

Comprehensive Plan 2036 Update

Capital Facilities Element and Plan

Sophia Cassam, Planner I

Planning Commission: June 19, 2020



Capital Facilities

Element 7

- Introduction to Capital Facilities
 - Category A and B
 - Concurrency
 - Relationship to other elements
- Goals and Policies
 - Adopt LOS standards
 - Guide county action

Appendix 7: Capital Facilities Plan (CFP)

- Capital Facilities Inventory
- Level of Service (LOS) Assessments
 - Current population (2017)
 - Projected population (2036)
- Forecast of Future Needs
- LOS Formulas
- Capital Improvement Plans

Major Changes to the Element

Proposed repeal and replacement

- Transferred LOS formulas and tables to CFP;
- Made changes for ease of use and consistency;
- Brought old information up to date; and
- Added goal and policies about sustainability for infrastructure and fleet equipment.

Major Changes to Appendix 7

- Added LOS formulas and tables from 2009 Element;
 - Added capacity excess/deficit calculations to LOS assessment; Identified facilities with substandard LOS and followed up
 - Updated Orcas Community Sewer Systems map to show large on-site sewage systems;
 - Added Attachment 3: Capital Improvement Plans (CIPs)*
 - 2020-2025 Six-Year CIP
 - Clean Water Six-Year CIP
 - Parks, Trails, and Natural Areas Plan (PTNA)
 - Public Works 2017 Operations Master Plan
- * **Transportation CIP in Element 6, Transportation**

Level of Service (LOS)

Level of Service (LOS)

- Purpose: Assess the capacity of facilities to serve the needs of the current and projected 2036 population
- Locally-determined standards that can be adjusted during Capital Facilities Plan update
- Standards adopted in 2009 Capital Facilities Element
- Required by GMA
 - Category A: Facilities/services must be available concurrently with development
 - Category B: Concurrency not required. LOS used as benchmarks

LOS Example: Solid Waste

Table 3b. San Juan County Solid Waste Facilities Level of Service (LOS).

Facility	Year	Estimated Tons/day	Surplus Tons/Day	Available Capacity	LOS
San Juan	2017	17.6	12.4	41%	A
	2036	20.9	9.1	30%	A

← Capacity and Level of Service calculated based on 2036 population projection.

LOS Example: Solid Waste

LOS set in
2009 Element 7 →

Table 3. LOS for Solid Waste and Recycling Facilities.¹

Category-A Capital Facility	Level of Service (LOS) Standards					
	A	B	C	D	E	F
Solid Waste Transfer and Recycling Facilities	>25	Available Facility Capacity (%)				<10
		25	20	15	10	

Table 3b. San Juan County Solid Waste Facilities Level of Service (LOS).

Facility	Year	Estimated Tons/day	Surplus Tons/Day	Available Capacity	LOS
San Juan	2017	17.6	12.4	41%	A
	2036	20.9	9.1	30%	A

← Capacity and Level of Service
calculated based on 2036
population projection.

Substandard LOS



- **Water systems:** Eastsound Water Users Association, West Beach Resort, OPALCO Lopez Water System
 - **Sewage:** Doe Bay and West Beach Resort
-



- **Public Works Facilities:** San Juan, Orcas, and Lopez
- **Sheriff:** San Juan, Orcas, Lopez
- **Parks:** camping (San Juan) and day use sites (Orcas, Lopez, Shaw)
- **Fire and EMS:** Brown and Pearl Islands

Public Works

Public Works building square feet adopted LOS: B

Island	2017 LOS	2036 LOS
San Juan	A	F
Orcas	F	F
Lopez	A	D

Public Works

- Public Works Operations Master Plan (2017)
 - Beaverton Valley Operations Center
 - New PW Operations Center at S. Port Stanley Site
 - Build/renovate operations center, storage, and admin space on Orcas

Staff Recommendation: No change to LOS standards for Public Works facilities. Planned projects will keep facilities above LOS standards if implemented.



Sheriff

Adopted LOS: B

Island	Metric	2019 LOS	2036 LOS
San Juan	Enforcement officers	F	F
Orcas	Enforcement officers	A	F
Lopez	Station square feet	F	F

Needs according to Sheriff Krebs

- San Juan station square feet
 - Need more space for storage, operations, and more jail cells.
- Lopez enforcement officers
 - Safety risk if only one officer is on-island

Sheriff

Staff recommendation

Consider adopting new LOS standards for sheriff facilities. Current standards do not reflect real-life needs.

- Preferred option: change the per-capita ratios for LOS standards to reflect needs. Research other counties' sheriff LOS standards.
- Alternative option: Adopt LOS F as adequate

Parks

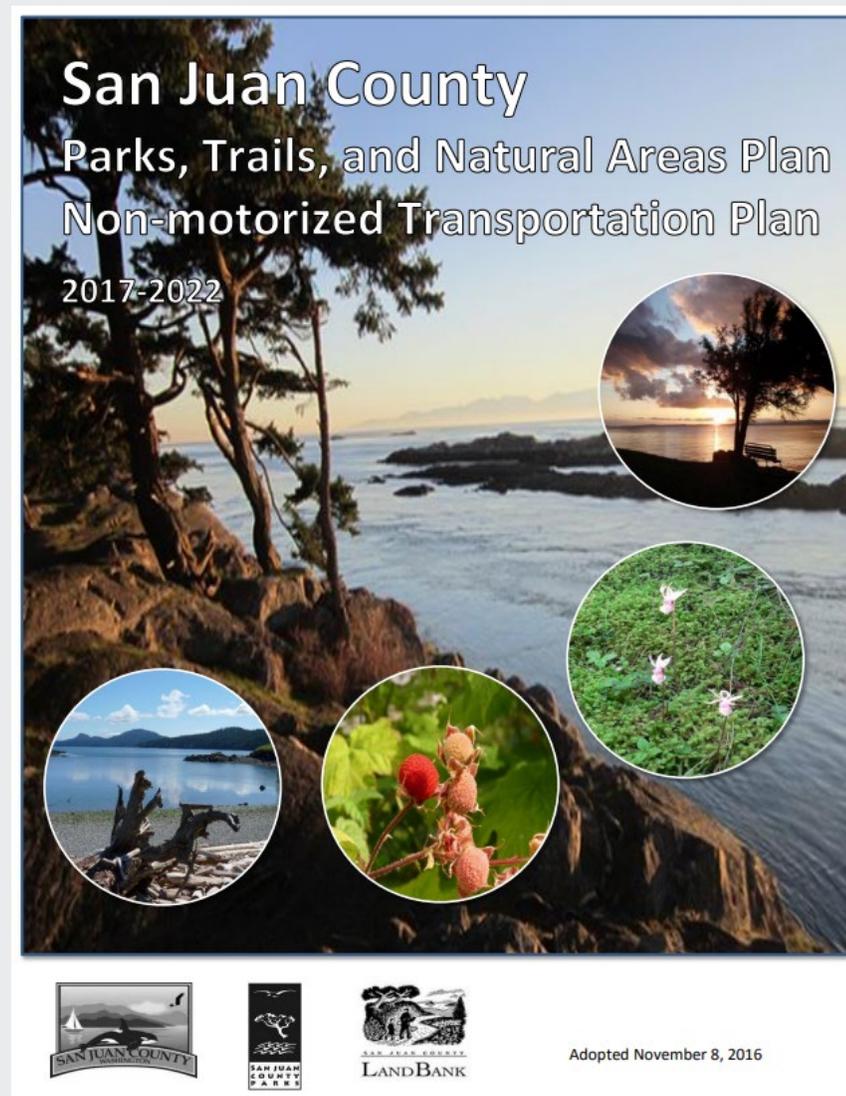
Adopted LOS for all park facilities: B

Island	Metric	2019 LOS	2036 LOS
San Juan	Camp sites	D	F
Orcas	Day use sites	C	F
Lopez	Day use sites	F	F
Shaw	Day use sites	F	F

Parks

Staff recommendation:

- Continue to assess camping facilities in the Parks, Trails and Natural Areas Plan, and as part of the San Juan Islands Visitors Study.
- Consider deleting the day use site LOS metric for parks
 - Poor metric: Undefined by the PTNA and does not consider size of day use site
 - State and Federal parks make # of park facilities adequate for population



Fire and EMS

Adopted LOS: C for District #3, D for District #5

District	Island	WSRB	2017 LOS
#3	Brown	9	E
#3	Pearl	9	E
#5	Shaw*	9-8	E D

*Shaw fire chief provided updated WSRB rating. District #5 meets LOS standard.

Fire and EMS

Staff recommendation:

- Reclassify Brown and Pearl Islands as equipment caches and set different LOS standards

Comments Received

COMMENTS	DATE	TOPIC(S)
Scott Williams, Fire Chief, Dist. #2	5/20/20	Fire District #2 Inventory in CFP
Bea vonTobel	5/26/20	Port of Orcas, Orcas Airport acronym correction
John Shannon, Fire Chief, Dist. #5	6/1/20	Fire District #5 Inventory and WSRB rating in CFP
Jim Ghiglione, Fire Chief, Dist. #4	6/2/20	Update Station 41, Village Area, to WSRB Class 6

Thank You