High Priority   | R = REET 1 or 2                           | R* denotes REET 1 only |
| D = development     | PW = Public Works | M = Medium          | CR = Conservation REET                    |                        |
| R = renovation      | LB = Land Bank    | L = Low             | CF = Conservation Futures                 |                        |
|                     |                   |                     | GF = General Fund                         |                        |
|                     |                   |                     | RF = Road Fund                            |                        |
|                     |                   |                     | Gr = Grants                               |                        |
|                     |                   |                     | Pr=Private/donations/dedications/partners |                        |

| Property Type        | Island          | Site and Project Description   | Activity | Agency | Priority | Funding   | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023-2030 |
|----------------------|-----------------|--|----------|--------|----------|-----------|---------|---------|---------|---------|---------|---------|-----------|
| <i>Regional Park</i> | <i>San Juan</i> | <b>San Juan Park</b>   |          |        |          |           |         |         |         |         |         |         |           |
|                      |                 | Brann Cabin Preservation   | R        | CP     | M        | Gr,Pr,R   |         |         | 25,000  |         |         |         |           |
|                      |                 | Develop Master Plan  | R,D      | CP     | H        | Gr/R      |         | 50,000  |         |         |         |         |           |
|                      |                 | Replace Shop Building  | R        | CP     | H        | R         |         |         | 40,000  | 120,000 |         |         |           |
|                      |                 | Renovate/replace shelter near upper field                            | R        | CP     | M        |           |         |         |         | 65,000  |         |         |           |
|                      |                 | Acquire adjacent land for park expansion                             | A        | CP     | H        | R,Gr,Pr   |         |         |         |         |         |         | 900,000   |
|                      |                 | Implement Master Plan Improvements                                   | R,D      | CP     | H        | R,Gr,Pr   |         |         |         |         |         | 750,000 |           |
| <i>Regional Park</i> | <i>Lopez</i>    | <b>Odlin Park</b>  |          |        |          |           |         |         |         |         |         |         |           |
|                      |                 | Acquire adjacent land to south (~100 acres)-<br>Odlin South          | A        | CP     | H        | R,Gr,Pr   | 100,000 |         |         |         |         |         |           |
|                      |                 | Evaluate and Replace Tide Gate                                       | R        | CP     | M        |           |         | 100,000 |         |         |         |         |           |
|                      |                 | Install informational & interpretive signage                         | D        | CP     | H        | R,Gr,Pr   |         | 5,000   |         |         |         |         |           |
|                      |                 | Install cookstove/fireplace in Pavilion                              | D        | CP     | M        | R,Gr      |         |         |         | 35,000  |         |         |           |
|                      |                 | Improvements to Odlin South  | D        | CP     | M        | R,Gr      |         |         | 25,000  |         |         |         |           |
| <i>Regional Park</i> | <i>Shaw</i>     | <b>Shaw Park</b>   |          |        |          |           |         |         |         |         |         |         |           |
|                      |                 | Master Plan Renovation   | R,D      | CP     | H        | R,Gr      |         |         | 75,000  |         | 600,000 |         |           |
| <i>Local Park</i>    | <i>Lopez</i>    | <b>Agate Beach</b>   |          |        |          |           |         |         |         |         |         |         |           |
|                      |                 | Develop master plan  | R        | CP     | H        | R, Gr, Pr |         | 60,000  |         |         |         |         |           |
|                      |                 | Implement MP, includes ADA RR, Parking, Beach<br>Access, Picnic Area | R, D     | CP     | H        | R, Gr, Pr |         |         | 100,000 | 500,000 |         |         |           |

San Juan County PTNA Chapter 6: Implementation: Recommended Actions and Projects

| Property Type    | Island   | Site and Project Description  | Activity | Agency | Priority | Funding | 2017   | 2018   | 2019 | 2020   | 2021    | 2022 | 2023-2030 |
|------------------|----------|---|----------|--------|----------|---------|--------|--------|------|--------|---------|------|-----------|
| Local Park       | Lopez    | <b>Otis-Perkins Park</b>  |          |        |          |         |        |        |      |        |         |      |           |
| Local Park       | Orcas    | <b>Eastsound Waterfront Park</b>  |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Install interpretive panel/kiosk  | D        | CP     | M        | R, Pr   |        |        |      | 10,000 |         |      |           |
| Local Park       | Lopez    | <b>Lopez Village Park</b>   |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Provide ADA access to table and picnic area, include hard surface pathway | D        | CP     | H        | R, Gr   |        | 20,000 |      |        |         |      |           |
|                  |          | Re-roof Restroom/Shower building  | R        | CP     | M        | R, Gr   |        |        |      |        | 110,000 |      |           |
| Local Park       | San Juan | <b>Reuben Tarte Memorial Park</b>   |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Chip seal lower parking area and turn around                              | R        | CP     | H        | Funded  | 5,000  |        |      |        |         |      |           |
|                  |          | Upgrade / pave Ada parking stall and connection                           |          |        |          |         | 2,500  |        |      |        |         |      |           |
|                  |          | Replace existing porta-potty with ADA-accessible unit                     |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Install interpretive signage  |          |        |          |         | 2,000  |        |      |        |         |      |           |
| Local Park       | San Juan | <b>Turn Point Day Use Park</b>  |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Renovate and pave parking lot ADA path                                    | R        | CP     | H        | Funded  | 12,000 |        |      |        |         |      |           |
|                  |          | Install porta-potty with enclosure or concrete pad                        |          |        |          |         | 2,000  |        |      |        |         |      |           |
|                  |          | noxious weed removal, plant restoration                                   |          |        |          |         | 10,000 |        |      |        |         |      |           |
|                  |          | Survey ROW and install signage  |          |        |          |         | 3,500  |        |      |        |         |      |           |
|                  |          | Picnic Area and amenities   |          |        |          |         | 2,500  |        |      |        |         |      |           |
| Pocket Park      | Lopez    | <b>Blackie Brady Park</b>   |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Repair/Replace Stairs at beach transition                                 | R        | CP/PW  | H        | R, Gr   |        | 40,000 |      |        |         |      |           |
| Pocket Park      | Orcas    | <b>Viewpoint Park</b>   |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Replace Interpretive Signs  |          | PW     |          |         |        |        |      |        |         |      |           |
| Pocket Park      | Orcas    | <b>East Olga County Park</b>  |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Install entry and wayfinding signage                                      | D        | CP     | H        | Pr      | 500    |        |      |        |         |      |           |
| Pocket Park      | San Juan | <b>Eagle Cove Shore Access</b>  |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Improve Shore Access, replace fence, weed removal, trail                  | R        | CP     | H        | Funded  | 7,000  |        |      |        |         |      |           |
|                  |          | Information/interpretive signage  |          |        |          |         | 1,000  |        |      |        |         |      |           |
| Special Facility | Orcas    | <b>Eastsound Village Square</b>   |          |        |          |         |        |        |      |        |         |      |           |
|                  |          | Upgrade and mount bike racks  | R        | CP     | M        | Pr      |        | 1,500  |      |        |         |      |           |

San Juan County PTNA Chapter 6: Implementation: Recommended Actions and Projects

| Property Type             | Island          | Site and Project Description                                      | Activity | Agency | Priority | Funding | 2017   | 2018    | 2019   | 2020    | 2021   | 2022    | 2023-2030 |
|---------------------------|-----------------|---|----------|--------|----------|---------|--------|---------|--------|---------|--------|---------|-----------|
|                           |                 | Regrade, improve park lawn  | R        | CP     | M        | R, Gr   |        |         | 20,000 |         |        |         |           |
| <i>Special Facility</i>   | <i>Lopez</i>    | <b>Lopez Village Skate Park</b>                                   |          |        |          |         |        |         |        |         |        |         |           |
|                           |                 | Fixture replacements  | R        | CP     | M        | R,Gr,Pr |        |         |        |         |        |         | 150,000   |
| <i>Right of Way</i>       |                 | <b>Non-Motorized Safety Improvements</b>                          | R        | PW     | H        | RF      | 15,000 | 15,000  | 15,000 | 15,000  | 15,000 | 15,000  | 15,000    |
| <i>Right of Way</i>       | <i>Lopez</i>    | <b>Lopez Island Trail Expansion</b>                               |          |        |          |         |        |         |        | 10,000  | 75,000 |         |           |
|                           |                 | TBD   |          |        |          |         |        |         |        |         |        |         |           |
| <i>Right of Way</i>       | <i>San Juan</i> | <b>San Juan Island Trail Expansion</b>                            |          |        |          |         |        |         |        |         |        | 20,000  |           |
|                           |                 | TBD   |          |        |          |         |        |         |        |         |        |         |           |
| <i>Right of Way Trail</i> | <i>Orcas</i>    | <b>Enchanted Forest Trail – North Beach Rd to Lovers Ln</b>       | D        | PW     | M        | RF      |        |         | 20,000 | 150,000 |        |         |           |
| <i>Right of Way Trail</i> | <i>Orcas</i>    | <b>Lovers Land Trail – Main St to Enchanted</b>                   | D        | PW     | M        | RF      |        |         |        |         | 20,000 | 150,000 |           |
| <i>Bicycle</i>            | <i>Orcas</i>    | <b>Orcas Road Improvements - Shoulder widening</b>                | D        | PW     | H        | RF, Gr  | XX     |         |        |         |        |         |           |
| <i>Bicycle</i>            | <i>San Juan</i> | <b>Douglas/Bailer Hill Roads Improvements – Shoulder Widening</b> | D        | PW     | H        | RF, Gr  |        |         |        | XX      |        |         |           |
| <i>Shoreline Access</i>   |                 | <b>Shore Access Improvement Program</b>                           | D        | PW     | H        | RF      | 15000  | 15000   | 15000  | 15000   | 15000  | 15000   | 15000     |
| <i>Shoreline Access</i>   | <i>Orcas</i>    | <b>TBD</b>  |          |        |          |         |        |         |        |         |        |         |           |
|                           |                 | Survey and develop shoreline access                               |          |        |          |         |        |         |        |         |        |         |           |
| <i>Shoreline Access</i>   | <i>San Juan</i> | <b>TBD</b>  |          |        |          |         |        |         |        |         |        |         |           |
|                           |                 | Survey and develop shoreline access                               |          |        |          |         |        |         |        |         |        |         |           |
| <i>Shoreline Access</i>   | <i>Lopez</i>    | <b>TBD</b>  |          |        |          |         |        |         |        |         |        |         |           |
|                           |                 | Survey and develop shoreline access                               |          |        |          |         |        |         |        |         |        |         |           |
| <i>Marine Facility</i>    | <i>Lopez</i>    | <b>Hunter Bay Dock, Float and Boat Ramp Replacement</b>           | R        | PW     | M        | RF      |        | 200,000 |        |         |        |         |           |

San Juan County PTNA Chapter 6: Implementation: Recommended Actions and Projects

| Property Type   | Island   | Site and Project Description                            | Activity | Agency | Priority | Funding  | 2017    | 2018    | 2019    | 2020   | 2021    | 2022   | 2023-2030 |
|-----------------|----------|---|----------|--------|----------|----------|---------|---------|---------|--------|---------|--------|-----------|
| Marine Facility | Orcas    | Orcas Landing Improvements                              | R, D     | PW     | M        | TBD      |         |         |         |        |         |        |           |
| Dock            | San Juan | Griffin Bay Marine Access                               | D        | PW     | H        | RF       | 10,000  |         | 190,000 |        |         |        |           |
| Preserve        | Lopez    | <b>Shark Reef Sanctuary</b>                             |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | ADA toilet, parking, signs, trail/shoreline restoration | R        | CP     | H        | R,Gr     |         | 75,000  |         |        | 200,000 |        |           |
|                 |          | Install interpretive signs                              |          |        |          |          |         |         |         |        |         |        |           |
| Trail Easement  | Lopez    | <b>Iceberg Point</b>                                    |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Acquire formal access and entry                         |          | LB     | M        | CR       |         |         |         | 25,000 |         |        |           |
| Preserve        | Lopez    | <b>Fisherman's Bay: Weeks Wetland</b>                   |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Trail enhancement                                       |          | LB     | M        | CR       |         |         |         |        |         |        |           |
| Preserve        | Lopez    |   |          |        |          |          |         |         |         |        |         |        |           |
| CE              | Lopez    | <b>Farmland</b>   |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Acquisition   |          | LB     | H        | CR       | 150,000 | 150,000 |         |        |         |        |           |
| Preserve        | Lopez    | <b>Hummel Lake</b>                                      |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Trail improvement                                       |          | LB     | M        | CR       |         |         | 15,000  |        |         |        |           |
| Preserve        | Lopez    | <b>Lopez Hill</b>                                       |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Trail improvements                                      |          | LB     | H        | CR       | 10,000  |         |         |        | 25,000  |        |           |
| Preserve        | Orcas    | <b>Turtleback</b>                                       |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Trail improvements                                      |          | LB     | H        | Pr       |         | 25,000  |         |        |         | 25,000 |           |
| Preserve        | Orcas    |   |          |        |          |          |         |         |         |        |         |        |           |
| Preserve        | San Juan | <b>Farmland</b>   |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Acquisition   |          | LB     | H        | Gr,Pr,CR | 200,000 |         |         |        | 500,000 |        |           |
| Preserve        | San Juan | <b>Frazer Homestead</b>                                 |          |        |          |          |         |         |         |        |         |        |           |
|                 |          | Trail improvements, fencing                             |          | LB     | M        | CR, Gr   |         |         |         |        |         | 75,000 |           |

San Juan County PTNA Chapter 6: Implementation: Recommended Actions and Projects

| Property Type         | Island   | Site and Project Description  | Activity | Agency   | Priority | Funding    | 2017   | 2018              | 2019               | 2020   | 2021   | 2022              | 2023-2030 |
|-----------------------|----------|---|----------|----------|----------|------------|--------|-------------------|--------------------|--------|--------|-------------------|-----------|
| Trail Easement        | San Juan | <b>American Camp Trail/Cattle Point Road</b><br>Trail improvements, maintenance |          | LB       | M        | CR,Gr,Pr   |        | 35,000            |                    | 25,000 |        |                   |           |
| Preserve              | San Juan | <b>Westside</b><br>New Trails/improvements                                      |          | LB       | H        | CR         | 75,000 |                   |                    | 25,000 |        |                   |           |
| Preserve              | San Juan | <b>False Bay Creek</b><br>Trail   |          | LB       | M        | CR         |        | 25,000            |                    |        |        |                   |           |
| Preserve              | San Juan | <b>Zylstra Lake</b><br>Trails, Parking, Beach                                   |          | LB       | H        | CR,Pr,Gr   |        | 100,000           | 100,000            |        |        |                   |           |
| Preserve              | San Juan | <b>Mount Grant</b><br>Trails, Parking, Restroom<br>Acquisition                  |          | LB       | H        | CR,Pr,Gr   |        | 50,000<br>250,000 | 150,000<br>250,000 | 50,000 |        |                   |           |
| Preserve              | Orcas    | <b>Shoreline Access</b><br>Acquisition  |          | LB       | H        | Gr, CR, Pr |        |                   | 250,000            |        |        |                   |           |
| Preserve              | Orcas    | <b>Crescent Beach, Stonebridge Terrill</b><br>Trail Improvements                |          | LM       | M        | CR, Gr     |        |                   |                    | 50,000 |        | 25,000            |           |
| Preserve              | Orcas    | <b>Deer Harbor</b><br>Trail improvements  |          | LB       | M        | CR, Gr     |        |                   |                    |        | 75,000 |                   |           |
| Preserve              | San Juan | <b>King Sisters</b><br>Trail maintenance  |          | LB       | M        | CR         |        |                   |                    | 25,000 |        |                   |           |
| Preserve              | Orcas    | <b>Coffelt Farm</b><br>Fence/Trail  |          | LB       | H        | CR         |        |                   |                    |        | 30,000 |                   |           |
| Preserve              | Lopez    | <b>Fisherman's Bay: Spit</b><br>Dock replacement<br>Trail improvement, fencing  |          | LB<br>LB | L<br>M   | Gr<br>CR   |        |                   |                    |        |        | 300,000<br>25,000 |           |
| Conservation Easement | Orcas    | <b>Farmland</b><br>Acquisition  |          | LB       | M        | Gr, CR     |        |                   |                    |        |        | 500,000           |           |

San Juan County PTNA Chapter 6: Implementation: Recommended Actions and Projects

| Property Type | Island        | Site and Project Description                  | Activity | Agency | Priority | Funding  | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023-2030 |
|---------------|---------------|---|----------|--------|----------|----------|---------|---------|---------|---------|---------|---------|-----------|
| Preserve      | Lopez         | <b>Forestland</b>                             |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          | LB     | H        | Gr,Pr,CR | 600,000 |         |         |         |         |         |           |
| Preserve      | Lopez         | <b>Shoreline</b>                              |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          | LB     | H        | CR,Gr,Pr | 400,000 | 250,000 | 250,000 | 150,000 |         |         |           |
| Preserve      | Lopez         | <b>Upright Head</b>                           |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Trail improvements, Viewpoint improvements    |          | LB     | M        | CR,Gr    |         |         |         |         | 50,000  |         |           |
| Preserve      | Orcas         | <b>Forestland</b>                             |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          | LB     | M        | CR,Pr    |         |         |         |         | 500,000 |         |           |
| Preserve      | San Juan      | <b>Cady Mountain (and possible expansion)</b> |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Trail, Parking                                |          | LB     | M        | CR,Gr    |         | 100,000 | 50,000  |         |         |         |           |
|               |               | Road Maintenance                              |          | LB     | M        |          | 5,000   |         | 5,000   |         | 5,000   |         |           |
| Preserve      | San Juan      | <b>Mt. Ben</b>                                |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Trailhead/parking/signage                     |          | LB     | M        | CR       |         | 25,000  |         |         |         |         |           |
| Preserve      | San Juan      | <b>Limekiln</b>                               |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Trail reroutes/signage                        |          | LB     | M        | CR       |         | 10,000  |         |         | 10,000  |         |           |
| Preserve      | Shaw          | <b>Shoreline</b>                              |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          | LB     | M        | CR, Pr   |         |         |         | 250,000 |         |         |           |
| Preserve      | San Juan      | <b>Shoreline</b>                              |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          |        |          |          |         |         |         |         |         |         |           |
| Preserve      | Outer Islands | <b>Forestland</b>                             |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          | LB     | L        | CR, Pr   |         |         |         |         |         | 250,000 |           |
| Preserve      | San Juan      | <b>Forestland/connector</b>                   |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          | LB     | H        | CR,Gr,Pr |         | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |           |
| Preserve      | Outer Islands | <b>Shoreline</b>                              |          |        |          |          |         |         |         |         |         |         |           |
|               |               | Acquisition                                   |          | LB     | H        | Gr, CR   |         |         |         | 400,000 |         |         |           |



San Juan County Public Works  
**OPERATIONS MASTER PLAN**

DECEMBER 2017

## PLAN PARTICIPANTS

This Operations Master Plan was developed thanks to the dedicated leadership of the San Juan County's Public Works team.

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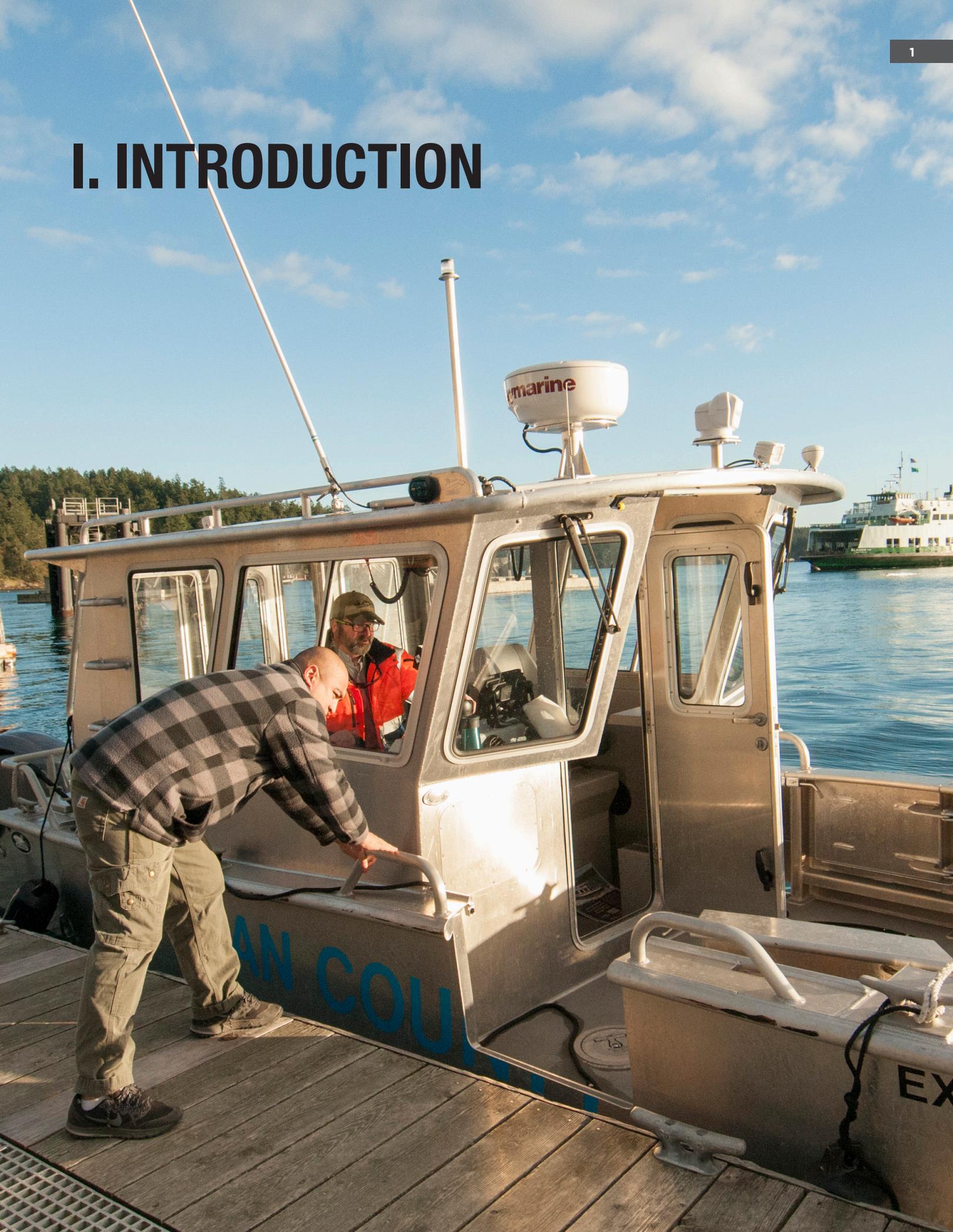
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A: BEAVERTON VALLEY CIVIL CONDITIONS SUMMARY

B: BEAVERTON VALLEY CIVIL COST ESTIMATE

# I. INTRODUCTION



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# PROJECT SUMMARY

San Juan County Public Works (SJCPW or Public Works) seeks to align their facilities portfolio to better support operations. This Master Plan focuses on Public Works Road Maintenance (Roads) and Equipment Rental & Revolving Fund (ER&R) personnel, operations, facilities, equipment, and supplies. The study does not address Solid Waste, San Juan County Administrative facilities, or San Juan County marine facilities in detail.

SJCPW's project objectives include:

- » Address today's facility deficiencies and invest to improve efficiency
- » Align facilities to anticipate and better support future operations
- » Consider the evolving Island community context
- » Develop a 20-year improvement strategy
- » Jump-start transformation with a 5-year capital plan

## PROCESS

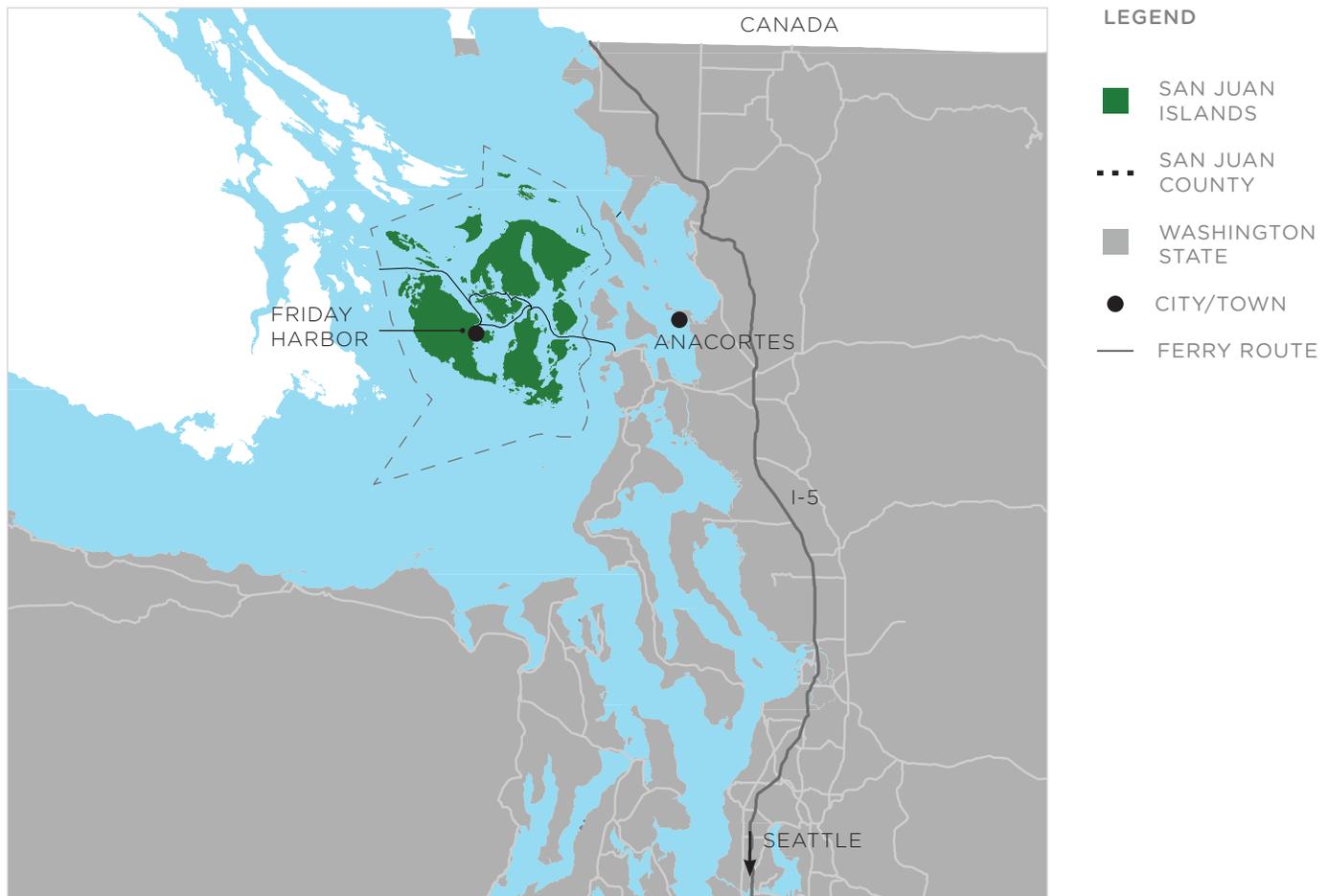
**TASK 1**  
BASELINE  
CONDITIONS

**TASK 2**  
VISIONING

**TASK 3**  
ALTERNATIVES  
EVALUATION

**TASK 4**  
MASTER PLAN

# PLANNING CONTEXT



## SAN JUAN COUNTY

San Juan County (SJC) encompasses 128 named islands in northwestern Washington State with a total land area of approximately 175 square miles. As of 2016, the population was estimated at approximately 16,300 residents. San Juan County is the smallest of Washington State's 39 counties (by area) and was organized from Whatcom County in 1873. SJC is governed by a County Manager and a three member Council.

The four largest islands, San Juan, Orcas, Lopez, and Shaw, are served by the Washington State Ferry System. The primary ferry connection to the mainland is via Anacortes. During summer months, passenger ferries sail from Seattle to Friday Harbor.

## PUBLIC WORKS

The County's Public Works Department consists of five functions: Administration, Road Maintenance, Engineering, ER&R, and Environmental Resources. The department is responsible for construction and maintenance of facilities and essential transportation, storm water, and solid waste functions. The majority of maintenance and preservation work is completed in-house with relatively little work done through contracts. Functions include:

- » Design, construction, and maintenance of all County roads
- » Planning, design, and construction of stormwater facilities
- » Planning and contracting for solid waste services
- » Purchasing and maintaining County equipment and vehicles

## ROADS

San Juan County Road crews maintain and repair roads, bridges, docks, and stormwater conveyance on seven islands. As of the 2017 budget, seven-person crews are based on San Juan, Orcas, and Lopez Islands.

Road maintenance is continually performed by crews as needed while snow plowing and sanding occurs during periods of snow, ice, and frost. Road crews replace signs, posts, and guardrails when vandalized or damaged. Cutting and chipping of brush and trees is performed during the wet season while mowing is a spring and summer task. Potholes are patched year round.

A program to improve roads has been established that coordinates assets for chip sealing efforts. This annual resurfacing program requires coordination of all crews and transport of equipment from multiple locations to a designated project island.



FIGURE 1. ROAD MAINTENANCE CREWS ON PUBLIC WORKS BOAT (IMAGE SOURCE: JEFF CLARK)

## ER&R

ER&R personnel are responsible for the purchase, sale, repair, and maintenance of County equipment and motor pool vehicles. A total of five ER&R mechanics are responsible for preventive maintenance and repair for all equipment and vehicles owned by the fund. Fleet shops are collocated with Roads crews on Lopez, Orcas, and San Juan Islands. Lopez Island and Orcas Island each have one full time mechanic while San Juan Island has three. All ER&R shops are overseen by the master mechanic located on San Juan Island.

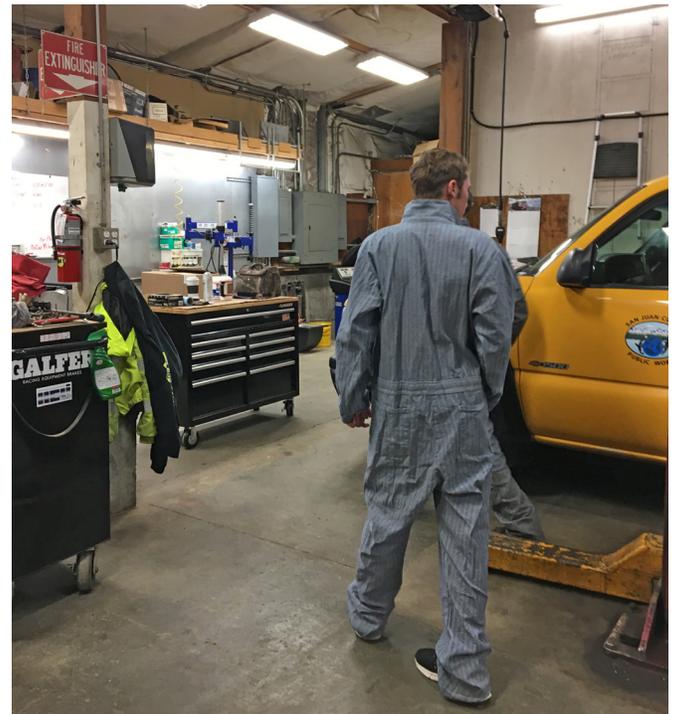


FIGURE 2. ER&R MECHANICS SERVICE COUNTY VEHICLES

### DISTRICT 1

#### SAN JUAN & STUART

- 10 Roads Personnel
- 4 ER&R Personnel
- 3 Facilities Personnel
- 84 Miles Paved Road
- 12 Miles Gravel Road

### DISTRICT 2

#### ORCAS & WALDRON

- 8 Roads Personnel
- 1 ER&R Personnel
- 69 Miles Paved Road
- 16 Miles Gravel Road



### DISTRICT 3

#### LOPEZ, SHAW & DECATUR

- 7 Roads Personnel
- 1 ER&R Personnel
- 76 Miles Paved Road
- 13 Miles Gravel Road

FIGURE 3. PUBLIC WORKS DISTRICT MAP

# PUBLIC WORKS OPERATIONS DISTRICTS

Roads and ER&R operations are loosely organized into three operations districts. Five ER&R mechanics and 24 full-time Roads staff serve the districts from operations facilities on San Juan, Orcas, and Lopez Islands. Transportation of material and equipment is dependent on private barges, public ferries, and three Public Works boats.

The State ferry system is the most common method for moving personnel and equipment between San Juan, Orcas, Lopez, and Shaw Islands. In 2016, Public Works spent approximately \$62,000 on Washington State Ferries fees alone moving personnel, equipment, and material between the islands and from Anacortes. Crews also regularly move between ferry served islands with Public Works boats to assist other crews, manage contract work, attend meetings, and capitalize on more efficient travel times. From May to July, up to 14 crew travel daily on PW boats to support chip seal or other large projects. During the remainder of the year, the PW boats transport between one and seven crew among islands on a weekly basis.

The remote islands of Stuart, Waldron, and Decatur are not accessible by state ferries and are served by on-call and part time employees who complete routine maintenance and respond to issues. Road crews infrequently mobilize on private barges or with PW Works boats to the remote islands for larger maintenance projects. As there are no paved or chip-sealed County roads, chip seal operations are not required on Waldron, Stuart, or Decatur Islands.

## FAST FACTS

- » OPERATIONS DISTRICTS ROUGHLY BALANCE MILES OF ROAD MAINTAINED
- » ROADS CREWS ROTATE ANNUALLY FOR CHIP SEAL OPERATIONS
- » HIGHEST VEHICLE MAINTENANCE DEMAND IS ON SAN JUAN AND ORCAS ISLANDS

**FACILITIES**

- |                            |                         |                           |
|----------------------------|-------------------------|---------------------------|
| a. Beaverton Valley        | e. Shaw Shop            | i. Mackaye Harbor Storage |
| b. Guard Street Operations | f. Lopez Operations     | j. Decatur Shop           |
| c. Waldron Shop            | g. Shoal Bay Gravel Pit |                           |
| d. Orcas Operations        | h. S. Port Stanley Site |                           |

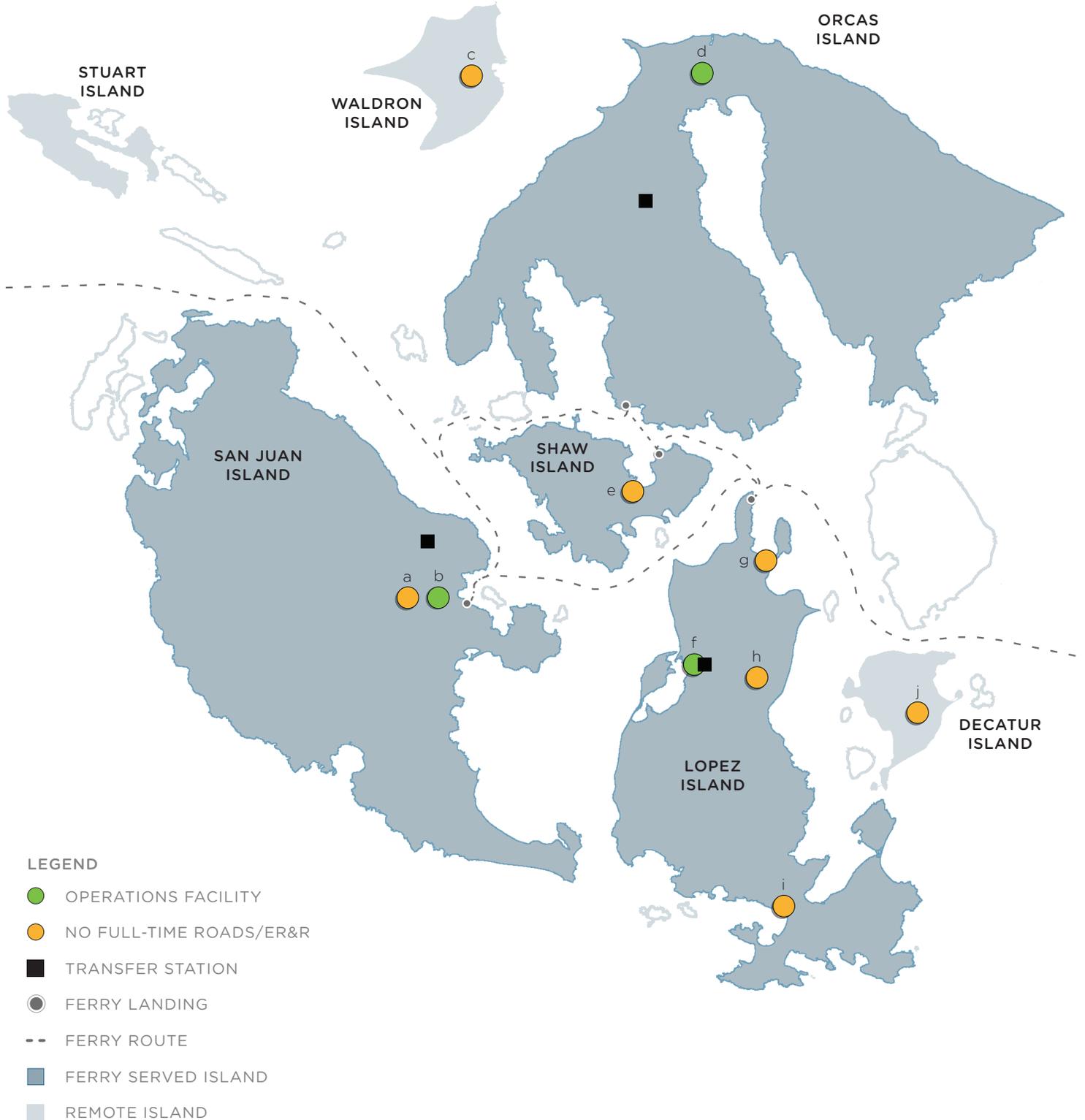


FIGURE 4. EXISTING FACILITY MAP

# EXISTING FACILITY SYSTEM

The Public Works facility system consists of three occupied sites, referred to as Operations Centers, on San Juan, Lopez, and Orcas Islands. ER&R mechanics are collocated with Roads crews at the Operations Facilities. The Beaverton Valley parcel on San Juan Island is currently home to the county Facilities group and is used for Roads materials storage.

In addition, three properties on Lopez Island are not occupied but are used by Roads for materials and lay down storage and aggregate production.

Remote islands are supported by a variety of facilities, including enclosed, covered, and uncovered storage. No facilities or equipment are currently maintained on Stuart Island.

## FAST FACTS

- » THREE OCCUPIED OPERATIONAL SITES AND SEVEN MATERIALS AND EQUIPMENT STAGING AREAS
- » 34 OPERATIONS PERSONNEL
- » 271 MILES OF ROAD MAINTAINED
- » 164 PIECES OF EQUIPMENT MAINTAINED

## ISSUES SUMMARY

Despite SJCPW's success at providing quality service, operations crews are based in aging, inefficient and deteriorating facilities. Upon review of the existing facility system, multiple elements were identified as needing to be addressed. They are summarized below:

- » Complex and costly logistics
- » Undersized facilities in poor condition
- » Inadequate materials storage, equipment storage, and crew support facilities
- » Poor site access and constrained circulation at operations facilities
- » Limited stormwater infrastructure



FIGURE 5. DILAPIDATED MATERIALS STORAGE AT FISHERMAN BAY OPERATIONS



FIGURE 6. LIMITED STORAGE AT FISHERMAN BAY OPERATIONS FORCES SUPPLIES OUTSIDE



FIGURE 7. INADEQUATE SHOWER FACILITIES AT ORCAS OPERATIONS



FIGURE 8. RUSTING FACILITIES BUILDING AT ORCAS OPERATIONS

# GUIDING PRINCIPLES

The project team and visioning workshop participants developed four principles to guide planning recommendations and alternatives development:

## 1. LOGISTICS EFFICIENCY

- » Position people, equipment, and supplies to support efficient service delivery in the complex island environment
- » Improve workplace conditions and efficiency of operations

## 2. ASSET PROTECTION

- » Cover and protect equipment to increase longevity and security and reduce costs over time

## 3. EMERGENCY RESPONSE

- » Stage supplies and provide emergency power
- » Coordinate with efforts to enhance communications for better emergency response

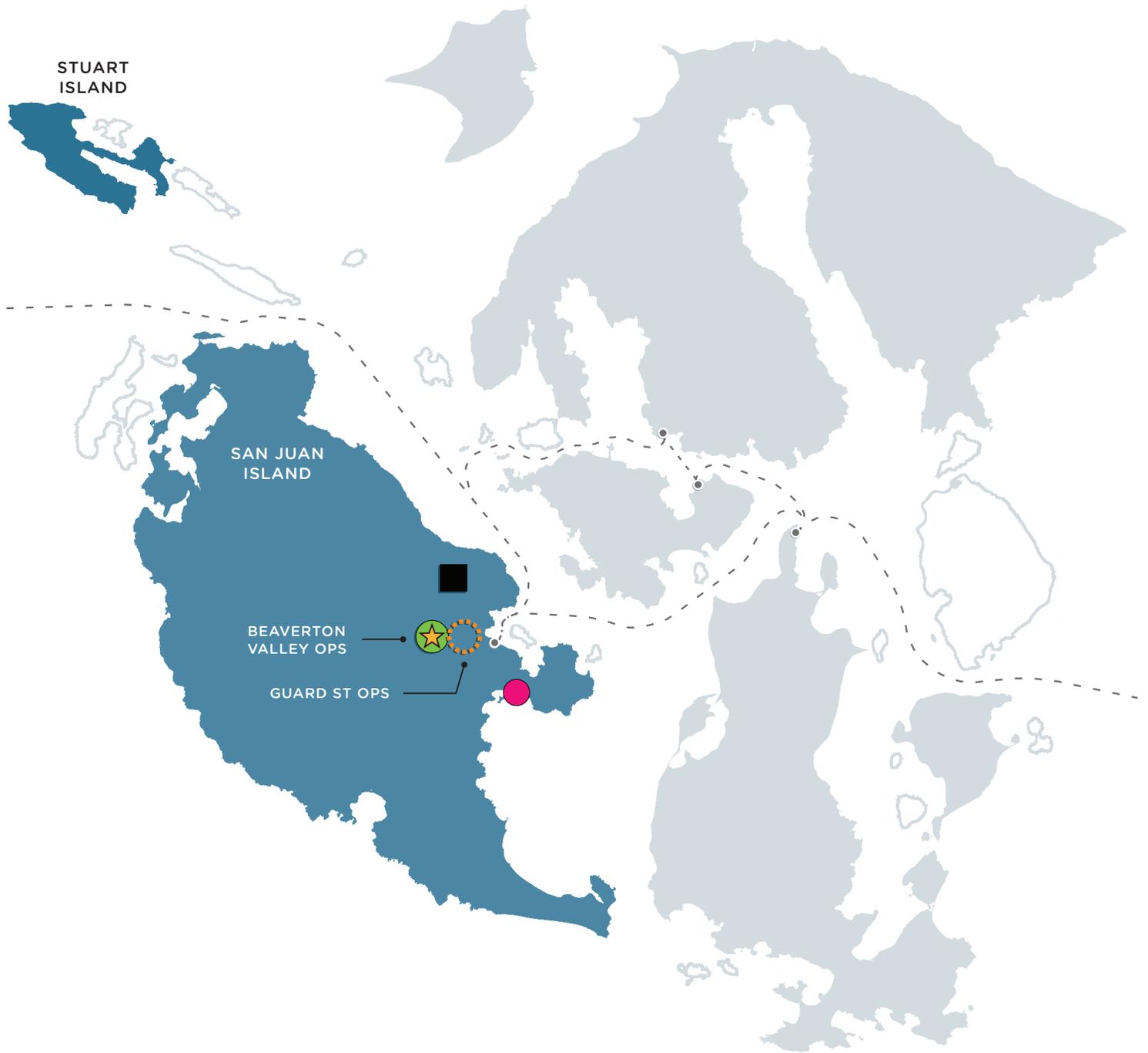
## 4. SUSTAINABLE FUTURE

- » Incorporate sustainable features where feasible and anticipate stormwater requirements as facilities are upgraded
- » Plan for growth and build flexible, multi-use spaces

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# II. RECOMMENDATIONS & ISSUES





LEGEND

- |   |  |  |
|---|--|--|
|  OPERATIONS FACILITY  |  TRANSFER STATION |  PRIORITY PROJECT |
|  MARINE FACILITY      |  FERRY LANDING    |  |
|  SURPLUSSUED FACILITY |  FERRY ROUTE      |  |

FIGURE 9. DISTRICT 1 RECOMMENDATIONS

# DISTRICT 1

## RECOMMENDED ACTIONS

Master Plan recommendations are organized by operations district. There are no recommendations for Stuart Island in District One. A summary of San Juan and Stuart Island's existing conditions and issues begins on page 16.

### OPERATIONS CENTER

- » Move the main operations center from Guard Street to the Beaverton Valley site. The Beaverton Valley conceptual plan can be found in the following chapter.
- » Vacate and sell the Guard Street property

### SUPPORT COMPONENTS

- » Retain bulk aggregate, bulk fuel, salt, and sand storage at the Beaverton Valley site
- » Improve materials storage at Beaverton Valley according to the new site design
- » Research the feasibility of developing a gravel barge pier on the County's property across from Jackson Beach, as there is no other barge landing site on San Juan Island

#### MOST CRITICAL

- ★ BUILD BEAVERTON VALLEY OPERATIONS CENTER

#### TIMELINE

- » **2018-2021**  
BEAVERTON VALLEY OPERATIONS CENTER CONSTRUCTION
- » **2022**  
VACATE & SELL GUARD STREET

#### BENEFITS

- » VACATING GUARD STREET REDUCES NEGATIVE IMPACT TO COMMUNITY
- » CONSTRUCTION OF AN APPROPRIATELY LOCATED AND DESIGNED OPERATIONS FACILITY REDUCES LIABILITY AND BETTER SUPPORTS EFFICIENT OPERATIONS
- » IMPROVED STORAGE HELPS TO PROTECT MATERIALS AND EQUIPMENT, DECREASING MAINTENANCE AND COST
- » NEW FACILITY WILL BETTER ALIGN WITH SUSTAINABILITY GOALS



FIGURE 10. SAN JUAN ISLAND EXISTING CONDITIONS

# DISTRICT 1

## EXISTING CONDITIONS



### SAN JUAN ISLAND

#### FAST FACTS

Island Area (Sq. Miles)  
**55.4**

Island Population  
**7,483**

Gravel Road (Miles)  
**8.69**

Paved/Seal Coated Road (Miles)  
**84.21**

Facility Occupants  
**ROADS, ER&R**

Equipment Inventory (Pieces)  
**68**

#### PW FACILITIES

- » San Juan Transfer Station
- » Beaverton Valley Site
- » Guard Street Operations Center

The Guard Street and Beaverton Valley sites on San Juan Island are a focus of this study. Guard Street is the existing Operations Facility. Beaverton Valley was purchased in 2005 and identified as a replacement site for Guard Street. The San Juan County Administrative Complex is also located on San Juan Island but is not the focus of this effort. As Public Works moves forward with Beaverton Valley development plans, opportunities to accommodate other County functions or partner with appropriate agencies will be explored.



LEGEND

↔ INGRESS/EGRESS

FIGURE 11. GUARD STREET OPERATIONS

0 50 100 200 Feet

# GUARD STREET OPERATIONS

## 1000 GUARD ST

### FAST FACTS

Number of Employees

**14**

Total Site Area

**2.34 ACRES**

Guard Street Operations was acquired in 1946. The shop and engineering building with conference area was built in 1947. The last major improvement to the site occurred in 1985 when the upper level of the administration building was remodeled for use by the engineering department.

### ISSUE SUMMARY

#### 1. Inadequate Crew Support Space

Crews lack appropriate dispatching, reporting, storage, toilet, and shower facilities.

#### 2. Inadequate Material Storage

The site does not accommodate sufficient storage of aggregates, sand, emulsions, dust tac, or chemicals related to equipment maintenance. Salt piles located on site are exposed to the elements.

#### 3. Inadequate Equipment Storage

Modern equipment is too large to fit inside existing shop bays and storage facilities. Most equipment is stored outside and is not protected from the elements.

#### 4. Constrained Circulation

The yard has been assembled in an ad-hoc manner over time. Vehicle circulation is constrained and equipment must be backed up and trailers unhitched to turn around. Access is limited to a single entry and exit point.

#### 5. No Stormwater Infrastructure

The site does not have appropriate infrastructure to prevent contamination from vehicle washing, spills, or daily operations.

#### 6. Zoning & Context

The site is located in the Town of Friday Harbor and the rear one-third is zoned "Residential".

#### 7. Obsolete Facilities

The height of the trusses, doors, and lights limits the ability of ER&R mechanics to lift and service vehicles. The grade between the shop and parking lot makes it difficult to service larger equipment.



FIGURE 12. GRADE CHANGE BETWEEN YARD & MAINTENANCE BAYS IMPEDES ACCESS FOR LARGE EQUIPMENT



FIGURE 13. GUARD STREET LACKS YARD DRAINAGE & STORMWATER INFRASTRUCTURE

Beaverton Valley Rd.

WETLAND B

COVERED MATERIALS STORAGE

PUMP HOUSE

MATERIALS STORAGE

Saltspring Dr.

POTENTIAL ACCESS ROAD

WETLAND C

EXISTING POND

FACILITIES SHOP

TRANSFORMER SERVING ADJACENT PROPERTIES

WETLAND A

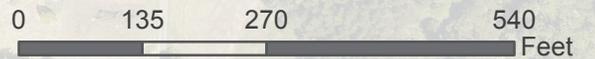
UTILITIES & FIRE HYDRANT

LEGEND

↔ INGRESS/EGRESS

■ WETLANDS

FIGURE 14. BEAVERTON VALLEY SITE



# BEAVERTON VALLEY

## 1609 BEAVERTON VALLEY RD

### FAST FACTS

Number of Employees

**3**

Total Site Area

**27.47 ACRES**

The Beaverton Valley Property has been identified by Public Works as the desired location to replace the Guard Street Operations facility. Beaverton Valley is .9 miles northwest of the current operations site and was acquired for \$1.8 million in 2005.

The property was formerly an airfield and the County has re-purposed the existing airfield hangar as a facilities shop. In addition, the northern portion of the site is used to store surplus equipment, shoulder pullings, and bulk supplies like aggregates.

Issues are summarized below and a report detailing the site's civil conditions is included in Appendix A.

### SITE CONSTRAINTS

#### 1. Zoning

The parcel's current land use designation is Rural General Use (RGU). This is not appropriate for the planned development of the site as an operations facility and must be updated in the Comprehensive Plan.

#### 2. Unknown Condition of Soils

Research into the soils needs to be conducted prior to site development to determine elements such as infiltration, depth to groundwater and any structural considerations.

#### 3. Obsolete Facilities

The existing Facilities Shop is not purpose built but has been modified over time to better support this function.

#### 4. Access

The existing gravel access road is too steep for operational use during wet or snowy conditions.

- » The entrance is located near a corner and presents sight distance challenges for drivers leaving the facility and heading west on Beaverton Valley Road.

- » A revised access road layout has been proposed near the westerly property line. This impacts wetland B and its buffer (see "Wetlands & Pond").
- » A paved road easement to the west is available to access the site from Saltspring Drive. A similar easement is located farther north but there is no roadway at this location (see Figure 17).



FIGURE 15. UTILITY EASEMENT RESTRICTS BUILDING POTENTIAL

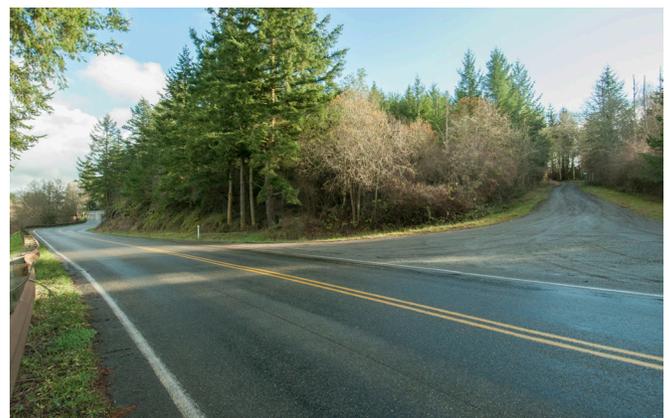
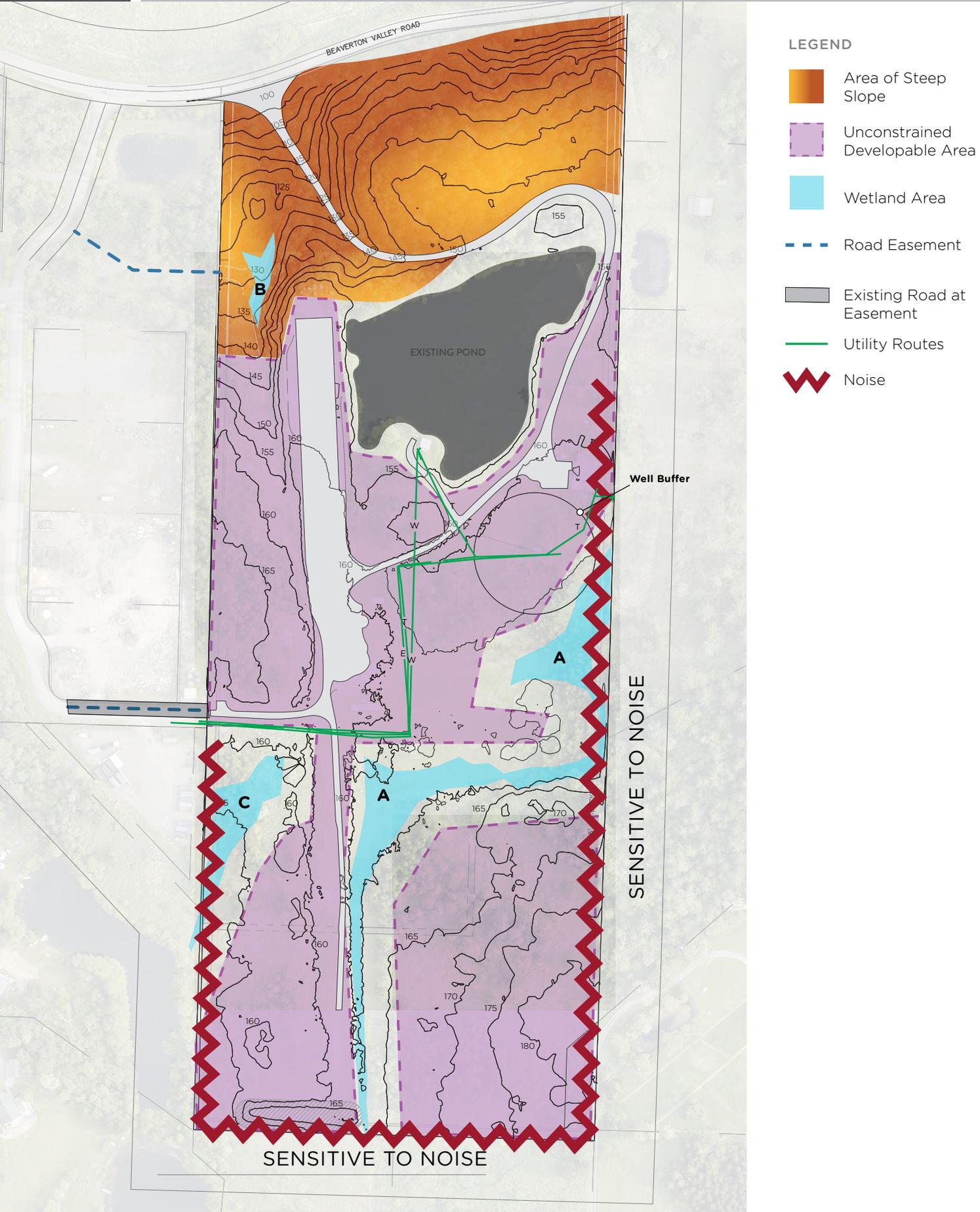


FIGURE 16. A BLIND CORNER AND STEEP ACCESS ROAD POSE CHALLENGES FOR OPERATIONS



LEGEND

- Area of Steep Slope
- Unconstrained Developable Area
- Wetland Area
- Road Easement
- Existing Road at Easement
- Utility Routes
- Noise

FIGURE 17. BEAVERTON VALLEY SITE CONSTRAINTS

## 5. Utilities

Development of the site as an operations facility will require an upgrade of all utilities.

- » The existing septic tank and drain field will need to be appropriately sited and sized to serve an operations facility.
- » The existing potable water well on-site is designated as a Class B Water System. It has capacity to serve fewer than 15 connections and fewer than 25 people per day.

## 6. Wetlands & Pond

The property contains three Category IV wetlands (labeled A, B, & C) and standing water occurs on much of the site. The wetlands require a 50 foot buffer for high intensity use. Wetland buffers (50' for high intensity use) and topography combine to indicate the area for unconstrained development. A constructed pond occupies a large area in the northern half of the parcel. Its berm condition is unknown. The existing pump house pulls water from the pond in support of fire suppression efforts for the site and adjacent property to the west.

## 7. Topography

Steep slopes occur on the site, especially on the northern portion adjacent to Beverly Valley Road (see Figure 17).

## 8. Noise

Private residential property is directly adjacent and in close proximity to the southwest and southeast property lines. Currently, this area is mostly undeveloped forested land and changes in use can increase noise impact to residential neighbors.



FIGURE 18. UTILITIES WILL REQUIRE UPGRADE



FIGURE 19. FORMER AIRFIELD HANGAR CURRENTLY USED AS THE COUNTY FACILITIES SHOP



FIGURE 20. AN EXISTING POND OCCUPIES MUCH OF THE NORTHERN HALF OF THE PARCEL



**LEGEND**

- DOCK OR FLOAT
- FERRY ROUTE

FIGURE 21. STUART ISLAND EXISTING CONDITIONS

NORTH ISLAND DOCK

0 0.5 1 2 Miles

# DISTRICT 1

## EXISTING CONDITIONS



### STUART ISLAND

#### FAST FACTS

Island Area (Sq. Miles)  
**2.9**

Island Population  
**200**

Gravel Road (Miles)  
**3.15**

Paved/Seal Coated Road (Miles)  
**0**

Facility Occupants  
**NONE**

Equipment  
**NONE**

#### PW FACILITIES

» None

San Juan Island's Roads crews maintain county roads on Stuart Island as needed. There are no Public Works facilities on Stuart Island. Crews average six visits by boat per year with three crew from the Port of Friday Harbor to the Prevost Harbor Dock. Crews hauling aggregate and other equipment average about five round trips by barge per year from a private ramp next to San Juan's North Island Dock to the Reid Harbor Boat Ramp.



FIGURE 22. COUNTY-OWNED PREVOST HARBOR DOCK AND FLOAT



FIGURE 23. THERE ARE NO PAVED OR SEAL COATED ROADS ON STUART ISLAND

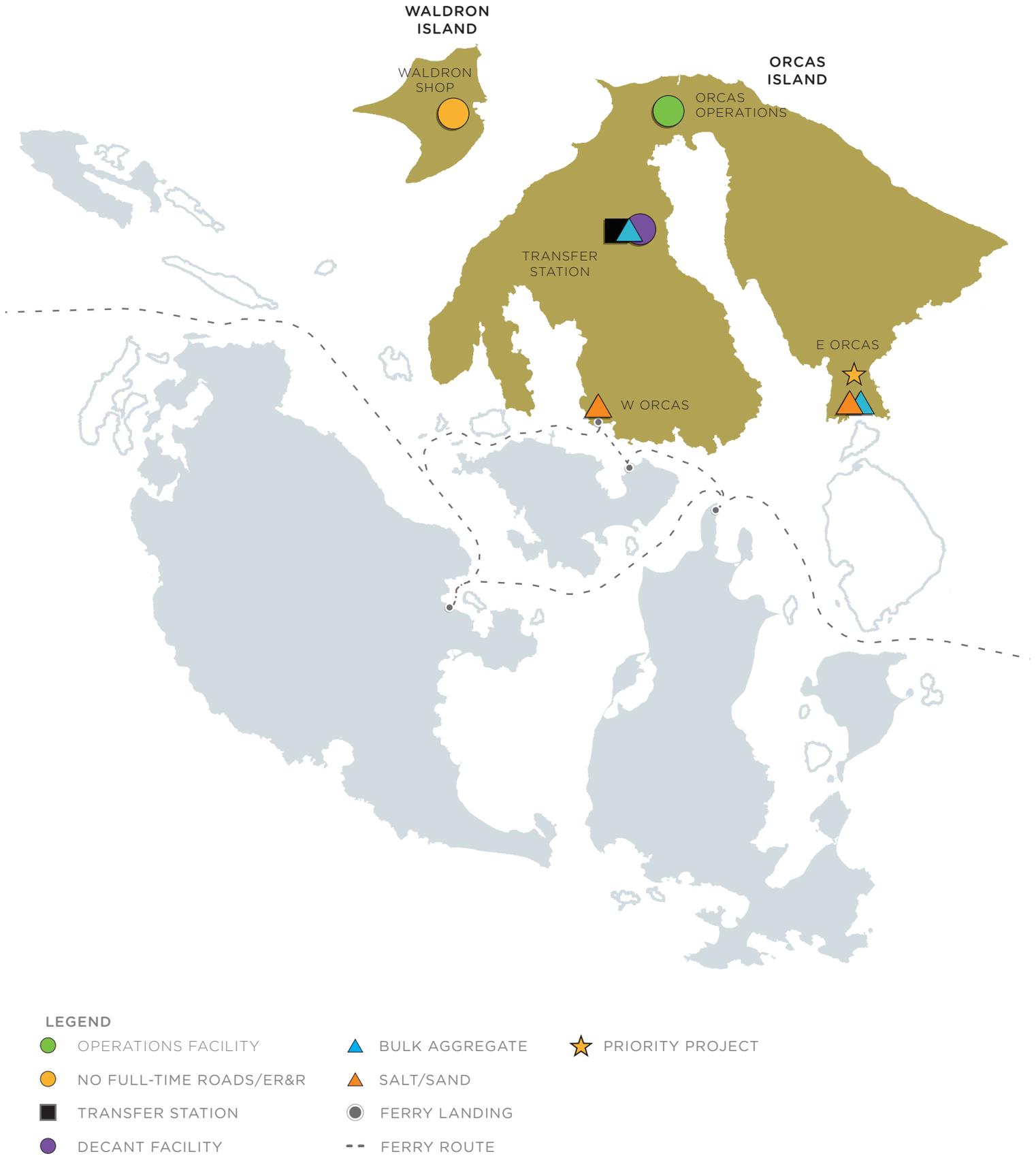


FIGURE 24. DISTRICT 2 RECOMMENDATIONS

# DISTRICT 2

## RECOMMENDED ACTIONS

Master Plan recommendations are organized by operations district. There are no recommendations for Waldron Island in District Two. A summary of Orcas and Waldron Island's existing conditions and issues begins on page 29.

### OPERATIONS CENTER

- » Research the feasibility of renovating the existing shop building versus new construction
- » Determine design for improved operations center crew building and overall site circulation

### SUPPORT COMPONENTS

- » Add bulk aggregate at transfer station
- » Add bulk aggregate, salt, and sand at a new East Orcas site
- » Add salt and sand at a new West Orcas site
- » Retain bulk aggregate, bulk fuel, salt, and sand at the Orcas Operations Center
- » Add decant facility to transfer station

#### MOST CRITICAL

- ★ ADD SALT/SAND AT EAST ORCAS

#### TIMELINE

- » **2018**  
BULK AGGREGATE AT TRANSFER STATION
- » **2020**  
SALT/SAND & BULK AGGREGATE AT EAST ORCAS
- » **2022**  
SALT/SAND AT WEST ORCAS
- » **2027**  
FEASIBILITY STUDY FOR SHOP
- » **2028-2031**  
NEW/RENOVATED OPERATIONS CENTER
- » **2033-2034**  
DECANT FACILITY AT TRANSFER STATION

#### BENEFITS

- » ADDITIONAL MATERIALS STORAGE SITES IMPROVE EFFICIENCY & ABILITY TO RESPOND IN EMERGENCIES
- » REVISED OPERATIONS CENTER REDUCES LIABILITY BY PROVIDING IMPROVED WORKING CONDITIONS IN A MORE SUSTAINABLE SPACE
- » ADEQUATE STORAGE FACILITIES PROTECT INVESTMENTS IN BOTH EQUIPMENT AND MATERIALS

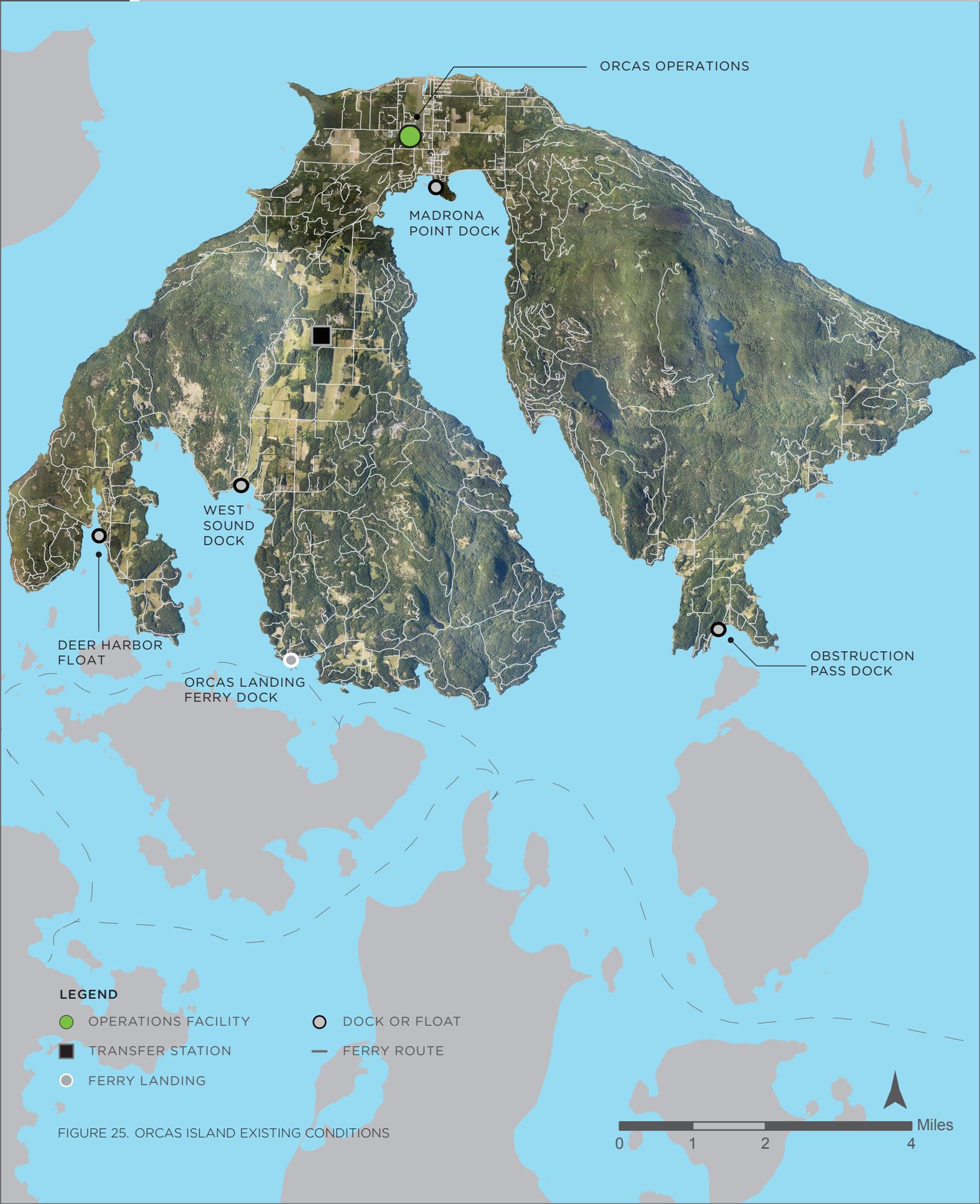


FIGURE 25. ORCAS ISLAND EXISTING CONDITIONS

# DISTRICT 2

## EXISTING CONDITIONS



## ORCAS ISLAND

### FAST FACTS

Island Area (Sq. Miles)  
**57.7**

Island Population  
**5,467**

Gravel Road (Miles)  
**12.2**

Paved/Seal Coated Road (Miles)  
**69.26**

Facility Occupants  
**ROADS, ER&R**

Inventory (Pieces)  
**49**

### PW FACILITIES

- » Orcas Transfer Station
- » Orcas Operations

Orcas Island is the heart of District 2 operations. It is the largest and hilliest of the islands which leads to logistics and communication challenges for crews and supervisors. The Orcas Operations Facility is centrally located in Eastsound, which facilitates access to the Island's furthest reaches. However, the County lacks geographically distributed materials storage areas. District 2 is relying on a two year lease with a private entity to store chip seal materials in Eastsound to support 2017 and 2018's chip seal operations.



LEGEND

↕ INGRESS/EGRESS

FIGURE 26. ORCAS OPERATIONS

0 50 100 200 Feet

# ORCAS OPERATIONS

1395 MT BAKER RD

## FAST FACTS

Number of Employees

**9**

Total Site Area

**8.34 ACRES**

The Orcas Operations site is well-positioned and large enough to accommodate existing functions. Public Works is planning to install an above grade fuel tank with dispensers on the site. A vehicle access gate is planned that will allow fueling to occur outside of the facility's secure area.

## ISSUES SUMMARY

### 1. Inadequate Crew Support

Crews are currently operating without a functional safety shower, appropriate bathroom facilities, and a meeting space to accommodate large crew meetings or training.

### 2. Inadequate Equipment & Materials Storage

Existing covered storage areas are inadequate in both capacity and condition to house the equipment and bulk materials inventory staged at the facility.

### 3. Facility Condition

Storage structures are dilapidated and nearing failure.

### 4. Surplus and Salvaged Material Limit Circulation

Storage of salvaged material blocks access along the entire west side of the maintenance building.

### 5. Insufficient Meeting & Dispatch Space

The District 2 and 3 Superintendent is housed in a separate portable trailer and is removed from the crew and Crew Chief's operating area. Space constraints prevent meetings or training from happening on site.

### 6. No Washrack

The facility lacks an equipment and vehicle washing station and the accompanying stormwater infrastructure.



FIGURE 27. SITE CIRCULATION AND ACCESS TO THE MAINTENANCE BUILDING IS LIMITED ON ONE SIDE



FIGURE 28. COVERED STORAGE FACILITIES ARE UNDERSIZED AND IN POOR CONDITION



WALDRON DOCK

WALDRON SHOP

**LEGEND**

- NO FULL-TIME ROADS/ER&R
- DOCK OR FLOAT
- FERRY ROUTE

FIGURE 29. WALDRON ISLAND EXISTING CONDITIONS

0 0.5 1 2 Miles

# DISTRICT 2

## EXISTING CONDITIONS



### WALDRON ISLAND

#### FAST FACTS

Island Area (Sq. Miles)

**4.5**

Island Population

**104**

Gravel Road (Miles)

**4.17**

Paved/Seal Coated Road (Miles)

**0**

Shop Site Area (Acres)

**3.43**

Facility Occupants

**NONE**

Inventory (Pieces)

**5**

#### PW FACILITIES

- » Waldron Shop

Future growth and commercial development on Waldron are restricted by the Island's designation as a Limited Development District. Roads facilities on Waldron consist of a gated parcel with a storage shed with no water, electricity, or telephone services. Two on-call staff are the primary users of equipment and facilities on Waldron. Three District 2 personnel travel from Orcas Landing to the Waldron Dock by boat an average of 12 times per year to complete larger projects. Equipment is moved approximately twice per year by private barge, mostly between a private ramp in Friday Harbor and the beach next to the Waldron Dock.



FIGURE 30. THREE-BAY STORAGE FACILITY PROTECTS EQUIPMENT FROM WEATHER



FIGURE 31. FACILITY HAS EARTHEN FLOOR AND NO ROOM TO MANEUVER



**LEGEND**

- |                         |                |                  |
|-------------------------|----------------|------------------|
| OPERATIONS FACILITY     | BULK AGGREGATE | PRIORITY PROJECT |
| NO FULL-TIME ROADS/ER&R | SALT/SAND      |                  |
| TRANSFER STATION        | FERRY LANDING  |                  |
| SURPLUSSED FACILITY     | FERRY ROUTE    |                  |

FIGURE 33. DISTRICT 3 RECOMMENDATIONS

# DISTRICT 3

## RECOMMENDED ACTIONS

Master Plan recommendations are organized by operations district. A summary of Lopez, Shaw, and Decatur Island's existing conditions and issues follow these recommendations.

### OPERATIONS CENTER

- » Design and build new operations center at S. Port Stanley site
- » Vacate the Fisherman Bay site, allowing for the adjacent transfer station to expand

### SUPPORT COMPONENTS

- » Build covered storage for vehicles, equipment, and tools on Decatur
- » Expand existing bulk aggregate storage on Shaw
- » Expand bulk aggregate storage at Decatur

### MOBILE CONCEPT

A mobile concept was discussed that would utilize a mechanic based on San Juan Island who would move between San Juan and Lopez Islands to address fleet maintenance needs. Designs for the new S. Port Stanley Operations Center would have fewer bays while still maintaining a full-time ER&R mechanic. Further study is recommended to explore feasibility and implementation of this concept.

#### MOST CRITICAL



RELOCATE OPERATIONS CENTER TO S. PORT STANLEY PROPERTY

#### TIMELINE

- » **2019-2021**  
COVERED STORAGE ON DECATUR
- » **2021-2024**  
NEW S. PORT STANLEY OPERATIONS CENTER
- » **2025**  
FISHERMAN BAY VACATED
- » **2027**  
EXPANDED BULK AGGREGATE ON SHAW
- » **2031**  
EXPANDED BULK AGGREGATE ON DECATUR

#### BENEFITS

- » RELOCATING ROADS AND ER&R OPERATIONS TO THE S. PORT STANLEY LOCATION ALLOWS THE LOPEZ TRANSFER STATION TO EXPAND AS NEEDED
- » IMPROVING MATERIALS STORAGE IMPROVES EFFICIENCY AND EMERGENCY READINESS
- » NEW COVERED STORAGE AND FACILITIES PROTECT DISTRICT ASSETS, HELPING TO DECREASE MAINTENANCE AND BE MORE COST EFFECTIVE



FIGURE 34. LOPEZ ISLAND EXISTING CONDITIONS

# DISTRICT 3

## EXISTING CONDITIONS



### LOPEZ ISLAND

#### FAST FACTS

Island Area (Sq. Miles)  
**29.6**

Island Population  
**2,200**

Gravel Road (Miles)  
**4.09**

Paved/Seal Coated Road (Miles)  
**64.29**

Facility Occupants  
**ROADS, ER&R**

Equipment Inventory (Pieces)  
**31**

San Juan County owns four properties on Lopez Island that impact this study: the existing Lopez Operations center (Fisherman Bay), the S. Port Stanley parcel (former landfill), and two active quarry and materials storage yards. District 3 Roads crews and ER&R shop personnel are currently located at the Fisherman Bay site. Circulation constraints and facility shortfalls indicate that a new location could improve road operations.

#### PW FACILITIES

- » Lopez Transfer Station
- » Fisherman Bay Operations
- » S. Port Stanley Site
- » Mackaye Harbor
- » Shoal Bay Gravel Pit



FIGURE 35. FISHERMAN BAY OPERATIONS

# FISHERMAN BAY OPERATIONS

## 2467 FISHERMAN BAY RD

### FAST FACTS

Number of Employees

**8**

Total Site Area

**3.92 ACRES**

The Fisherman Bay Operations facility on Lopez Island is critically undersized and buildings are not in good operating condition. The recently expanded Solid Waste transfer station adjacent to the site limits capacity for expansion. The County also owns the adjacent 1.08 acre parcel to the north of the Transfer Station (see Figure 35).

### ISSUES SUMMARY

#### 1. Inadequate Crew Support

Drinking water is delivered to the site. There are no shower facilities and meeting spaces are inadequate. A portable trailer parked near the entrance gate to the transfer station provides some space for small groups to convene.

#### 2. Inadequate Material Storage

The site does not accommodate sufficient storage of aggregates, sand, emulsions, dust tac, or chemicals related to equipment maintenance. Salt piles located on site are stored outside and not protected from the elements.

#### 3. Constrained Circulation

Expansion of the adjacent solid waste transfer station and a steep grade change on the eastern one-third of the site exacerbate circulation issues in a yard with a single ingress/egress point.

#### 4. No Stormwater Infrastructure

The site does not have appropriate infrastructure to prevent contamination from vehicle washing, spills, bulk material, or daily operations.

#### 5. Obsolete Buildings

The mechanic's bays are too short for long vehicles and too low to lift high vehicles. Larger equipment can only be lifted when the doors are open.

#### 6. Access

Maintenance bays that open to Fisherman Bay Road can be challenging given the level of traffic and public visibility of the site.



FIGURE 36. SALT IS IMPROPERLY STORED AND NOT PROTECTED FROM THE ELEMENTS

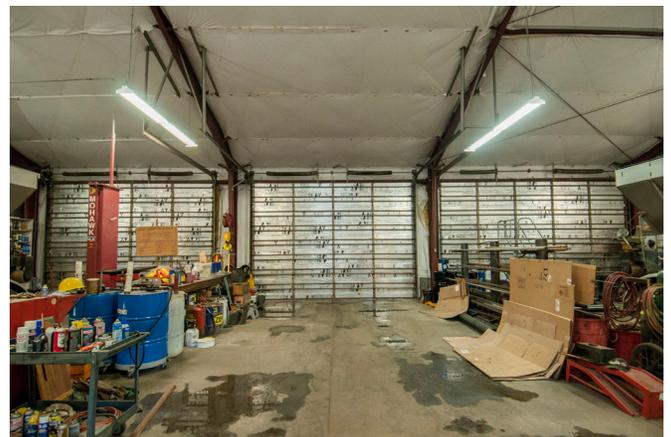


FIGURE 37. ROAD CREWS UTILIZE ER&R BAY SPACE TO DEFROST EQUIPMENT BECAUSE THEY LACK HEATED STORAGE



FIGURE 38. S. PORT STANLEY SITE

## S. PORT STANLEY SITE

4000 BLOCK, PORT STANLEY RD

### FAST FACTS

Number of Employees

**NONE**

Total Site Area

**20.05 ACRES**

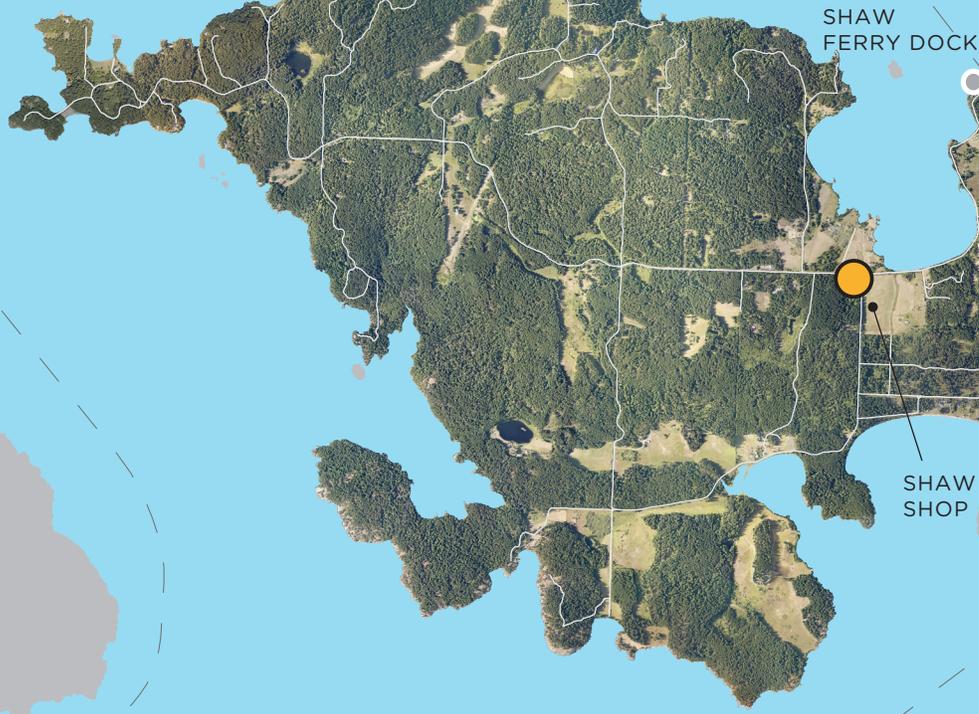
This large, county owned parcel is a former landfill and sewage disposal site. It is located almost due east of the current operations facility with convenient access to the Shoal Bay Gravel Pit and the Lopez Island Ferry dock. The site is currently under-utilized and serves as overflow storage for unused or obsolete equipment and salvaged materials.



FIGURE 39. THE SITE IS NO LONGER USED AS A LANDFILL OR SEPTIC LAGOON BUT CONTAINS SURPLUS PARTS AND EQUIPMENT



FIGURE 40. LARGE QUANTITIES OF FILL DIRT HAVE CREATED A FLAT AREA THAT EXTENDS BEYOND THE SECTION PREVIOUSLY USED AS A LANDFILL



**LEGEND**

-  NO FULL-TIME ROADS/ER&R
-  FERRY LANDING
-  FERRY ROUTE

FIGURE 41. SHAW ISLAND EXISTING CONDITIONS



## DISTRICT 3

### EXISTING CONDITIONS



### SHAW ISLAND

#### FAST FACTS

Island Area (Sq. Miles)  
**7.7**

Island Population  
**165**

Gravel Road (Miles)  
**2.55**

Paved/Seal Coated Road (Miles)  
**11.64**

Shop Site Area (Acres)  
**1.1**

Facility Occupants  
**NONE**

Equipment (Pieces)  
**7**

#### PW FACILITIES

» Shaw Shop

At 7.7 square miles, Shaw is the smallest ferry-served island in San Juan County. The only store on the Island is the Shaw General Store which is located at the ferry landing and open seasonally.

District 3 employees based on Lopez Island are responsible for regular maintenance tasks on Shaw Island. A local on-call employee provides emergency response capability. A single operations facility is collocated with a Community Center and Fire Station that have significantly reduced SJCPW's footprint on the site. There are no adequate ER&R maintenance bays. Material storage is undersized for chip seal operations and can only store enough material for half the Island at one time.



FIGURE 42. ONE BAY OF THE STORAGE FACILITY IS OCCUPIED BY SHAW FIRE



FIGURE 43. MATERIALS STORAGE AREA ADJACENT TO COVERED STORAGE CANNOT HOLD SUFFICIENT AGGREGATE FOR CHIP SEAL EFFORTS



FIGURE 44. SHAW COMMUNITY CENTER



**LEGEND**

- NO FULL-TIME ROADS/ER&R
- DOCK OR FLOAT
- FERRY ROUTE

FIGURE 45. DECATUR ISLAND EXISTING CONDITIONS



## DISTRICT 3

### EXISTING CONDITIONS



### DECATUR ISLAND

#### FAST FACTS

Island Area (Sq. Miles)

**3.5**

Island Population

**71**

Gravel Road (Miles)

**6.8**

Paved Road (Miles)

**0**

Shop Site Area (Acres)

**5.65**

Facility Occupants

**NONE**

Equipment (Pieces)

**4**

#### PW FACILITIES

» Decatur Shop

Decatur is located east of Lopez Island and served by District 3 Roads and ER&R maintenance personnel. The Island's gravel roads are regularly maintained by part-time personnel who are the predominant facility and equipment users. District 3 Road's crews conduct 24 visits per year for larger maintenance projects. Equipment is moved five times per year by private barge between Lopez and Decatur Islands via the Decatur Boat Ramp.

There is no electricity, no covered storage for equipment, and secure tool storage is limited.



FIGURE 46. 5000 TONS OF AGGREGATE IS BARGED TO THE ISLAND EVERY 6-7 YEARS AND STORED ON COUNTY PROPERTY



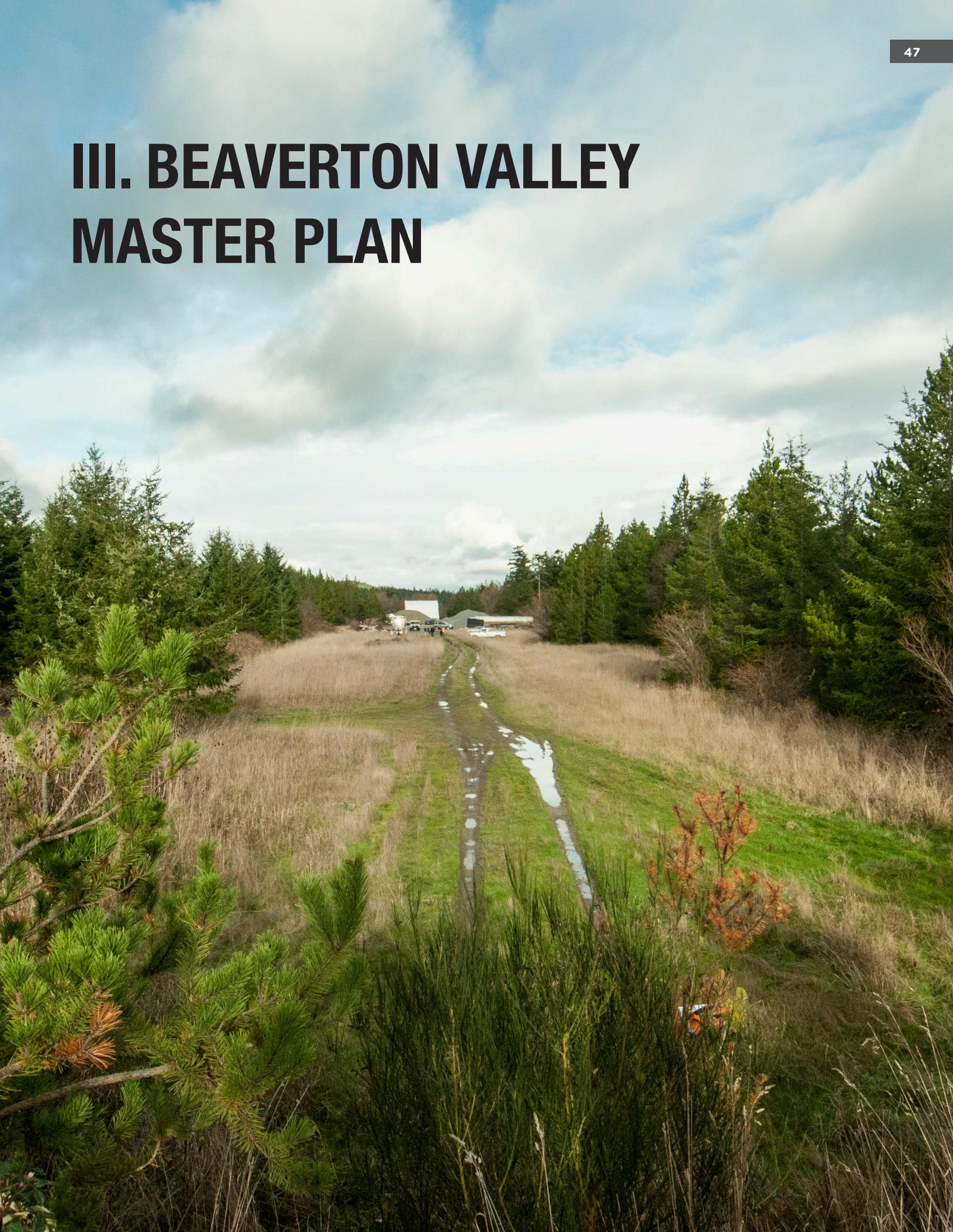
FIGURE 47. FACILITIES ARE LIMITED TO A PORTABLE TOILET, DIESEL FUEL TANK, AND CONEX TOOL STORAGE



FIGURE 48. PUBLIC ACCESS IS LIMITED ON THE WEST SIDE OF THE ISLAND AND CREWS MUST WALK .5 MILES OR TRANSPORT A 4-WHEELER BY BOAT TO REACH VEHICLES

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# III. BEAVERTON VALLEY MASTER PLAN



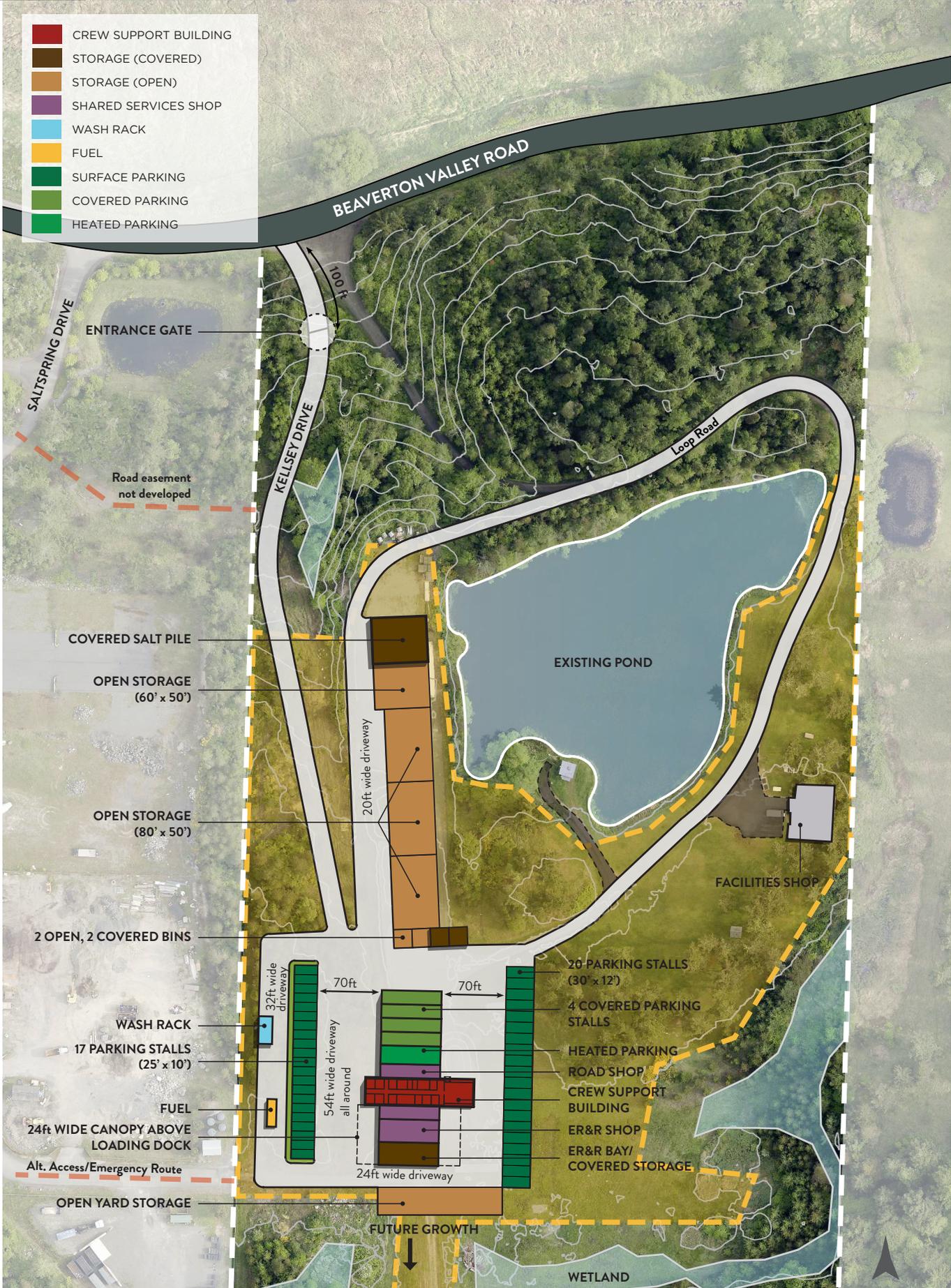


FIGURE 49. BEAVERTON VALLEY MASTER PLAN

# MASTER PLAN

Acknowledging the large parcel's physical constraints (see summary starting on page 21), the conceptual plan for the Beaverton Valley property includes the following key planning elements:

- » Avoids impacting wetlands and areas of steep slope as much as practical
- » Locates the main building, shops, and storage in the central, most build-able area
- » Builds on the County's Kellsey Drive design as the main site access from Beaverton Valley Road
- » Maintains the existing loop road around the existing pond to facilitate efficient circulation for equipment and access to the existing facilities shop
- » Separates "clean" uses from "dirty" operations areas
- » Creates separate space for ER&R and Roads operations in a single, shared facility
- » Preserves the noise buffer to the south and minimizes impact to adjacent residential neighbors
- » Minimizes impervious surface and allows for future expansion

## DESIGN CONSIDERATIONS

In addition to the planning concepts outlined above, the following should be considered in project design:

- » Site and plan a new septic system and drainfield to accommodate planned additional capacity
- » Retain easements on the west side of the property for emergency ingress/egress potential future access points
- » Include emergency generator power connections to buildings
- » Consider the option of sharing the site with other county departments that have expressed interest



FIGURE 50. FLAT CENTRAL AREA AND EXISTING UTILITIES IN CENTER OF SITE

## SUSTAINABILITY

This concept intends to help the County move to more sustainable practices aligned with its values. The next phase of the project should investigate incorporating the following:

- » Manage all stormwater on-site (details located in the "Utilities & Stormwater" section), including collecting and, if possible, reusing roof water
- » Filter stormwater runoff through elements such as a detention pond
- » Utilize natural light in building design to reduce energy consumption
- » Generate energy through roof-mounted solar panels if cost effective

The Beaverton Valley Operations facility should strive to meet current sustainability requirements and serve as an example for future island development.

# OPERATIONS CENTER

A program was developed to meet Roads and ER&R needs on the site. Key components are included in the concept below. These will be refined in the design phase.

This conceptual layout includes:

- » A multi-functional crew assembly conference/training room/break room sized for 24 personnel around tables; can be divided into two smaller spaces
- » Office areas to be used for managers, administration, and touchdown spaces for visiting engineers, crew, or other personnel
- » Restrooms that are easily accessible from adjacent shops
- » Copy and storage areas
- » Mud room with wash area and drying room
- » Crew locker and personnel storage space

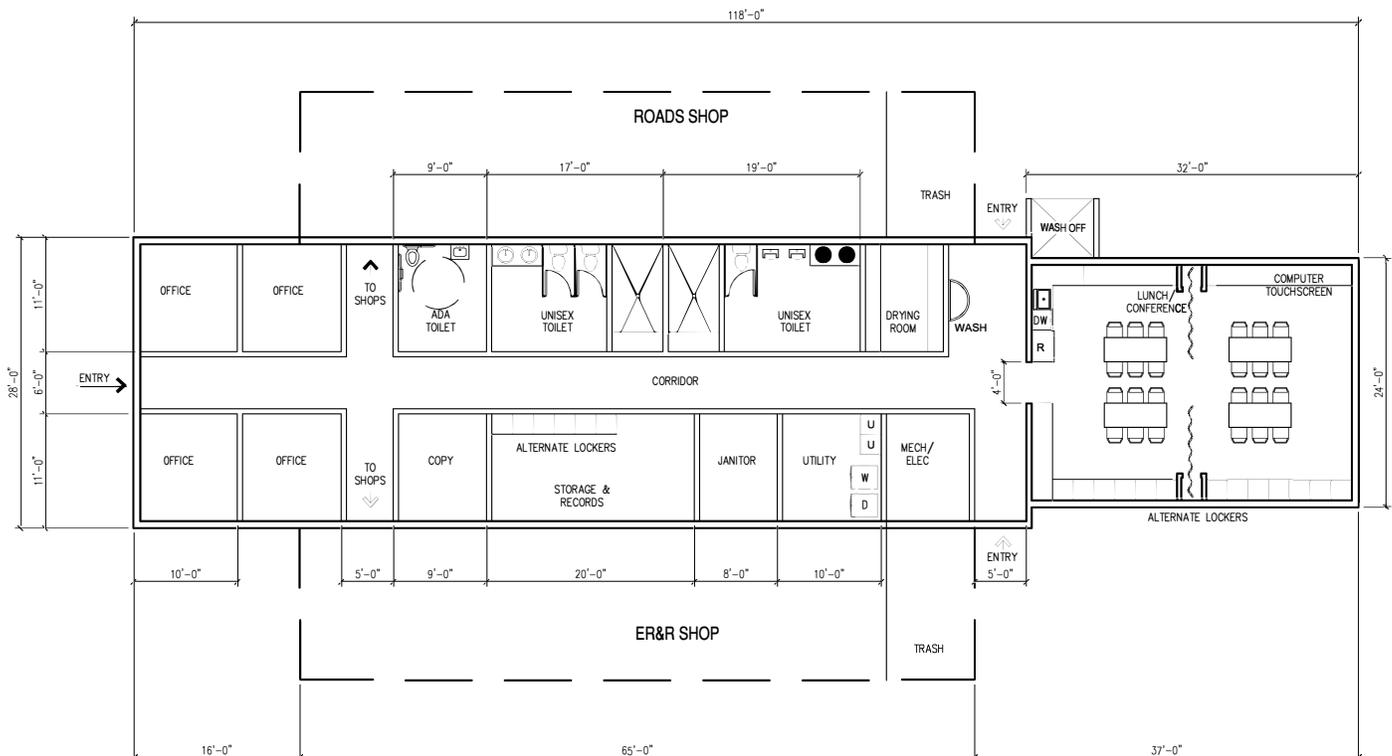


FIGURE 51. CREW SUPPORT BUILDING DETAIL

# SHOPS, COVERED STORAGE, & COVERED PARKING

The north end of the site houses materials storage which includes covered and open piles and bins. The Loop Road widens to 20 feet in front of the materials storage areas for efficient loading.

Fleet parking is adjacent to the main facility with adequate space for vehicle and equipment maneuvering. The wash rack and fuel island are easily accessible on the west side of the site for incoming crew vehicles.

The facility includes:

- » 25' x 65' ER&R shop
- » 15' x 65' ER&R storage area

- » Covered equipment storage and parking for approximately six vehicles or ER&R expansion
- » 15' x 65' Roads shop/work bench
- » Heated parking with space for two to three vehicles (1.5 ton & roll-off truck; future vector truck)
- » 12,000 gallon diesel and gas fuel tank with easy access to the shops, covered parking, and loading areas

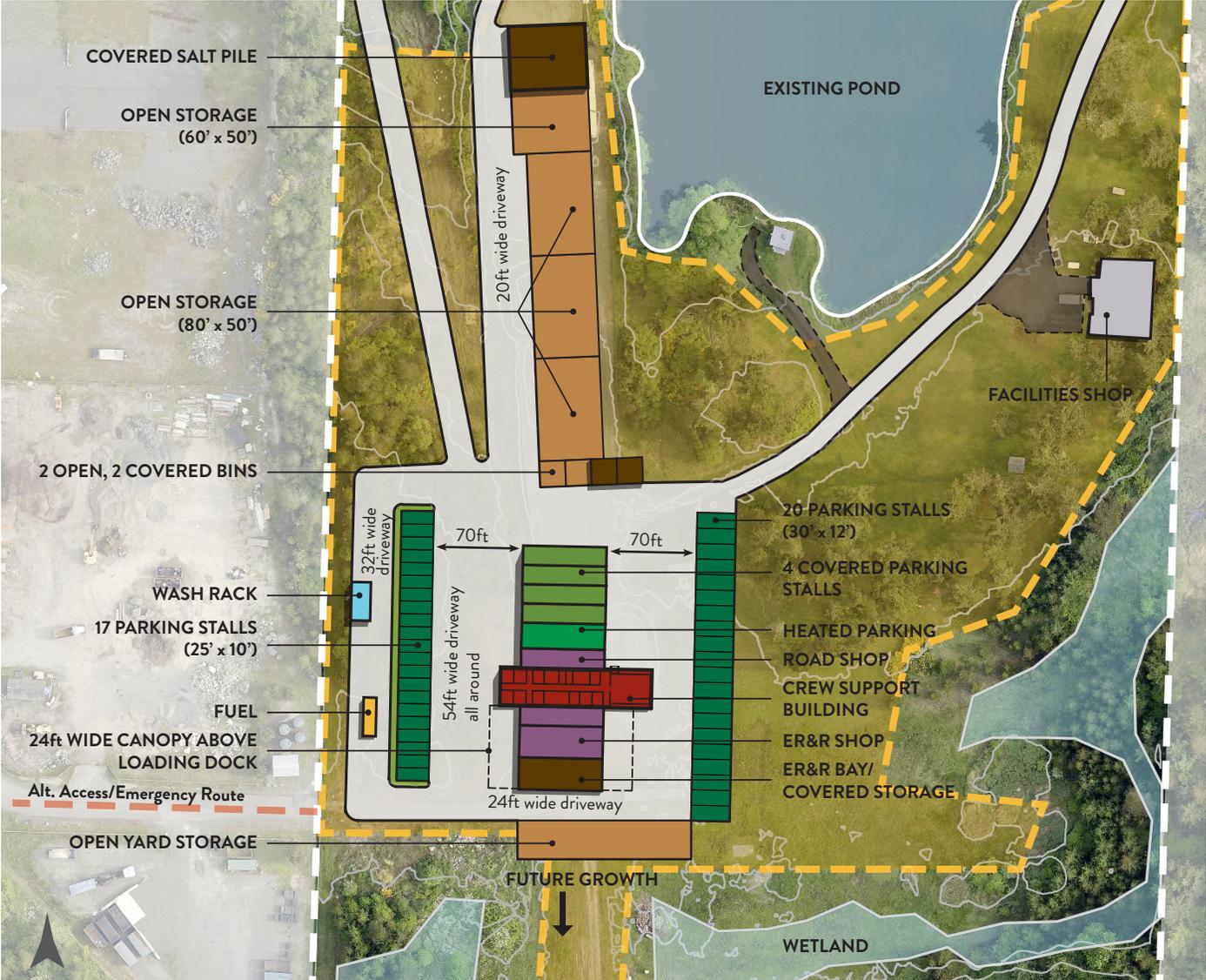


FIGURE 52. SHOPS, COVERED STORAGE, & COVERED PARKING DETAIL

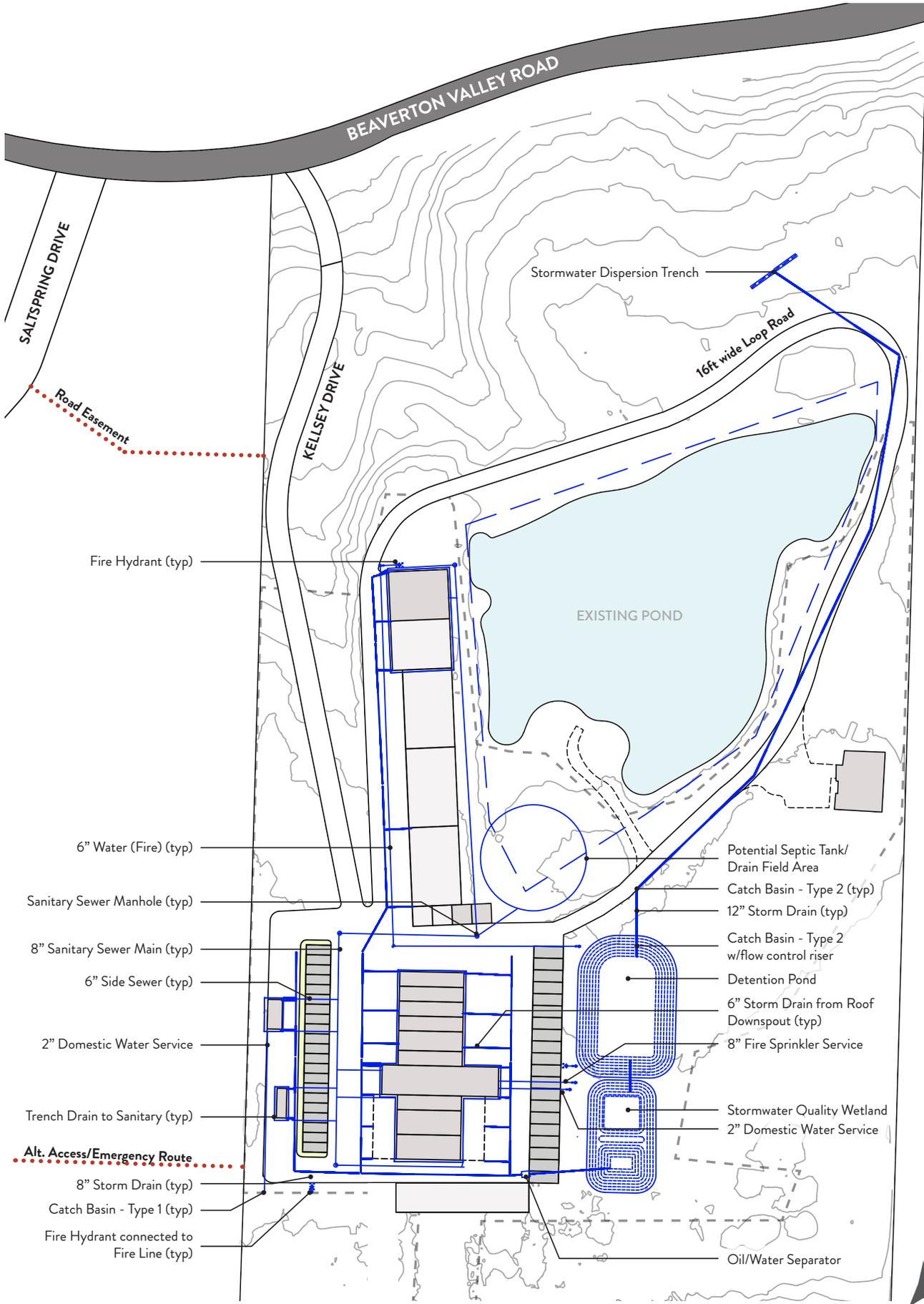


FIGURE 53. UTILITIES & STORMWATER

# UTILITIES & STORMWATER

## STORMWATER DRAINAGE

### FAST FACTS

- » 94,200 SF OF POLLUTION GENERATING IMPERVIOUS SURFACE PROPOSED
- » 22,900 SF OF BUILDING/ROOF AREA PROPOSED
- » CALCULATED AREAS DO NOT INCLUDE KELLSEY DRIVE OR LOOP ROAD

This project is considered a Large Project as defined by San Juan County's Stormwater guidance document. Large Projects are subject to Department of Ecology requirements (see Appendix A). With over 5,000 square feet (SF) of pollution generating impervious surface and over 10,000 SF of impervious surface projected, water quality treatment and flow control will be required for stormwater runoff from surfaces subject to vehicular traffic.

A detention pond able to hold 47,000 cubic feet of stormwater is proposed to the east of the fleet vehicle parking. This pond would provide basic water quality treatment and detention and be large enough to handle the site's stormwater needs. Another treatment facility such as a sand or media filter should be placed downstream from the proposed detention pond. Further geotechnical research needs to be conducted to determine the best strategy and placement going forward.

Stormwater discharge needs to be addressed on-site because no public drainage system is available in the vicinity. Due to the topography, the existing wetlands are not deep enough to accommodate discharge and the existing pond will need further evaluation to determine feasibility of use. This analysis has utilized a dispersion trench on the north side of the existing pond to handle stormwater discharge.

Similar stormwater requirements will apply to drainage from the County's Kellsey Drive road design. Although it is not yet finalized, the plan for Kellsey Drive includes over 16,000 SF of pollution-generating impervious surface. Due to the steep topography around Kellsey Drive draining towards Beaverton Valley Road, stormwater from Kellsey Drive doesn't appear to

be manageable through the proposed treatment plan. Methods for managing stormwater from Kellsey Drive are not included in this plan and will need to be further explored.

Rough order of magnitude civil cost estimates are located in Appendix B.

## POTABLE/FIRE WATER

New potable water service from the existing well house will be required to serve the new facility. Fire service for the site is assumed to be able to come from the existing fire service pump station. Details of fire lines and piping will need to be confirmed to finalize construction designs for fire water service.

## SEPTIC

A new septic system will be required to support the new building and covered trench drains. Percolation tests need to be conducted to determine the most suitable location for the system. A potential septic/drain field area has been identified just south of the lake adjacent to the materials storage.

## WETLANDS

Development on-site will impact the wetland buffers but not the wetlands themselves. (This excludes impacts from the County Road project.) Buffer mitigation and enhancement will need to be addressed in the next design phase to accommodate mitigation requirements.

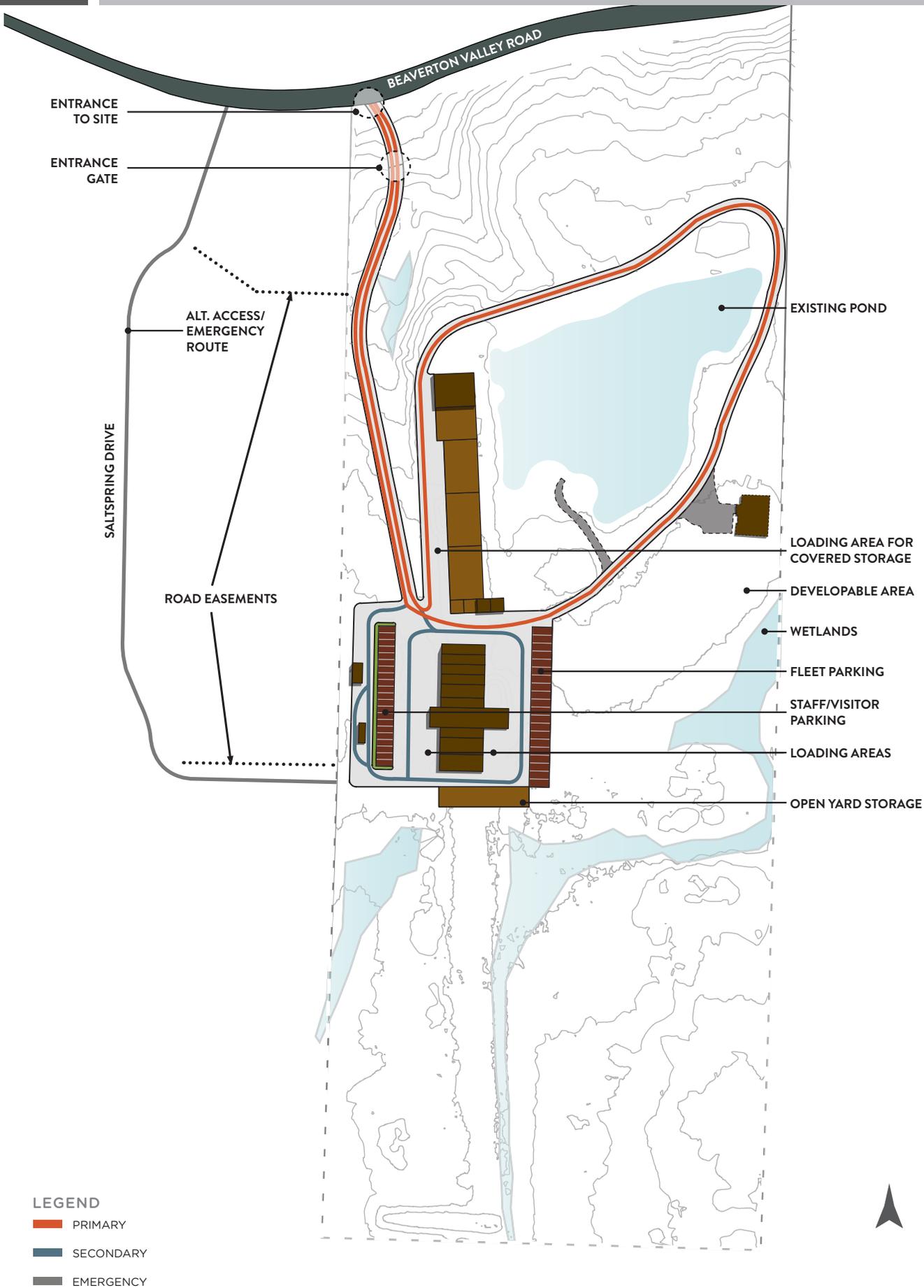


FIGURE 54. BEAVERTON VALLEY CIRCULATION DIAGRAM

## CIRCULATION & PARKING

The site will have access via a newly constructed Kellsey Drive and will be secured by a gate at the entrance. Emergency ingress and egress will be located via the easement to Saltspring Drive on the adjacent property. The revised Loop Road will provide an alternate connection to the facilities shop and materials storage area. Parking for visitors, staff, and fleet is provided on either side of the main facility.

The circulation concept includes the following:

- » New Kellsey Drive and Loop Road designed by the County
- » Parking for staff and visitors (17 spaces)
- » Fleet parking (20 spaces)



FIGURE 55. CURRENT ENTRANCE TO THE SITE FROM BEAVERTON VALLEY ROAD TO BE REDESIGNED



FIGURE 56. FACILITIES SHOP TO BE MAINTAINED AND LOOP ROAD TO BE EXTENDED

## ESTIMATE OF PROBABLE COST

Estimates of probable costs to construct the Beaverton Valley Operations Facility are summarized in Figure 57. A markup to account for island-specific increases to mobilization and materials costs is included for budgeting; cost estimates should be refined in the next project phase. See Appendix B for a more detailed cost estimate of civil site improvements.

A number of items are excluded from these estimates, most notably construction of the new access road (see below).

| ITEM   | Total SF | Hard Cost/<br>SF | Hard Cost<br>Subtotal | Hard + Soft<br>Cost/SF | ROM Cost           |
|--|----------|------------------|-----------------------|------------------------|--------------------|
| Civil Site Improvements                                  |          |                  | \$1,100,480           |                        | \$1,441,629        |
| Site Development<br>Landscaping & Lighting               | 3,518    | \$9              | \$32,185              | \$16                   | \$56,280           |
| Office, Conference, &<br>Personnel Support               | 3,540    | \$282            | \$999,059             | \$461                  | \$1,631,940        |
| Repair Shop  | 3,575    | \$260            | \$927,927             | \$415                  | \$1,483,625        |
| Indoor Heated Parking                                    | 1,300    | \$93             | \$120,510             | \$136                  | \$176,800          |
| Covered Yard Storage                                     | 3,800    | \$70             | \$266,608             | \$109                  | \$414,200          |
| Covered Fleet &<br>Equipment                             | 8,645    | \$70             | \$606,533             | \$109                  | \$942,305          |
| Washrack   | 450      | \$194            | \$87,138              | \$284                  | \$127,800          |
| ROM Beaverton Costs (2017\$, rounded)                    |          |                  | \$4,140,000           |                        | \$6,275,000        |
| <b>Beaverton Costs with Island Markup @20% (rounded)</b> |          |                  | <b>\$4,968,000</b>    |                        | <b>\$7,530,000</b> |

FIGURE 57. BEAVERTON VALLEY ROM ESTIMATE OF PROBABLE COST

### COSTS NOT INCLUDED

- » Wetland buffer and/or wetland mitigation
- » New roadway, Loop Road extension, gates, or fencing (County design)
- » Fueling equipment
- » LEED certification or sustainability features to be determined during the design phase
- » Special conditions such as soils contamination
- » Addressing critical areas or mitigating other special environmental conditions
- » Landscaping or lighting beyond crew facility perimeter and 15% of parking area

# IV. IMPLEMENTATION



# FUTURE FACILITIES

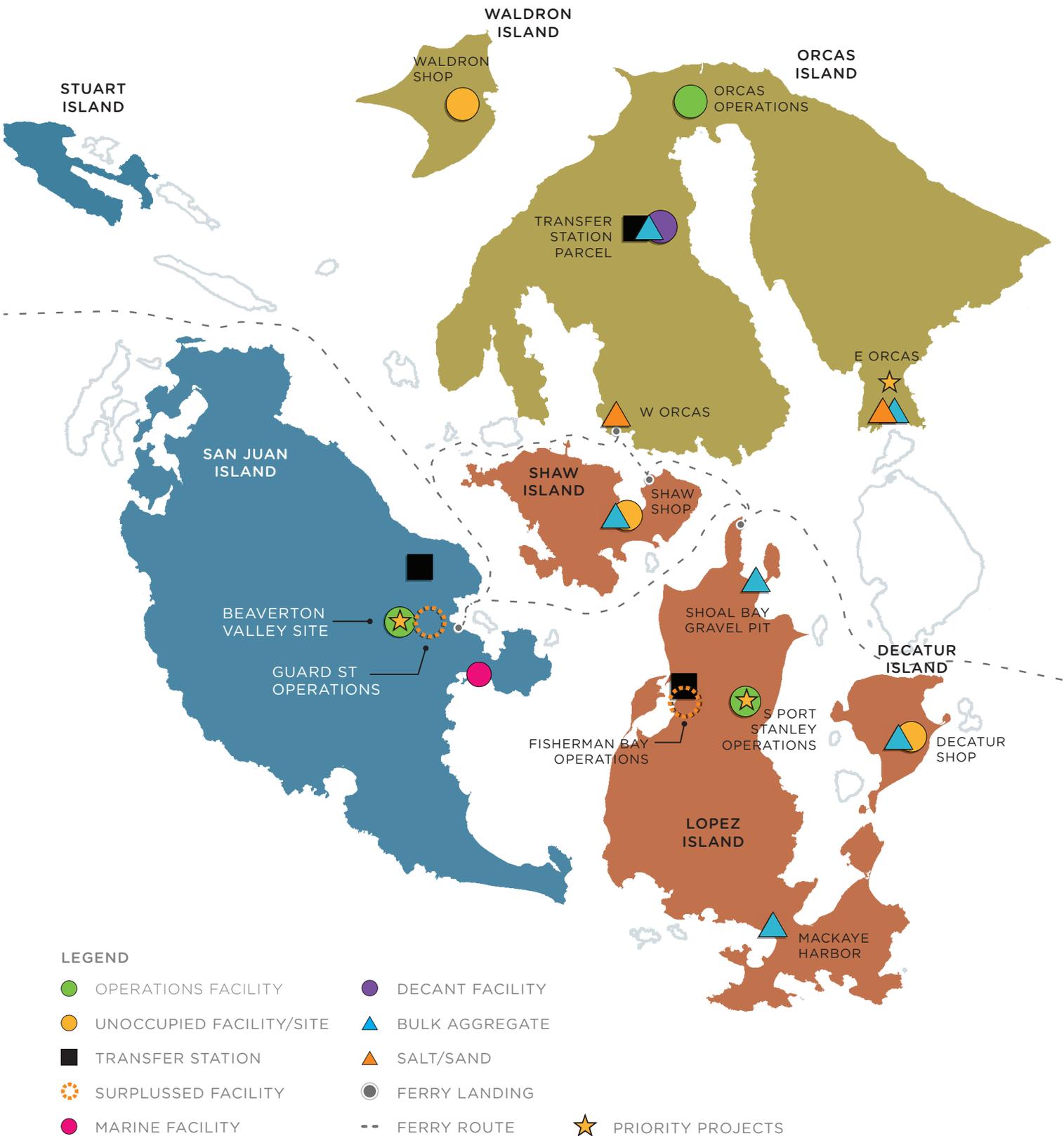


FIGURE 58. FACILITY SYSTEM RECOMMENDATIONS

# 20-YEAR STRATEGY

The Master Plan for implementation over a 20-year period is illustrated below. At this conceptual level, design and permitting are estimated to take 1.5 years while construction is estimated to take two years. New property leases or acquisitions are estimated to take a year.

Priorities were determined by Public Works and based on:

- » Operational benefits
- » Severity of existing facility deficiencies
- » Feasibility of implementation

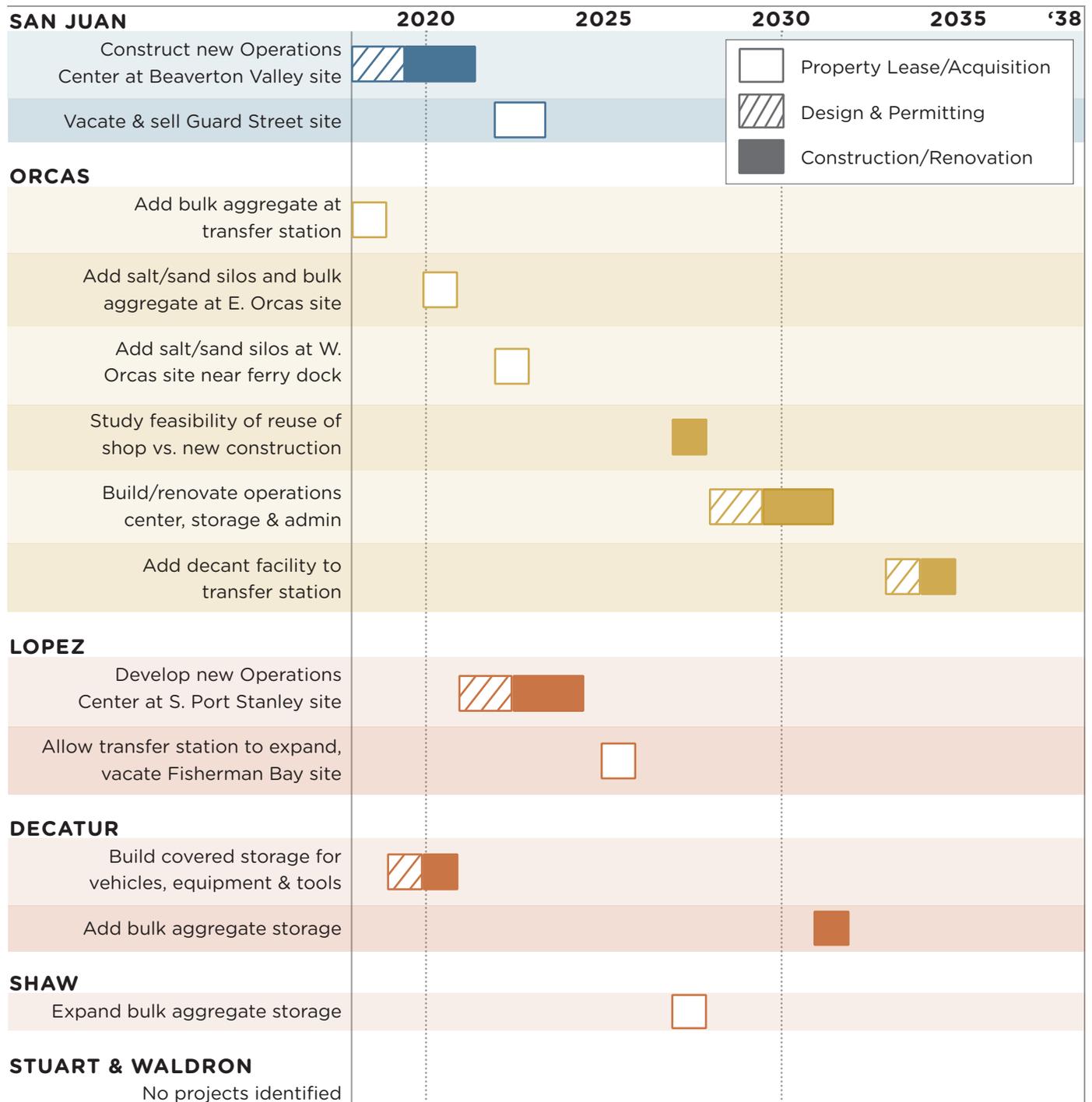


FIGURE 59. 20-YEAR IMPLEMENTATION STRATEGY

# PROJECT PHASING

Recommendations are listed in phased order below. Non-priority interventions may occur earlier than priority projects due to availability of resources and the minimal level of effort

required to implement certain facilities improvements such as adding bulk aggregate storage to county-owned property.

| DISTRICT | PROJECT  | PHASE 1<br>(2018-2022) | PHASE 2<br>(2023-2027) | PHASE 3<br>(2028-2032) | PHASE 4<br>(2033-2037) |
|----------|--|------------------------|------------------------|------------------------|------------------------|
| 1        | SAN JUAN: Construct new Operations Center at Beaverton Valley site | ■                      |                        |                        |                        |
| 2        | ORCAS: Add bulk aggregate at transfer station                      | ■                      |                        |                        |                        |
| 3        | DECATUR: Build covered storage for vehicles, equipment & tools     | ■                      |                        |                        |                        |
| 2        | ORCAS: Add salt/sand silos and bulk aggregate at E. Orcas site     | ■                      |                        |                        |                        |
| 3        | LOPEZ: Develop new Operations Center at S. Port Stanley site       | ■                      |                        |                        |                        |
| 1        | SAN JUAN: Vacate & sell Guard Street site                          | ■                      | ■                      |                        |                        |
| 2        | ORCAS: Add salt/sand silos at W. Orcas site near ferry dock        | ■                      |                        |                        |                        |
| 3        | LOPEZ: Allow transfer station to expand, vacate Fisherman Bay site |                        | ■                      |                        |                        |
| 2        | ORCAS: Study feasibility of reuse of shop vs. new construction     |                        | ■                      |                        |                        |
| 3        | SHAW: Expand bulk aggregate storage                                |                        | ■                      |                        |                        |
| 2        | ORCAS: Build/renovate operations center, storage & admin           |                        |                        | ■                      |                        |
| 3        | DECATUR: Add bulk aggregate storage                                |                        |                        | ■                      |                        |
| 2        | ORCAS: Add decant facility to transfer station                     |                        |                        |                        | ■                      |

FIGURE 60. RECOMMENDATIONS BY PHASE

# 5-YEAR CAPITAL PLAN

The Master Plan prioritizes the following actions in the first five years of implementation:

- » Designing and constructing the Beaverton Valley Operations Center on San Juan Island
- » Vacating and selling the Guard Street site on San Juan Island
- » Initiating the design and permitting process for the South Port Stanley Operations Center on Lopez Island

Figure 61 shows the estimated annual spending by year for the 5-year period. A breakdown of budget allocations by year are provided in Figure 62. All costs should be refined in the project's design phase.

*Note: Estimates exclude new road costs, wetland mitigation costs, and potential profit from the sale of the Guard Street property.*

**PLAN IMPLEMENTATION COSTS BY PHASE (2017 \$)**

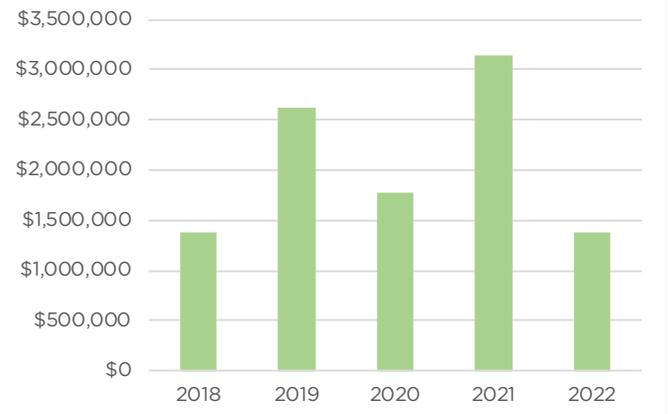


FIGURE 61. ANNUAL IMPLEMENTATION COSTS

| PHASE I   | COST      | 2018                          | 2019             | 2020             | 2021             | 2022             |
|---|-----------|-------------------------------|------------------|------------------|------------------|------------------|
| <b>BEAVERTON VALLEY</b>                         |           |                               |                  |                  |                  |                  |
| Complete 100% design, permit and construct road | TBD       | Cost to be provided by County |                  |                  |                  |                  |
| Design and permit operations center             | 2,742,000 | 1,371,000                     | 1,371,000        |                  |                  |                  |
| Complete site work                              | 1,242,000 |                               | 1,242,000        |                  |                  |                  |
| Operations center construction                  | 3,545,000 |                               |                  | 1,772,500        | 1,772,500        |                  |
| Sell Guard Street property                      | TBD       |                               |                  |                  |                  | Profit TBD       |
| Begin wetland mitigation monitoring if required | TBD       |                               |                  |                  |                  | Costs TBD        |
| <b>S. PORT STANLEY OPERATIONS CENTER</b>        |           |                               |                  |                  |                  |                  |
| Design and permit campus                        | 2,742,000 |                               |                  |                  | 1,371,000        | 1,371,000        |
| <b>ANNUAL TOTAL</b>                             |           | <b>1,371,000</b>              | <b>2,613,000</b> | <b>1,772,500</b> | <b>3,143,500</b> | <b>1,371,000</b> |

FIGURE 62. IMPLEMENTATION PRIORITIES AND ANNUAL COSTS 2018-2022

# BENEFITS OF INVESTMENT

## IMPROVED CUSTOMER SERVICE & EMERGENCY RESPONSE

The revised facility system has the following benefits:

- » Better positioned people, equipment, and supplies maximize efficient service delivery and faster emergency response
- » Well positioned fuel reserves and emergency power better support the County, other agencies, and the Island Community
- » Facility improvements can enhance crew communications for faster and more coordinated emergency response

## REDUCED LIABILITY

Appropriately designed and outfitted shops will:

- » Improve workplace conditions and safety while dilapidated structures are demolished
- » Include adequate circulation and reduce the opportunities for accidents and damage
- » Reflect San Juan County values

## COST EFFECTIVE INVESTMENTS

Improvements to the system provide the following cost benefits:

- » Maintenance on high value equipment is reduced due to covered storage and parking and wash racks
- » Well cared for equipment has an extended “life”, eliminating the growing facility maintenance backlogs
- » Multi-functional crew spaces make for efficient use of space
- » Covered equipment storage, fleet parking, and adjacent work zones are complimentary and improve logistics



FIGURE 63. VISIONING WORKSHOP SYSTEM OPTIMIZATION EXERCISE

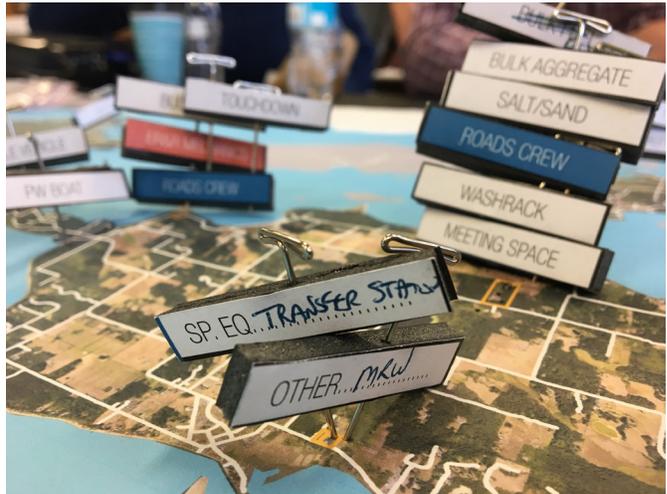


FIGURE 64. VISIONING WORKSHOP CREWS AND SUPPORT FUNCTIONS

## POSITIVE COMMUNITY IMPACT

### A BETTER NEIGHBOR

San Juan and Lopez Island operations centers are in high-value community areas near town and village centers. The relocated operations centers:

- » Have appropriate-sized space to handle operations
- » Allow for future expansion
- » Include noise buffers from operations

### A BETTER STEWARD

As the San Juan Islands continue to move towards a more sustainable future, Public Works facilities should reflect a similar goal. Facility improvements will integrate appropriate stormwater treatment, containment, and other best practices. The following sustainable features can be added where investments are functional and cost effective:

- » Water reuse systems
- » Solar energy generation
- » Eco-friendly construction materials and practices

## POTENTIAL COST SAVINGS

Implementing the plan will create opportunities for the County to:

- » Reduce maintenance backlogs by replacing inefficient, deteriorating facilities
- » Decrease equipment maintenance and replacement expenditures by protecting assets from weather
- » Reduce extraneous windshield time and fuel purchases by strategically locating materials
- » Lower facility operating expenses by installing efficient infrastructure
- » Explore the potential for additional operational efficiencies through a mobile ER&R mechanic concept



FIGURE 65. FRIDAY HARBOR

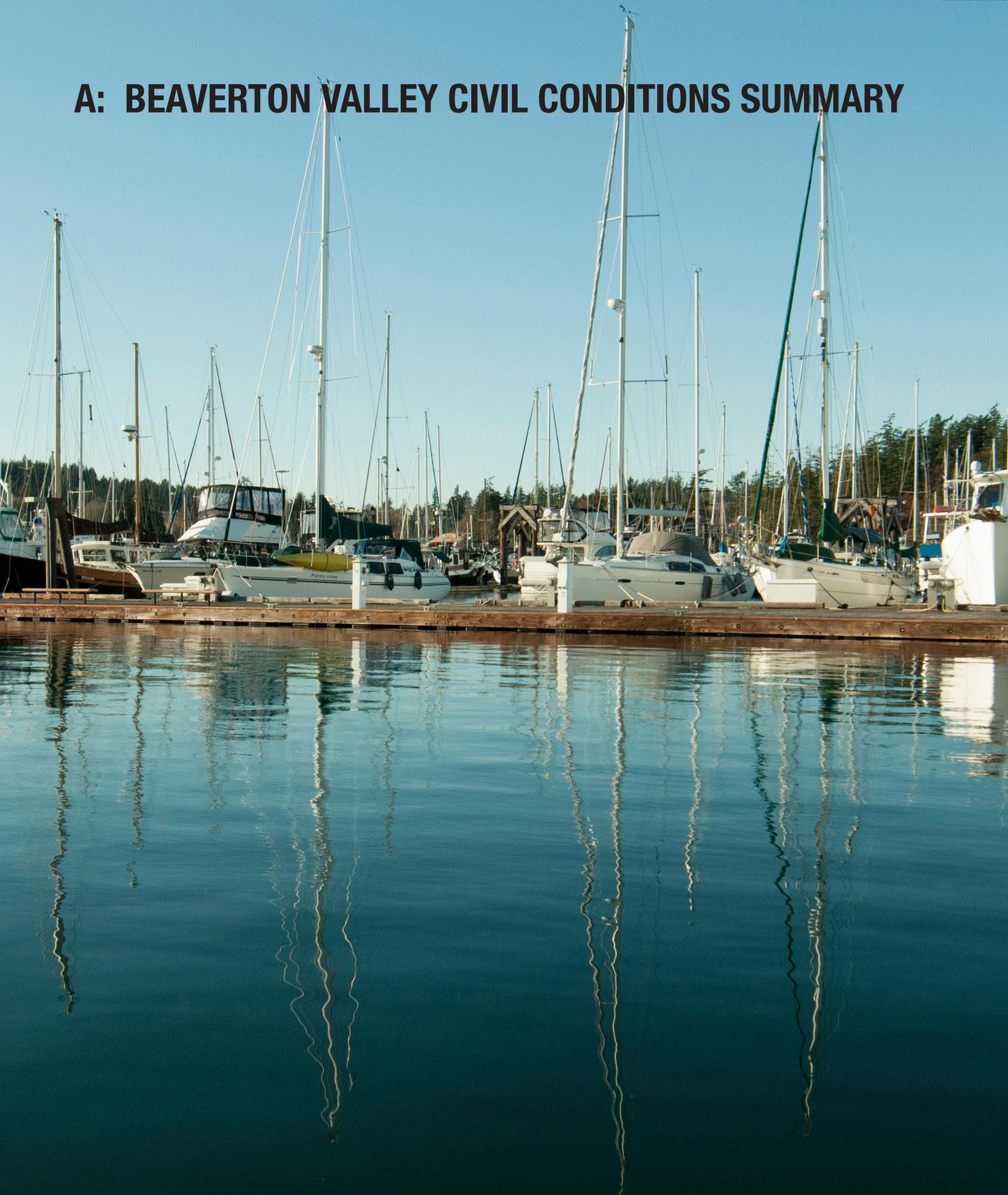
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# V. APPENDICES



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# A: BEAVERTON VALLEY CIVIL CONDITIONS SUMMARY





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## San Juan County Operations Facility - Beaverton Valley Site Existing Conditions Summary and Preferred Option Civil Analysis

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### Introduction

As part of the master planning effort for San Juan County Public Works, a feasibility analysis and site planning effort were conducted at a County owned site in off Beaverton Valley Road, herein referred to as the Beaverton Valley site. This effort included an existing conditions summary, planning level site layouts of various options that were reviewed with the County, selecting a preferred layout option to develop further, a civil analysis of the preferred option, and a rough order of magnitude estimate of probable costs.

### Site Overview

The Beaverton Valley site is approximately 27.5 acres located at 1609 Beaverton Valley Road (parcel # 351044001000). Access is currently provided from a gravel access drive from Beaverton Valley Road at the north end of the site. Per LIDAR mapping of the site, topography varies but generally slopes from southeast to northwest, with slopes ranging from relatively flat to over 50 percent. At the site entrance from Beaverton Valley Road, the elevation is approximately 97 feet and in the southeast corner of the site, the elevation is approximately 184 feet. There are three Category IV wetlands on the site. Wetland A is the largest of the three and is located in the southeast corner of the site. Wetland B is the smallest of the three and is located in the northwest corner of the site. Wetland C is located in the southwest portion of the site.

The site was historically used as an airfield for small aircraft. The old aircraft hanger, located in the northeast portion of the site is currently used as a workshop/storage building. To the north of the workshop is a small septic tank and drain field. To the south of the workshop is a well providing potable water to the site. There is an existing manmade pond on site that provides water to a fire pump station adjacent to the southern central edge of the pond. The northern and southern portions of the site are heavily forested. The westerly perimeter also has a lot of trees and there are some smaller areas of trees within the central portion of the site. The old landing strip runs north/south and is located in the central south portion of the site. The flatter areas of the site around the existing pond and buildings are currently used for stockpiling aggregates and other materials. The site was also recently used for storage of law enforcement vehicles.

The following provides a detailed summary of the existing site conditions

### Soils/Topography

Per the web soil survey, soils onsite consist of three different soil types. The area to the north of the existing access road is Doebay-Cady-Rock outcrop with 5-30% slopes. The majority of the site is Mitchellbay gravelly sandy loam with 0-5% slopes. A soils investigation has not been completed yet for the site. It is recommended that a soils investigation be completed prior to the development of site design drawings to determine exact soil types, infiltration potential, depth to restrictive layers, depth to groundwater, structural considerations, and pavement design criteria.

As mentioned previously, topography at the site varies. The northern portion of the site is steep with slopes up to 50 percent, sloping down to the north towards Beaverton Valley Road. The central portion of the site is relatively flat where the existing buildings are and old landing strip was located. The elevation in the central portion of the site is approximately 160 feet. In the southwest corner of the site, the topography slopes down to the southwest with a low elevation of approximately 152 feet. In the southeast corner of the site, topography slopes up to the southeast with a high elevation of approximately 180 feet.



### **Wetlands**

A wetland report was prepared in May 2016 by Wetland Resources, Inc. As noted previously there are three existing wetlands onsite. All three wetlands are classified as Category IV wetlands. The water quality and habitat buffer is 50-feet for high intensity land use.

Wetland A is a depressional wetland located in the southeast portion of the site. It originates in a grassy swale near the east side of the old landing strip and flows north, continuing offsite to the northeast. It outlets to a small drainage channel at the north end of a pond located off site to the east.

Wetland B is a slope wetland located in the northwest corner of the site. The hydrology for Wetland B appears to be from surface runoff and small seeps.

Wetland C is a slope wetland located in the southwest corner of the site. This wetland drains to the southwest to an offsite pond area.

### **Access**

Primary access to the site is from a gravel driveway from Beaverton Valley Road. The driveway is approximately 12-feet wide with a maximum slope of approximately 15 percent. The existing driveway has some sight distance challenges when exiting onto Beaverton Valley Road due to the dense trees to the east of the driveway along with the grade of Beaverton Valley Road. The existing gravel access drive also presents some challenges during wet or snowy conditions due to road grades and the gravel surfacing.

There is a potential additional access point from the existing business park to the west of the site. There is currently a paved driveway along the south end of the business park that dead-ends at the project site fence. The County could consider taking on road maintenance responsibilities in exchange for this use agreement.

A preliminary layout has been completed for a new driveway alignment from Beaverton Valley Road that intersects the road at approximately the same location as the existing driveway. The new alignment follows the westerly property line and would impact a portion of Wetland B and its buffer.

### **Septic System**

There are no public sewer facilities in the vicinity of the site. Per County staff, the existing septic system is sized to serve the one existing restroom in the workshop. The existing system is likely not sufficiently sized to serve the expansion of facilities at the site. Depending on the proposed site layout, an expansion of the existing septic system or a new septic tank and drain field would likely be required.

### **Potable Water**

There is a small well house with an existing well pump providing potable water to the site. Per County staff, documentation regarding the onsite well has been submitted to the Department of Health to become a Group B public water system. Group B water systems serve fewer than 15 connections and fewer than 25 people per day. The well has a wellhead protection area with a 100-foot radius around the well. It is our understanding that the well is only intended to serve this site.

### **Fire Water**

Per County staff, it is our understanding that the fire pumps serve the existing fire hydrant onsite as well as the adjacent property to the west. Construction of the pond was not believed to be engineered or permitted and may experience some seepage along the northern berm of the pond. Historically, County staff has only observed fluctuations in water level of a few feet.



### **Storm Drainage**

There do not appear to be any existing drainage facilities on site. During a site visit on December 5, 2016, there was some ponded water in wheel tracks and other small depressions on site. Lawn areas were somewhat wet but did not appear to be saturated.

### **Easements**

There is an existing 10-foot wide Orcas Power and Light Cooperative (OPALCO) electric easement onsite. A document describing the easement was provided by the County but the parcel number listed on the document (parcel #35104400700) is different than the parcel number of the project site therefore the easement location was not able to be determined. The easement is for underground power lines that run to a transformer onsite that is located near the well house. County staff did not know if the transformer serves properties other than this site.

### **Development Potential**

Based on the information provided above, there is potential to develop the site into a County operations facility. The following provides some parameters and potential constraints for development of the site.

#### **Soils/Topography/Wetlands**

A subsurface investigation and soils report should be conducted prior to design of new facilities at the site to determine any additional constraints that the soils may pose to site development such as additional rock outcroppings, high groundwater, or inadequate bearing pressures. Borings conducted as part of the subsurface investigation will determine soil characteristics and bearing pressures for building foundation design, groundwater levels, soil variation at different locations on site, and can help with the siting the new septic system. We would anticipate 4 to 6 borings at this site which should be located in the approximate area of where buildings are anticipated and potential areas for the septic system drain field.

Based on the site topography, existing pond, and wetland areas, the developable area of the site is approximately 10.1 acres which includes minimal impacts to the wetland buffers and no wetland impacts. This 10.1 acre area does not include a 3.8 acre area in the southeast corner of the site that is inaccessible without crossing or impacting Wetland A.

Per the San Juan County Code (SJCC), wetland buffers shall not extend across roads (public or private) when the road does not support the functions and values of the wetland. It appears that this section of the code would apply to areas of the site where the old landing strip and existing gravel access roads are located in wetland buffer areas as these road functions do not support the functions and values of the wetlands.

In addition, access roads are allowed across wetlands and/or buffers, provided that they are in conformance with SJCC 18.60.080 through 18.60.100 and SJCC 18.35.100F, F (1-11). For buffer and wetland impacts, mitigation would be required per SJCC 18.35.020 through 18.35.050. Under the reasonable use exception, there are two sets of options available for development within critical areas as listed below in an excerpt from the code:

#### **18.35.035 Critical areas – Reasonable use exception.**

D. Two sets of options are available under the reasonable use exception.

1. Option One – No Mitigation.

a. A development area of up to 2,500 square feet of development constructed using low impact development practices may be located in a critical area buffer.

b. A development area of up to 1,500 square feet of development constructed using low impact development practices may be located in a critical area.



c. A combined development area of 2,500 square feet of low impact development, with no more than 1,500 square feet located in the critical area and the balance located in the critical area buffer; and

2. Option Two – With Mitigation.

a. Up to 10 percent of the parcel, or up to one-half acre, or the minimum necessary to allow for reasonable use of the property, whichever is more, may be developed if adverse impacts to critical area functions and values are mitigated in accordance with SJCC [18.35.040](#).

b. Low impact development practices are encouraged in all development under the reasonable use exception and are required for all reasonable use exception development creating a footprint greater than 10,890 square feet in size.

Under the reasonable use exception, it appears that the area in the southeast corner of the site could be available for development and the proposed new access drive alignment would be feasible per the County code. However; per a conversation with John Laufenberg at Wetland Resources, Inc. any wetland impacts will have to be permitted through the Army Corps of Engineers. The permitting process can take a year or more and will require a mitigation plan and on-going performance monitoring for mitigation areas that can last for up to ten years. The on-going monitoring requires annual site visits and submittal of reports to the Corps to document the viability and performance of the mitigation areas.

#### **Access**

As described above, the existing access drive to the site presents some challenges due to sight distance at Beaverton Valley Road, grades, narrow width and gravel surfacing. The existing roadway width and gravel surfacing is inadequate to support the heavier traffic that would be associated with redevelopment of the site. Widening the driveway along the existing alignment and providing a chip seal pavement surface would be one option but it would not alleviate the 15 percent road grades without significant re-grading.

The preliminary layout for the road re-alignment along the westerly property line also presents some challenges with site distance onto Beaverton Valley Road, topography and impacts to Wetland B. This alignment is also in a heavily forested area and would require removal of a number of trees.

The other option would be to obtain an access easement or enter into a joint use agreement with the adjacent business park property to utilize their driveway to gain access to the central west portion of the site. The existing road widths and pavement sections would need to be confirmed to ensure that they are adequate to support the additional car, truck and equipment traffic through the site.

#### **Septic System**

A new septic tank and drain field would need to be sited and sized to serve the proposed development of the operations facility at the site. It is likely that the existing septic tank would need to be removed and the drain field removed or abandoned in place. The subsurface soils investigation will help determine an appropriate location for a new septic system and drain field.

#### **Potable Water**

The capacity of the existing potable water well onsite has not yet been provided to LPD Engineering. It is assumed that the well capacity is sufficient to provide service to the proposed redevelopment of the site. It is not clear what if any modifications to the pending designation as a Group B Water System would need to be made if the proposed facility will include offices for more than 25 staff.

It is assumed that the only water service piping currently onsite serves the existing workshop building restroom. Additional water service piping from the well would be required to serve the proposed buildings requiring plumbing fixtures.



### **Fire Water**

The capacity of the existing fire pumps onsite has not yet been provided to LPD Engineering. It is assumed that the pump and pond capacity is sufficient to provide fire protection to the proposed redevelopment of the site as well as the adjacent property that relies on these pumps. Depending on the layout of the proposed site improvements, additional piping and on-site hydrants may be required.

### **Storm Drainage**

This project would fall into the Large Project category within the County's Stormwater Guidance document. Large Projects are required to comply with Minimum Requirements #1-10 of the Department of Ecology 2005 Stormwater Management Manual for Western Washington. The Minimum Requirements (MRs) are listed below.

- #1 Preparation of Stormwater Site Plan
- #2 Construction Stormwater Pollution Prevention
- #3 Source Control of Pollution
- #4 Preservation of Natural Drainage Systems and Outfalls
- #5 On-site Stormwater Management
- #6 Runoff Treatment
- #7 Flow Control
- #8 Wetlands Protection
- #9 Basin/Watershed Planning
- #10 Operation and Maintenance

The two minimum requirements that could have the biggest cost impact for redevelopment of the site include MR 6 and MR 7. Since the project will have over 5,000 SF of pollution generating impervious surface, water quality treatment will be required for all stormwater runoff generated from pollution generating surfaces such as pavement subject to vehicular traffic. Water quality treatment can be provided by facilities such as bioretention, filter strips, bioswales, sand filters, or proprietary facilities such as structures with filter cartridges.

Since the project will have over 10,000 SF of effective impervious surface, flow control will also be required. Flow control typically entails detaining the surface runoff from the impervious surfaces and releasing it at the pre-developed (forested) rate. The two alternatives to detention for flow control are full dispersion and full infiltration. Because the water level in the existing pond on-site doesn't fluctuate much, it is not likely that full infiltration will be an option at this site.

If the requirements for full dispersion can be met, this would eliminate the need to provide additional water quality treatment for the pollution generating impervious surfaces since treatment would occur as the stormwater disperses through existing vegetation. A minimum flow path for dispersion must be met before the flow could enter the wetland buffers. Depending on the layout of the site improvements, the constraints associated with the adjacent wetlands, and the slopes around the developable area, full dispersion may or may not be an option at this site.

If full dispersion is not an option, there may be the potential to utilize the existing onsite pond for stormwater detention. However, since the source of the pond water and how much additional storage in the pond may be available is not known, this would need to be further evaluated. Other options for detention include a separate detention pond or underground vault/pipe facility.

### **Easements**

Additional information will need to be obtained to locate the existing 10-foot OPALCO easement on the site to help determine if/how it could restrict the proposed development. It is anticipated that the restrictions would be limited to not constructing buildings or other structures within the easement, but that paving and utility crossings would be allowed.



### **Preferred Option**

The Preferred Option has the proposed facilities centrally located on the site. The layout of the Preferred Option includes one building to house all of the crew support, shop, covered parking and covered storage facilities located near the southernmost existing aggregate stock pile area. There are 17 staff and visitor parking stalls (10'x25') located to the west of the building and 20 fleet vehicle parking stalls (12'x30') located to the east of the building. The fuel island and wash rack area are located to the west of the staff/visitor parking area, there is open yard storage to the south of the building and the mineral storage areas and decant facility are located to the north of the building.

The County is currently in the process of preparing a design and cost estimate for a new access road from Beaverton Valley Road which is being referred to as Kellsey Drive. The alignment of Kellsey Drive follows the westerly property line, with a slight jog at Wetland B, likely to minimize impacts to the wetland/buffer area. Drainage considerations for the development of Kellsey Drive will be discussed, however drainage facility sizing and costs for Kellsey Drive are not included in this analysis.

The Preferred Option also includes an onsite Loop Road that closely follows the existing gravel access drive after it reaches the top of the slope. The Loop Road will run from the easterly fleet vehicle parking area to the northeast and then west along the existing gravel access road alignment, but continue to the west to tie into the north end of the mineral storage areas instead of turning north to connect into Beaverton Valley Road.

### **Grading**

The available topographic mapping of the site is from LIDAR mapping. It is recommended that a boundary and topographic survey of the site be completed prior to developing construction drawings for this site. Based on the LIDAR topography, the building and site improvements in the Preferred Option are located in an area at an approximate elevation of 160 feet. Based on the surrounding grades, it appears that the finished floor elevation of the proposed building should be between elevation 160 and 162, depending on how the drainage system is ultimately designed. The site grades slope up to a high point of 168 near the westerly property line to the west of the proposed building. Grading in this area will require an average cut of approximately 4-feet in to get the parking and drive aisles down closer to the proposed building finished floor elevation.

At the location of the proposed mineral and material storage areas to the north of the building, the grades are relatively flat at elevation 160, aside from the existing aggregate stockpiles. However, to the west of the existing stockpiles, where the access lane for the stockpiles will be, the existing grades start to drop off as you head north, ranging from an elevation at the edge of the access road of 160 at the south end to 145 at the north end. It appears as though there is enough space between the proposed Kellsey Drive and the onsite material storage access drive to maintain grades similar to the building pad elevation in the material storage areas. However, the site grading will need to be closely coordinated with the proposed Kellsey Drive grading.

### **Storm Drainage**

This project falls into the Large Project category within the County's Stormwater Guidance document. Large Projects are required to comply with Minimum Requirements #1-10 of the Department of Ecology 2005 Stormwater Management Manual for Western Washington. The two minimum requirements that will have the most cost impact for redevelopment of the site are MR 6 and MR 7, stormwater runoff treatment and flow control. Since the project will have over 5,000 square feet (SF) of pollution generating impervious surface, water quality treatment will be required for all stormwater runoff generated from surfaces such as pavement subject to vehicular traffic. Since the project will have over 10,000 SF of effective impervious surface, flow control will also be required. Flow control typically entails detaining the surface runoff from the new and replaced impervious surfaces and converted pervious surfaces and releasing it at the pre-developed (forested) rate. The two alternatives to detention for flow control are full dispersion and full infiltration. Based on a number of factors, it does not appear that full dispersion or infiltration can be utilized at this site, therefore, flow control (detention) will be required.



It is assumed that site runoff from the proposed facilities will be collected in a series of catch basins, trench drains, roof drains and pipes in the paved areas and conveyed to the runoff treatment and flow control facilities prior to discharge.

#### **Preferred Option Site Layout**

Based on the available site topography from LIDAR mapping, there appear to be two drainage basins on the site. The majority of the site, with the exception of the southwest corner, appears to drain to the northeast. The southwest corner of the site appears to drain to the southwest. These separate drainage basins will need to be maintained as part of the site redevelopment. The Site Plan A layout does not currently have any development in the southwest corner of the site, therefore it will all be in the basin that drains to the northeast.

The Preferred Option site layout includes approximately 94,200 SF (2.16 AC) of pollution generating impervious surface (PGIS) and approximately 22,900 SF (0.53 AC) of building/roof area for a total of 117,100 SF (2.69 AC). These areas do not include Kellsey Drive or the onsite Loop Road, which will be addressed later in the analysis.

A pond area has been set aside in the Preferred Option site layout to provide stormwater runoff treatment and flow control. The pond is located to the east of the fleet vehicle parking but outside of the wellhead protection area radius for the existing onsite well. Oil control is not likely required per the 2005 Manual as this site will not meet the definition of a “High-Use Site”, however if oil control is desired, an oil/water separator vault could be located upstream of the pond. A combination wetpool/detention pond facility could be used to provide basic water quality treatment and detention. Enhanced treatment is required on commercial and industrial sites and therefore it is assumed it would be required for this site. The wetpool will provide basic treatment but would require another treatment facility downstream of the wetpool/detention pond outlet such as a sand filter or media filter to provide a two-facility treatment train. Instead of a wetpool, a combination stormwater treatment wetland/detention pond could also be provided to provide enhanced treatment. Stormwater treatment wetlands are often a good choice in areas with high winter groundwater levels. A geotechnical investigation has not yet been completed for this site so site specific soil information and groundwater levels are not yet known. It is recommended that a geotechnical investigation be conducted at this site prior to developing a more detailed design for construction documents.

The volume required for the stormwater treatment wetland is approximately 10,000 cubic feet and the detention volume is approximately 47,000 cubic feet. It appears that the area set aside for the pond in Site Plan A, is large enough to accommodate this volume in a combination stormwater treatment wetland/detention pond.

As there is no public drainage system in the vicinity of the site, discharge from the stormwater treatment and flow control facilities serving the site would need to be dispersed through an existing vegetated area. In order to be able to fully drain the proposed detention facility, the discharge location would need to be in an area of the site at an elevation lower than the bottom of the detention facility. Based on the topography, it does not appear that the existing wetlands are deep enough for the pond to discharge into the wetland buffer areas. The existing onsite pond that provides water storage for the adjacent fire pumps, appears to be deep enough for the proposed stormwater pond to discharge into, but this would need to be further evaluated in design to evaluate if the overflow for the existing pond is adequate to account for additional flow into the pond. For the purpose of this analysis, it is assumed that the stormwater pond discharge will be piped to the north likely along the existing site access drive and discharged into a dispersion trench on the north side of the existing access road into the heavily wooded area on the north side of the site. This discharge location will need to be confirmed based on the soil conditions and findings of geotechnical investigation for the site.

#### **Kellsey Drive and Loop Road**

As mentioned previously the Kellsey Drive access road is being designed by the County and therefore has not been included in the above storm drainage discussion. However, the same storm drainage requirements will apply to Kellsey Drive. As it is currently shown on the Preferred Option site layout, Kellsey Drive will include approximately 16,000 square feet of pollution generating impervious surface which will trigger both runoff treatment and flow control. Based on the topography, it does not



appear that Kellsey Drive would be able to drain into the proposed stormwater facility to the east of the Preferred Option development area, therefore separate stormwater quality and flow control facilities will likely be required for Kellsey Drive.

The proposed onsite Loop Road closely follows the route of the existing gravel access drive. It is not known if the Loop Road will be gravel or asphalt. If the existing gravel road is maintained and only a short section of new road is constructed to connect the Loop Road to the end of the mineral storage bin access, then approximately 5,000 square feet of additional roadway appears to be required. If the Loop Road is changed to asphalt, then stormwater quality treatment and flow control would be required for the area changed from gravel to asphalt as this would fall into the category of new and replaced impervious surface in the 2005 Ecology Manual.

The volume required for a stormwater treatment wetland for Kellsey Drive is approximately 1,350 cubic feet and the detention volume is approximately 6,400 cubic feet. The topography adjacent to Kellsey Drive will make it challenging to locate a pond facility similar to the proposed Preferred Option pond. However, it may be possible for it to be located to the north near Beaverton Valley Road, especially if the pond is designed with one or more vertical side walls. The addition of walls would add cost to the pond construction. Another option would be to locate a below grade detention pipe or vault within the roadway that outfalls to a cartridge filter unit for water quality treatment.

## **Utilities**

### **Potable/Fire Water**

New potable water service piping from the existing well house will be required to serve the new buildings. Based on the survey file, it appears that there is existing piping coming from the onsite potable water well but the size of the piping is unknown. At this time, it is assumed that the domestic water service for the new crew support building and wash rack will be a 2-inch diameter pipe and come off one of the existing domestic water lines on site. It is assumed that backflow prevention will be required on the domestic services.

It is assumed that fire service for the site and new crew support building can come from the existing fire service pump station and piping onsite, however the size of this pipe is not currently known. It is also assumed that the new fire lines serving the buildings and fire hydrants will be 6-inch diameter pipe.

### **Septic**

A new septic system will be required to serve the new crew support building, decant facility and covered trench drains at crew support, the wash rack, the fuel island, and the decant facility. The location of the septic system will depend on the percolation tests in the existing site soils. Per the web soil survey, the majority of the site is Mitchellbay gravelly sandy loam. Assuming that a new septic system and drain field can be designed for this soil type, the septic system and drain field could be located in any area outside of the wellhead protection buffer zone of the existing onsite potable water well. For the Preferred Option, the septic tank and drain field area is currently shown to the southwest of the existing fire pump house. This area has some slope and trees so as an alternative to a typical septic drain field, a subsurface drip system could be installed. These systems are installed at shallow depths and are effective in areas with steeper slopes, trees, and a high water table. The location of the septic system would need to be confirmed based on the geotechnical investigation and percolation testing.

## **Paving**

Per discussions with County staff, it is our understanding that hot mix asphalt pavement is not typically used on the island, but instead a chip seal is used. It is assumed that these typical practices will be used for this project. Chip seal is assumed for all paved access roads and parking lots. Concrete curbs are not currently included. Concrete paving is not currently proposed but could be included in specific areas of the site if requested.



### **Wetland Impacts**

There appear to be wetland buffer impacts associated with the development of the Preferred Option site layout, requiring buffer mitigation and enhancement elsewhere on the site. This will need to be coordinated with a landscape architect and wetland biologist during design and construction. Buffer impacts do not typically require permitting through the Department of Ecology or the Corps of Engineers.

There are no wetland impacts proposed as part of the Preferred Option site layout with the exception of the impacts to Wetland B from the Kellsey Drive. It is assumed that the wetland impacts and permitting associated with the Kellsey Drive alignment will be handled separately by the County as part of the design and permitting of this access road.

## B: BEAVERTON VALLEY CIVIL COST ESTIMATE





## San Juan County Public Works

Concept Level Estimate of Probable Cost

Civil Site Improvements

August 9, 2017

| DESCRIPTIONS                                | QNTY    | UNITS | UNIT PRICE  | TOTAL             |
|---|---------|-------|-------------|-------------------|
| <b>Erosion Control</b>                      |         |       |             |                   |
| Allowance for Erosion Control               | 7.5     | ac    | \$15,000.00 | \$ 112,500.00     |
| <b>Total Erosion Control</b>                |         |       |             | <b>\$ 112,500</b> |
| <b>Site Preparation</b>                     |         |       |             |                   |
| Tree Removal (allowance)                    | 1       | ls    | \$50,000.00 | \$ 50,000.00      |
| Clear and Grub                              | 85,000  | sf    | \$0.25      | \$ 21,250.00      |
| Relocate Existing Mineral Stockpiles (temp) | 1       | ls    | \$2,500.00  | \$ 2,500.00       |
| <b>Total Demo Utilities</b>                 |         |       |             | <b>\$ 73,750</b>  |
| <b>Earthwork</b>                            |         |       |             |                   |
| Onsite Cut & Fill (allowance)               | 7,500   | cy    | \$10.00     | \$ 75,000.00      |
| Stormwater Pond Grading                     | 2,600   | cy    | \$15.00     | \$ 39,000.00      |
| Site Grading                                | 140,000 | sf    | \$1.00      | \$ 140,000.00     |
| Import                                      | 0       | cy    | \$28.00     | \$ -              |
| Export (assumed wasted onsite)              | 0       | cy    | \$26.00     | \$ -              |
| <b>Total Earthwork</b>                      |         |       |             | <b>\$ 254,000</b> |
| <b>Drainage Utilities</b>                   |         |       |             |                   |
| CB Type I                                   | 10      | ea    | \$2,500.00  | \$ 25,000.00      |
| CB Type 2-48"                               | 5       | ea    | \$4,000.00  | \$ 20,000.00      |
| 6" Storm Drain Pipe                         | 600     | lf    | \$36.00     | \$ 21,600.00      |
| 8" Storm Drain Pipe                         | 1,400   | lf    | \$42.00     | \$ 58,800.00      |
| 12" Storm Drain Pipe                        | 850     | lf    | \$50.00     | \$ 42,500.00      |
| Roof Downspout Connection                   | 23      | ea    | \$250.00    | \$ 5,750.00       |
| 4" Footing Drain                            | 1,170   | lf    | \$28.00     | \$ 32,760.00      |
| Storm Drain Clean Outs (allowance)          | 40      | ea    | \$250.00    | \$ 10,000.00      |
| Dispersion Trench                           | 1       | ea    | \$3,500.00  | \$ 3,500.00       |
| Oil/Water Separator                         | 1       | ea    | \$12,000.00 | \$ 12,000.00      |
| <b>Total Drainage Utilities</b>             |         |       |             | <b>\$ 231,910</b> |
| <b>Sanitary Sewer</b>                       |         |       |             |                   |
| Sanitary Sewer Manholes                     | 4       | ea    | \$4,500.00  | \$ 18,000.00      |
| 8" SS Pipe                                  | 800     | lf    | \$56.00     | \$ 44,800.00      |
| 6" SS Pipe                                  | 500     | lf    | \$50.00     | \$ 25,000.00      |
| Sanitary Sewer Clean-out (allowance)        | 6       | ea    | \$250.00    | \$ 1,500.00       |
| Connect to Bldg                             | 3       | ea    | \$500.00    | \$ 1,500.00       |
| Trench Drain (to sanitary sewer)            | 232     | lf    | \$100.00    | \$ 23,200.00      |
| Oil/Water Separator                         | 1       | ea    | \$15,000.00 | \$ 15,000.00      |
| Septic System (allowance)                   | 1       | ls    | \$50,000.00 | \$ 50,000.00      |
| <b>Total Sanitary Sewer Utilities</b>       |         |       |             | <b>\$ 179,000</b> |


**San Juan County Public Works**

Concept Level Estimate of Probable Cost

Civil Site Improvements

August 9, 2017

| DESCRIPTIONS                           | QNTY  | UNITS | UNIT PRICE | TOTAL               |
|--|-------|-------|------------|---------------------|
| <b>Water Utilities</b>                 |       |       |            |                     |
| 6" Ductile Iron Pipe (fire)            | 675   | lf    | \$50.00    | \$ 33,750.00        |
| 2" Water Service Pipe                  | 262   | lf    | \$35.00    | \$ 9,170.00         |
| 2" RPBA (inside mech room)             | 2     | ea    | \$5,000.00 | \$ 10,000.00        |
| FDC - Fire Department Connection       | 1     | ea    | \$2,200.00 | \$ 2,200.00         |
| 4" Gate Valves                         | 1     | ea    | \$750.00   | \$ 750.00           |
| 2" Gate Valves                         | 1     | ea    | \$400.00   | \$ 400.00           |
| Fire Hydrant Assemblies                | 3     | ea    | \$3,500.00 | \$ 10,500.00        |
| Fittings (allowance)                   | 8     | ea    | \$500.00   | \$ 4,000.00         |
| Connection to Existing Water Main      | 5     | ea    | \$3,000.00 | \$ 15,000.00        |
| Water Testing & Coordination Allowance | 1     | ls    | \$4,000.00 | \$ 4,000.00         |
| <b>Total Water Utilities</b>           |       |       |            | <b>\$ 89,770</b>    |
| <b>Paving and Parking</b>              |       |       |            |                     |
| Chip Seal                              | 7,500 | sy    | \$20.00    | \$ 150,000.00       |
| ADA Symbols and Aisles                 | 1     | ls    | \$1,000.00 | \$ 1,000.00         |
| ADA Signs                              | 2     | ea    | \$250.00   | \$ 500.00           |
| Channelization Arrows                  | 6     | ea    | \$200.00   | \$ 1,200.00         |
| Fire Lane Stenciling                   | 1     | ls    | \$2,500.00 | \$ 2,500.00         |
| Parking Striping & Markings            | 37    | stall | \$50.00    | \$ 1,850.00         |
| Misc Striping (allowance)              | 1     | ls    | \$1,500.00 | \$ 1,500.00         |
| Misc Signage                           | 4     | ea    | \$250.00   | \$ 1,000.00         |
| <b>Total Paving and Parking</b>        |       |       |            | <b>\$ 159,550</b>   |
| <b>Civil Total:</b>                    |       |       |            | <b>\$ 1,100,480</b> |

Note this estimate of probable cost does not include the following:

- |                    |   |
|--------------------|---|
| ~ Contingency      | ~ Escalation  |
| ~ Taxes, bonding   | ~ Permit fees or utility connection charges                       |
| ~ Engineering fees | ~ Contractor's overhead and profit                                |
| ~ Mobilization     | ~ Site & Stormwater Pond Landscaping or Wetland Buffer Mitigation |

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**COMPREHENSIVE PLAN  
ELEMENT 7  
CAPITAL FACILITIES**

**June 2009**

*"Our islands are places where all citizens can safely walk or play, day or night. . . . Health care and help in time of need are accessible and affordable. . . . Learning is a continuing lifelong process which is encouraged and aided by the community. . . . Recycling, solid waste, and sewage treatment are managed within the confines of each island in an environmentally sound manner. . . . Our cultural facilities such as libraries, museums, and theaters are focal points of activity and community support. . . . Well managed parks, trails, and shoreline access, where appropriate, provide islanders with recreation with due regard for both the rights of private property owners and the natural limitations of each site."*



**ELEMENT 7**

**CAPITAL FACILITIES**

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See APPENDIX 7 for Capital Facilities Inventory, Needs Analysis, and initial *Capital Financing Plan*



## 7.1 INTRODUCTION

### 7.1.A Purpose

The Capital Facilities Element (CFE) was developed to evaluate existing conditions, identify future planning needs, and then set out goals, policies, and preferences of the County for maintaining and improving the quality of capital facilities and services while assuring consistency with the goals and policies regarding use and development of land as expressed in the other elements of the *Comprehensive Plan*.

An inventory of capital facilities and services, baseline facility and service capacities for 1993, and a projection of future capital facility and service needs, is included in Appendix 7. The *Capital Financing Plan* (CFP) is also included in Appendix 7 and contains a six-year plan for financing County capital improvements that support the County's current and future population.

This element was prepared in accordance with WAC 365-195-315, and includes the following:

- Goals and policies for capital facilities
- Level-of-service (LOS) measures and standards for some capital facilities
- An inventory of existing capital facilities (Appendix 7)
- Projected facility needs for some capital facilities (Appendix 7)
- A six-year financing plan for needed capital facilities (Appendix 7)

### 7.1.B Level of Service Measures and Standards

One of the principal criteria for identifying needed capital improvements is the establishment of *level of service* (LOS) standards. LOS standards measure the capacity of *capital facilities and services* which are necessary to support new development and enhance the quality of life in the community. The LOS standards for San Juan County are based on the community's values and vision of its future. For many facilities and services, the measurement of LOS is based on the unit capacity of the facility, such as square footage, gallons of water, or acres of parks, but for some facilities capacity is based on other factors.

### 7.1.C Categories of Capital Facilities and Services

#### 1. Urban vs. Rural Capital Facilities and Services

The Growth Management Act restricts urban growth to urban growth areas. It also makes distinctions between urban and rural capital facilities and services. RCW 36.70A.110(4) states that

- (4) ... In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

Urban government facilities and services are therefore not totally prohibited in rural areas, but may only be placed there for compelling reasons.

Urban and rural government facilities and services are defined in Section .030 of the GMA:

- (16) "Rural governmental services" or "rural services" include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

- (19) "Urban governmental services" or "urban services" include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

## 2. Inventory of Capital Facilities and Services: Categories A and B

Existing capital facilities and services provide the current or baseline LOS which will be used as a benchmark in measuring and evaluating future facility and service needs. The inventory in Appendix 7 contains facility information obtained from service providers and existing capital improvement plans. The County provides limited capital facilities and services to county residents. Many capital facilities and services are provided by independent taxing districts and public or private service organizations. Capital facilities and services available in San Juan County are divided into two categories, A and B, based on the requirement for concurrency (*see* Section 7.1.D, *below*).

There are many other capital facilities and services owned or operated by independent taxing districts, and public or private service organizations which provide facilities and services to meet the diverse needs of island communities. These facilities and services are not subject to level of service or concurrency standards but are important to the quality of life in the county as indicated in the Vision Statement. Baseline LOS information is provided in the inventory as a benchmark for future planning purposes.

Figures 1, 2 and 3 on the following pages illustrate the locations of Category-A and -B capital facilities for Districts 1, 2 and 3.

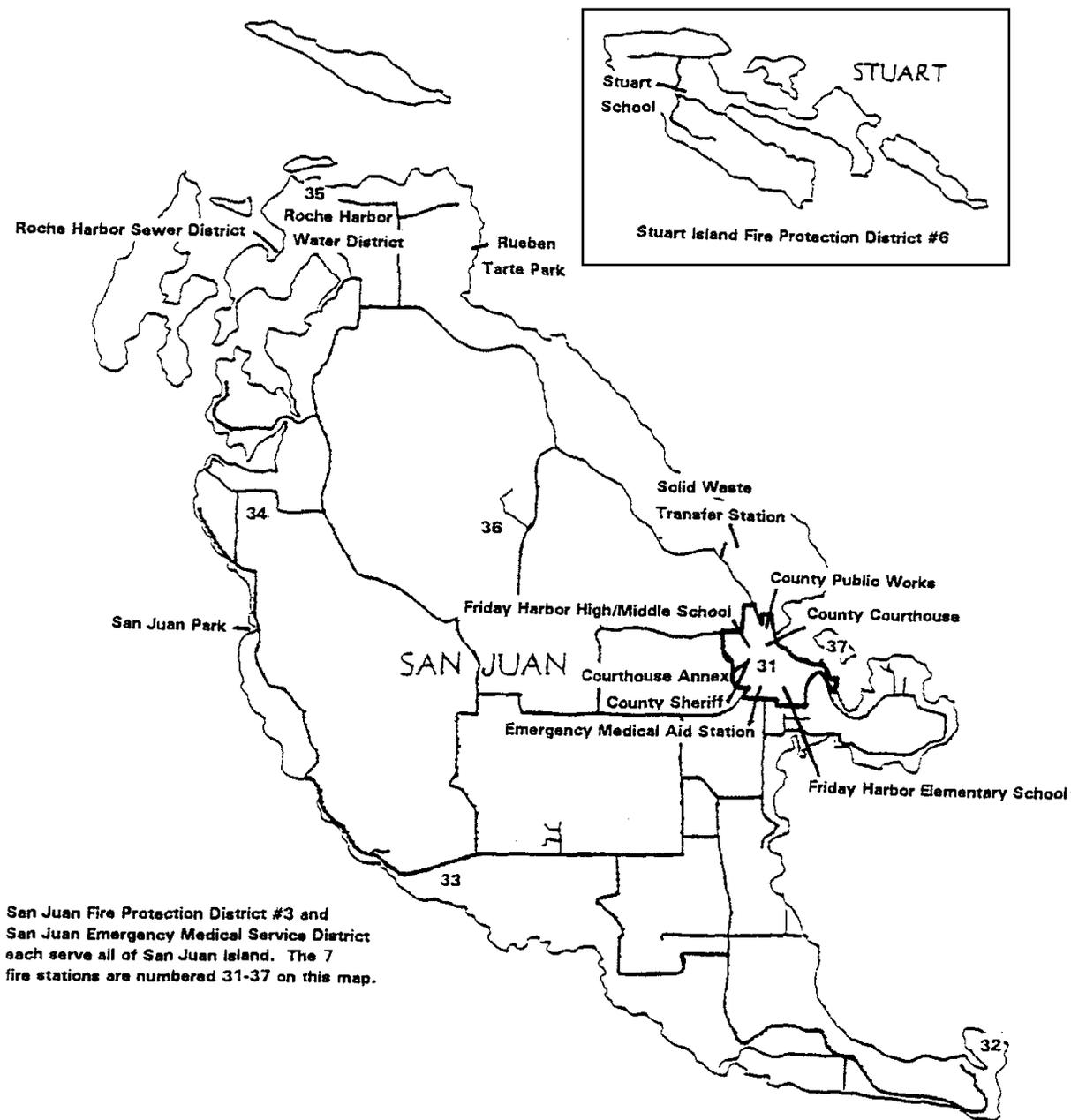
### 7.1.D Concurrency

The *concurrency* requirement of this *Plan* requires that capital facilities and services be matched with development. Concurrency will be required only for the capital facilities and services that are designated in "Category A." These include County Solid Waste and Recycling Facilities, Community Water Systems, and Community Sewage Treatment Facilities which serve urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resorts activity centers. For those Category-A capital facilities that the County does not provide but which are necessary for development, the concurrency requirement will be implemented through the issuance (or denial) of development permits.

In order for the County to meet its concurrency and permit processing responsibilities, the Category-A capital facilities and services providers which are not controlled and operated by the County will be responsible for reporting to the County, at least annually, the available and planned capacities of their facilities or services necessary to adequately maintain the LOS levels adopted in this *Plan*. These providers are not required to *develop* capital facilities and services to meet the LOS standards of this *Plan*, but are required to undertake certain planning and analysis responsibilities that are described in the sections below (*see* Policies 7.3.A.6, 7.3.B.7 and .8, and 7.3.C.8 and .9).

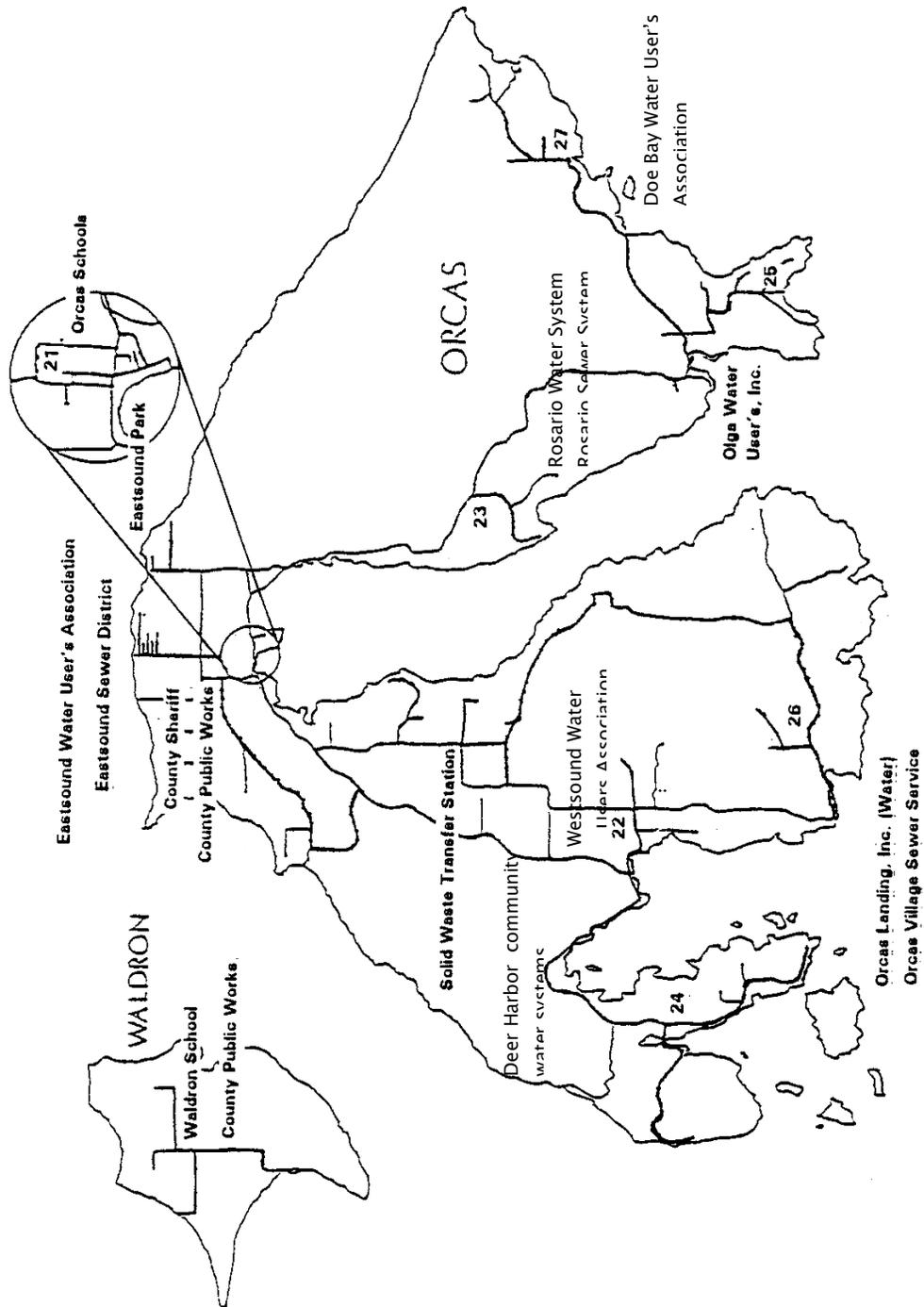
Concurrency is not required for the capital facilities and services that are designated in "Category B."

**FIGURE 1. Category-A and -B Capital Facilities in District 1.**





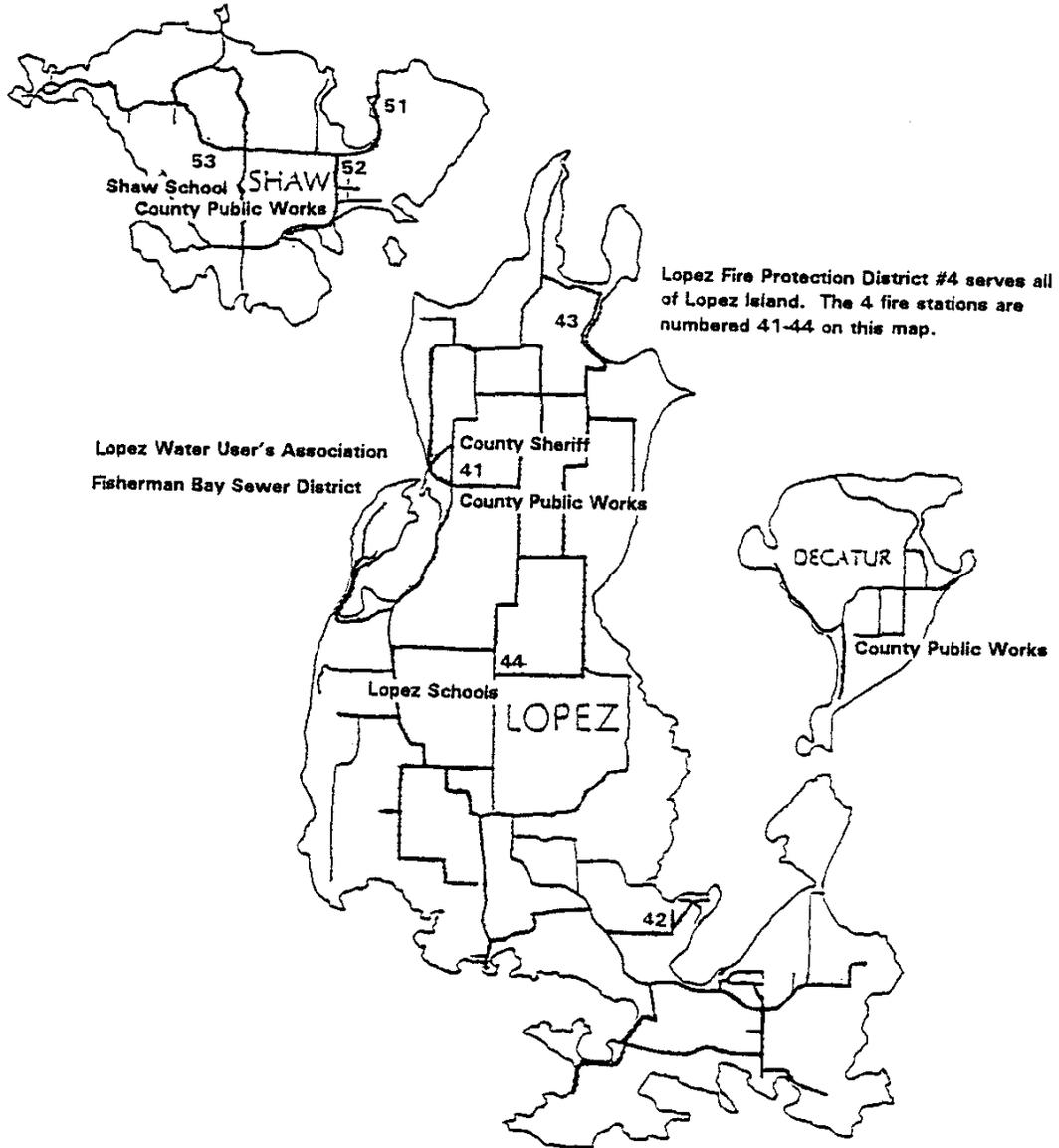
**FIGURE 2. Category-A and -B Capital Facilities in District 2.**



Orcas Fire Protection District #2 serves all of Orcas Island. The 7 fire stations are numbered 21-27 on this map.

**FIGURE 3. Category-A and -B Capital Facilities in District 3.**

**Shaw Fire Protection District #5 serves all of Shaw Island. The 3 fire stations are numbered 51-53 on this map.**



**Lopez Fire Protection District #4 serves all of Lopez Island. The 4 fire stations are numbered 41-44 on this map.**

**Lopez Water User's Association  
Fisherman Bay Sewer District**

**DECATUR**

**County Public Works**

**County Sheriff  
41**

**County Public Works**

**44**

**Lopez Schools**

**LOPEZ**

**42**

### **7.1.E Projected Capital Facility and Service Needs**

The projections in Appendix 7 identify capital facilities and services which will be required to support new development during the six years 1996–2001. Existing facilities may need maintenance or capital improvements in order to continue providing the appropriate level of service. Facilities that have deteriorated significantly may not provide adequate levels of service, or may only provide service for a few more years. The inventory in this element identifies facilities which need significant repair, remodeling, renovation, or outright replacement.

### **7.1.F Capital Financing Plan**

The initial *Capital Financing Plan* (CFP) which is included in Appendix 7 spells out the costs of Category-A and -B County facilities and the sources of revenue that will be used to fund the facilities. The financing plans of independent service providers are not included in the CFP as the county has no responsibility for their budgets or financial plans. The CFP must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs. There are two questions that the CFP must answer:

- What is the quantity of capital facilities and services that will be required by the end of the sixth year of the CFP?
- Is it financially feasible to provide the quantity of facilities and services that are required?

The answer to each question can be calculated by using objective data and formulas. Each type of capital facility and service is examined separately. The costs of all facilities are then added together to determine the overall financial feasibility of the CFP. If the CFP is determined to be financially feasible then it is forwarded to the Board of County Commissioners (BOCC) for final approval. If the analysis determines that the CFP is not financially feasible, six options are available to the County:

1. Reduce the level of service, which will reduce the cost (reduction of an adopted LOS standard will require an amendment to this element of the *Comprehensive Plan*);
2. Increase revenues to pay for the proposed level of service (*e.g.*, higher rates for existing revenues, new sources of revenue, or a combination of both);
3. Reduce the average cost of the needed capital facilities (*e.g.*, alternative technology, ownership, or financing), thus reducing the total cost, and possibly the quality of the facilities or service;
4. Reduce the demand by reducing consumption (*e.g.*, water conservation, reducing, recycling, and reusing solid waste) which may have high short-term costs, but are likely to result in long-term savings;
5. Reduce the demand for the facilities or service by restricting development (*i.e.*, amend the Land Use Element) which may cause growth to occur in other areas; or
6. Any combination of options 1-5.

The goal of this approach is to bring development into balance with available and affordable capital facilities and services. An outline of response mechanisms, or steps or actions to be taken in such circumstances is provided for Category-A and -B capital facilities.

A Capital Improvement Committee (CIC) appointed by the Board of County Commissioners is responsible for developing the annual update of the six-year schedule of capital improvements in the CFP. The committee will hold public meetings to review LOS requirements and analyze alternatives and the financial feasibility of the CFP. The CIC will produce a final CFP report with recommendations for the BOCC. The

final legal authority to adopt, maintain, or change LOS standards in the six-year *Capital Facilities Plan* rests with the BOCC. The six-year CFP is approved as part of the annual County budget by the BOCC.

### **7.1.G Essential Public Facilities**

Some capital facilities, such as public works facilities and sewage treatment plants, are necessary for the well being of the community, but are also unpopular neighbors and are difficult to site. This is especially true in San Juan County due to a limited land supply and a predominantly residential land use pattern. Certain capital facilities are designated as *essential public facilities* to ensure that they may be provided in the future. Policies for essential public facilities are included in Appendix 2, as part of the Joint Planning Policies.

### **7.1.H Relationship To Other Plans**

This element pulls together recommendations for public facilities from existing County plans, and is coordinated with other jurisdictions including the San Juan County *Park and Recreation Plan*; the San Juan County *Solid Waste Plan*; the San Juan County *Facilities Master Plan*; the San Juan County *Comprehensive Water Plan*; and, the Community Sewer and Water System plans of service providers.

### **7.1.I Consistency With Plans of Adjacent Jurisdictions**

San Juan County and Town of Friday Harbor Joint Planning Policies. The GMA requires that adjacent jurisdictions coordinate planning efforts and develop comprehensive plans that are consistent with each other. The County and Town adopted Joint Planning Policies in July 1992, which were further amended in 1996 (*see* Appendix 2). These policies established a framework for County and Town planning efforts for the Friday Harbor Urban Growth Area (FHUGA) and resulted in the FHUGA Management Agreement adopted by the Town and County in 1996 and included in Appendix 3. The Town's Capital Facilities Element is contained within the Town of Friday Harbor *Comprehensive Plan*.

## **7.2 GENERAL GOALS AND POLICIES**

This section of the CFE provides general goals and policies stating San Juan County's intentions for capital facilities and identifies specific goals and policies addressing levels of service, concurrency management, and financing.

### **7.2.A General Goals and Policies**

#### **General Goals:**

1. To provide for the capital facility needs of land development authorized by the land use element of this *Plan* and the existing and projected population associated with this land development.
2. Ensure that capital budget decisions are made consistent with this Plan.
3. To establish and maintain level of service standards for capital facilities.
4. To coordinate and provide consistency among the many plans for capital improvements, including other elements of the *Comprehensive Plan*, County subarea plans and other studies, the plans for capital facilities of state and regional significance, the plans of other adjacent local governments, and the plans of independent service districts.
5. To provide guidance and direction to facility and service providers regarding which services and facilities are urban-level, and for which new service may only be provided in growth areas.

**General Policies (7.2.A.1-14):**

1. Demonstrate the need for capital facilities and the revenues to pay for them.
2. Estimate the eventual operation and maintenance costs of new County provided Category-A and -B capital facilities that will impact the County's annual budget.
3. Appoint a Capital Improvement Committee consisting of department administrators to discuss County capital facility space and service needs, financing, and recommend strategies to achieve adopted LOS standards. The Capital Improvement Committee will be responsible for developing the annual update of the six-year schedule of capital improvements.
4. Capital improvements will be provided to correct existing deficiencies, to replace worn out or obsolete facilities, and to accommodate future growth as indicated in the six-year schedule of improvements.
5. Community sewer and water purveyors, school districts, fire districts and other independent service providers which provide a public facility or service are encouraged to identify their facility and service needs and the means to fund them within the context of this Element.
6. The County, school districts, fire districts, and independent sewer and water purveyors should provide needed capital facilities to all residents within their boundaries in a manner which maximizes the use of existing facilities and promotes orderly growth.
7. Consider the needs of each individual island when planning for capital facilities, except for those facilities provided to serve residents County-wide.
8. Provision of capital improvements and facilities should be based on both demand for facilities and the financial capacity of the County and other purveyors to pay for those improvements and facilities.
9. Explore other revenue sources (*i.e.*, grants, impact fees, real estate excise taxes) which require a capital facilities plan in order to qualify for funding.
10. Explore non-capital alternatives to improve facility capacity and service.
11. Explore the costs and benefits of public/private partnerships in the provision of capital facilities.
12. Consider the geographical location and capacity of existing capital facilities and services in designation of future land uses and land-use district boundaries, and analysis of potential effects on resource lands, special districts, and critical areas.
13. Table 1 sets forth distinctions between rural and urban-level facilities and services, consistent with direction in RCW 36.70A.110(4) and .030(16) and (19):

**Table 1. Rural and Urban Levels of Service.**

| Rural-Level Services  | Urban-Level Services   |
|---|--|
| <b>Potable Water Supply</b>   |  |
| Group B and Group A community water systems <sup>1</sup>                              | Water usage per capita at Urban levels; urban-level piping, pressure; pressurized fire flow <sup>1</sup> |
| <b>Sanitary Waste and Sewage Treatment, and Wastewater</b>                            |  |
| Septic tanks; Community septic systems and drainfields                                | Sewage treatment system; sanitary and wastewater sewer systems   |
| <b>Stormwater</b>   |  |
| Localized measures; drainage pipes, ditches, holding areas                            | Area- or system-wide stormwater drainage system  |
| <b>Fire Suppression Services</b>  |  |
| Pond-supplied, and other fire suppression except pressurized, piped flow <sup>1</sup> | Pressurized, piped fire-suppression flow (and hydrants) <sup>1</sup>                                     |

<sup>1</sup> However, if required by the fire marshal or by the fire hydrant code, SJCC 13.08, a residential rural level of service for water supply and fire protection may include a piped system capable of delivering a pressurized fire-flow, and fire hydrants.

- Urban-level facilities and services should not be provided outside of urban growth areas or AMIRDs that have such services and service levels already. Case-specific and narrowly defined exceptions may be made to this policy for rural schools, essential public facilities located in rural or resource lands, and where the exception is necessary in order to protect basic public health and safety and the environment.

### **7.2.B LOS Goals and Policies**

**Goal:** To ensure that those capital facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use without decreasing current facility capacity below locally established minimum standards, and to ensure that plans are in place to serve future development.

**Policies (7.2.B.1-6):**

- Identify both capital facilities and services necessary for growth that will be required to be available at adopted capacities concurrent with new development and those that will not be required to be concurrent with new development. Capital facilities provided by the Town of Friday Harbor are not included (*see* the FHUGA Management Agreement, Appendix 3). Capital facilities are divided into the two categories, A and B, as is described in Section 7.1.D, *above*, and shown in Table 2:

**Table 2. Categorization of Capital Facilities in San Juan County.**

| Category | Description  | Facilities Included   |
|----------|--|---|
| <b>A</b> | Facilities owned or operated by San Juan County or independent taxing districts and public or private service organizations that are necessary to support development and are required to be available at adopted levels of service concurrent with new development.                   | <ol style="list-style-type: none"> <li>1. County Solid Waste and Recycling.</li> <li>2. Community Water Systems that Serve urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity centers.</li> <li>3. Community Sewage Treatment Systems that serve urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity centers.</li> </ol> |
| <b>B</b> | Facilities owned or operated by San Juan County or independent taxing districts and public or private service organizations that are necessary to support development and subject to level of service standards, but are not required to be available concurrent with new development. | <ol style="list-style-type: none"> <li>1. County Government Services:               <ol style="list-style-type: none"> <li>a. General Administration</li> <li>b. Sheriff</li> <li>c. Public Works</li> <li>d. Parks and Recreation</li> </ol> </li> <li>2. Public Schools.</li> </ol>   |

2. The development permit applicability and budget implications for Category-A and -B capital facilities and services are as follows:

a. Category A

- (1) The LOS standards for each type of capital facility or service in Category A will apply to permits for development issued by the County after the effective date of implementation of the *Comprehensive Plan*.
- (2) The LOS standards for each capital facility or service in Category A which are provided by the County will be included in the County's annual budget and in the County's Annual Capital Improvement Program beginning with the 1997 fiscal year.
- (3) The LOS standards for Category-A public facilities provided by entities other than San Juan County will not apply to the County's annual budget or the County's CFP. The LOS standards will, however, apply to the annual budgets and capital improvement programs of the entities which provide them.
- (4) Category-A capital facilities and services providers not controlled and operated by the County shall be responsible for:
  - i. Developing and reporting to the County the methodologies to be used by them to determine the capacities of their capital facilities and services and to conduct concurrency tests.
  - ii. Conducting concurrency tests for their facilities and services for development projects that will make demands on their facilities and services.

- iii. Reporting to the County at least annually the capacities (existing and planned) of their facilities or services available to adequately maintain the LOS levels adopted in this *Comprehensive Plan*.

b. Category B

- (1) The LOS standards for each type of capital facility or service in Category B will *not* apply to development permits issued by the County.
  - (2) The LOS standards are provided as a benchmark to measure the adequacy of capital facilities and services in the future.
  - (3) The LOS standards for each capital facility or service in Category B which are provided by the County will be included in the County's annual budget and in the County's Annual Capital Improvement Program beginning with the 1997 fiscal year.
3. Capital facility improvements which are needed to eliminate existing deficiencies at adopted LOS standards and to serve the projected needs of future growth for each capital facility will be calculated as follows:

$$Q = (S \times D) - I$$

where

Q = Quantity of capital improvements needed

S = Adopted Standard for level of facility

D = Demand, such as population

I = Inventory of existing capital facilities and services

4. Circumstances in which LOS standards are not the exclusive determinant of need for a capital improvement are:
- a. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities shall be determined by the Board of County Commissioners upon recommendation by the Capital Improvement Committee.
  - b. Capital improvements that provide levels of service in excess of the standards adopted in this *Plan* may be constructed or acquired at any time as long as the following conditions are met:
    - (1) The capital improvement does not preclude any other capital improvement that is needed to achieve or maintain the standards for facility capacity adopted in this *Plan* unless the existing LOS standard is lowered accordingly; and
    - (2) The capital improvement does not contradict, limit, or substantially change the goals and policies of any element of this *Comprehensive Plan*; and
    - (3) One of the following conditions is met:
      - i. The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for facility capacity (*i.e.*, the minimum capacity of a capital project is larger than the capacity required to provide the level of service); or
      - ii. The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date; or
      - iii. The asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation; or

- iv. The excess capacity is part of a capital project financed by general obligation bonds approved by referendum; or
  - v. Excess capacity results from an opportunity unique or uncommon or unlikely to be repeated; or
  - vi. Capacity will not be excessive to the point of diminishing the rural character of an area.
5. The County may provide non-capital alternatives to achieve and maintain the adopted standard for level of service. Non-capital alternatives use programs, strategies, or methods other than traditional “brick and mortar” capital improvement standards. Non-capital alternatives include, but are not limited to the following:
- a. Programs that reduce or eliminate the need for capital facilities (*i.e.*, public education, volunteer training and recruitment, contracting with private service providers, *etc.*).
  - b. Programs that provide a non-capital substitute for the capital facility (*i.e.*, availability of state, federal, or other parks and recreation facilities).
  - c. Programs that reduce the demand for a capital facility or the service it provides (*i.e.*, waste reduction, reuse, and recycling as an alternative to long-hauling solid waste).
  - d. Programs that use alternative methods to provide facility capacity (*e.g.*, long-hauling solid waste as an alternative to constructing new landfills, telecommuting as an alternative to expanding employee work space).
  - e. Programs that use existing facilities more efficiently (*e.g.*, night court as an alternative to more courtrooms during the day; flextime and evening and night shifts as an alternative to additional space for County government administration staff).
6. Any capital improvement that is needed as a result of any of the factors listed in Policy 5, *above*, will be included in the regular schedule of capital improvements contained in this element. All such capital improvements will be approved in the same manner as the capital improvements that are needed according to the quantitative analysis described in Policy 3, *above*.

### **7.2.C Concurrency Management Goals and Policies**

Goal: To provide adequate capital facilities by constructing needed capital improvements for repair or replacement of obsolete or worn out facilities, to eliminate existing deficiencies, and meet the needs of future population and associated development and redevelopment.

Policies (7.2.C.1-6):

- 1. Demonstrate the ability to provide needed improvements by maintaining a financially feasible six-year *Capital Financing Plan* (CFP).
- 2. Provide the capital improvements listed in the six-year CFP. The schedule of capital improvements will be updated annually in conjunction with the budget process.
- 3. Include in the capital appropriations of the annual budgets all of the capital improvement projects listed in the schedule of capital improvements for expenditure during the appropriate fiscal year, except that the County may omit any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year.

4. The concurrency requirement for Category-A capital facilities is met upon determination that there is sufficient capacity of Category-A capital facilities to meet adopted LOS standards. Development required to meet the concurrency test includes any construction or expansion of a structure or use, *or* any change in use of land or structures that creates a need for Category-A capital facilities.
5. The availability of capital facility capacity to support development should be determined separately for each type of facility deemed necessary and in accordance with the following for all Category-A capital facilities:
  - a. The necessary facilities and services are in place at the time a development permit is issued;
  - b. Development permits are issued subject to a condition that necessary facilities and services will be in place prior to occupancy or use of the development;
  - c. The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place prior to occupancy or use of the development;
  - d. The necessary facilities are the subject of a binding executed contract which provides for the actual construction of the required facilities and guarantees that the necessary facilities will be in place prior to occupancy or use of the development; or
  - e. The necessary facilities are guaranteed in an enforceable development agreement that guarantees the necessary facilities will be in place prior to occupancy or use of the development.
6. Development permits will not be issued by the County unless sufficient capacity of Category-A capital facilities is available as described under Policy 4, *above*.

#### **7.2.D Capital Facility Financing Goals and Policies**

Goal: To provide needed capital facilities that are within the ability of the County to fund, or within the County's authority to require others to provide.

Policies (7.2.D.1-4):

1. Estimated costs of all needed capital improvements should not exceed conservative estimates of revenues from sources that are available to the County. Conservative estimates need not be the most pessimistic estimate, but cannot exceed the most likely estimate.
2. The costs of needed capital facility improvements should be borne by both existing and future development. For the purposes of this *Plan* "existing development" means development which has occurred or development which is vested prior to regulations implementing this *Plan* and "future development" means development which has not yet occurred and has not been vested prior to regulations implementing this *Plan*.
  - a. Existing Development
    - (1) Financial responsibility includes:
      - i. capital facility improvements that reduce or eliminate existing deficiencies; and

- ii. some or all of the replacement of obsolete or worn out capital facilities, including a portion of the cost of capital facility improvements needed to serve future development.
- (2) Forms of payment may include: user fees, service charges, special assessments, and taxes.

b. Future Development

- (1) Financial responsibilities include:
  - i. a fair share of the costs of capital improvements needed to address the impact of future development; and
  - ii. a portion of the cost of outright replacement of obsolete or worn out facilities to accommodate future development.
- (2) Financial responsibilities do not include a portion of the costs to eliminate existing deficiencies of capital facilities.
- (3) Forms of payment include, but are not limited to: voluntary contributions for the benefit of any capital facility, impact fees, dedications of land, provision of capital facilities, public or private partnerships and payment of future user fees, service charges, special assessments, and taxes.
- (4) Upon completion of construction, “future” development becomes “existing” development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities.

c. Existing and Future Development

The cost of capital improvements to maintain LOS standards may be paid by user fees, taxes, grants, entitlements, or out of capital facility budgets of public or private parties.

- 3. The County should not provide a capital facility, nor should it accept the provision of a capital facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.
- 4. In the event that revenues identified as necessary for the provision of adequate capital facilities and services are unavailable, this *Plan* should be revised to adjust for the lack of such revenues, in any of the following ways:
  - a. Reduce the level of service for one or more capital facilities; or
  - b. Increase the use of other sources of revenue; or
  - c. Decrease the demand for and subsequent use of the capital facilities; or
  - d. A combination of the above alternatives.

### 7.3 GOALS AND POLICIES FOR CATEGORY-A CAPITAL FACILITIES

The goals and policies in this section only address LOS and concurrency issues for Category-A facilities, all other issues related to these facilities are addressed in specific facility plans. The LOS standards provide actual numbers and ratios which the Capital Improvement Committee should use for planning the future facility needs of the County.

#### 7.3.A Solid Waste and Recycling Services Supplied by County and Non-County Providers

Goals:

1. To ensure that solid waste is managed to the benefit of the environment and the residents of San Juan County.
2. To manage the solid waste stream cost-effectively, consistent with a progressive waste reduction and recycling program.
3. To reduce the volume of the waste stream through effective and sustained waste reduction and recycling efforts.
4. To fully comply with or exceed Minimum Functional Standards (San Juan County *Solid Waste Management Plan*, 1992) for solid waste management and disposal, and to meet or exceed operating permit requirements.

Policies (7.3.A.1-8):

1. Solid waste and recycling facilities named in the *Solid Waste Management Plan* should be considered essential public facilities.
2. Solid waste and recycling facility capacity should be measured on a county-wide basis and for each facility. LOS calculations should take into account both public and private facilities. For San Juan Island facilities the measures should take into account the needs of Friday Harbor.
3. The LOS measurements for County solid waste facilities are calculated as follows:

$$(LHD - SWG) / LHD = AFC$$

Where

LHD = Long-Haul Disposal capability and planned capacity (*i.e.*, the volume of garbage that can be processed. This is the volume of garbage per truck multiplied by the number of transfer trailers that can be filled and transferred off the island in a day.)

SWG = Solid Waste (garbage) Generated by County population. (Because there are limits to the number of garbage trucks that can be moved by the ferries, it is the amount of garbage, not recycling, that at present is the important quantity for determining capacity.)

AFC = Available Facility Capacity at solid waste transfer stations

3. LOS standards for solid waste transfer and recycling facilities on San Juan, Orcas, and Lopez islands are listed in Table 3, *below*.

**Table 3. LOS for Solid Waste and Recycling Facilities.<sup>1</sup>**

| Category-A<br>Capital Facility                   | Level of Service (LOS) Standards |    |    |    |    |     |
|--|----------------------------------|----|----|----|----|-----|
|  | A                                | B  | C  | D  | E  | F   |
| Solid Waste Transfer and<br>Recycling Facilities | Available Facility Capacity (%)  |    |    |    |    |     |
|  | >25                              | 25 | 20 | 15 | 10 | <10 |

<sup>1</sup> Measured on a county-wide basis, including both public and private facilities, and including the needs of the Town of Friday Harbor.

5. Establish LOS F as adequate for available transfer facility capacity on San Juan, Orcas, and Lopez Islands. This means that, for County planning purposes, solid waste transfer facilities will be considered to be adequate if they have sufficient existing capacity or planned capacity as defined by the San Juan County Code.
6. Solid waste transfer facilities and services providers not controlled and operated by the County shall be responsible for:
  - a. Developing and reporting to the County the methodologies to be used by them to determine the capacities of their capital facilities and services.
  - b. Reporting to the County at least annually the capacities (existing and planned) of their facilities or services available to adequately maintain the LOS levels adopted in this *Comprehensive Plan*.
7. When solid waste and recycling facilities fall below LOS B the County and individual service providers should initiate response mechanisms as follows:
  - a. Re-evaluate the LOS standard to determine if it is appropriate. If it is no longer considered appropriate, revise the LOS standards in Policy 5, *above*.
  - b. Increase solid waste and recycling facility capacity by:
    - (1) Increasing the number of days that solid waste transfer and recycling facilities are open per week; or
    - (2) Remodeling/expanding existing solid waste transfer and recycling facilities; or
    - (3) Renting, leasing, or purchasing additional land for constructing new, or expanding existing, solid waste transfer and recycling facilities; or
    - (4) Condition permits for new development to provide for solid waste and recycling facilities which are lacking.
  - c. Decrease demand for solid waste transfer and recycling facilities and services by:
    - (1) Evaluating the goals and policies contained in the Land Use Element and Shoreline Master Program that affect the rate and amount of residential, commercial, recreational, and industrial growth allowed; or
    - (2) Re-evaluating the concurrency policies contained in this Element and revise the concurrency standards if appropriate; or

- (3) Implementing ordinances and educational programs in public schools to reduce the waste stream; or
  - (4) Increasing efforts to educate and involve businesses and the public in local waste reduction and recycling programs.
8. Adopt and enforce a concurrency management ordinance which would prohibit development approval if the development causes the LOS for solid waste and recycling facilities to decline below the LOS standard adopted in Policy 5, *above*, unless improvements or strategies to accommodate the impacts of development are made concurrently with the development.
  9. Establish a monitoring program in which the County will annually evaluate demand at and capacity of transfer stations and other components of solid waste management both on a county-wide basis and individually for each facility, review the continuing appropriateness of methodologies and assumptions (*e.g.*, the relative importance of garbage *v.* recycling to available capacity), and evaluate the effect of changes in the waste stream (*e.g.*, additional recycling items) or regulatory responsibilities. The County will review on a five-year basis the consistency of the *Solid Waste Management Plan* with this *Plan* and the Growth Management Act.

**7.3.B Community Water Systems That Serve UGAs, AMIRDs, and MPR Activity Centers**

Goal: To ensure that designated urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity centers are served by community water supply systems and that plans for future development are in place.

Policies:

1. Community water systems which serve urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity centers should be considered essential public facilities.
2. New *development* within urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity center boundaries should be served by approved community water systems.
3. New land *development* should be required to contribute to a community water system facility. Standards for exceptions should consider existing sources of water or alternative systems.
4. The LOS measurement for community water systems should be based on system capacity and calculated as follows:

$$EC / AC = OC$$

Where

EC = Existing Connections (expressed in Equivalent Residential Units. Existing connections include those memberships that are purchased but not yet connected)

AC = Approved Connections and planned capacity (or the system capacity, expressed in Equivalent Residential Units. Approved connections include the total number of connections approved for the system by the County or State)

OC = Operating Capacity (the portion of total system capacity that is committed to serving existing connections and memberships)

5. Service providers should develop Water System Plans (WSP) for community water systems which serve urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort

Activity Centers. WSP's should include an inventory, analyze existing facilities, identify a schedule of needed improvements, a financial program, and an operations program. Details of WSP requirements are outlined in WAC 248-54-065. Each plan should include an analysis of the community water system's ability to serve existing and potential land use development and population growth.

Facility and Service providers are responsible for reporting their facility capacities to the County, and for fulfilling the concurrency responsibilities of Policy 7.2.B.2(a)(4). In addition, those providers not controlled by the County but who require a membership or other commitment as a condition of service shall account for their available capacity in both of the following ways:

- a. "Available Capacity". The existing capacity of the concurrency facility, plus the planned capacity, reduced by the capacity that is already used or that is reserved or committed for use in the future,
  - b. "Available Capacity Minus Potential Demand by Approved Projects". The available capacity, minus the capacity that potentially would be used by approved new development projects, in order to reflect the potential additional demand that will be made by the developments when they subsequently apply for memberships and/or meet the conditions of service prior to the time of occupancy or use.
6. LOS standards for community water systems serving urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity centers are listed in Table 4, *below*.

**Table 4. LOS for Community Water Systems.**

| Category-A<br>Capital Facility            | Level of Service (LOS) Standards<br>(Operating Capacity, in percent) <sup>1</sup> |    |    |    |    |     |
|---|---|----|----|----|----|-----|
|   | A   | B  | C  | D  | E  | F   |
| <b>Eastsound Water User's Association</b> | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Fisherman Bay Water Association</b>    | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Milagra Water System</b>               | <80   | 80 | 85 | 90 | 95 | <95 |
| <b>Roche Harbor Water System, Inc.</b>    | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Deer Harbor</b>                        | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Doe Bay Water User's Association</b>   | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Olga Water User's, Inc.</b>            | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Orcas Landing, Inc.</b>                | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Westsound Water Users Association</b>  | <80   | 80 | 85 | 90 | 95 | >95 |
| <b>Rosario Water System</b>               | <80   | 80 | 85 | 90 | 95 | >95 |

<sup>1</sup> Operating Capacity = Percent of system capacity committed to serving existing connections and memberships.

7. Establish LOS F as adequate for the community water systems in Table 4 above. This means that, for County planning purposes, the community water systems listed above are considered to have adequate distribution capacity if they have sufficient capacity or planned capacity as defined by the San Juan County Code. (For providers who are not controlled by the County and who require a membership or other commitment as a condition of service, available capacity should be reduced by the potential additional demand of approved projects.) When water distribution facilities reach 85 percent of system

capacity the service provider should be required to develop formal plans addressing how additional distribution capacity will be provided. These plans should be submitted to the County for review. If a community water system does not plan to expand or provide additional service then additional development will not be permitted to occur for that system or service area once the system reaches 100 percent capacity.

8. When community water systems fall below LOS C, the County and individual service providers should initiate response mechanisms as follows:
  - a. The County should re-evaluate the LOS standard to determine if it is appropriate. If it is no longer considered appropriate, revise the LOS standards in policy 7, *above*.
  - b. Facility and service providers may increase community water system facility capacity by:
    - (1) Remodeling/expanding existing community water system facilities; or
    - (2) Repairing leaks in existing community water system facilities; or
    - (3) Developing new water sources; or
    - (4) Implementing conservation measures, including restrictions on some uses of water, such as watering lawns and washing automobiles.
  - c. The County may decrease demand for community water system facilities and services by:
    - (1) Evaluating the goals and policies contained in the Land Use Element and Shoreline Master Program that affect the rate and amount of residential, commercial, recreational, and industrial growth allowed; or
    - (2) Re-evaluating the concurrency policies contained in this Element and revise the concurrency standards if appropriate; or
    - (3) Implementing a moratorium on new development within community water system service boundaries.
9. Adopt and enforce a concurrency management ordinance which would prohibit development approval if the development causes the LOS for community water system facilities to decline below the LOS in Policy 7, *above*, unless improvements or strategies to accommodate the impacts of development are made concurrently with the development.
10. The following general water system plans are adopted and included in this *Plan* by reference:
  - a. Fisherman Bay Water System Plan (June 2006) as amended to reflect 2008 service area expansion and 2008 Capital Improvements Plan.
  - b. Water System Plan for Milagra Water System (November 2008), with the exception of those portions of the plan which show former rather than current boundaries of the Lopez Village UGA.

(Ord. 15-2009, Ord. 5-2009)

### **7.3.C Community Sewage Treatment Facilities That Serve UGAs, AMIRDs, and MPR Activity Centers**

Goal: To ensure that designated urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity centers are served by community sewage treatment facilities and that plans for serving future development are in place.

Policies:

1. Community sewage treatment facilities which serve urban growth areas, AMIRDs (areas of more intensive rural development), or Master Planned Resort activity centers should be considered essential public facilities.

County septage collection and treatment facilities should also be considered essential public facilities.

2. Land *development* within urban growth areas, Master Planned Resort activity centers, or Village activity centers which is expected to have an impact equal to or greater than a single family residence should be served by community sewage treatment facilities.

3. Community sewage treatment service providers should develop capital improvement plans which:

- a. Delineate service area boundaries;
- b. Inventory existing and approved development within service area boundaries;
- c. Inventory potential development within service area boundaries under the *County Comprehensive Plan* and other applicable plan designations;
- d. Establish the available community sewage treatment facility service capacity;
- e. Adopt LOS standards and response mechanisms;
- f. Contain a schedule of capital improvements necessary to maintain the community sewage treatment facility at the adopted LOS, including project, timing, cost, and funding source.

Facility and Service providers are responsible for reporting their facility capacities to the County, and for fulfilling the concurrency responsibilities of Policy 7.2.B.2(a)(4). In addition, those providers not controlled by the County but who require a membership or other commitment as a condition of service shall account for their available capacity in both of the following ways:

- (1) "Available Capacity". The existing capacity of the concurrency facility, plus the planned capacity, reduced by the capacity that is already used or that is reserved or committed for use in the future; and
- (2) "Available Capacity Minus Potential Demand by Approved Projects". The available capacity, minus the capacity that potentially would be used by approved new development projects, in order to reflect the potential additional demand that will be made by the developments when they subsequently apply for memberships and/or meet the conditions of service prior to the time of occupancy or use.

4. The following general sewer plans have been adopted and included in this *Plan* by reference:

- a. *General Sewer Plan*—Roche Harbor Area (Ordinance No. 1-1995)

- b. *Eastsound Sewer and Water District 2008 Update of 2003-2023 General Sewer Plan (2008)* except for any references in that plan to the development of a sewer line extension outside of the Eastsound UGA.
  - c. Those portions of the Fisherman Bay Sewer District Wastewater System Master Plan (2008) attached as Addendum 1 to Appendix 7 of this *Plan*.
5. The County and independent sewer districts should work cooperatively to develop fair and consistent policies and incentives to phase out private sewer/septic systems in areas served by community sewage treatment facilities.
  6. The LOS measurement for community sewage treatment facilities will be based on system capacity and calculated as follows:

$$EC / AC = OC$$

Where

EC = Existing Connections (expressed in Equivalent Residential Units. Existing connections include those memberships that are purchased but not yet connected)

AC = Approved Connections and planned capacity (or the system capacity, expressed in Equivalent Residential Units. Approved connections include the total number of connections approved for the system by the County or State)

OC = Operating Capacity (the portion of total system capacity that is committed to serving existing connections and memberships)

7. LOS standards for community sewage treatment facilities which serve Village activity centers are listed in Table 5, *below*.
8. Establish LOS F as adequate for community sewage treatment facilities in Table 5. This means that, for County planning purposes, the community sewage treatment facilities listed above are considered to have adequate treatment capacity if they have sufficient existing capacity or planned capacity as defined by the San Juan County Code. (For providers who are not controlled by the County and who require a membership or other commitment as a condition of service, available capacity should be reduced by the potential additional demand of approved projects.)

When sewage treatment facilities reach 85 percent of system capacity the service provider will be required to develop formal plans addressing how additional treatment capacity will be provided. These plans will be submitted to the County for review. If a community sewage treatment system does not plan to expand or provide additional service then additional development will not be permitted to occur for that system or service area once the system reaches 100 percent capacity.

**Table 5. LOS for Community Sewage Treatment Facilities.**

| Category-A<br>Capital Facility | Level of Service (LOS) Standards<br>(Operating Capacity, in percent) <sup>1</sup> |    |    |    |    |     |
|--------------------------------|---|----|----|----|----|-----|
|                                | A   | B  | C  | D  | E  | F   |
| Eastsound Sewer District       | <80   | 80 | 85 | 90 | 95 | >95 |
| Orcas Landing Sewer System     | <80   | 80 | 85 | 90 | 95 | >95 |
| Roche Harbor Sewer System      | <80   | 80 | 85 | 90 | 95 | >95 |
| Rosario Sewer System           | <80   | 80 | 85 | 90 | 95 | >95 |

| Fisherman Bay Sewer System | <80 | 80 | 85 | 90 | 95 | >95 |
|----------------------------|-----|----|----|----|----|-----|
|----------------------------|-----|----|----|----|----|-----|

<sup>1</sup> Operating Capacity = Percent of system capacity committed to serving existing connections and memberships.

9. When community sewage treatment facilities fall below LOS C, the County and individual service providers should initiate response mechanisms as follows:
  - a. The County should re-evaluate the LOS standard to determine if it is appropriate. If it is no longer considered appropriate, revise the LOS standards in Policy 8, *above*.
  - b. Facility and service providers may increase community sewage treatment facility capacity by:
    - (1) Remodeling and/or expanding existing community sewage treatment facilities; or
    - (2) Constructing new community sewage treatment facilities.
  - c. The County may decrease demand for community sewage treatment facilities and services by:
    - (1) Evaluating the goals and policies contained in the Land Use Element and Shoreline Master Program that affect the rate and amount of residential, commercial, recreational, and industrial growth allowed;
    - (2) Re-evaluating the concurrency policies contained in this Element and revise the concurrency standards if appropriate; or
    - (3) Implementing a moratorium on new development within community sewage treatment facility service boundaries until capacity can be expanded.
10. Adopt and enforce a concurrency management ordinance which would prohibit development approval if the development causes the LOS for community sewage treatment facilities to decline below the LOS in Policy 8, *above*, unless improvements or strategies to accommodate the impacts of development are made concurrently with the development.

(Ord. 14-2009, Ord. 11-2009, Ord. 39-2008)

## **7.4 CATEGORY-B CAPITAL FACILITIES AND SERVICES**

### **7.4.A County Government Services**

#### **1. General Administration**

Goal: To provide adequate building space to facilitate maximum efficiency of government administration and the most effective provision of government services to County residents.

Policies (7.4.A.1.1-5):

1. County government administrative buildings should be measured on a county-wide basis.
2. The LOS measurement for County government administration facilities should be calculated as follows:

$$\text{ASF} / \text{CR} = \text{SFA}$$

where

ASF = Administrative Square Feet

CR = County Residents

SFA = Square Feet Available

3. LOS standards for County government administration facilities are listed in Table 6, *below*.

**Table 6. LOS for County Government Administration Buildings.**

| LOS Measurement                 | Level of Service (LOS) Standards |      |      |      |      |       |
|---------------------------------|----------------------------------|------|------|------|------|-------|
|                                 | A                                | B    | C    | D    | E    | F     |
| Building Square Feet per Capita | >2.75                            | 2.75 | 2.70 | 2.65 | 2.60 | <2.60 |

4. Establish LOS C as adequate for County government administrative facilities. This means that the County should maintain the same amount of administrative square feet per capita that existed in 1993.
5. When County government administrative buildings fall below established LOS standards the following response mechanisms should be considered:
- a. Re-evaluate the LOS standard to determine if it is appropriate. If it is no longer considered appropriate, revise the LOS standards in Policy 4, *above*.
  - b. Increase County government administrative facility capacity by:
    - (1) Constructing additional County government administrative facilities; or
    - (2) Remodeling existing County government administrative facilities; or
    - (3) Renting, leasing, or purchasing appropriate building space from private property owners; or
    - (4) Implementing flextime, evening, and night shifts to use existing facilities more efficiently.
  - c. Decrease demand for County government administrative facilities by:
    - (1) Contracting with the private sector to provide additional services; or
    - (2) Evaluating the goals and policies contained in the Land Use Element and Shoreline Master Program that affect the rate and amount of residential, commercial, recreational, and industrial growth allowed.

**2. County Sheriff**

Goal: To provide adequate building space to facilitate maximum efficiency and timely provision of public safety, law enforcement, and emergency services.

Policies (7.4.A.2.1-7):

1. County Sheriff facilities should be considered essential public facilities.
2. County Sheriff facilities should be measured separately on San Juan, Orcas, and Lopez islands.
3. The LOS measurements for County Sheriff facilities should be calculated using the following two formulae:

$$EO / IR = EP$$

where

EO = Enforcement Officers  
 IR = Island Residents  
 EP = Enforcement Provided

$$SSF / EO = EAS$$

where

SSF = Station Square Feet  
 EO = Enforcement Officers  
 EAS = Enforcement Administrative Space

4. LOS standards for County Sheriff facilities are listed in Tables 7, 8, and 9, *below*.

**Table 7. LOS for San Juan Island Sheriff Facilities.**

| LOS Measurement<br>(per Capita) | Level of Service (LOS) Standards |       |        |        |        |         |
|---------------------------------|----------------------------------|-------|--------|--------|--------|---------|
|                                 | A                                | B     | C      | D      | E      | F       |
| <b>Enforcement Officers</b>     | >.0010                           | .0010 | .00095 | .00090 | .00085 | <.00085 |
| <b>Station Square Feet</b>      | >.325                            | .325  | .300   | .275   | .250   | <.250   |

**Table 8. LOS for Orcas Island Sheriff Facilities.**

| LOS Measurement<br>(per Capita) | Level of Service (LOS) Standards |       |        |        |        |         |
|---------------------------------|----------------------------------|-------|--------|--------|--------|---------|
|                                 | A                                | B     | C      | D      | E      | F       |
| <b>Enforcement Officers</b>     | >.0010                           | .0010 | .00095 | .00090 | .00085 | <.00085 |
| <b>Station Square Feet</b>      | >.130                            | .130  | .120   | .110   | .100   | <.100   |

**Table 9. LOS for Lopez Island Sheriff Facilities.**

| LOS Measurement<br>(per Capita) | Level of Service (LOS) Standards |       |        |        |        |         |
|---------------------------------|----------------------------------|-------|--------|--------|--------|---------|
|                                 | A                                | B     | C      | D      | E      | F       |
| <b>Enforcement Officers</b>     | >.0010                           | .0010 | .00095 | .00090 | .00085 | <.00085 |
| <b>Station Square Feet</b>      | >.425                            | .425  | .400   | .375   | .350   | <.350   |

5. Establish LOS B as adequate for Sheriff enforcement officers on San Juan, Orcas, and Lopez Islands.
6. Establish LOS B as adequate for Station Square Feet/Capita on San Juan, Orcas, and Lopez islands.
7. When County Sheriff facilities fall below established LOS standards the following response mechanisms should be considered:

- a. Re-evaluate the LOS standards to determine if it is appropriate. If it is no longer considered appropriate, revise the LOS standards in Policies 5 and 6, *above*.
- b. Increase County Sheriff facility capacity by:
  - (1) Constructing additional County Sheriff facilities; or
  - (2) Remodeling existing County Sheriff facilities; or
  - (3) Renting, leasing, or purchasing appropriate additional building space.
- c. Decrease demand for County Sheriff facilities and services by:
  - (1) Evaluating the goals and policies contained in the Land Use Element and Shoreline Master Program that affect the rate and amount of residential, commercial, recreational, and industrial growth allowed; or
  - (2) Implementing public educational programs, such as D.A.R.E.; or
  - (3) Implementing crime prevention programs, such as Neighborhood Watch.

**3. Public Works**

Goal: To provide adequate building and yard space to facilitate maximum efficiency of public works administration and maintenance functions and the effective provision of public works services.

Policies (7.4.A.3.1-7):

- 1. County public works facilities should be considered essential public facilities.
- 2. County public works facilities should be measured separately on San Juan, Orcas, Lopez, Shaw, Waldron, and Decatur islands.
- 3. The LOS measurement for County public works facilities should be calculated using the following two formulae:

**BSF / IR = PWBS**

Where

BSF = Building Square Feet

IR = Island Residents

PWBS = Public Works Space

**A / IR = PWA**

where

A = Acreage

IR = Island Residents

PWA = Public Works Acreage

- 4. LOS standards for County public works facilities are listed in Tables 10, 11, 12, 13, 14, 15, *below*.

**Table 10. LOS for San Juan Island Public Works Facilities.**

| LOS Measurement                        | Level of Service (LOS) Standards |       |       |       |       |        |
|--|----------------------------------|-------|-------|-------|-------|--------|
|  | A                                | B     | C     | D     | E     | F      |
| <b>Building Square Feet per Capita</b> | >1.75                            | 1.75  | 1.70  | 1.65  | 1.60  | <1.60  |
| <b>Acreage per Capita</b>              | >.0020                           | .0020 | .0015 | .0010 | .0005 | <.0005 |

**Table 11. LOS for Orcas Island Public Works Facilities.**

| LOS Measurement                 | Level of Service (LOS) Standards |       |       |       |       |        |
|---------------------------------|----------------------------------|-------|-------|-------|-------|--------|
|                                 | A                                | B     | C     | D     | E     | F      |
| Building Square Feet per Capita | >2.55                            | 2.55  | 2.50  | 2.45  | 2.40  | <2.40  |
| Acreage per Capita              | >.0016                           | .0014 | .0012 | .0010 | .0008 | <.0008 |

**Table 12. LOS for Lopez Island Public Works Facilities.**

| LOS Measurement                 | Level of Service (LOS) Standards |       |       |       |       |        |
|---------------------------------|----------------------------------|-------|-------|-------|-------|--------|
|                                 | A                                | B     | C     | D     | E     | F      |
| Building Square Feet per Capita | >3.00                            | 3.00  | 2.90  | 2.80  | 2.70  | <2.70  |
| Acreage per Capita              | >.0018                           | .0018 | .0016 | .0014 | .0012 | <.0012 |

**Table 13. LOS for Shaw Island Public Works Facilities.**

| LOS Measurement                 | Level of Service (LOS) Standards |      |      |      |      |       |
|---------------------------------|----------------------------------|------|------|------|------|-------|
|                                 | A                                | B    | C    | D    | E    | F     |
| Building Square Feet per Capita | >9.00                            | 9.00 | 8.00 | 7.00 | 6.00 | <6.00 |
| Acreage per Capita              | >.005                            | .005 | .004 | .003 | .002 | <.002 |

**Table 14. LOS for Waldron Island Public Works Facilities.**

| LOS Measurement    | Level of Service (LOS) Standards |      |      |      |      |       |
|--------------------|----------------------------------|------|------|------|------|-------|
|                    | A                                | B    | C    | D    | E    | F     |
| Acreage per Capita | >.004                            | .004 | .003 | .002 | .001 | <.001 |

**Table 15. LOS for Decatur Island Public Works Facilities.**

| LOS Measurement    | Level of Service (LOS) Standards |      |      |      |      |       |
|--------------------|----------------------------------|------|------|------|------|-------|
|                    | A                                | B    | C    | D    | E    | F     |
| Acreage per Capita | >.075                            | .075 | .070 | .065 | .060 | <.060 |

5. Establish LOS B as adequate for Public Works building square feet on San Juan, Orcas, Lopez, and Shaw islands.
6. Establish LOS C as adequate for Public Works acreage on San Juan, Orcas, Lopez, Shaw, Waldron, and Decatur islands.

7. When the LOS for County public works buildings and grounds falls below the established LOS initiate response mechanisms as follows:
  - a. Re-evaluate the LOS standard to determine if it is appropriate. If it is no longer considered appropriate, revise the LOS standards in Policies 5 and 6, *above*.
  - b. Increase County public works facility capacity by:
    - (1) Contracting with the private sector to provide additional capacity.
    - (2) Constructing or purchasing additional County public works building space or acreage; or
    - (3) Remodeling existing County public works facilities; or
    - (4) Renting, leasing, or purchasing appropriate building space or acreage; or
    - (5) Implementing flextime, evening, and night shifts to use existing facilities more efficiently.

#### **4. County Parks and Recreation**

Goal: To provide residents with a range of recreational opportunities that are in keeping with the character of the islands.

Policies (7.4.A.4.1-9):

1. County parks and recreation facilities should be measured on each of the four ferry-served islands.
2. The County should strive to serve the recreational needs of residents.
3. The County should review and revise as necessary its adopted *Parks and Recreation Plan* at least once every six years and should regularly attempt to determine recreational needs on each of the major islands and to evaluate existing recreational facilities in terms of their ability to respond to those needs.
4. The County should acquire and develop appropriate property, as needed to meet the County's current and anticipated recreational needs.
5. The County should consider the plans and programs of local, state, and federal jurisdictions and agencies when formulating its own plans and programs, and should cooperate with such agencies to improve County residents' recreational opportunities.
6. The LOS measurements for County parks and recreation should be as follows:
  - Acres of Park per Capita
  - Number of Public Beach Access Points per Capita
  - Number of Boat Launches per Capita
  - Number of Day Use and Overnight Camping Sites per Capita
  - Miles of Developed Hiking Trail per Capita
7. LOS standards for park and recreation facilities and opportunities are listed in Tables 16, 17, 18, and 19, *below* (see Appendix 7 for existing facility capacity).

**Table 16. LOS for San Juan Island County Park Facilities.**

| LOS Measurement<br>(per Capita)     | Level of Service (LOS) Standards |        |        |        |        |         |
|-------------------------------------|----------------------------------|--------|--------|--------|--------|---------|
|                                     | A                                | B      | C      | D      | E      | F       |
| Park Acres                          | >.00210                          | .00210 | .00200 | .00190 | .00180 | <.00180 |
| Public Beach Access<br>Points       | >.00030                          | .00030 | .00025 | .00020 | .00015 | <.00015 |
| Boat Launch Sites                   | >.00017                          | .00017 | .00016 | .00015 | .00014 | <.00014 |
| Day Use Sites                       | >.00070                          | .00070 | .00060 | .00050 | .00040 | <.00040 |
| Overnight Camping Sites             | >.00345                          | .00345 | .00325 | .00300 | .00275 | <.00275 |
| Miles of Developed<br>Hiking Trails | >0                               | 0      | 0      | 0      | 0      | 0       |

**Table 17. LOS for Orcas Island County Park Facilities.**

| LOS Measurement<br>(per Capita)     | Level of Service (LOS) Standards |        |        |        |        |         |
|-------------------------------------|----------------------------------|--------|--------|--------|--------|---------|
|                                     | A                                | B      | C      | D      | E      | F       |
| Park Acres                          | >.00027                          | .00027 | .00026 | .00025 | .00024 | <.00024 |
| Public Beach Access<br>Points       | >.00017                          | .00017 | .00016 | .00015 | .00014 | <.00014 |
| Boat Launch Sites                   | >0                               | 0      | 0      | 0      | 0      | 0       |
| Day Use Sites                       | >.00100                          | .00100 | .00095 | .00090 | .00085 | <.00085 |
| Overnight Camping Sites             | >0                               | 0      | 0      | 0      | 0      | 0       |
| Miles of Developed<br>Hiking Trails | >0                               | 0      | 0      | 0      | 0      | 0       |

**Table 18. LOS for Lopez Island County Park Facilities.**

| LOS Measurement<br>(per Capita) | Level of Service (LOS) Standards |       |       |       |       |        |
|---------------------------------|----------------------------------|-------|-------|-------|-------|--------|
|                                 | A                                | B     | C     | D     | E     | F      |
| Park Acres                      | >.0313                           | .0313 | .0300 | .0275 | .0250 | <.0250 |
| Public Beach Access<br>Points   | >.0018                           | .0018 | .0017 | .0016 | .0015 | <.0015 |
| Boat Launch Sites               | >.0013                           | .0013 | .0012 | .0011 | .0010 | <.0010 |
| Day Use Sites                   | >.0050                           | .0050 | .0048 | .0046 | .0044 | <.0044 |
| Overnight Camping Sites         | >.0100                           | .0100 | .0090 | .0080 | .0007 | <.0007 |

|   |    |   |   |   |   |   |
|---|----|---|---|---|---|---|
| <b>Miles of Developed Hiking Trails</b> | >0 | 0 | 0 | 0 | 0 | 0 |
|---|----|---|---|---|---|---|

**Table 19. LOS for Shaw Island County Park Facilities.**

| <b>LOS Measurement (per Capita)</b>     | <b>Level of Service (LOS) Standards</b> |          |          |          |          |          |
|---|---|----------|----------|----------|----------|----------|
|   | <b>A</b>                                | <b>B</b> | <b>C</b> | <b>D</b> | <b>E</b> | <b>F</b> |
| <b>Park Acres</b>                       | >.1930                                  | .1930    | .1900    | .1880    | .1860    | <.1860   |
| <b>Public Beach Access Points</b>       | >.0060                                  | .0060    | .0058    | .0056    | .0054    | <.0054   |
| <b>Boat Launch Sites</b>                | >.0030                                  | .0030    | .0028    | .0026    | .0024    | <.0024   |
| <b>Day Use Sites</b>                    | >.0160                                  | .0160    | .0158    | .0156    | .0154    | <.0154   |
| <b>Overnight Camping Sites</b>          | >.0387                                  | .0387    | .0380    | .0375    | .0370    | <.0370   |
| <b>Miles of Developed Hiking Trails</b> | >0                                      | 0        | 0        | 0        | 0        | 0        |

8. Establish LOS B as adequate for County park acreage, beach access points, boat launches, day use sites, camp sites and hiking trails.
9. When facilities fall below established LOS standards initiate response mechanisms as follows:
  - a. Re-evaluate the LOS standard to determine if it is appropriate. If it is no longer considered appropriate, revise the LOS standards in Policy 8, *above*.
  - b. Increase park and recreation facility capacity by:
    - (1) Encouraging the development of private recreational facilities which meet County park and recreation goals; or
    - (2) Working with private property owners to allow public recreation opportunities on the shoreline; or
    - (3) Acquiring and developing appropriate properties for new parks; or
    - (4) Developing additional facilities at existing County Parks; or
    - (5) Developing County road-ends with marine recreation potential; or
    - (6) Acquiring appropriate shoreline properties for public access to marine waters; or
    - (7) Acquiring and developing access to existing public shorelines; or
    - (8) Work with other public agencies to increase recreation opportunities on the shoreline; or
    - (9) Identify bicycle and pedestrian lanes and roadside rest areas on appropriate County roads.

- (10) The County Parks and Recreation Board should investigate methods of identifying and acquiring trails and easements exclusively for recreational pedestrian and equestrian use. Trails should be mapped in a recreational plan and maps should be updated periodically.

- c. Decrease demand for park and recreation facilities by:

Evaluating the goals and policies contained in the Land Use Element and Shoreline Master Program that affect the rate and amount of residential, commercial, recreational, and industrial growth allowed.

#### **7.4.B Public Schools**

Goal: To ensure that school-age residents have adequate public school facilities and healthy learning environments.

Policies (7.4.B.1-8):

1. Public school facilities should be considered essential public facilities.
2. The LOS standards and measurements for public schools on San Juan, Stuart, Orcas, Waldron, Lopez, Decatur, and Shaw islands should be determined by each individual school district. These public schools are unique and have special needs that only the specific school districts can address.
3. If impact fees are to be collected, each school district must develop a cost analysis for providing public education in their respective district and develop a program with the County to establish the fee to be collected through the land development process.
4. If impact fees are to be collected, residential land development should be required to contribute to the provision of public school facilities.
5. Independent school districts should provide the County with public school facility needs on an annual basis.
6. Established LOS standards for public school facilities in each of the school districts should be included in this element.
7. The following response mechanisms should be considered by individual school districts if school facilities fall below established LOS standards:
  - a. Re-evaluate the LOS standard to determine if it is appropriate. If it is no longer considered appropriate, then school districts should work with the County to revise the LOS standards.
  - b. Increase County public school facility capacity by:
    - (1) Purchasing additional acreage for new school facilities and/or for new athletic fields; or
    - (2) Constructing additional public school facilities; or
    - (3) Remodeling existing public school facilities; or
    - (4) Renting, leasing, or purchasing appropriate additional building space; or
    - (5) Implementing new scheduling strategies to use existing public school facilities more efficiently.

8. When the school districts have established their LOS standards the County and school districts should consider adopting a concurrency management ordinance which would prohibit new development approval if the development causes the LOS for public school facilities to decline below the adopted LOS standard, unless improvements or strategies to accommodate the impacts of development are made concurrently with the development.

## **7.5 GOALS AND POLICIES FOR OTHER CAPITAL FACILITIES AND SERVICES**

There are a number of other facilities and services important to county residents which are owned or operated by independent taxing districts, and public or private service organizations. The County does allocate funding to some of these providers through hotel/motel taxes but has no policy or budget authority over them. They are not subject to level of service or concurrency standards. However, sentiments expressed in the Vision Statement establish the significance of these services and facilities to island communities. Therefore, the County has established general goals and policies for these facilities, and baseline level of service information is provided for future planning purposes.

### **7.5.A Medical Clinics**

Goal: To foster accessible and affordable health care to County residents.

Policies (7.5.A.1-2):

1. Encourage public and private medical clinics to maintain high levels of service.
2. Encourage public and private medical clinics to maintain 1993 baseline facility levels as listed below:

|                        |                             |
|------------------------|-----------------------------|
| <b>San Juan Island</b> | 1.37 square feet per capita |
| <b>Orcas Island</b>    | 1.58 square feet per capita |
| <b>Lopez Island</b>    | 1.30 square feet per capita |

### **7.5.B Senior Centers**

Goal: To support the provision of Senior Services to County senior citizens.

Policies (7.5.B.1-2):

1. Contribute a portion of funds generated from County hotel/motel taxes for services which are provided through non-profit Senior Centers.
2. The County should be responsive to the facility needs of Senior Service Centers.

### **7.5.C Public Libraries**

Goal: To foster the availability of public library services to County residents.

Policies (7.5.C.1-2):

1. The County should be responsive to the facility needs of independent library districts.
2. Encourage public libraries to maintain 1993 baseline facility levels as listed below:

|                        |                             |
|------------------------|-----------------------------|
| <b>San Juan Island</b> | 1.54 square feet per capita |
| <b>Orcas Island</b>    | 1.58 square feet per capita |
| <b>Lopez Island</b>    | 1.75 square feet per capita |

#### **7.5.D Museums**

Goal: To support the display of exhibits which highlight the rural and maritime heritage, the natural environment, and marine life of the San Juan Islands at non-profit public museums.

Policy (7.5.D.1):

1. Encourage public museums to maintain 1993 baseline facility levels as listed below:

|                        |                             |
|------------------------|-----------------------------|
| <b>San Juan Island</b> | 1.28 square feet per capita |
| <b>Orcas Island</b>    | 0.72 square feet per capita |
| <b>Lopez Island</b>    | 0.45 square feet per capita |

#### **7.5.E Performing Arts Centers**

Goal: To support the provision of performing arts to County residents.

Policy (7.5.E.1):

1. Contribute a portion of funds generated from County hotel/motel taxes to performing arts theater facilities, continue partial ownership in them, and ensure that high levels of service to the community are maintained.

#### **7.5.F Community College and Continuing Education**

Goal: To foster continuing education opportunities for County residents.

Policy (7.5.F.1):

1. Encourage educational institutions to develop and expand educational opportunities to County residents of all ages.

#### **7.5.G State, Federal, and Other Public Parks and Recreation Facilities**

Goal: To allow park and recreational opportunities which maintain the rural island character and supplement San Juan County Parks.

Policies (7.5.G.1-2):

1. Encourage and work with other agencies to coordinate recreational planning efforts with those of the County Parks Board.
2. Coordinate with the Town of Friday Harbor, the Port District, the School District and the Park and Recreation District in the provision of recreational facilities on San Juan Island.

#### **7.5.H Fire and Emergency Medical Services**

Goal: To protect the safety of San Juan County citizens and to promote the maximum efficiency and timely provision of fire and emergency medical services to County residents.

Policies (7.5.H.1-4):

1. Cooperate with Fire and Emergency Medical Service Districts to enhance provision of service by advising new home builders that significant increases in response time for fire fighting equipment to reach structures in times of emergency may result from:
  - a. Siting homes on steep hills;
  - b. Creating private roads without sufficient turning radii for fire fighting equipment; and
  - c. Not clearing brush or maintaining private roads.
2. Establish a baseline LOS measurement for fire and emergency medical services consistent with the Washington Rating and Survey Bureau (WRSB) standards and district ratings. WRSB ratings range from 10, which is an unprotected area, to 1, which is an industrial-municipal fire district with minimal response times and abundant water supplies.
3. Baseline LOS standards for fire and emergency medical services are listed in Table 20, *below*.

**Table 20. LOS for Fire and Emergency Medical Services.**

| Category-B<br>Capital Facility   | Level of Service (LOS) Standards<br>(WRSB Rating) <sup>1</sup> |   |   |   |   |    |
|----------------------------------|--|---|---|---|---|----|
|                                  | A  | B | C | D | E | F  |
| <b>Orcas Fire District #2</b>    | 5  | 6 | 7 | 8 | 9 | 10 |
| <b>San Juan Fire District #3</b> | 5  | 6 | 7 | 8 | 9 | 10 |
| <b>Lopez Fire District #4</b>    | 5  | 6 | 7 | 8 | 9 | 10 |
| <b>Shaw Fire District #5</b>     | 5  | 6 | 7 | 8 | 9 | 10 |

<sup>1</sup> Washington Rating and Survey Bureau standards and district ratings.

4. Establish LOS C as the baseline for adequate fire and emergency medical services in Fire Districts #2 and #3. Establish LOS D as the baseline for adequate fire and emergency medical services in Fire Districts #4 and #5.



## Level of Service Standards

This page provides an overview of level-of-service standards for local governments in Washington State.

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### What are Level-of-Service Standards?

Level-of-service (LOS) standards are measures of the minimum amount of a public facility which must be provided to meet that community's basic needs and expectations. LOS measures are typically expressed as ratios of facility capacity to the number of users. For example, a community may set a standard for how many park acres are needed per 1000 population. Once a community establishes LOS, they are used to measure whether existing facilities and services are adequate to serve its citizens, or whether there are deficiencies that should be corrected. They also serve as yardsticks to measure whether existing capacity is adequate to handle new development, or to determine what facility improvements will be required to avoid overloading existing facilities. As the community grows in population, LOS assure that facilities and services will keep pace with that growth.

The definition of "adequate" facilities and services will vary even among similar-sized communities. For instance, "adequate" park acreage will vary depending on the percentage of seniors or youth, the natural assets such as lakes or beaches, and other factors. If the existing ratio of park acreage to population seems adequate to residents, those ratios may serve well as standards for the future. If there are waitlists for the use of playfields and swimming pools, residents may want higher standards.

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### LOS as Applied in Washington

The Growth Management Act (GMA) requires jurisdictions to establish LOS for transportation-related facilities ([RCW 36.70A.070\(6\)\(a\)](#)). The GMA requires denial of a proposed development if its impacts on the local transportation system would result in LOS dropping below adopted standards. To receive approval, new developments must provide improvements or strategies to handle the new demand concurrent with the development (or provide a financial commitment to complete them within six years). Local jurisdictions also must have a program to bring existing facilities up to adopted standards. If meeting adopted LOS is not feasible, local jurisdictions may need to revisit comprehensive plan goals and LOS to consider how they may be adjusted while still implementing the community's vision. Communities may not require a developer to pay for improvements to correct existing deficiencies. Although the GMA does not require denial when facilities other than transportation facilities are inadequate, the subdivision statute and other laws may require improvements (see [RCW 58.17.110](#)).

Many communities have focused almost exclusively on road capacity standards to address traffic congestion. However, public transportation, bicycle and pedestrian paths, may meet a significant portion of a community's transportation needs. Programs to reduce demand or shift traffic away from rush hours, may reduce the need for new facilities. As a result, lower LOS may be justified for street capacity in dense urban areas even if streets are congested, if overall mobility is adequate.

# Concurrency

This page provides an overview of concurrency under the Washington State Growth Management Act, including relevant statutes and examples of local concurrency requirements.

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## Overview

Concurrency is one of the goals of the Growth Management Act and refers to the timely provision of public facilities and services relative to the demand for them. To maintain concurrency means that adequate public facilities are in place to serve new development as it occurs or within a specified time period. The Growth Management Act (GMA) gives special attention to concurrency for transportation.

The GMA requires that transportation improvements or strategies to accommodate development impacts need to be made concurrently with land development. “Concurrent with the development” is defined by the GMA to mean that any needed “improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.” [RCW 36.70A.070\(6\)\(b\)](#). Local governments have flexibility regarding how to apply concurrency within their plans, regulations, and permit systems.

As part of the requirement to develop a comprehensive plan, jurisdictions are required to establish level-of-service standards (LOS) for arterials, transit service, and other facilities. [RCW 36.70A.070\(6\)\(a\)](#). Once a jurisdiction sets an LOS, it is used to determine whether the impacts of a proposed development can be met through existing capacity and/or to decide what level of additional facilities will be required. Transportation is the only area of concurrency that specifies denial of development if LOS standards cannot be met. However, local jurisdictions must have a program to correct existing deficiencies and bring existing transportation facilities and services up to locally adopted standards. A developer may not be required to pay for improvements to correct existing deficiencies.

Local jurisdictions may adopt a concurrency mechanism for other public facilities that are deemed necessary for development. [WAC 365-196-840\(2\)](#). These other facilities may include parks and recreational facilities, sanitary sewer systems, stormwater facilities, and schools.

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## Legal References

### Statutes and Administrative Regulations

- [RCW 36.70A.020\(12\)](#) - Planning goals
- [RCW 36.70A.070\(6\)\(b\)](#) - Comprehensive plans - Mandatory elements
- [WAC 365-196-210](#) - Definitions of terms as used in this chapter (7)
- [WAC 365-196-840](#) - Concurrency

- [WAC 365-196-415](#) - Capital facilities element

## Selected Court and Growth Management Hearings Board Decisions

- [Whatcom County Fire Dist. No. 21 v. Whatcom County](#), 171 Wn.2d 421 (2011) - Fire protection concurrency

The court addressed a dispute between the county and a fire district over whether completion of certain proposed developments would reduce fire protection services below an adequate level of service. The court found that the county assigned responsibility for assessing the adequacy of fire protection services to the district, and it reversed the county's approval of the land use applications at issue in this case because the county had not received specific written acknowledgment by the fire district that adequate capacity does or will exist to maintain an appropriate level of fire protection service upon completion of the proposed developments.

- [City of Bellevue v. E. Bellevue Cmty. Mun. Corp.](#), 119 Wn. App. 405 (2003), *review denied*, 152 Wn.2d 1004 (2004) - transportation concurrency

Affirms the Growth Management Hearings Board's conclusion that the Bellevue ordinance, which exempted shopping center redevelopment from transportation concurrency requirements, failed to conform to the GMA's concurrency requirements, and is invalid. The court held that, under the clear and plain language of RCW 36.70A.070(6)(b), the city cannot create exemptions to its concurrency ordinance.

- [Abenroth v. Skagit County](#), Western Washington GMHB Case No. 97-2-0060c; 07-2-0002, Amended Final Decision and Order, August 6, 2007 - Transportation concurrency

The county authorized an exception to transportation LOS standards if the developer makes a fair share contribution to a regional improvement in the case of sites located where regional improvements are the only means to improve or maintain the level of service existing prior to the development. The board concluded that the exception allows a reduction below the adopted LOS where there is no reasonable assurance the regional improvement will be constructed, and it held the exception to be noncompliant with RCW 36.70A.070(6) because it did not contain sufficient direction to ensure that the exception still meets the requirements for transportation concurrency.

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## General Concurrency Information

This section includes background information, including studies and articles, on concurrency. Most of these resources address transportation concurrency in particular.

- [Assessing the Effectiveness of Concurrency: Final Report](#), Puget Sound Regional Council (2003) - Includes overview and "A Regional Perspective" on the effectiveness of transportation concurrency, developed in response to Destination 2030
- [Concurrency Study](#), University of Washington, 2007 - Includes reports from 2003 and 2006
- [Moving Beyond the Automobile, Multi-modal Transportation Planning in Bellingham, Washington](#), by Chris Comeau, *Practicing Planner*, vol. 7, no. 3, 2009 - Describes Bellingham's innovative system of multimodal transportation concurrency management
- Your Community's Transportation System: A Guide to Reviewing, Updating and Implementing Your Transportation Element [Ch. 6D - Concurrency Management Systems](#), Washington State Department of Commerce, Growth Management Services, 8/2012

- Washington State Department of Transportation, [Growth Management Act Comprehensive Plan Resources](#) - See "Concurrency" section
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## Examples of City Concurrency Provisions

- Bellevue City Code [Ch. 14.10](#) - Traffic Standards Code - See Sec. 14.10.030 - Level-of-service standard
    - [PSRC and City of Bellevue Multimodal Concurrency Pilot Project \(2009\)](#)
  - Bellingham Municipal Code [Ch. 13.70](#) - Multimodal Transportation Concurrency Management - Good example of application of concurrency to various modes of transportation, including pedestrian, bicycle, transit, and arterial streets
  - Gig Harbor Municipal Code [Ch. 19.10](#) - Concurrency Management and [Ch. 19.14](#) - Concurrency and Impact Fee Program Definitions
  - Kent Municipal Code [Ch. 12.11](#) - Concurrency Management
  - Spokane Municipal Code [Ch. 17D.010](#) - Concurrency Certification
  - Tacoma Municipal Code [Ch. 13.16](#) - Concurrency Management System (in Title 13)
  - Tumwater Municipal Code [Ch. 15.48](#) - Transportation Concurrency Requirements
  - Zillah Municipal Code [Ch. 17.10](#) - Transportation Concurrency Review
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## Examples of County Concurrency Provisions

- Clark County Code [Ch. 40.350.020](#) - Transportation Concurrency Management System
  - Snohomish County Code [Ch. 30.66B](#) - Concurrency and Road Impact Mitigation
  - Thurston County Code [Ch. 17.10](#) - Transportation Facilities Concurrency Management System
- 

## Local Government Concurrency Information and Documents

This section includes information on transportation concurrency and sample concurrency application forms from Washington jurisdictions. Bellingham and Redmond have developed multimodal transportation concurrency programs.

- Bellingham [Transportation Concurrency](#) - Award-winning multimodal transportation concurrency program. Unique, but very transferable, method of integrating land use context and densities with multimodal transportation facilities and services both to comply with GMA Concurrency requirements and to implement Bellingham's infill land use strategy and multimodal transportation policies in the comprehensive plan. Also see [Transportation Planning Awards webpage](#)
- Bothell [Traffic Concurrency](#) - Informational handout
- King County Road Services - [Transportation Concurrency Management Program](#) - Includes reports, maps, and annual concurrency update
- Kitsap County [Concurrency for Traffic Management](#) - Includes a "Public Works Concurrency Test Supplemental Application" form

- Pierce County [Transportation Concurrency](#) - Includes annual report
- Redmond [Concurrency](#), Multimodal Plan-Based Transportation Concurrency System - Includes report
- Renton [Transportation Concurrency/Level of Service Program, 2012-2017](#)
- Snohomish County
  - [Traffic Mitigation and Concurrency Ordinance](#) (Snohomish County Code Ch. 30.66B) - Including annual Concurrency Reports and Interlocal Agreements (Reciprocal Traffic Mitigation)
  - Transportation Concurrency Requirements, [Bulletin No. 59](#)
- Vancouver [Concurrency](#) - Includes Transportation Concurrency Administrative Manual
- Yakima [Traffic Concurrency](#) - Includes application
- Application Forms
  - [Bothell Concurrency Application](#)
  - [Kirkland Concurrency Management Guidelines and Application](#)
  - [Oak Harbor Transportation Concurrency Application](#)
  - [Tumwater Concurrency Application](#)

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