



SAN JUAN COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

**DATE:** January 3, 2020

**TO:** San Juan County Council  
San Juan County Planning Commission

**CC:** Mike Thomas, County Manager  
SJC Department Heads

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

**RE:** Third Draft Capital Facilities Inventory  
SJC Comprehensive Plan Appendix 7

**BRIEFINGS:** County Council: January 2020 - TBD  
Planning Commission: January 17, 2020

**ATTACHMENTS:** A. Third Draft Appendix 7:  
Capital Facilities Inventory and Level of Service Assessments  
B. SJC Comprehensive Plan (*Plan*) Element 7, Capital Facilities  
C. Public Comments from Sadie Bailey and Friends of the San Juans

**REPORT LINK:** <https://www.sanjuanco.com/1306/Comprehensive-Plan-Elements>.

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**Purpose:** Transmittal of a third draft inventory of capital facilities for your review and comment. In addition, attached is a copy of Comprehensive Plan Element 7, Capital Facilities. Except for minor editing, changes from the second draft are shown in red in strikeout/underline format.

The inventory will be used to help the County determine and plan for future needs based on current conditions, capacity, locations and projected growth.

**How to Comment:** Public comments are requested on the January 3, 2020 draft by **January 28, 2020**. Please submit your comments to [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com) subject line: RE: Capital Facilities Inventory. Please provide your full contact information for the record and identify the page and line number pertaining to the comment. If possible, provide specific alternative language. Comments may also be submitted to the attention of Sophia Cassam, Planner I, SJC Department of Community Development at PO Box 947, 935 Rhone Street, Friday Harbor, 98250.

**Style and Moving Forward:** This version of the draft inventory addresses comments received from the public, County Council and Planning Commission on the October 2019 draft. It also includes new levels of service information. The existing Capital Facilities Element includes highly technical information including Level of Services formulas and other technical details that are overwhelming to most people. In this *Plan*

update, technical details will be moved to Appendix 7, Capital Facilities Inventory and Level of Service Assessments. This move is compatible with our efforts to make the *Plan* document more user friendly.

As we move forward, you will need to be familiar with the existing Capital Facilities Element. You may wish to skim it before reviewing this latest draft inventory and preliminary level of service (LOS) assessment.

Levels of service are provided for category A and B capital facilities for 2017 and 2036 based on the adopted formulas in *Plan* Element 7, Capital Facilities. The adopted level of service is identified for each category of capital facilities. This is the first step in looking at level of service.

This information will pave the way for future discussions about levels of service. We will be discussing whether capital facilities and services are adequate to support new development in the following six years and through the planning horizon.

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 should identify facilities which need significant repair, remodeling, renovation, or outright replacement.

After this round of comments, a clean draft Appendix 7 will be prepared.

**Summary of Major Changes to the Inventory:** The draft was updated in response to Council, Planning Commission, staff and public comments. Errors in text and tables were corrected. Major changes include the:

- Addition of Level of Service analysis to Category A and B inventories,
- Updates to the Solid Waste section including new information about recycling and composting,
- Addition of information about proposed new County-wide radio system,
- Update to the hospitals and medical clinics inventories,
- Revision of Senior Services information and breakout of data by San Juan, Orcas and Lopez islands, and
- Addition of new attachment, Section 7.4, Table 7.4.1 Capital Facilities Summary, that provides a list of the capital facilities, providers, concurrency requirements, LOS basis (population or land use/system capacity and functional plan name if any).

**Background:** The Growth Management Act (GMA) requires a capital facilities element in a Comprehensive Plan. Completing this inventory and an assessment and review of the levels of service standards is needed to help use prepare the Capital Facilities, Transportation and Land Use elements of the *Plan*. The existing The Capital Facilities Element states that:

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*.

### Growth Management Act Requirements

RCW 36.70A.070(3)(a) requires that a capital facilities plan element include:

| <b>GMA Requirement</b>                                                                                                                                                                                                                                                                                                                                   | <b>SJC Corresponding Document(s)</b>                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities                                                                                                                                                                                                                        | <i>Plan</i> Appendix 7, Capital Facilities Inventory, and referenced <i>Plan</i> Elements, appendices and functional plans. |
| Forecast of the future needs for capital facilities based on projected population and adopted levels of service                                                                                                                                                                                                                                          | <i>Plan</i> Appendix 7, Capital Facilities Inventory, and referenced <i>Plan</i> Elements, appendices and functional plans. |
| The proposed locations and capacities of expanded or new capital facilities                                                                                                                                                                                                                                                                              | Capital Improvement Plans                                                                                                   |
| 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                                                                                                                                                                             | Resolution No. 44-2019<br>Capital Improvement Plans                                                                         |
| 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. |                                                                                                                             |

### Levels of Service

The County's existing Capital Facilities Element, last updated in 2009, addresses the majority of the GMA's requirements including the adopted levels of service. It describes Category A and B capital facilities and their relationship to concurrency requirements as follows:

#### Inventory of Capital Facilities and Services: Categories A and B

**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.**

Table 2 below outlines the categories of capital facilities from the existing Capital Facilities Element.

**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>                                                                                                                                                               |

**Category A:** The LOS standards for each type of capital facility or service in Category A apply to permits for development issued by the County. 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.

The LOS standards for Category A public facilities provided by entities other than San Juan County do not apply to the County's annual budget or the County's Capital Facilities Program. The LOS standards will, however, apply to the annual budgets and capital improvement programs of the entities which provide them.

**Category B:** The LOS standards for each type of capital facility or service in Category B do *not* apply to development permits issued by the County. Category B LOS standards are provided as benchmarks to measure the adequacy of capital facilities and services in the future. During the update, EMS/Fire and other facilities necessary for development should be considered for addition to Category B in table 2.

Element 7 explains 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.

#### **Next Steps in Updating the Capital Facilities Element:**

1. Evaluate existing goals, policies, LOS assessments, standards and future needs. Consider existing conditions, deficiencies, maintenance and anticipated growth. **If capital facilities do not meet LOS, determine what should be done to bring them up to current standards or determine if the LOS is set too high. Consider the capital facilities inventories in the context of transportation and land use element decisions.**
2. Amend Capital Facilities Element including goals, policies and levels of service if needed to align with the updated vision and the transportation and land use elements.

#### **For More Information Please See:**

- The WA Dept. of Commerce's Capital Facilities Planning Guidebook:

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/capital-facilities-planning/>

**COMPREHENSIVE PLAN**

**Appendix 7**

**CAPITAL FACILITIES INVENTORY**

**AND LEVEL OF SERVICE ASSESSMENTS**

**3rd DRAFT**

**~~August 4, 2017~~**

**January 3, 2020**



**APPENDIX 7**  
**CAPITAL FACILITIES INVENTORY**  
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## 7.1 INTRODUCTION

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

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

| <u>Category "A" Capital Facilities</u> |
|----------------------------------------|
| <u>Solid Waste</u>                     |
| <u>Community Water Systems</u>         |
| <u>Community Sewage Treatment</u>      |
| <u>Category "B" Capital Facilities</u> |
| <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 Social Services</u>      |
| <u>Education and Recreation</u>        |

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

Some capital facilities in San Juan County are funded by taxing districts. The following table shows San Juan County taxing districts and the capital facilities they fund. Additionally, lodging tax allows the County to contribute to funding educational and recreational facilities, such as the historical museums and 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>        |

## ATTACHMENT A

|                                                      |              |                                                                                  |
|------------------------------------------------------|--------------|----------------------------------------------------------------------------------|
| <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

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## 7.2 CATEGORY “A” PUBLIC FACILITIES

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~~ are defined in Element B.7, Table 2 as:

- County solid waste and recycling facilities; and
- Community water systems; and
- Community sewage treatment facilities, which serve urban growth areas, AMIRDs (Areas of More Intensive Rural Development), and Master Planned Resort 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 issuance (or denial) of development permits.

### 7.2.1 SOLID WASTE

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

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

### Waste Transfer

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

### San Juan Island

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

17 **Table 3. 2017 San Juan County Solid Waste Facilities.**

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

Source: San Juan County Department of Public Works 2017

18  
 19 Table 3, below, shows the 2017 and projected 2036 available operating capacity and Level of Service  
 20 (LOS) for solid waste facilities on San Juan, Orcas and Lopez Islands. The solid waste LOS calculations are  
 21 explained in Policy 7.3.A.3. of the 2009 Plan Element 7, Capital Facilities. Policy 7.3.A.5. establishes LOS  
 22 F as adequate. All solid waste facilities meet and are projected to meet the established LOS.

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

| Facility        | Year        | Estimated Tons/day | Available Capacity | LOS      |
|-----------------|-------------|--------------------|--------------------|----------|
| <u>San Juan</u> | <u>2017</u> | <u>17.6</u>        | <u>41%</u>         | <u>A</u> |
|                 | <u>2036</u> | <u>20.9</u>        | <u>30%</u>         | <u>A</u> |
| <u>Orcas</u>    | <u>2017</u> | <u>12.1</u>        | <u>60%</u>         | <u>A</u> |
|                 | <u>2036</u> | <u>14.5</u>        | <u>52%</u>         | <u>A</u> |

|              |             |            |            |          |
|--------------|-------------|------------|------------|----------|
| <b>Lopez</b> | <u>2017</u> | <u>5.5</u> | <u>45%</u> | <u>A</u> |
|              | <u>2036</u> | <u>6.6</u> | <u>34%</u> | <u>A</u> |

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

## Recycling

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

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

### San Juan Island

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

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

### Orcas Island

The Orcas Transfer Station accepts commingled recyclable materials (including glass, plastics, ferrous and non-ferrous metal), white goods, batteries, fluorescent bulbs, antifreeze, aluminum cans, tin cans, bulk paper, cardboard, newspaper, and used oil. In 2019, Orcas Recycling Services (ORS) began the process of having self-haulers separate out their cardboard from commingled recyclables. White

goods are stockpiled pending removal of hazardous materials and transported to the mainland for eventual compaction and recycling.

Orcas Recycling Services and San Juan Sanitation transport commingled recyclables to a MRF in Woodinville, Washington for processing and remanufacture. Scrap metals and appliances are taken to Skagit River Steel and Recycling Company. E-waste is collected by ORS and transported by Orcas Freight Lines to various permitted processors in the Puget Sound area.

#### **Lopez Island**

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

#### **Composting of Organic Materials**

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

#### **Refuse Collection**

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

The Town of Friday Harbor operates a municipal refuse collection service for its residents using a compactor truck. Collection service is mandatory within town limits and rates, rules, and regulations

for solid waste handling, collection, and disposal are established by ordinance. In general, residential refuse is collected once per week, and commercial establishments that generate large amounts of refuse are provided more frequent collection services as needed.

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

## Hazardous Waste

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

## 7.2.2 COMMUNITY WATER SYSTEMS

### Background

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

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

Surface Groundwater sources provide water supplies to for the majority of the population in San Juan County. There are over 5,000 wells county-wide, serving 55 percent to 60 percent of the population.

primarily in the Friday Harbor, Eastsound, and Roche Harbor areas. On Orcas, Blakely, and San Juan Island, several large surface water sources supply the majority of the population. Surface water is also an important source of fresh water, serving approximately 35 percent of the County's population.

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

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

## Activity Centers

### San Juan Island

#### Friday Harbor Urban Growth Area

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

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

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

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

## 1 Roche Harbor

2 The Roche Harbor area is provided with water service by Roche Harbor Water System, Inc. (RHWS). This  
3 system is a Group A Community (Class 1) water system approved to serve up to 566 residential  
4 connections plus Roche Harbor Resort and the adjacent condominiums. This approval assumes a  
5 maximum water production of 504,000 gallons per day. The water system currently provides service to  
6 436 active 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 lake,  
10 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 4. 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><del>Resort</del> | 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  
22 Table 4b, below, shows the current operating capacity and Level of Service for community water systems  
23 serving activity centers on San Juan Island. The 2009 Plan Element 7, Capital Facilities policies 7.3.B.4 and  
24 6 provide the LOS measurement calculation. LOS for community water systems serving activity centers is  
25 established at LOS F in Policy 7.3.B.7. The Department of Health has not specified a limit to the number  
26 of memberships to the Friday Harbor Water System and expects Trout Lake to have the capacity to serve  
27 the system for the foreseeable future. Roche Harbor meets the 2009 adopted standard of LOS F.

**Table 4b. San Juan Island Community Water Systems Serving Activity Centers LOS.**

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

Sources: 2009 SJC Comprehensive Plan, Element 7, Capital Facilities.  
Washington State Department of Health Sentry Data Base 2017

## **Orcas Island**

### Eastsound Urban Growth Area

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

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

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

1 **Table 5. 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  | <del>37</del> 35 | <del>35</del> 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 Level of Service for community water systems  
4 serving activity centers on Orcas Island. The 2009 *Plan* Element 7, Capital Facilities policies 7.3.B.4 and 6  
5 provide the LOS measurement calculation. LOS for community water systems serving activity centers is  
6 established at LOS F in Policy 7.3.B.7. All Orcas Island systems meet the established LOS F. Policy 7.3.B.8  
7 lists response mechanisms that should be implemented if systems fall below LOS C. This applies to  
8 Eastsound Water Users Association and West Beach Resort.

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

| Community System                         | Operating Capacity | LOS      |
|------------------------------------------|--------------------|----------|
| <u>Eastsound Water Users Association</u> | <u>99%</u>         | <u>F</u> |
| <u>Olga Water Users, Inc.</u>            | <u>79%</u>         | <u>A</u> |
| <u>Doe Bay Water Users Association</u>   | <u>67%</u>         | <u>A</u> |
| <u>West Sound Water Association</u>      | <u>71%</u>         | <u>A</u> |
| <u>Orcas Landing</u>                     | <u>80%</u>         | <u>B</u> |
| <u>Rosario System</u>                    | <u>63%</u>         | <u>A</u> |
| <u>Resort at Deer Harbor</u>             | <u>69%</u>         | <u>A</u> |
| <u>West Beach Resort</u>                 | <u>98%</u>         | <u>F</u> |

2 Sources: 2009 SJC Comprehensive Plan, Element 7, Capital Facilities.  
3 Washington State Department of Health Sentry Data Base 2017  
4  
5

- 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

27 FBSD moves forward, construction of a

28 new anaerobic cell and treatment pond will be a priority. That would allow consideration of the  
 29 expansion of their expanding the service area.

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

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

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

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

**Table 6. 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               | 54             | 76                       | 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<br/>Well #2<br/>Well #3</u>                                  |                        |
| <u>Fleming/Wallis</u>                      | <u>Island Center</u>        | <u>2</u>       | <u>Undetermined*</u>     | <u>4</u>                | <u>WELL #1:<br/>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<br/>Pottenger<br/>Well AAE792<br/>Gallanger<br/>Well</u> | <u>3<br/>10<br/>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>              |

Source: WA Department of Health Sentry database 2019.

\*Some water systems, particularly nonresidential ones, do not have a maximum number of approved connections by the Department of Health (DOH).

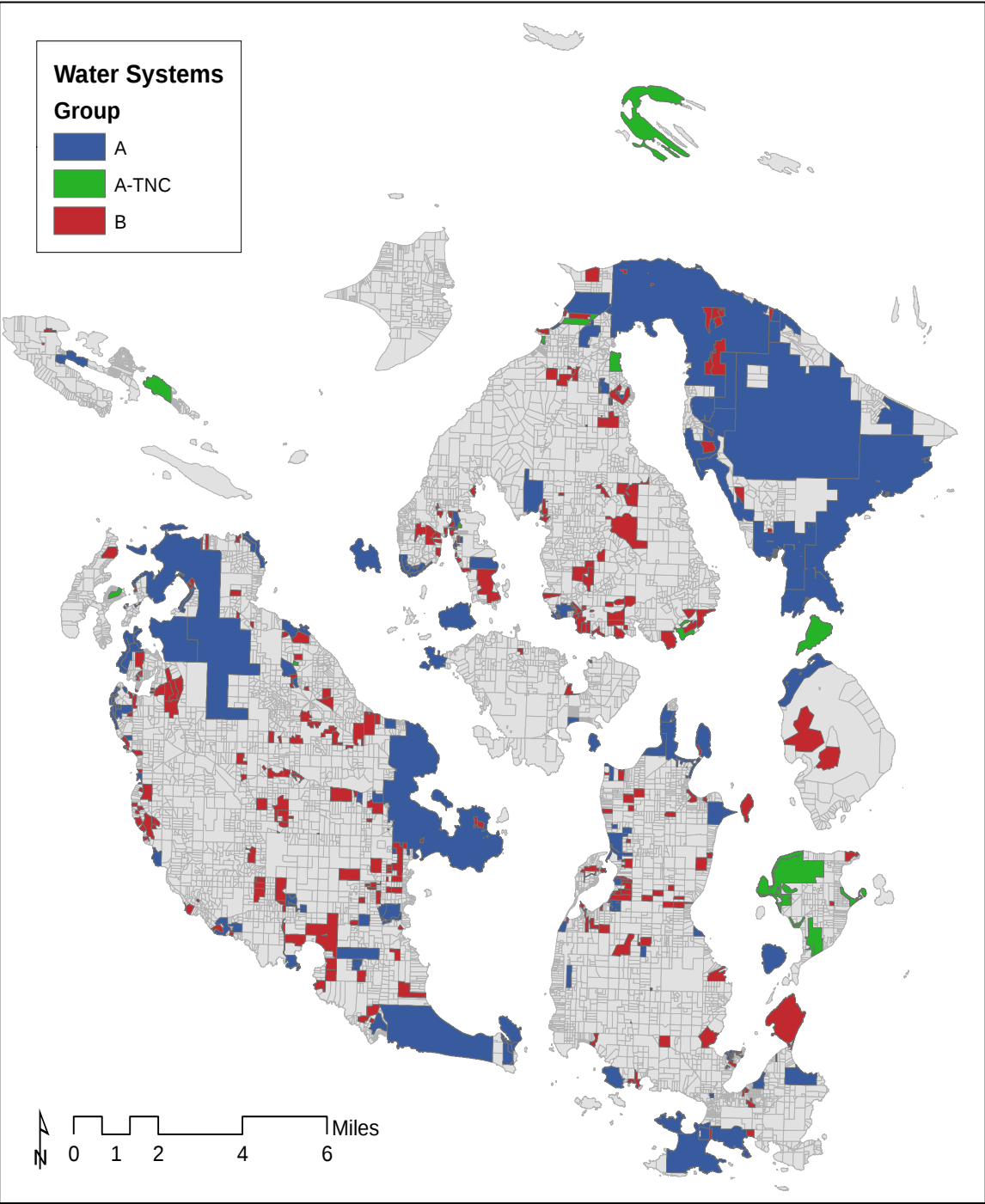
Table 6b, below, shows the current operating capacity and Level of Service for community water systems serving activity centers on Lopez Island. The 2009 *Plan* Element 7, Capital Facilities policies 7.3.B.4 and 6 provide the LOS measurement calculation. LOS for community water systems serving activity centers is established at LOS F in Policy 7.3.B.7. All systems on Lopez Island meet the established LOS F. Some water systems, particularly nonresidential ones, do not have a maximum number of approved connections by the Department of Health (DOH). Operating capacity and LOS are not applicable to these systems. Policy 7.3.B.8 lists response mechanisms that should be implemented if systems fall below LOS C. This applies to the OPALCO Lopez Water System.

**Table 6b. 2019 Lopez Island Community Water Systems Serving Activity Centers LOS.**

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

Sources: 2009 SJC Comprehensive Plan, Element 7, Capital Facilities.  
Washington State Department of Health Sentry Data Base 2017

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



N:\LAND USE\LONG RANGE PROJECTS\PCOMPL-17-0001 Comp\_Plan\Public Record\Capital 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 to change without notice.

## 7.2.3 COMMUNITY SEWAGE TREATMENT SYSTEMS

### Introduction

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

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

### Sewage Treatment Systems

#### San Juan Island

#### Friday Harbor

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

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

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

gallons per day (GPD) with 2.6 million GPD peak capacity; and ~~(2) 690 pounds average BOD (bio-chemical oxygen demand)~~ bio chemical oxygen demand (BOD) waste solids per day and 1,600 pounds BOD with per day peak capacity.

#### Roche Harbor

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

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

#### **Orcas Island**

##### Eastsound

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

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

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

##### Orcas Landing

The existing Orcas Landing sewage treatment facility is managed by the ESWD, and operates within a gravel filter process with a current operating capacity of 15,000 GPD. In 2017, according to ESWD, the

treatment plant facility currently does not need any further expansion. ~~During~~ In 2005, operating capacity at the treatment plant ~~represents~~ was at 33 percent of total design capacity.

### **Lopez Island**

#### Lopez Village

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

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

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

### **County Community Sewage Treatment Facilities**

Table 7, below, shows the current operating capacity, available capacity, and Level of Service for community sewage systems in San Juan County. The 2009 *Plan* Element 7, Capital Facilities policy 7.3.C.6 provides the LOS measurement calculation. LOS for community water systems serving activity centers is established at LOS F in Policy 7.3.C.8. All systems in the County meet the established LOS F. Policy 7.3.C.9 lists response mechanisms that should be implemented if systems fall below LOS C. This applies to Doe Bay and West Beach Master Planned Resort.

1 **Table 7. 2017 Community Sewage Treatment Facilities Serving Activity Centers and LOS.**

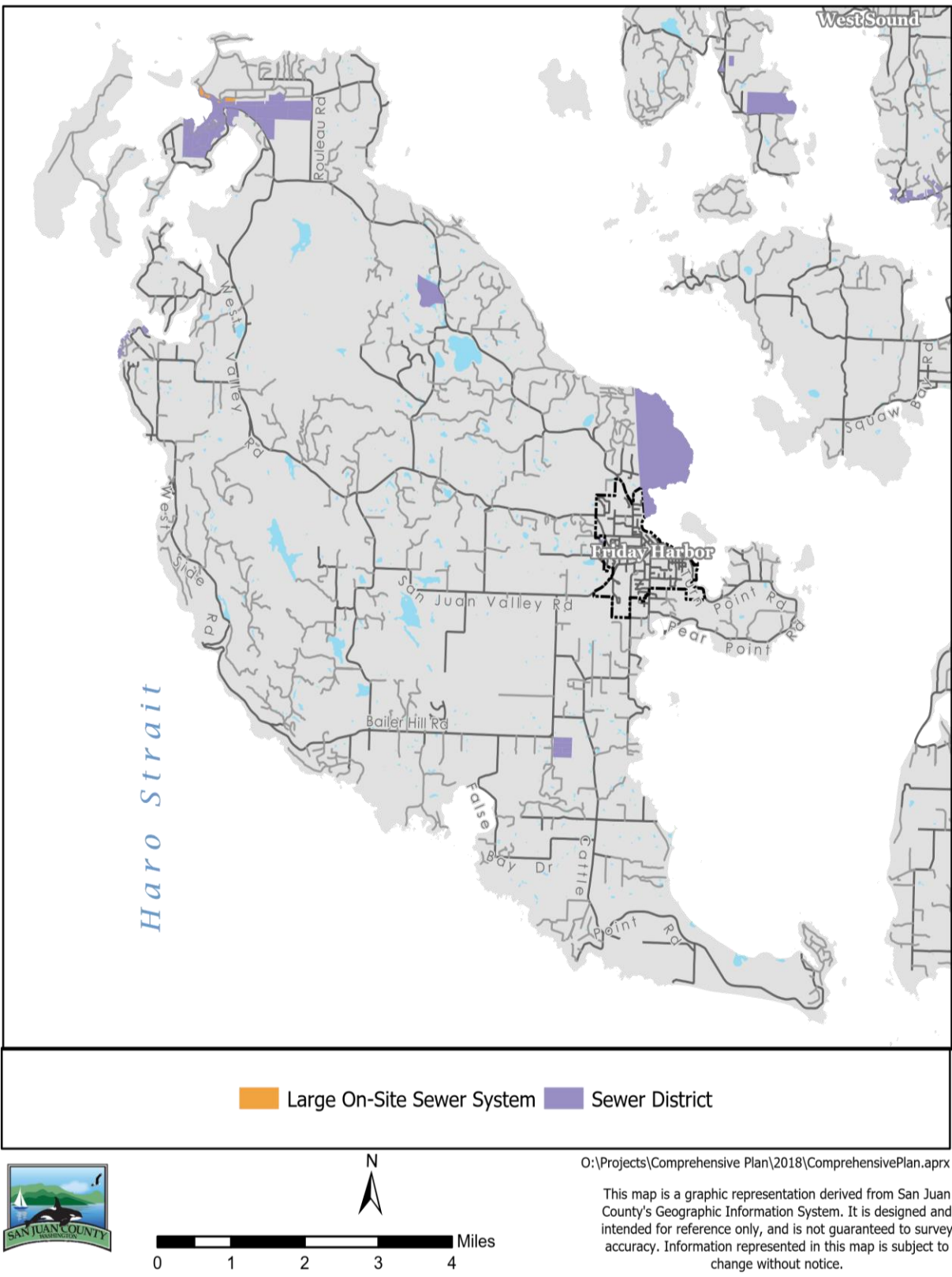
| Sewer System                              | Activity Center   | System Capacity |             | Operating Capacity (%) | Available Capacity (%) | <u>Level of Service (LOS)</u> |
|-------------------------------------------|-------------------|-----------------|-------------|------------------------|------------------------|-------------------------------|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

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

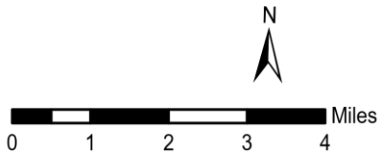
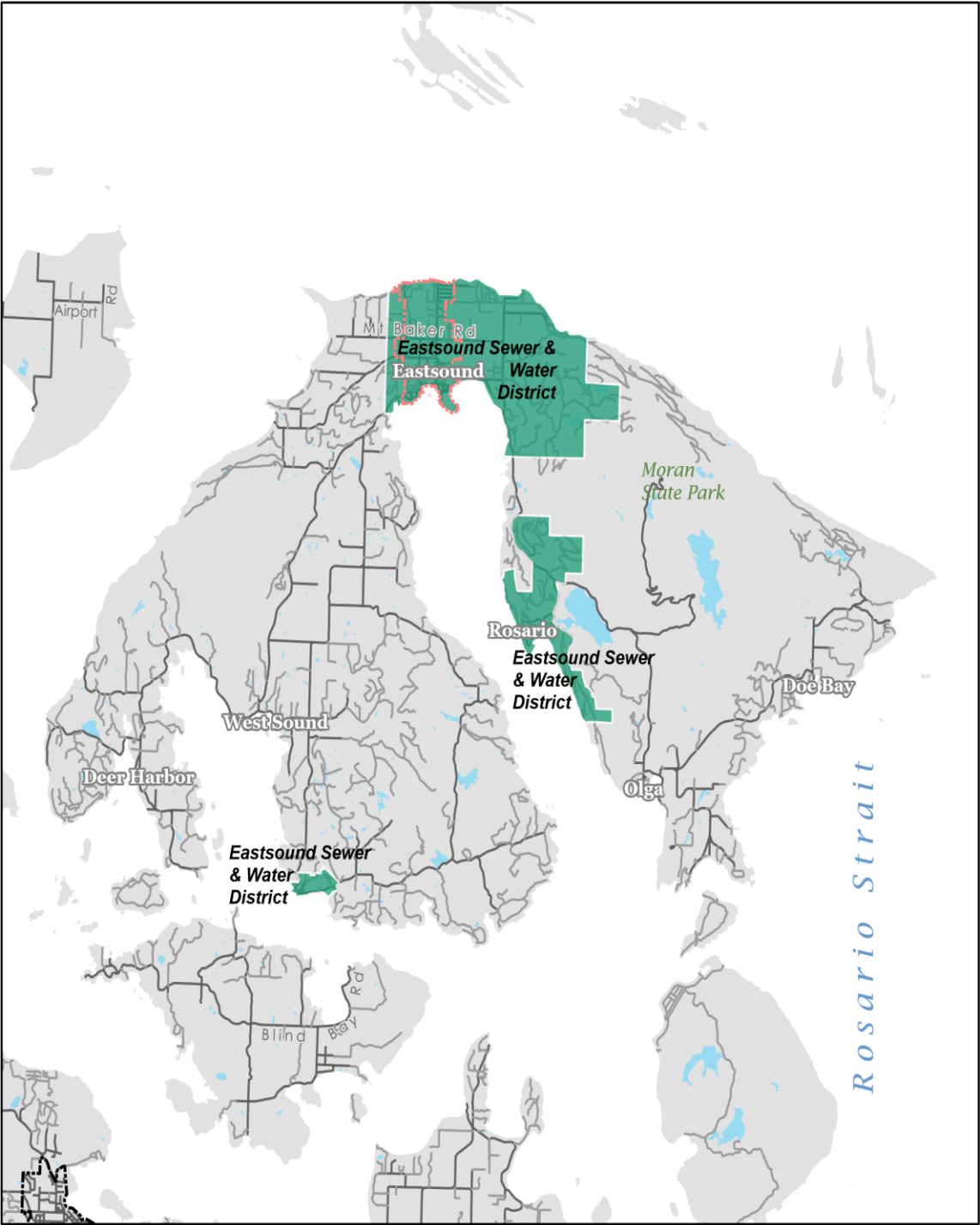
3 \*Large on-site sewage systems (LOSS) permitted by WA State Department of Health (DOH). No ERU data available. Capacity  
 4 reported in gallons per day (GPD). Number of connections available for development determined by WA DOH.

6 Olga and Westsound are activity centers on Orcas Island that do not have community sewage treatment  
 7 facilities. Instead, there are individual septic systems in Olga and Westsound.

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



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



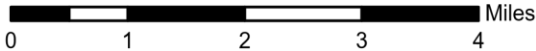
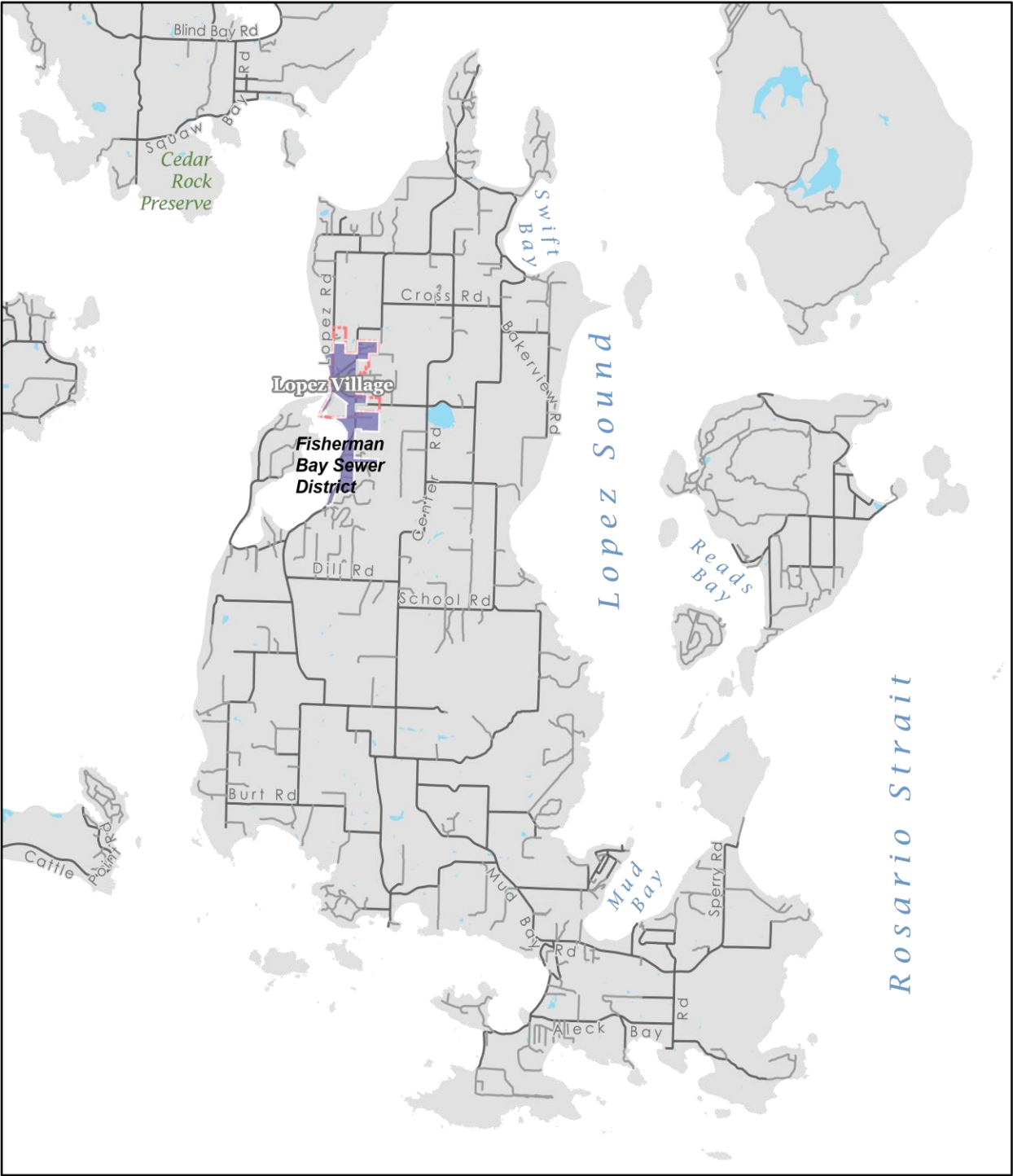
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This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without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

2

3   \*Map to be updated to include Deer Harbor, Doe Bay, and West Beach MPR activity center sewage treatment facilities.

1    **Map 4. Lopez 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.

### 7.3 CATEGORY “B” PUBLIC FACILITIES

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 concurrently with new development are considered Category “B” facilities. Examples of “Category B” public facilities ~~may~~ include:

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

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

#### 7.3.1 COUNTY GOVERNMENT ADMINISTRATION

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

San Juan County’s facilities inventory of 91,141 square feet of general administrative space includes facilities located on San Juan, Orcas, and Lopez islands, and consists of office space, common areas, storage, and archives. Common area space includes training rooms, hallways, restrooms and elevators and represents approximately 10 percent of total general administrative space.

#### 7.3.2 COUNTY OWNED INVENTORY

##### San Juan Island

##### Friday Harbor

The San Juan County Courthouse is a ~~22,370~~ 22,838-square-foot complex located at the corner of Second and Court Streets in Friday Harbor. The Courthouse was placed on the National Register of Historic Places and restored using funds from a state grant in 1989.

The original 6,144 square-foot, three-floor building in the complex was built in 1903. The 11,836 square-foot ~~two single~~-story wing addition was built in 1983 to provide larger, more efficient floor spaces and functional areas for the expanding financial and court group functions housed in the building. An additional floor was added to the new wing in 1992 along with space for the Sheriff’s office. The District Courtroom was renovated in 2008. The Prosecuting Attorney’s office is on the main floor with the offices receiving new paint and carpet in 2010. The original vault room was repurposed as a file room in 2012. The County Courthouse is divided among the following County administrative departments: Assessor, Auditor, Clerk, District Court, Juvenile Court, Prosecutor, Sheriff, Superior Court, and Treasurer. A 96-

vehicle parking lot is shared with the San Juan Community Theater and Arts Center. An additional 52 public on-street spaces are provided on First, Second, and Court Streets.

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

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

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

**Table 8. 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                       |
| BOCC                                   | 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.  | <u>351350701000</u> | 308                         |
| Juvenile Court                         | 350 Court St.  | <u>351350701000</u> | 638                         |
| Payroll Officer                        | 350 Court St.  | <u>351350701000</u> | 242                         |
| Parks and Fair                         | 849 Argyle Ave | <u>351332001000</u> | 840                         |
| Prosecuting Attorney                   | 350 Court St.  | <u>351350701000</u> | 2,510                       |
| Victim Services                        | 150 Second St. | <u>351452002000</u> | 816                         |

|                                  |                 |                     |        |
|----------------------------------|-----------------|---------------------|--------|
| Public Works - Admin/Maintenance | 1000 Guard St.  | <u>351151035000</u> | 2,633  |
| Public Works - Administration    | 915 Spring St.  | <u>351491616000</u> | 2,606  |
| Sheriff                          | 96 Second St. N | <u>351350701000</u> | 3,298  |
| Superior Court                   | 350 Court St.   | <u>351350701000</u> | 3,918  |
| Treasurer                        | 350 Court St.   | <u>351350701000</u> | 1,003  |
| WSU Extension                    | 221 Weber Way   | <u>352312016000</u> | 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>                     |                 |                     | 71,121 |

Source: San Juan County Facilities

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

Table 8b, below, shows the 2017 and projected 2036 square feet of County-owned facilities per capita and corresponding Level of Service on San Juan Island. The LOS measurement calculation is established in the 2009 Plan Element 7, Capital Facilities policies 7.4.A.1.2 and 3. Policy 7.4.A.1.4 establishes LOS C as adequate. San Juan Island meets and is projected to continue to meet the established LOS.

**Table 8b. 2019 County Owned Facilities Level of Service - San Juan Island**

| <u>Island</u>   | <u>Total<br/>County<br/>Sq. Ft.</u> | <u>2017 Sq. Ft.<br/>per capita</u> | <u>2017 LOS</u> | <u>2036<br/>Sq. Ft.<br/>per<br/>capita</u> | <u>2036<br/>LOS</u> |
|-----------------|-------------------------------------|------------------------------------|-----------------|--------------------------------------------|---------------------|
| <u>San Juan</u> | <u>71121</u>                        | <u>9.11</u>                        | <u>A</u>        | <u>7.65</u>                                | <u>A</u>            |

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

## Orcas Island

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

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

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

Source: San Juan County Facilities 2019

Table 9b, below, shows the 2017 and projected 2036 square feet of County-owned facilities per capita and corresponding Level of Service on Orcas Island. The LOS measurement calculation is established in the 2009 *Plan* Element 7, Capital Facilities policies 7.4.A.1.2 and 3. Policy 7.4.A.1.4 establishes LOS C as adequate. Orcas Island meets and is projected to continue to meet the established LOS.

**Table 9b. 2019 County Owned Facilities—Orcas Island Level of Service (LOS).**

| <u>Island</u> | <u>Total<br/>County<br/>Sq. Ft.</u> | <u>2017 Sq. Ft.<br/>Per Capita</u> | <u>2017 LOS</u> | <u>2036<br/>Sq. Ft.<br/>Per<br/>Capita</u> | <u>2036<br/>LOS</u> |
|---------------|-------------------------------------|------------------------------------|-----------------|--------------------------------------------|---------------------|
| <u>Orcas</u>  | <u>15,411</u>                       | <u>4.78</u>                        | <u>A</u>        | <u>4.01</u>                                | <u>A</u>            |

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

## Lopez Island

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

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

| <u>Department/Area/Type</u>               | <u>Location</u>                         | <u>TPN</u>          | <u>2016 Office<br/>Space (sq. ft.)</u> |
|-------------------------------------------|-----------------------------------------|---------------------|----------------------------------------|
| <u>County Council</u>                     | <u>4102 Fisherman Bay Road</u>          | <u>252731001000</u> | <u>249</u>                             |
| <u>Community<br/>Development/Planning</u> | <u>4102 Fisherman Bay Road</u>          | <u>252731001000</u> | <u>287</u>                             |
| Health and Community Services             | <u>23 Pear Tree Lane,<br/>Suite 140</u> | <u>252731001000</u> | 351                                    |

|                              |                                     |              |                        |
|------------------------------|-------------------------------------|--------------|------------------------|
| Parks and Recreation         | 4102 Fisherman Bay Road             | 252731001000 | 191                    |
| Public Works                 | 2467 Fisherman Bay Road             | 252322004000 | <del>1500</del> 8,130  |
| Sheriff                      | 2228 Fisherman Bay Road<br>(leased) | 251544006000 | 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

Table 10b, below, shows the 2017 and projected 2036 square feet of County-owned facilities per capita and corresponding Level of Service on Lopez Island. The LOS measurement calculation is established in the 2009 Plan Element 7, Capital Facilities policies 7.4.A.1.2 and 3. Policy 7.4.A.1.4 establishes LOS C as adequate. Orcas Island meets and is projected to continue to meet the established LOS for County-owned facilities.

**Table 10b. 2019 County Owned Facilities—Lopez Island LOS.**

| Island | Total<br>County<br>Sq. Ft. | 2017 Sq. Ft.<br>per capita | 2017 LOS | 2036<br>Sq. Ft.<br>per<br>capita | 2036<br>LOS |
|--------|----------------------------|----------------------------|----------|----------------------------------|-------------|
| Lopez  | 4,609                      | 4.34                       | A        | 3.65                             | A           |

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

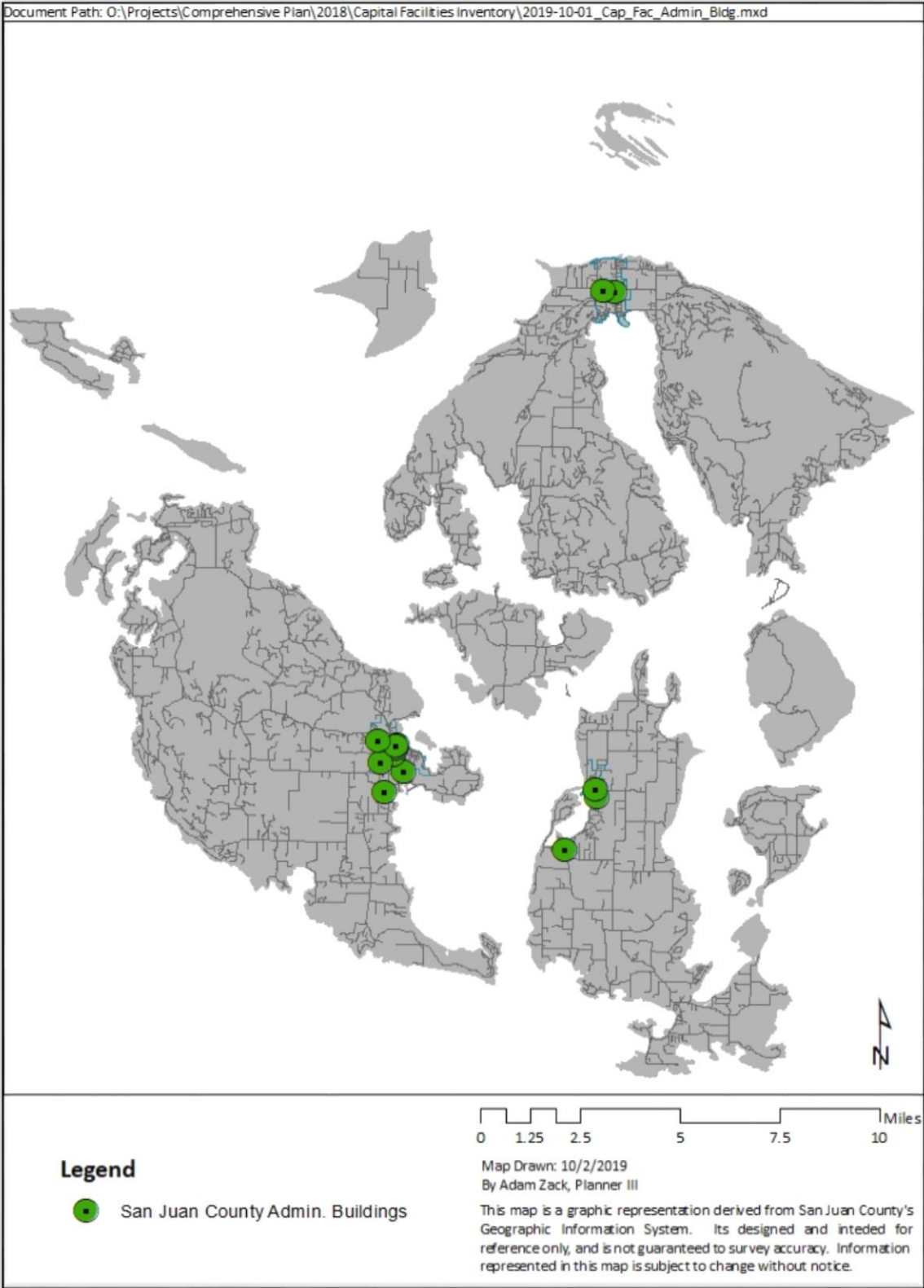
#### Campus Planning

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

This process is in the very beginning stages of planning with the initial Request for Qualifications (RFQ 2017-/Administration) posted in July 2017. In July 2017, the County began working with Miller-Hull Architects (Seattle/San Diego). The preferred site is between 1<sup>st</sup> and 2<sup>nd</sup> streets between the County Courthouse and Community Theatre. This space is currently a parking lot. The anticipated location of the “campus” is on 1.3 acres of county-owned property, bordered by Reed Street to the south, Blair Avenue to the west and Second Street North to the north. The site currently holds the Carlson Building and the Victim Assistance Building on North Street and is across Reed Street from the Courthouse Annex Building. Government offices that the “campus” would house are Administration, Council, Facilities, Community Development and Planning Department of Community Development (DCD), Health and Community Services (HCS), Land Bank, Assessor, Auditor, Treasurer, and Elections. Also proposed are indoor and outdoor community use spaces for gathering and programming. During the conceptual design phase in 2017-2018, community input was gathered through surveys, meetings, and a virtual open house. Moving forward, the County has budgeted for a schematic design.

- 1 ***Note: Sheriff section moved after the Public Work section***

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



2

### 7.3.3 COUNTY PUBLIC WORKS

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

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

The following section summarizes the administration and maintenance facilities within Public Works. All facilities associated with Solid Waste are found in Section 7.2.21. All Facilities owned by Public Works are listed in ~~Tables 7.3.1 thru 7.3.4~~ Tables 11.9 through 14 and shown in Map 6.

#### Administration

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

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

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

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

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

#### Maintenance Shops and Yards

##### San Juan Island

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

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

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

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

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

Source: San Juan County Public Works 2017

#### Orcas Island

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

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

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

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

Source: San Juan County Public Works 2017

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

## Lopez Island

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

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

**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

## Other Islands

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

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

| Location                         | TPN                 | Administration | Maintenance Shop and Storage | Acres |
|----------------------------------|---------------------|----------------|------------------------------|-------|
| 1385 Blind Bay Road, Shaw Island | 263422003000        | N/A            | 800 sq. ft.                  | 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 sq. ft.                | 3.43  |

Source: SJC Facilities.

Table 14b, below, shows the 2017 and projected 2036 building square feet and acreage of Public Works facilities per capita on San Juan, Orcas, and Lopez Islands. The corresponding LOS is provided as well.

The LOS measurement calculation is established in the 2009 *Plan* Element 7, Capital Facilities policies 7.4.A.3.3 and 4. Policy 7.4.A.3.5 establishes LOS B as adequate for building square feet, and Policy 7.4.A.3.6 establishes LOS C as adequate for acreage.

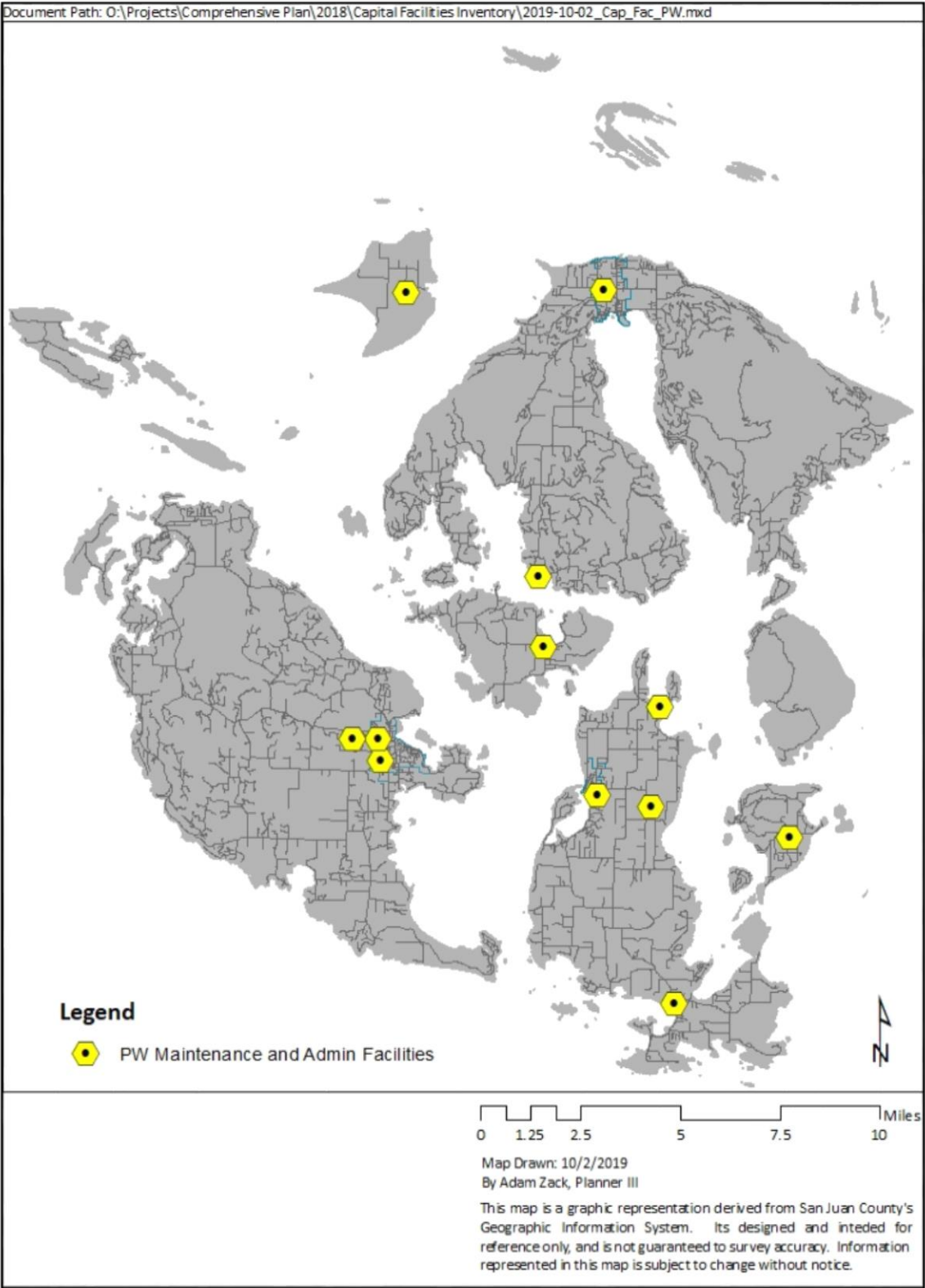
San Juan and Lopez Islands met the established LOS B for Public Works building square feet per capita in 2017, however, they are projected to be below the LOS by 2036. Orcas Island did not meet the established LOS for building square feet in 2017. San Juan, Orcas and Lopez Islands met the established LOS C for Public Works acreage per capita in 2017 and are projected to continue to meet the LOS through 2036. Policy 7.4.A.3.7 provides the response mechanisms required when the LOS for Public Works buildings and grounds falls below the established LOS.

**Table 14b. 2017 Public Works Administrative and Maintenance Facilities and LOS.**

| Island   | Type      | Total Facility Area | Per Capita 2017 | 2017 LOS | Per Capita 2036 | 2036 LOS |
|----------|-----------|---------------------|-----------------|----------|-----------------|----------|
| San Juan | Buildings | 14245 Sq. ft.       | 1.82 Sq. ft.    | A        | 1.53 Sq. ft.    | F        |
|          | Acreage   | 30.4 acres          | 0.00389 acres   | A        | 0.00327 acres   | A        |
| Orcas    | Buildings | 10,890 Sq. ft.      | 2.02 Sq. ft.    | F        | 1.70 Sq. ft.    | F        |
|          | Acreage   | 8.89 acres          | 0.00165 acres   | A        | 0.00138 acres   | C        |
| Lopez    | Buildings | 8215 Sq. ft.        | 3.33 Sq. ft.    | A        | 2.80 Sq. ft.    | D        |
|          | Acreage   | 33.34 acres         | 0.01352 acres   | A        | 0.01136 acres   | A        |

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

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



2

## Marine Facilities

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

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

**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 32'<br>galvanized steel frame with timber 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 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                          | <b>Leased float:</b><br>11' timber float                                                                                                                                                                                 | <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>                                                                                                                                                                                                                                                                                  |

# ATTACHMENT A

|                                 |                                                                                    |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                |
|---------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 |                                                                                    | <b>West Float:</b> 10' x 150' timber and fiber glass reinforced<br><br><b>East Float:</b> 20' x 28' timber deck                                                                    | <ul style="list-style-type: none"> <li>• Docking facilities for Sheriff and Coast Guard vessels</li> </ul>                                                                                                                                                     |
| Madrona Point                   |                                                                                    | <b>Pier:</b> 14' x 112' timber deck<br><br><b>Gangway:</b> 4' x 36' aluminum<br><br><b>Float:</b> 13' x 40' concrete deck                                                          | Access to Eastsound businesses for outer island residents and visitors from the mainland                                                                                                                                                                       |
| West Sound                      | Big Double<br>Little Double<br>Picnic                                              | <b>Pier:</b> 7' x 142' timber deck<br><br><b>Gangway:</b> 4' x 36' aluminum<br><br><b>Float:</b> 8' x 76' concrete deck<br><br><b>Stairway to Beach:</b> 4' x 11' galvanized steel | <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 | <b>Pier:</b> 10' x 47' timber deck<br><br><b>Gangway:</b> 4' x 50' aluminum<br><br><b>Float:</b> 8' x 60' glulam frame and fibergrate deck                                         | <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) |                                                                                    | <b>Barge Landing:</b><br>Timber stringers/pilings                                                                                                                                  | <b>When operational:</b> <ul style="list-style-type: none"> <li>• Emergency backup for San Juan WSE 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                 |                                                                                    | <b>Beach Landing:</b><br>Gravel beach ramp                                                                                                                                         | <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 | <b>Pier:</b> 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>                                                                             |

Source: San Juan County Public Works 2017

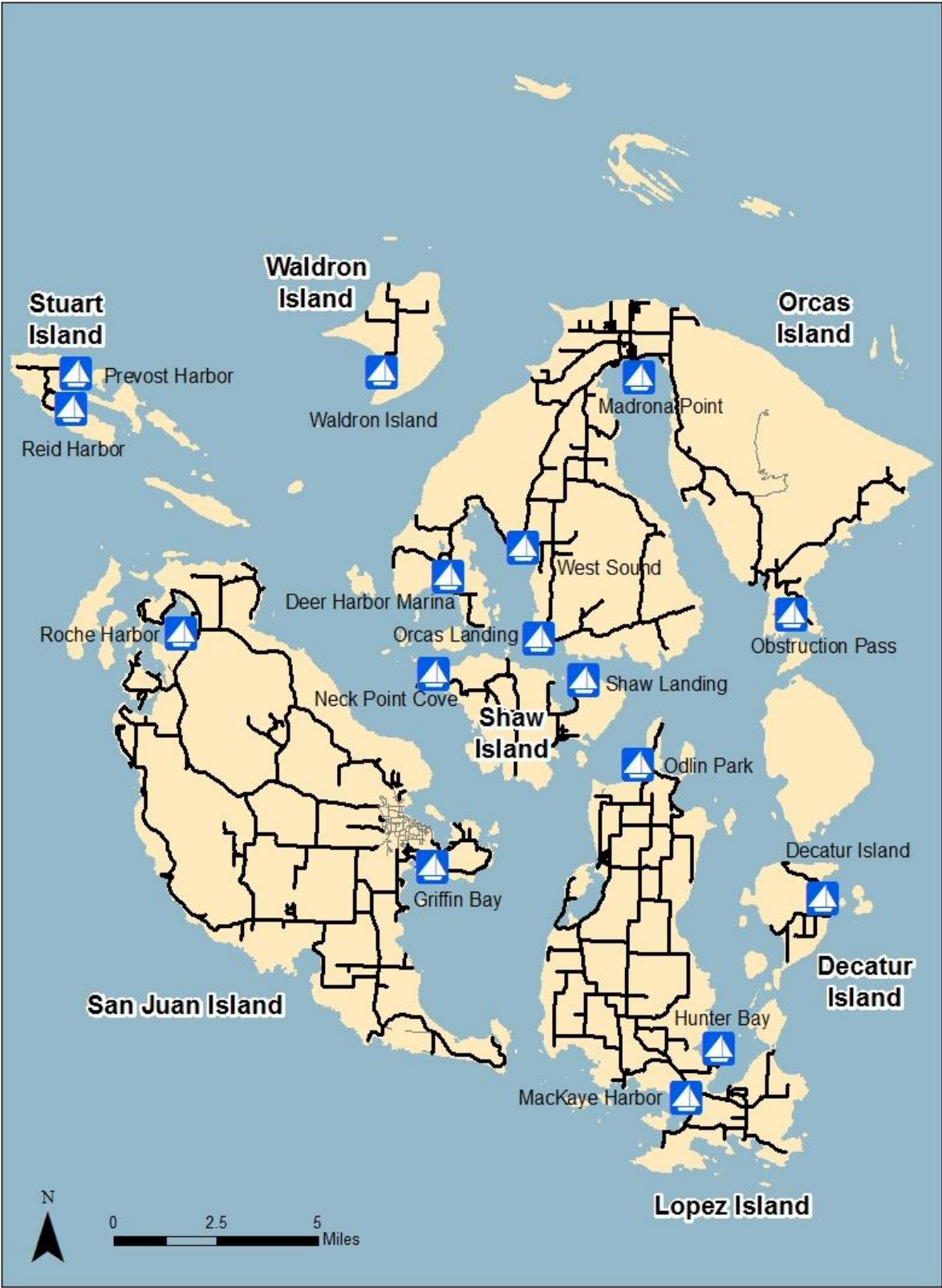
**Table 19. 2017 Type 2 Marine Facilities Located on Non-Ferry Served Islands.**

| Location              | Marine Facilities                                                                                                        | Key Transportation Uses                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DECATUR ISLAND</b> |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Decatur Island        | <b>Ramp:</b> 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        | <b>Pier:</b> 12' x 235' timber deck<br><br><b>Gangway:</b> 3'8" x 36' aluminum<br><br><b>Float:</b> 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           | <b>Ramp:</b> 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        | <b>Pier:</b> 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> <del>4' x 36'</del><br/>aluminum</p> <p><b>Float:</b> <del>14' x 32'</del> timber</p> <p><b>Ramp:</b> <del>Hard packed</del><br/>earth</p> |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

1 Source: San Juan County Public Works 2017

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



### 7.3.4 COUNTY SHERIFF

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

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

**Table 15. 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                         |

Source: San Juan County Sheriff 2019.

Table 15b, below shows the 2019 and projected 20136 number of enforcement officers and station square feet per capita. The Levels of Service are based on these metrics. The LOS calculations and standards are found in Plan Element 7, Capital Facilities, policy 7.4.A.2.3 and 4. LOS B is established as adequate for both enforcement officers and station square feet per capita.

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

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

| Station         | Category                    | 2019<br>Per<br>Capita | 2019<br>LOS | 2036 Per<br>Capita | 2036<br>LOS |
|-----------------|-----------------------------|-----------------------|-------------|--------------------|-------------|
| <u>San Juan</u> | <u>Enforcement officers</u> | <u>0.00090</u>        | <u>D</u>    | <u>.00075</u>      | <u>F</u>    |
|                 | <u>Station Sq. ft.</u>      | <u>0.42</u>           | <u>A</u>    | <u>0.35</u>        | <u>A</u>    |
| <u>Orcas</u>    | <u>Enforcement officers</u> | <u>0.00111</u>        | <u>A</u>    | <u>0.00093</u>     | <u>D</u>    |
|                 | <u>Station Sq. ft.</u>      | <u>0.25</u>           | <u>A</u>    | <u>0.21</u>        | <u>A</u>    |
| <u>Lopez</u>    | <u>Enforcement officers</u> | <u>0.00162</u>        | <u>A</u>    | <u>0.00136</u>     | <u>A</u>    |
|                 | <u>Station Sq. ft.</u>      | <u>0.33</u>           | <u>F</u>    | <u>0.27</u>        | <u>F</u>    |

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

According to the Sheriff, the number of response calls per district closely reflects the geographic distribution of population. San Juan County Sheriff Dispatch also dispatches calls for service for all Fire and Emergency Medical Services (EMS) agencies in the County, as well as for Island Air Ambulance.

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

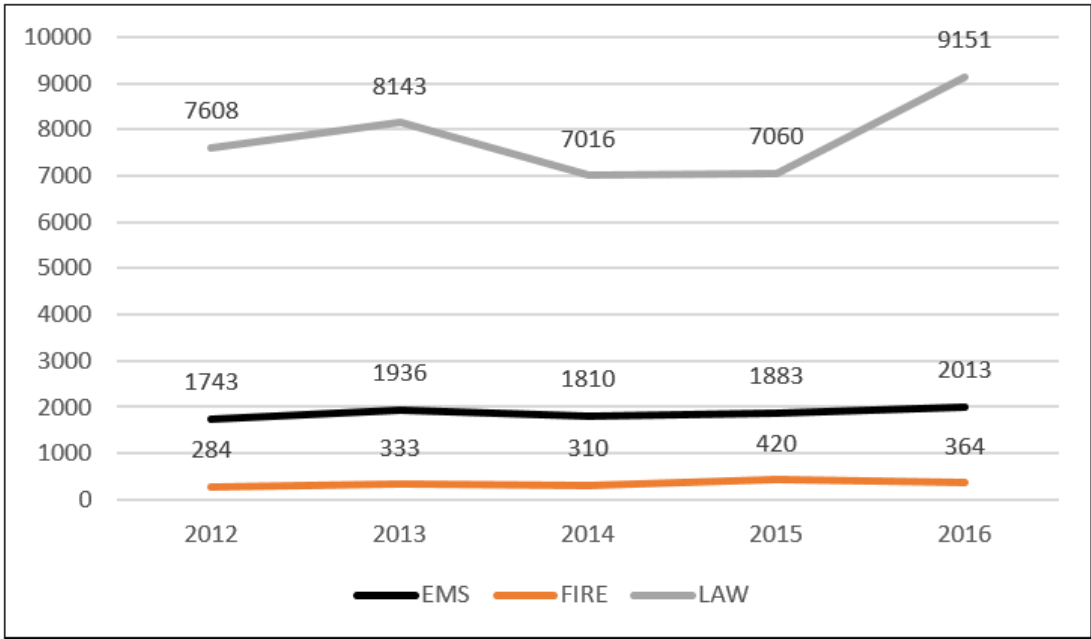
|      | 2012 | 2013 | 2014 | 2015 | 2016 |
|------|------|------|------|------|------|
| EMS  | 1743 | 1936 | 1810 | 1883 | 2013 |
| FIRE | 284  | 333  | 310  | 420  | 364  |
| LAW  | 7608 | 8143 | 7016 | 7060 | 9151 |

Source: San Juan County Sheriff 2016

### **Radio System**

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

Figure 1. Trends in SJC Sheriff's Calls 2012-2016.

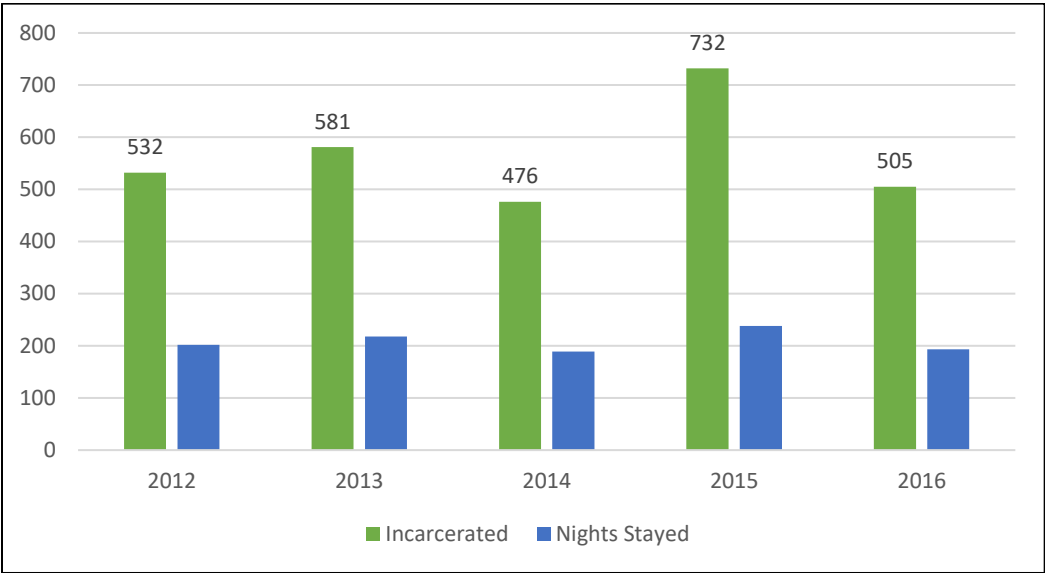


Source: San Juan County Sheriff 2016.

San Juan Island

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

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



Source: San Juan County Sheriff 2016

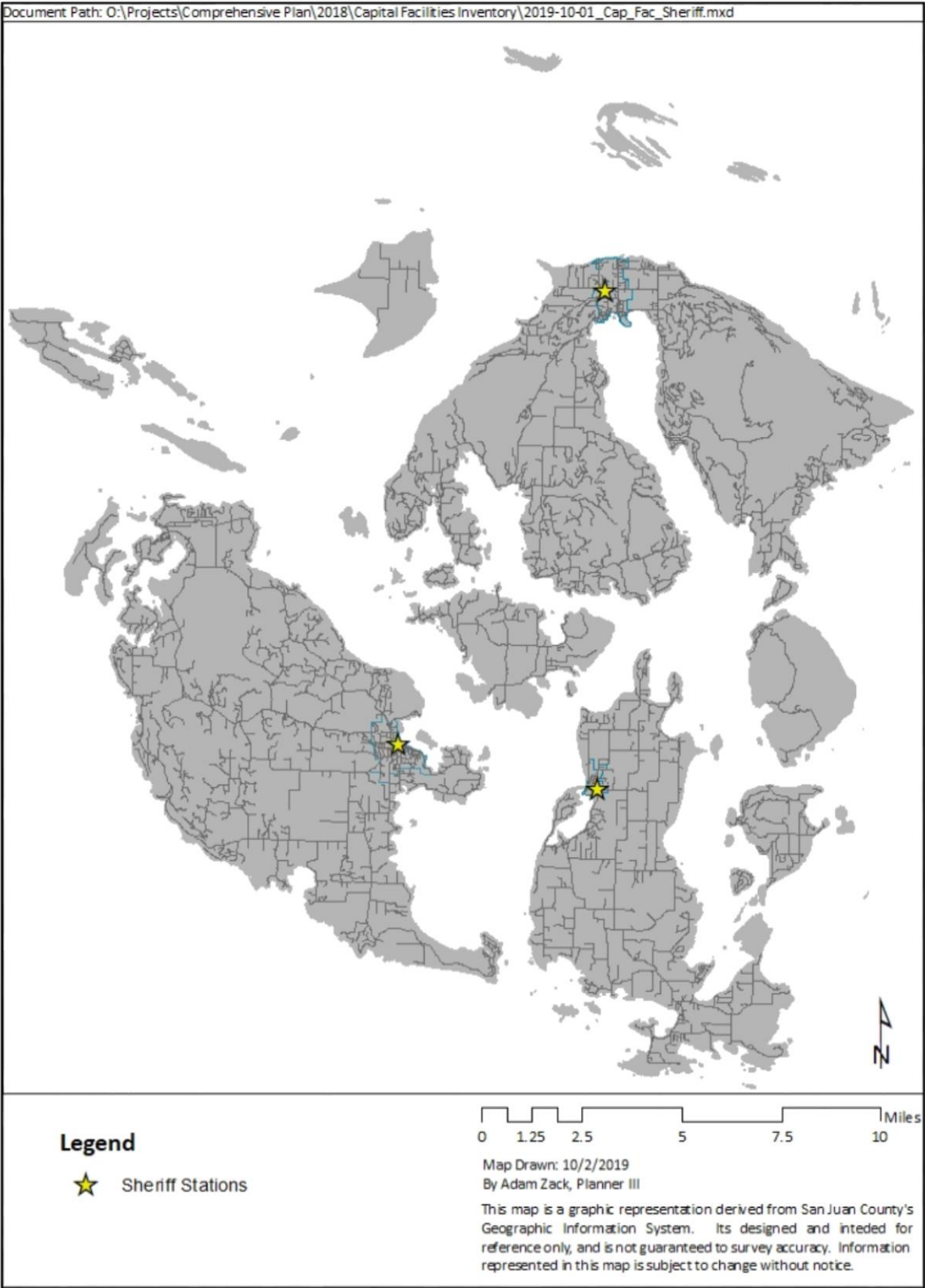
**Orcas Island**

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.

**Lopez Island**

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 Stations.**



2

### 7.3.5 STORMWATER UTILITY

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

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

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

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

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

### 7.3.6 COUNTY PARKS AND RECREATION

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

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

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

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

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

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

The San Juan County Fairgrounds Master Plan, which is planned to be adopted in late 2019, includes an inventory of fairgrounds facilities, their existing conditions and a capital improvement plan. This Master Plan also provides strategies for operations and investment to ensure that the fairgrounds will continue to meet the community's needs long-term.

Tables 17a-17d, below, show the 2017 and projected 2036 per capita quantity of various County park facilities and the corresponding Levels of Service on San Juan, Orcas, Lopez and Shaw Islands. The County park facilities LOS standards are established in the 2009 Plan Element 7, Capital Facilities in policy 7.4.A.4.7. LOS B is established as adequate for all facilities in policy 7.4.A.4.8.

County park facilities on San Juan Island met and are projected to continue to meet the established LOS standards through 2036 in all areas except overnight camping sites. Orcas, Lopez, and Shaw islands County park facilities met and are projected to continue to meet the established LOS standards through 2036 in all areas except day use sites. Additionally, Shaw is not projected to meet the 2036 LOS for park acres. Response mechanisms for when park facilities fall below LOS B are listed in policy 7.4.A.4.9.

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

| <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>        |

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

**Table 17b. LOS for Orcas Island County Park Facilities.**

| <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>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>        |

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

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

| <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>A</u>        | <u>0.00068</u>         | <u>A</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 Source: *SJC PTNA-NM Plan, 2016. 2009 Plan Element 7, Capital Facilities*

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

| <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>        |

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

### 7.3.7 PUBLIC SCHOOLS

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

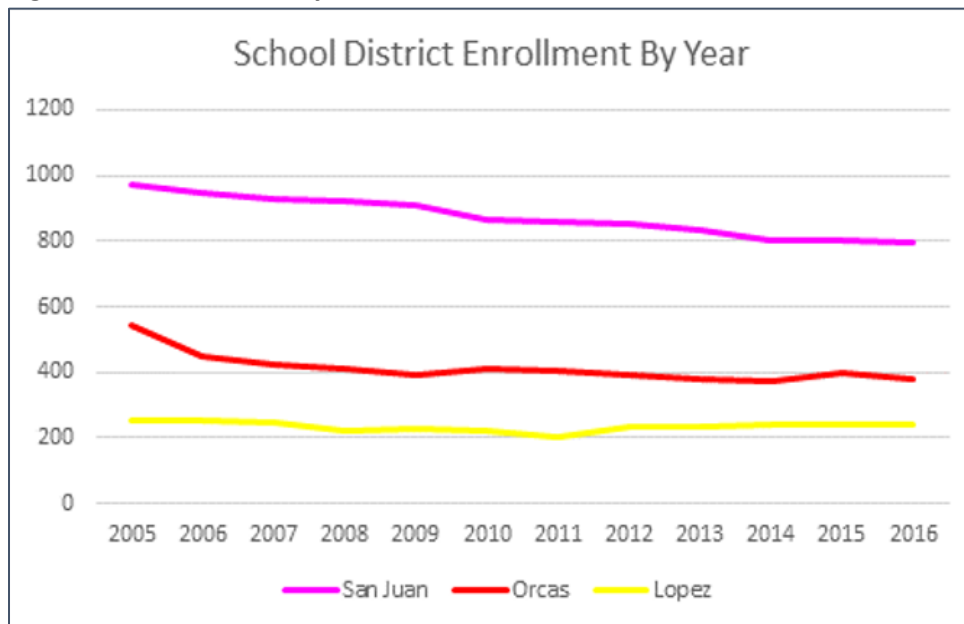
#### School Districts

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

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

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

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

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

Source: Washington Office of Financial Management 2017

#### San Juan Island School District

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.

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.

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.

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

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

**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><br>(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>                                     |

Source: San Juan Island School District 2017

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

### Orcas Island School District

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

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

Alternative Learning Experience (ALE) (392-121-182) governs OASIS. Families have access to educational and instructional support from the Orcas Island School District.

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

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

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

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

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

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

| Schools     | Location                 | TPN          | Acres                 | Square Feet           | 2017 Students    | 2017 LOS <sup>1</sup><br>(sq. ft. per Student) |
|-------------|--------------------------|--------------|-----------------------|-----------------------|------------------|------------------------------------------------|
| 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.

## Lopez Island School District

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

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

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

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

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

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

| School         | Location    | TPN          | Acres                 | Square Feet | 2017 Students | <u>2017 LOS<sup>1</sup><br/>(sq. ft. per Student)</u> |
|----------------|-------------|--------------|-----------------------|-------------|---------------|-------------------------------------------------------|
| 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

**Shaw Island School District**

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

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

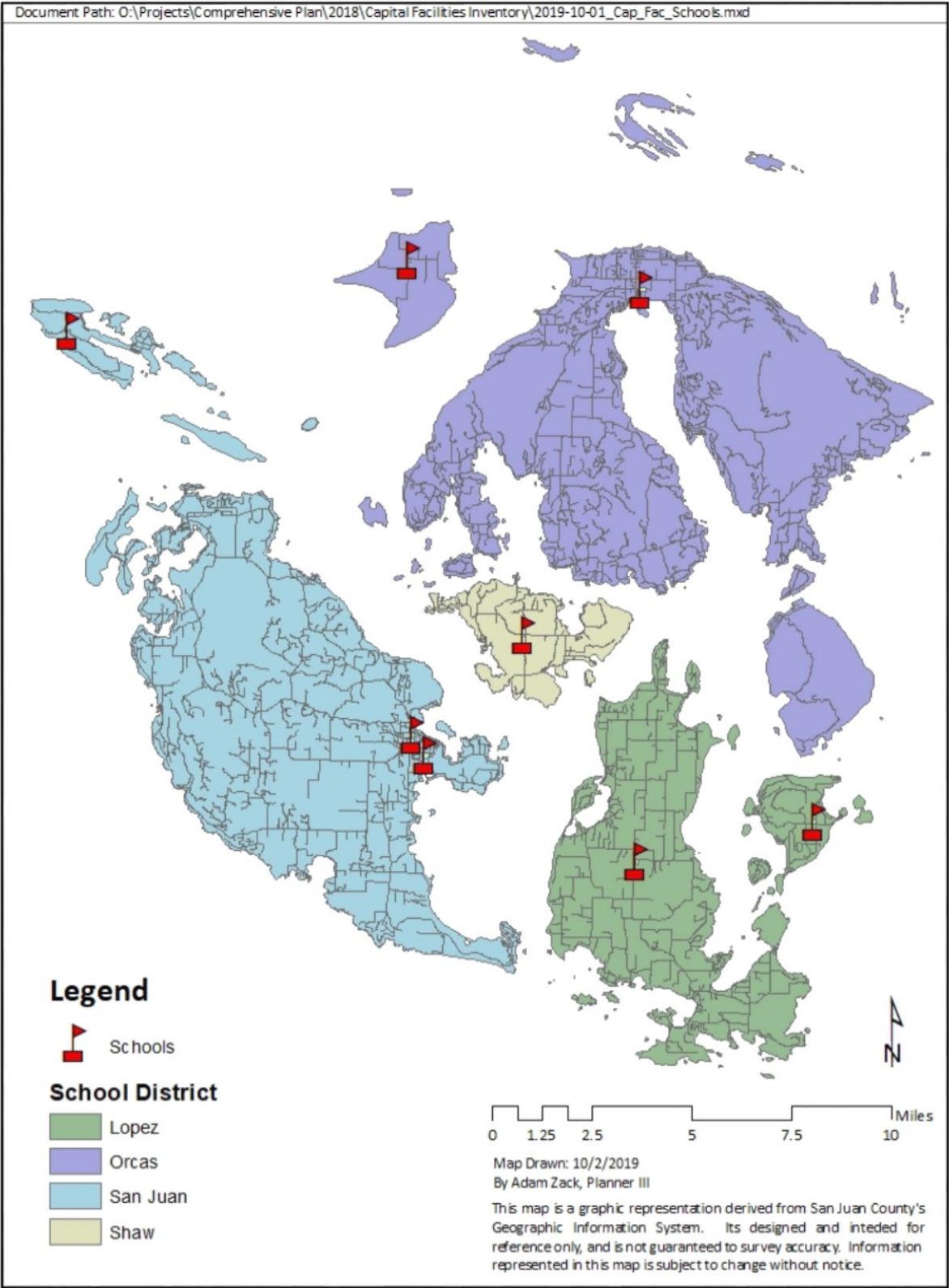
**Table 21. 2017 Shaw Island School District School.**

| School      | Location          | TPN          | Acre | Square Feet | 2017 Students | <u>2017 LOS<sup>1</sup><br/>(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

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

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



2

## 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

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

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

## **San Juan Island**

### **San Juan Island District 3**

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

Table 22 below identifies District 3 fire stations.

**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 |

Source: San Juan Fire District 3 2017

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

- 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;

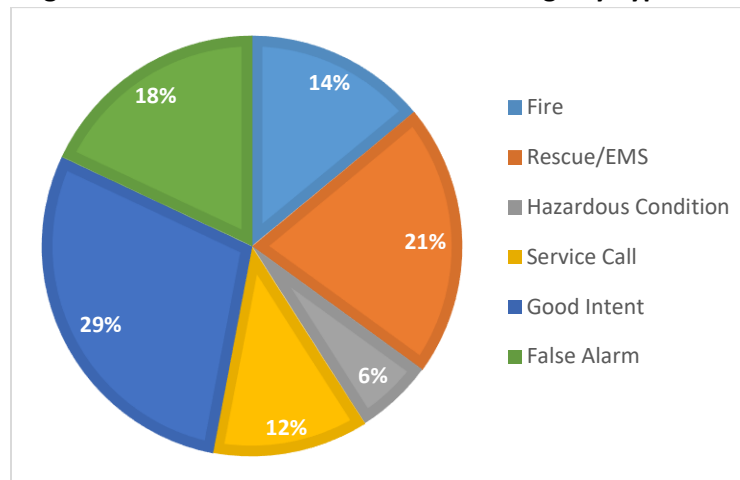
1 Additionally, 44 Paid on-call emergency responders, 17 specialists and support personnel assist the  
2 district.

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

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

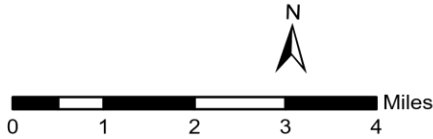
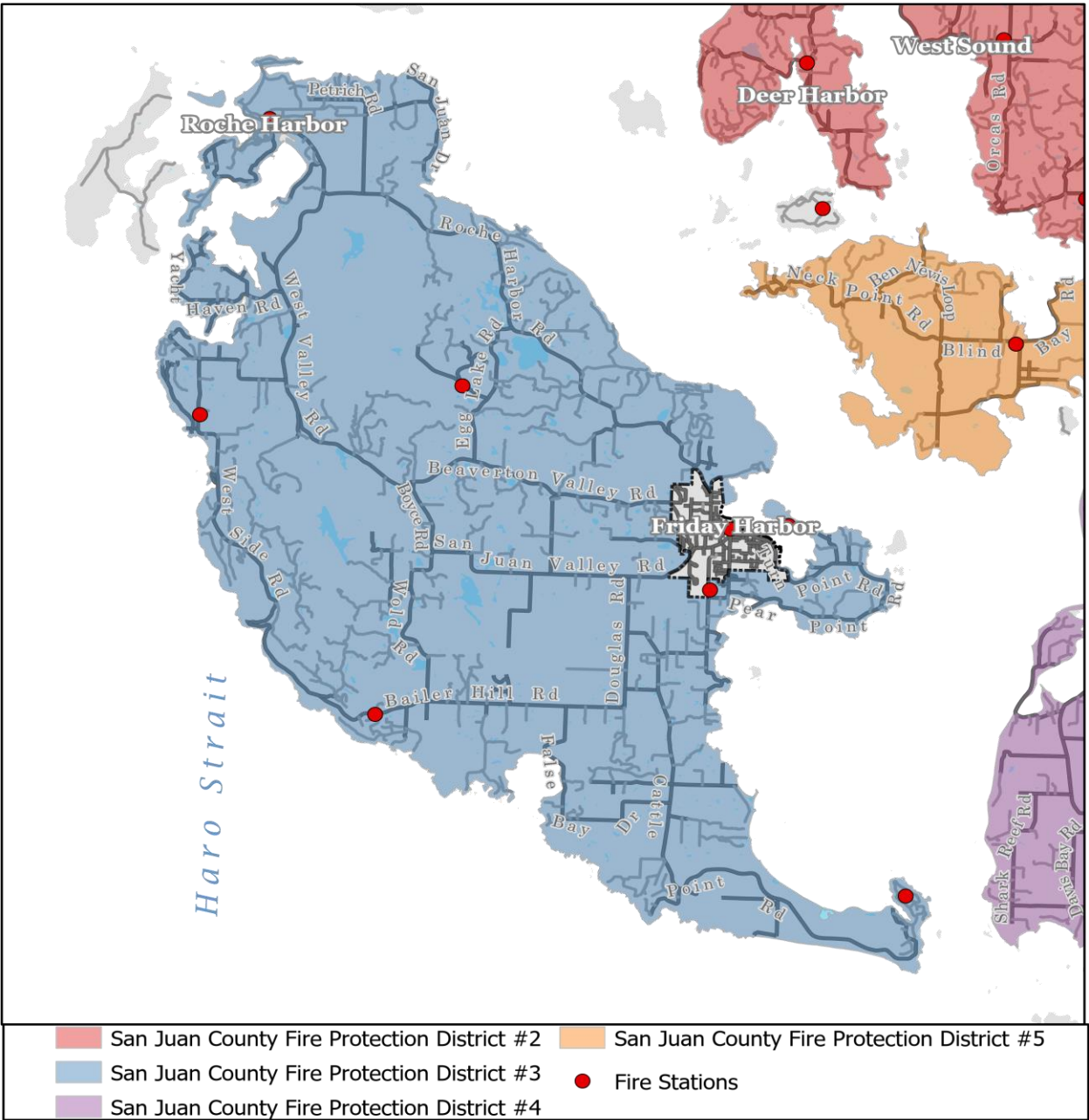
| Station    | Type        | Detail                                                                     |
|------------|-------------|----------------------------------------------------------------------------|
| Station 31 | Fire Engine | 2014 Rosenbauer Class A/Type 1 1,000 GPM, 1,000 Gal Pumps                  |
|            | 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                                             |

## ATTACHMENT A

|            |                  |                                                             |
|------------|------------------|-------------------------------------------------------------|
|            | 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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## Orcas Island

### Orcas Island Fire District 2

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

**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> |

Source: Orcas Island Fire District 3

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

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

The district is assisted with 70 volunteer responders.

The district has the ability to respond to calls for:

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

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

**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                                                            |

Source: Orcas Fire District 2

ALS: Advanced Life Support    BLS: Basic Life Support

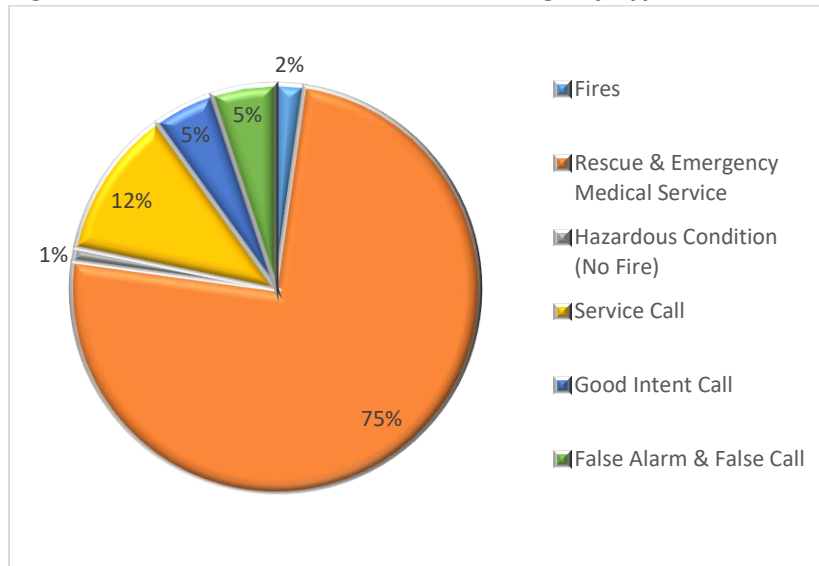
Fire District 2 responds to all fire and medical related emergencies with staffing that includes:

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

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

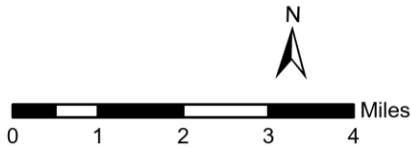
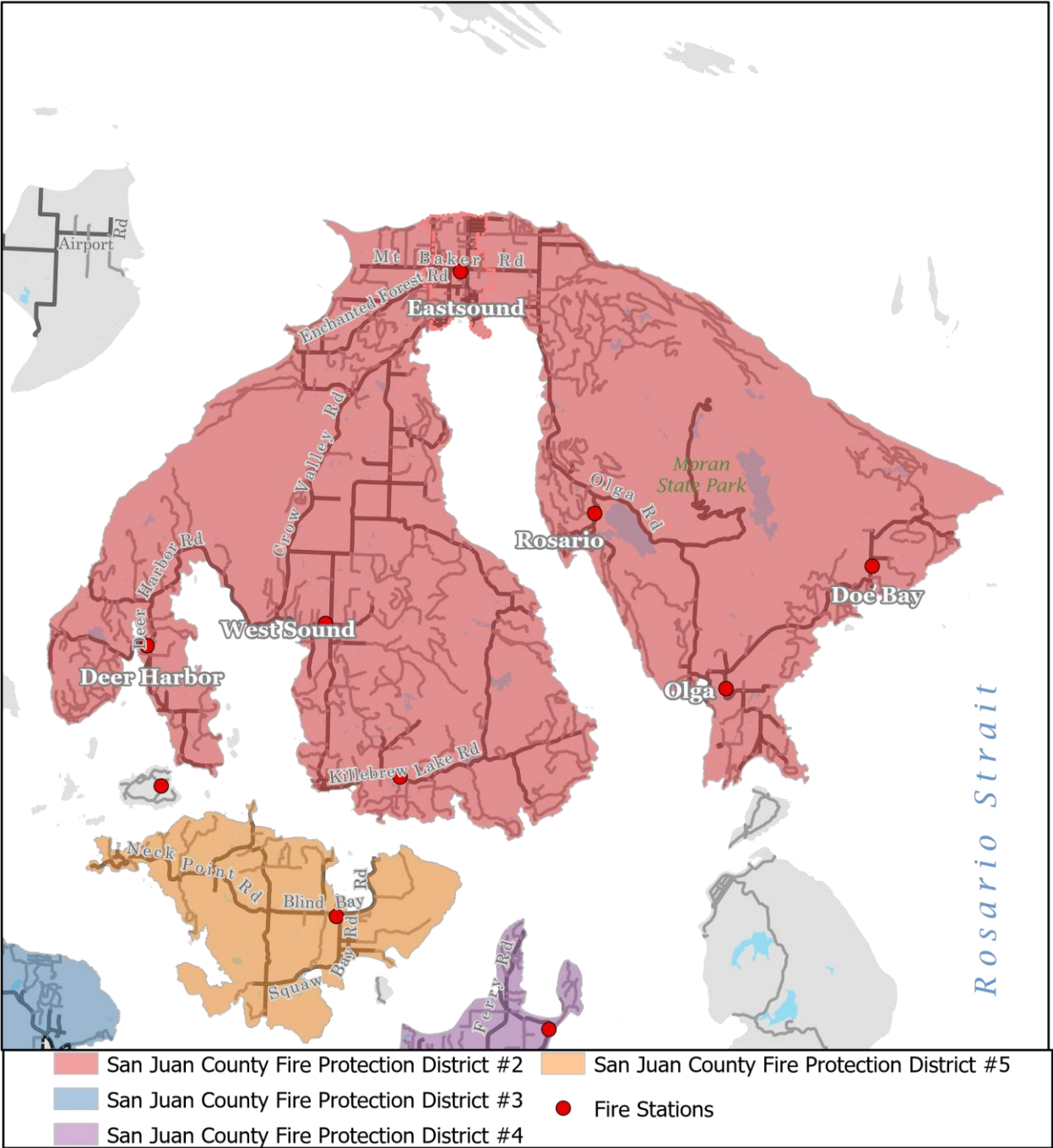
The average district-wide call response time is 10.71 minutes (*ERS Report 34*). Eastsound averages 67.2 percent (*ERS report 972*) of the call area where response time is approximately 6.71 (*ERS Report 38*) minutes. Eastsound responds to all calls unless cancelled by a closer unit staffed by volunteers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

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



Source: Orcas Fire Department 2016

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



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Lopez Island

**Lopez Island Fire District 4**

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

**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

The district has four full-time paid employees:

- 1 Chief Officer;
- 1 EMS Battalion Chief Paramedic Firefighter; and
- 2 Captain Paramedic Firefighters.

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

**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                        |

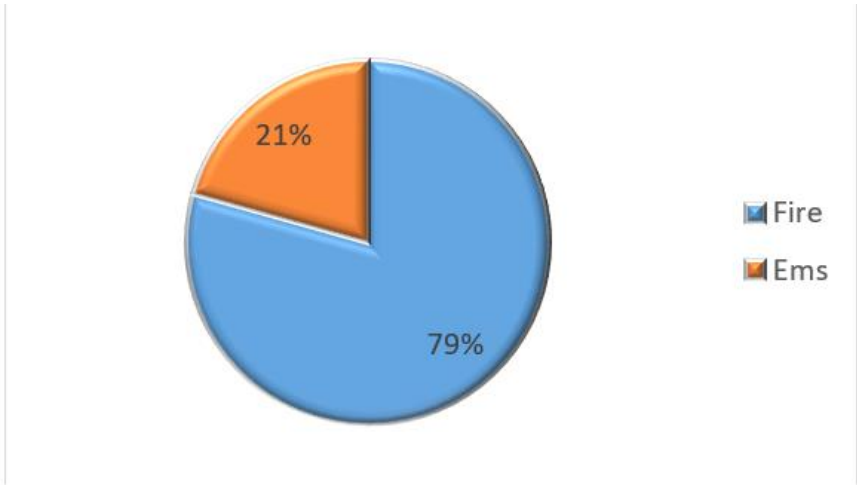
|            |           |                                        |
|------------|-----------|----------------------------------------|
| Station 43 | Engine 43 | 1966 Western States, 750 GPM, 1500 Gal |
|            |           | ALS Sprint Car                         |
| Station 44 | Engine 44 | 1996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

Source: Lopez Island Fire District 4 2017

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

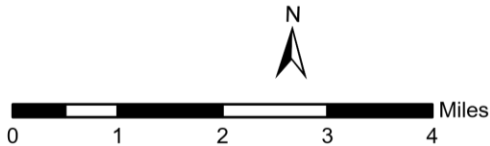
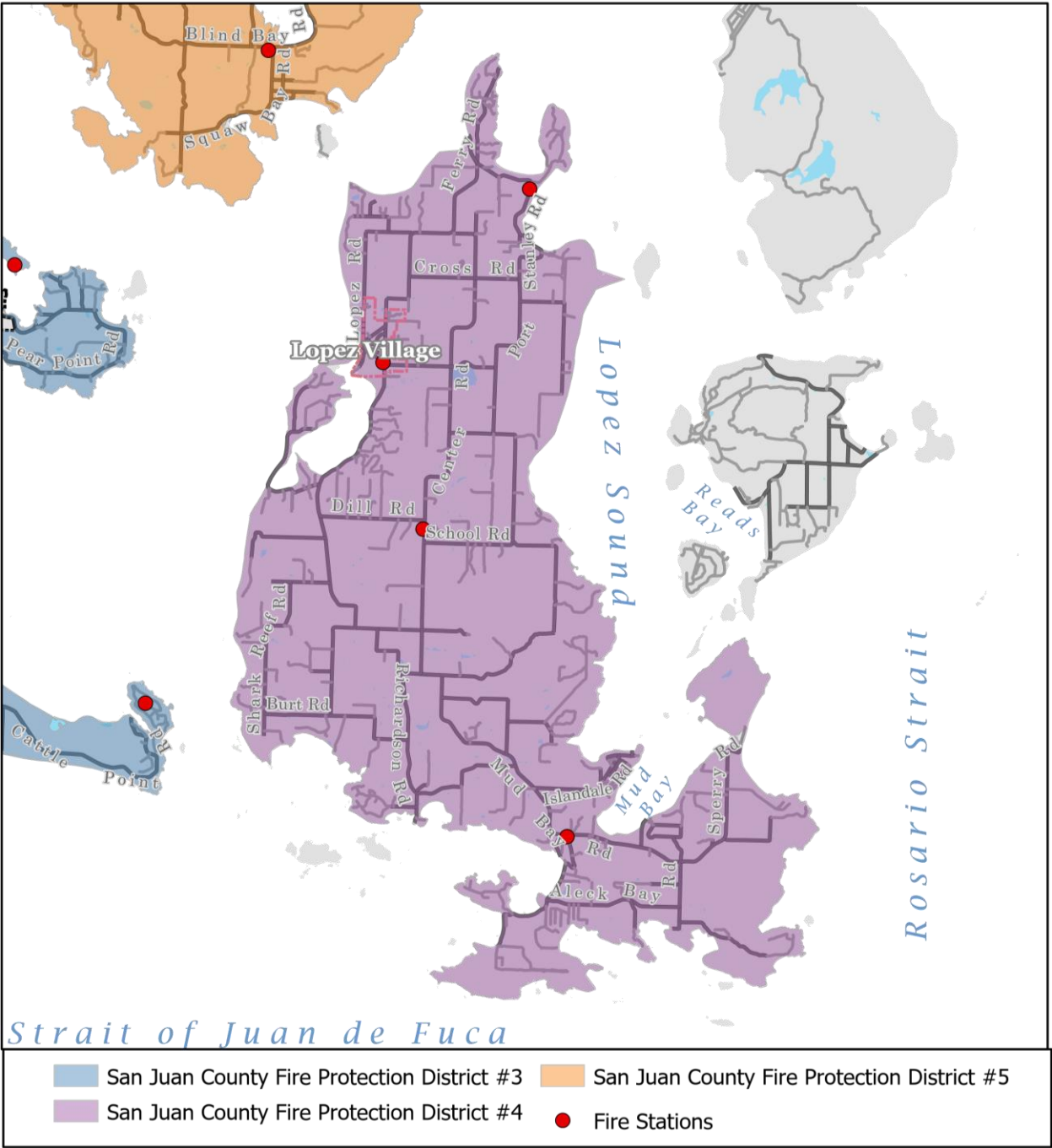
- Structure fires;
- Emergency medical response;
- Motor vehicle accidents (Technical rescue/Extrication team);
- Wildland Fire;
- Technical Rescue /Low and High Angle Rope;
- Wilderness Search and Rescue (Lopez Island Fire District 4 augments search efforts of the County Sheriff's department); and
-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

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



Source: Lopez Island Fire District 4 2016

1 Map 11. Lopez Fire District 4.



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Shaw Island

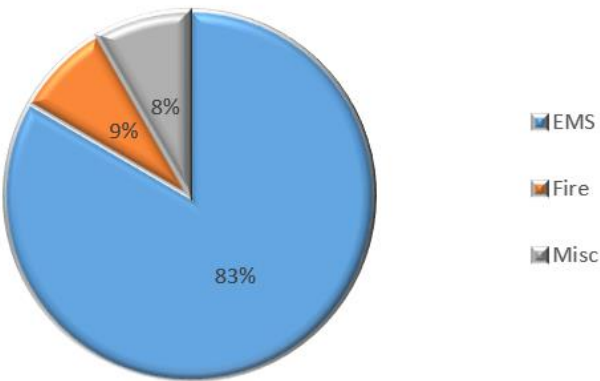
**Shaw Island Fire District 5**

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

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

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

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



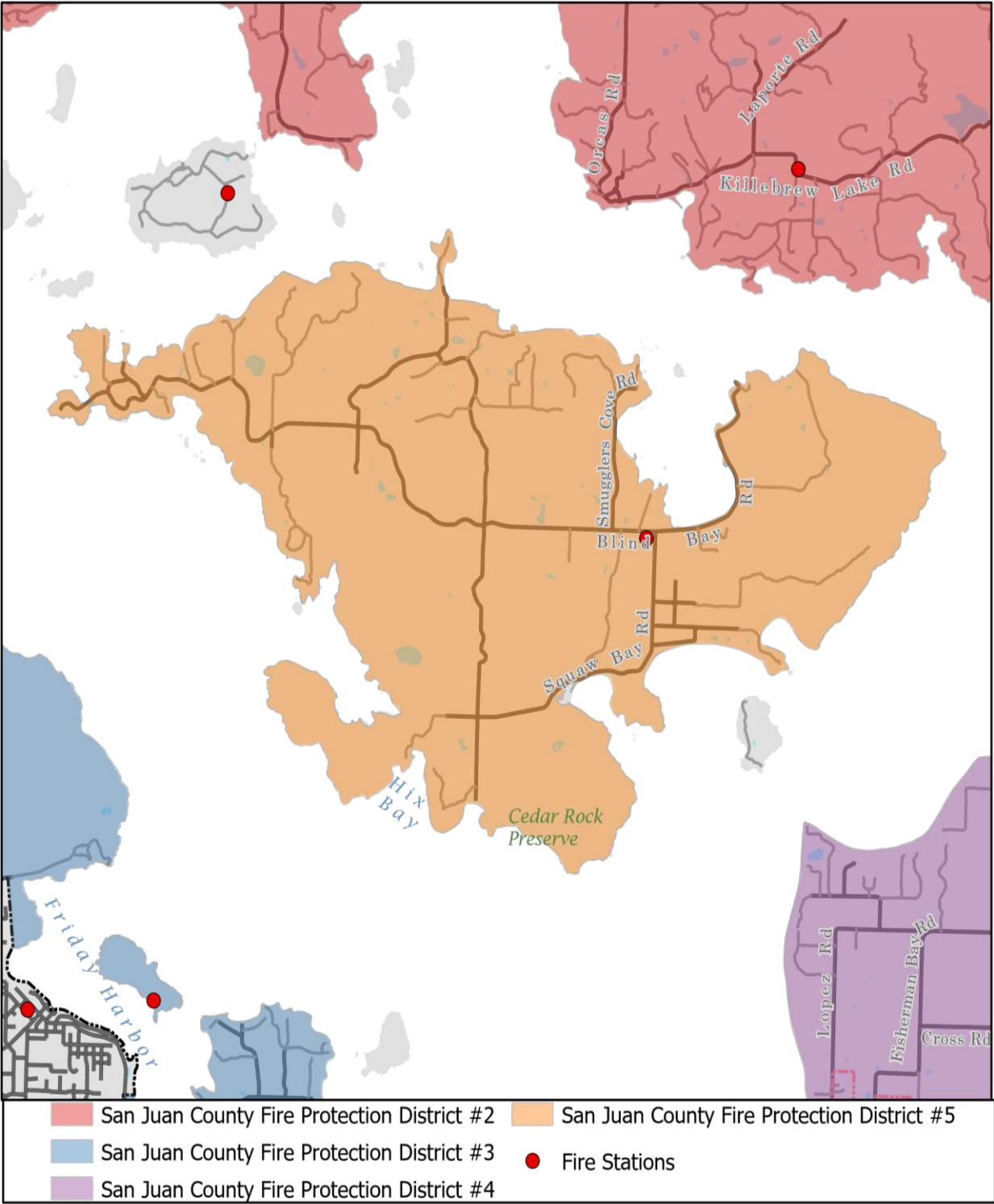
Source: Shaw Fire District 5 2016

**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                          |

Source: Shaw Island Fire District 5 2017

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



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Table 29 shows the response time, Washington Rating and Survey Bureau (WSRB) ratings, and Levels of Service. The LOS standards are established in 2009 *Plan* Element 7, Capital Facilities in policy 7.5.H.3. In policy 7.4.H.4, LOS C is established as adequate for Fire Districts #2 and #3, and LOS D is adequate for Fire Districts #4 and #5.

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

**Table 29. 2017 Level of Service for Fire and Emergency Medical Services.**

| <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> |

2009 Plan Element 7, Capital Facilities

## Hospital Districts

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

**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>                                       |

San Juan County Public Hospital District #1

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

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

#### Planning for Integration of EMS and Fire

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

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

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

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

#### Lopez Island Hospital District

Emergency and general health care on Lopez Island is provided entirely at the ~~UW Medicine~~ Lopez Island Medical Clinic (LIMC) located at the northwest corner of Washburn Place and Village Road. The LIMC clinic is a 2,300 square foot outpatient facility owned by the Katherine Washburn Memorial Association and governed by a non-profit organizational board made up of nine elected members. In April of 2017, voters approved Resolution 9-2017, approving a Hospital Taxing District for Lopez Island. The district was created with five commissioners residing within five separate districts. The district was developed to help offset costs associated with funding rural healthcare.

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

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

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

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

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

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

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

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

### **Emergency Medical Services**

#### **San Juan Island**

Emergency Medical Services (EMS-911) and critical care transport services are provided through San Juan Island Emergency Medical Services, which is operated by the San Juan County Public Hospital District No. 1. It is based out of the headquarter building located next to the PeaceHealth Medical Center at 1117 Spring Street in Friday Harbor.

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

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

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

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

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

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

**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

The district has nine full-time paid employees:

- 1 Chief (also a Paramedic);
- 1 Administrative Assistant;
- 4 staff Paramedics; and
- 3 staff Emergency Medical Technicians.

The department has 36 volunteer Emergency Medical Technicians that assist with calls.

The department has the ability to respond to the following calls:

Primary

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

Secondary or assist

- Structure Fire
- Wildland Fire
- Low and High Angle Rope/Technical Rescue
- Wilderness Search and Rescue
- Hazardous Materials Response

**Orcas Island**

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

**Lopez Island**

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

**Shaw Island**

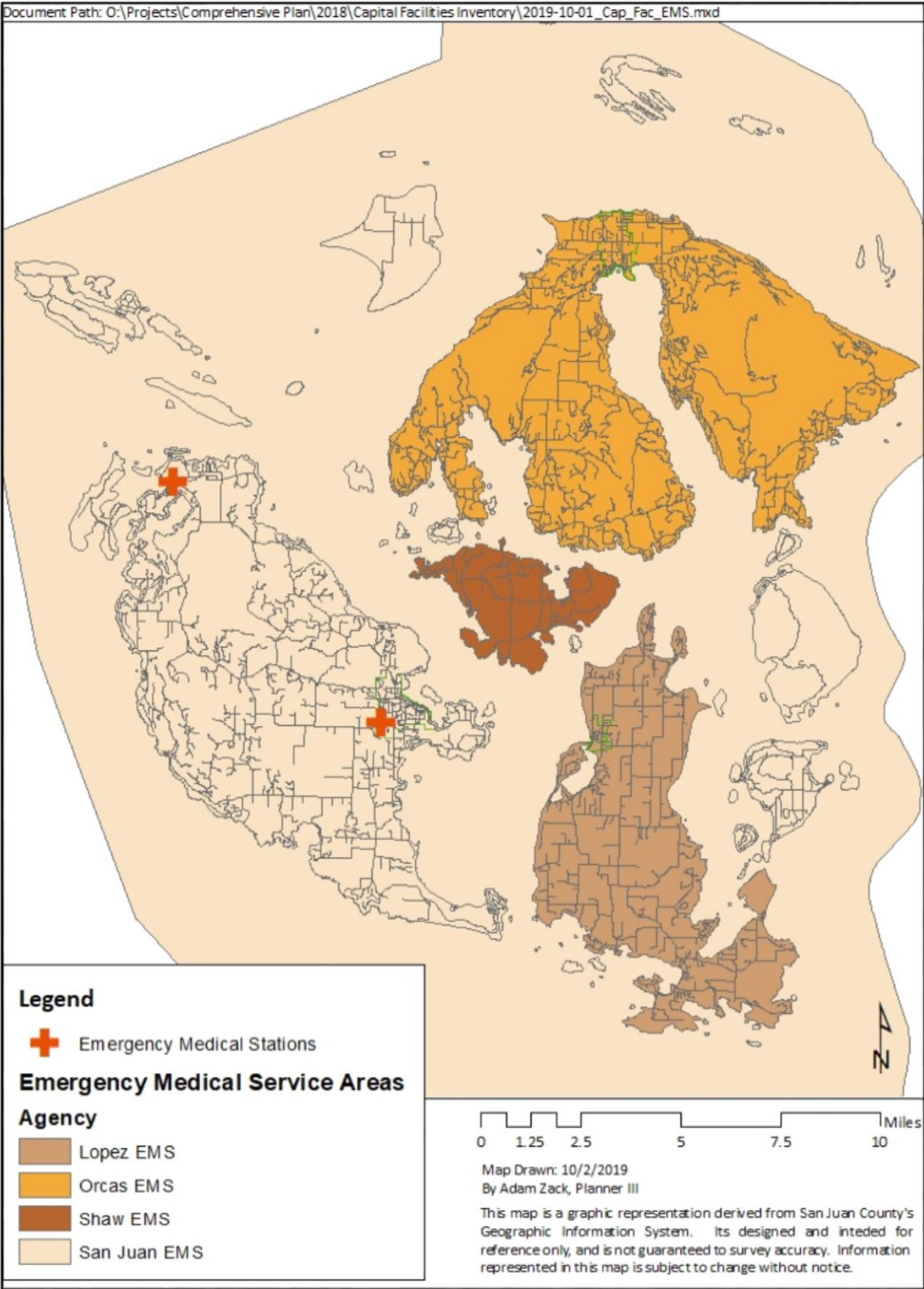
Emergency medical services are provided and funded through Shaw Fire District 5.

**Other Islands**

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

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

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



2

## Department of Emergency Management

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

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

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

### 7.3.9 COUNTY PORTS

#### San Juan Island

##### Port of Friday Harbor

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

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

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

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

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

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

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

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

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

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

**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 approximately 19 other Port of Friday Harbor-owned parcels associated with and adjacent to the airport</u> |

|                            |                            |                     |                 |
|----------------------------|----------------------------|---------------------|-----------------|
| <u>Jackson's<br/>Beach</u> | <u>San Juan<br/>Island</u> | <u>352421003000</u> | <u>14 acres</u> |
|----------------------------|----------------------------|---------------------|-----------------|

Source: San Juan County GIS.

**Orcas Island**

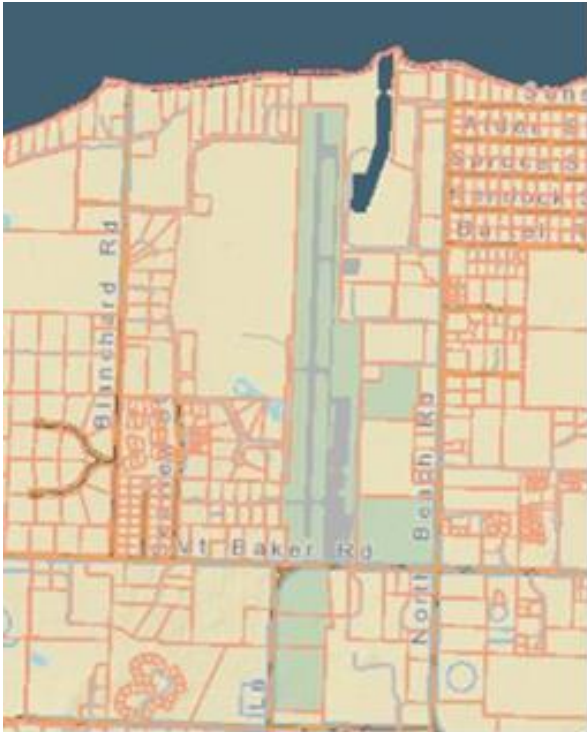
Port of Orcas

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

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

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

**PLACEHOLDER MAP OF PORT OF ORCAS PROPERTIES**



**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>Other properties</u>     |                  | <u>271131001000</u> | <u>41.51 acres</u> |

Source: San Juan County GIS.

**Lopez Island****Port of Lopez**

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

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

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

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

Future planning by the Port includes:

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

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

1 **PLACEHOLDER MAP OF PORT OF LOPEZ PROPERTIES**



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

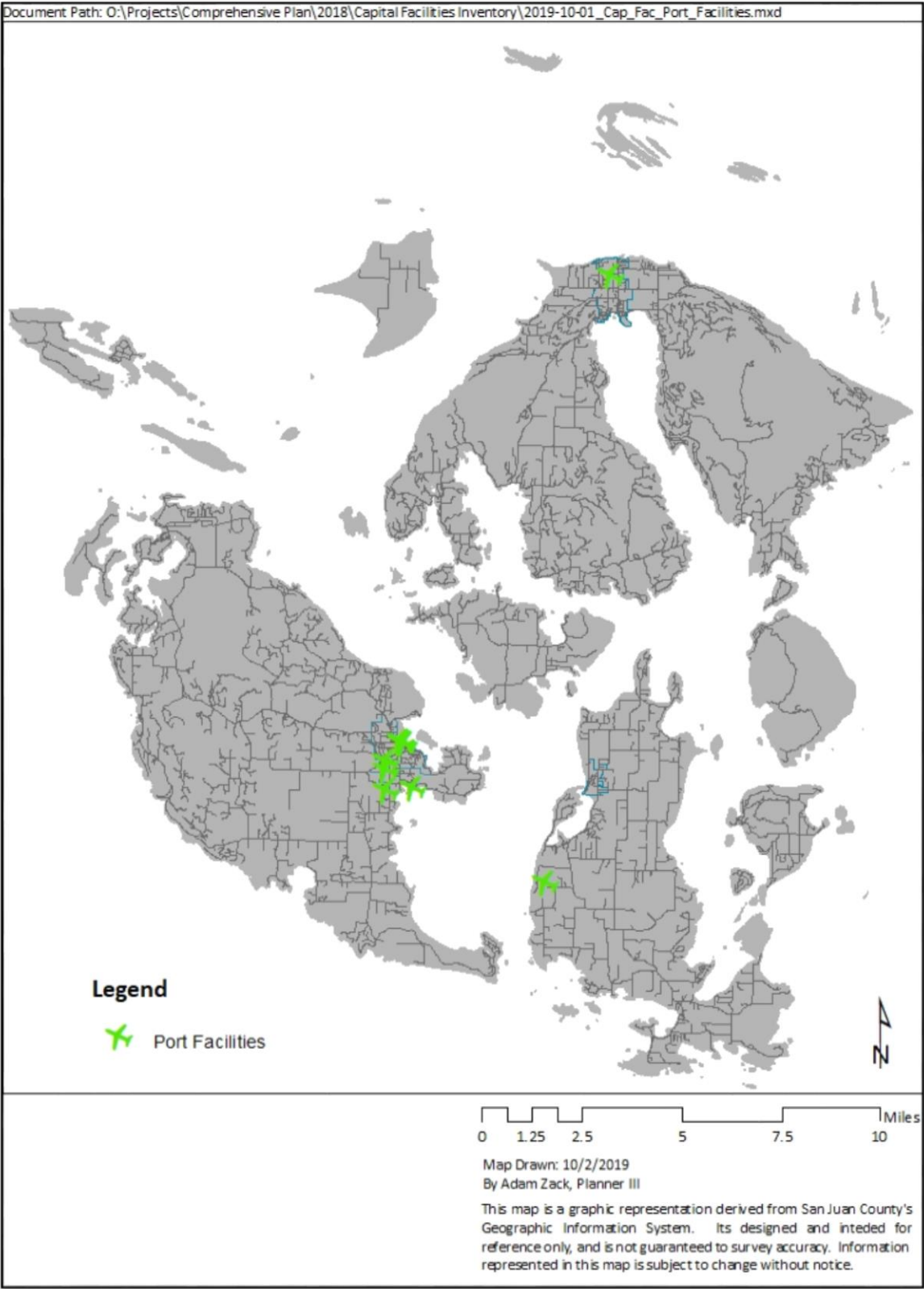
| <u>Facility</u>             | <u>Location</u>     | <u>TPN</u>          | <u>Notes</u>       |
|-----------------------------|---------------------|---------------------|--------------------|
| <u>Lopez Island Airport</u> | <u>Lopez Island</u> | <u>253314003000</u> | <u>84.11 acres</u> |
| <u>Airstrip</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>  |

4

Source: San Juan County GIS.

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1      **Map 14. Port Facilities**



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### 7.3.10 HEALTH AND SOCIAL SERVICES

#### Medical Clinics

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

**Table 35. 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><br><u>UW Medicine Orcas Island Clinic</u>        | Eastsound     | 271411009000 | <del>6,000</del> <u>6,067</u>   |
| <del>Lopez Island Medical Clinic-UW Medicine</del><br><u>Lopez Island Clinic</u> | Lopez Village | 251544011000 | 2,300                           |

Source: San Juan County GIS.

Table 35b shows the Levels of Service for medical clinics on San Juan, Orcas, and Lopez Island. The standards for square feet of medical clinic space per capita are established in 2009 *Plan Element 7, Capital Facilities Policy 7.5.A.2.*

**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> |
|-----------------|--------------------------------------------------------|--------------------------------|----------------------------------------------|--------------------------------|
| <u>San Juan</u> | <u>4.74</u>                                            | <u>Yes</u>                     | <u>3.98</u>                                  | <u>Yes</u>                     |
| <u>Orcas</u>    | <u>1.12</u>                                            | <u>No</u>                      | <u>0.94</u>                                  | <u>No</u>                      |
| <u>Lopez</u>    | <u>0.93</u>                                            | <u>No</u>                      | <u>0.78</u>                                  | <u>No</u>                      |

Source: 2009 *Plan Element 7, Capital Facilities*

#### San Juan Island

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

**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

**Orcas Island**

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

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

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

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

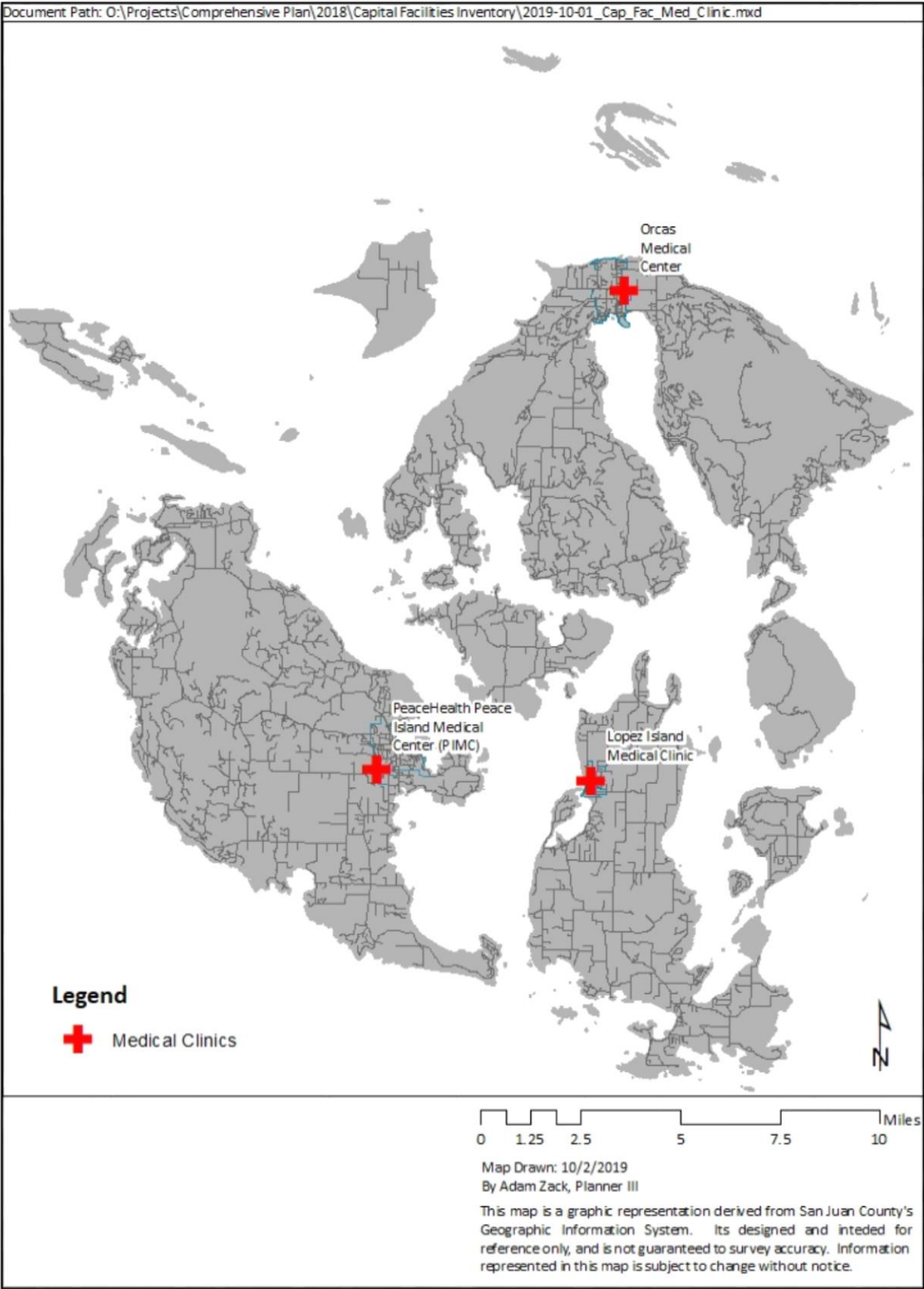
**Lopez Island**

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

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

The medical clinic is open from 89:00 a.m. to 5:00 p.m. Monday through Friday, but does not provide beds for patients to stay in for any extended length of time. ~~Two general practitioners on Lopez Island combine efforts to provide the equivalent service of one full-time physician. One nurse practitioner and one physician provide service at the clinic.~~ The ~~LIMC~~ Clinic serves an average of 4,900 patients per year.

1      **Map 15. Medical Clinics.**



2

## Senior Services

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

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

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

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

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

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

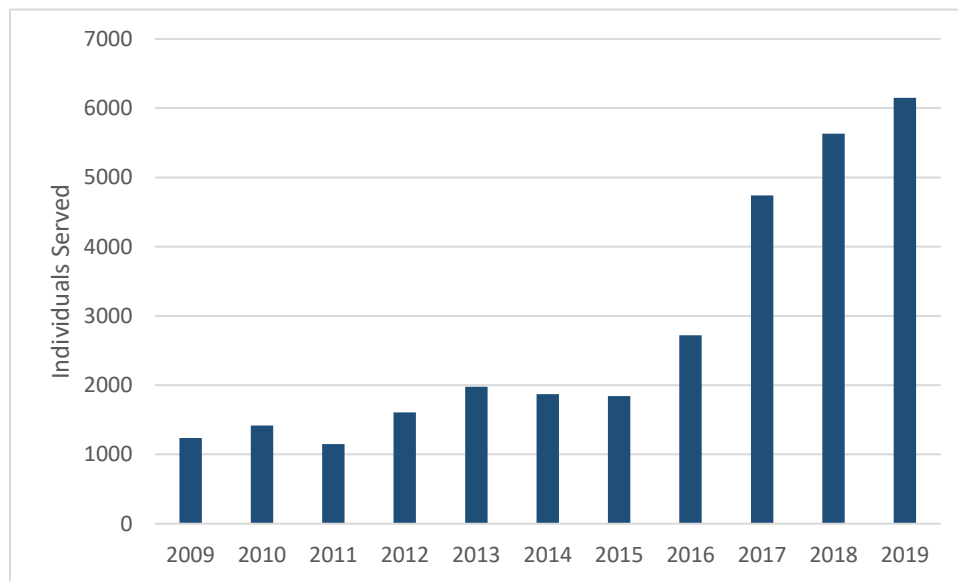
**Table 37. 2017 Senior Center Facilities Square Footage.**

| 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

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

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



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

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

**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)

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

**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  |

Source: Meals on Wheels and More (2019)

#### Transportation

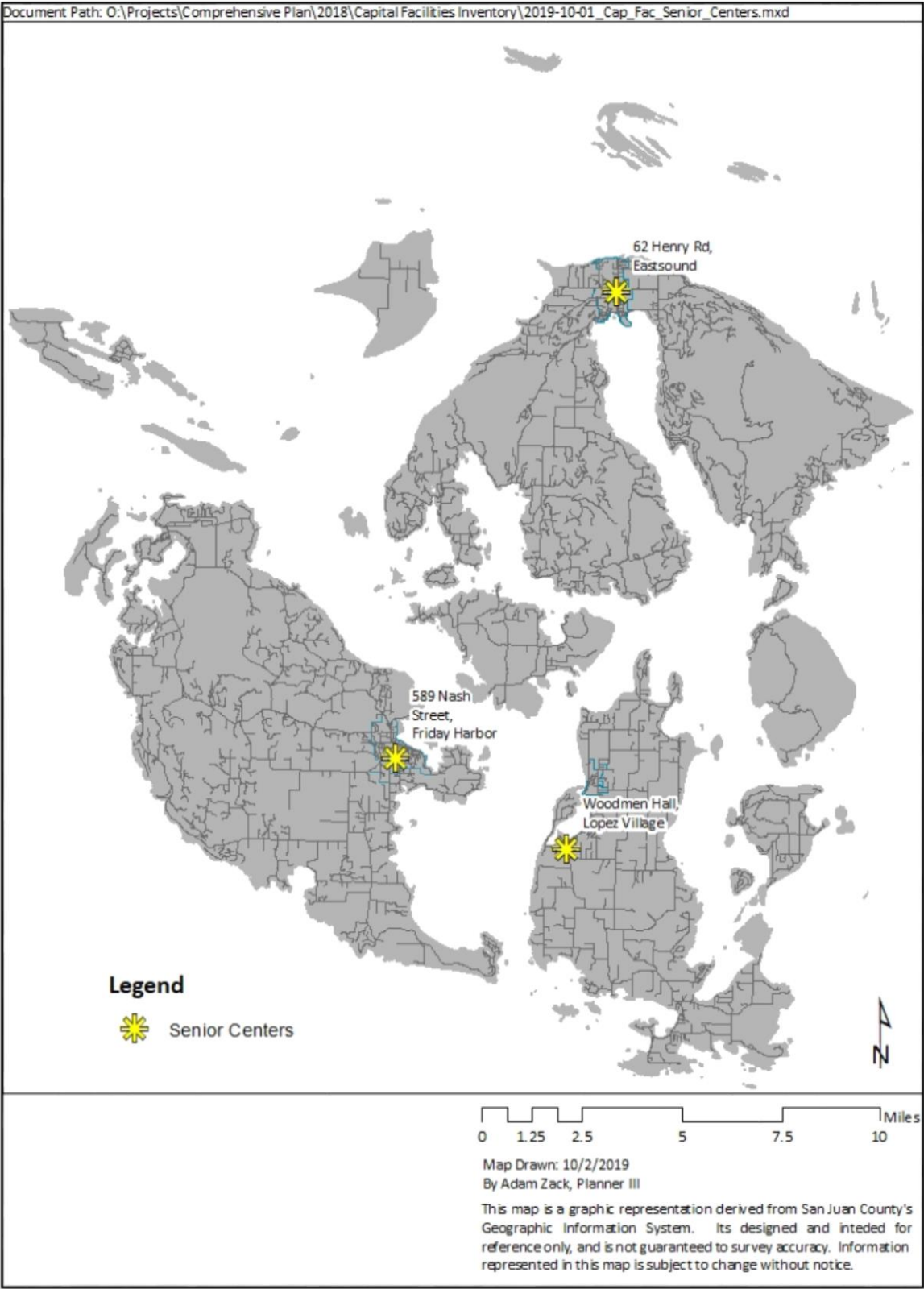
There is a transportation program on San Juan, Orcas and Lopez Islands for seniors, which includes rides to and from lunch for seniors that cannot drive, and to medical appointments on and off island. Transportation program offerings vary between islands and are limited by volunteer driver availability.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

**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  |

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

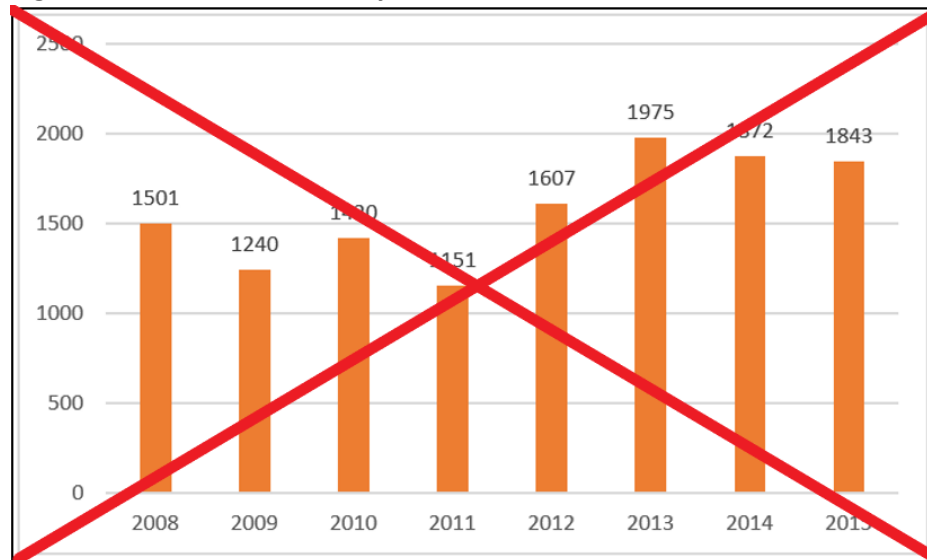
1      **Map 16. San Juan County Senior Centers.**



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

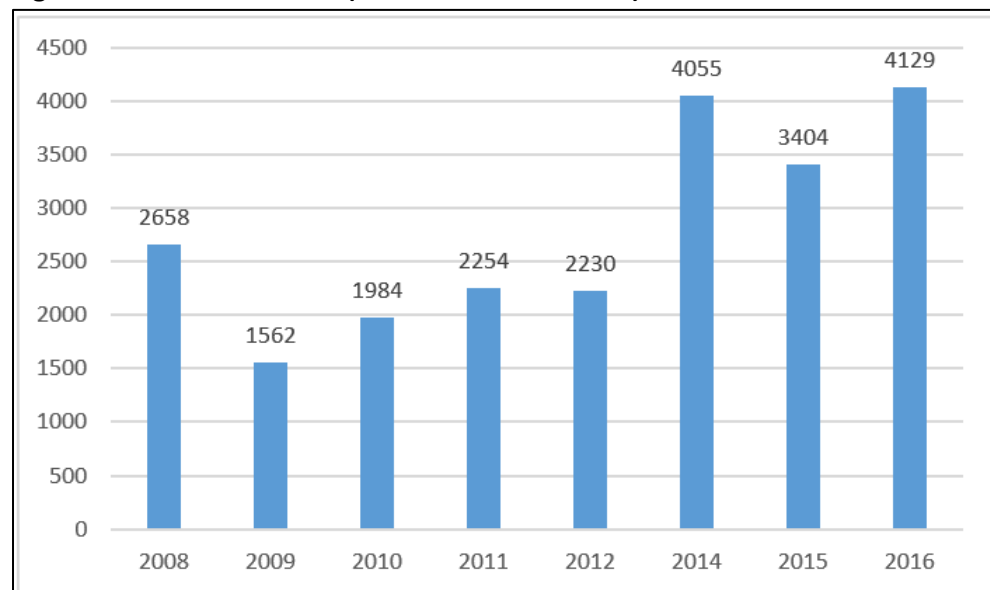
~~Figure 8. Individuals Served by Senior Services 2008-2015.~~



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

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

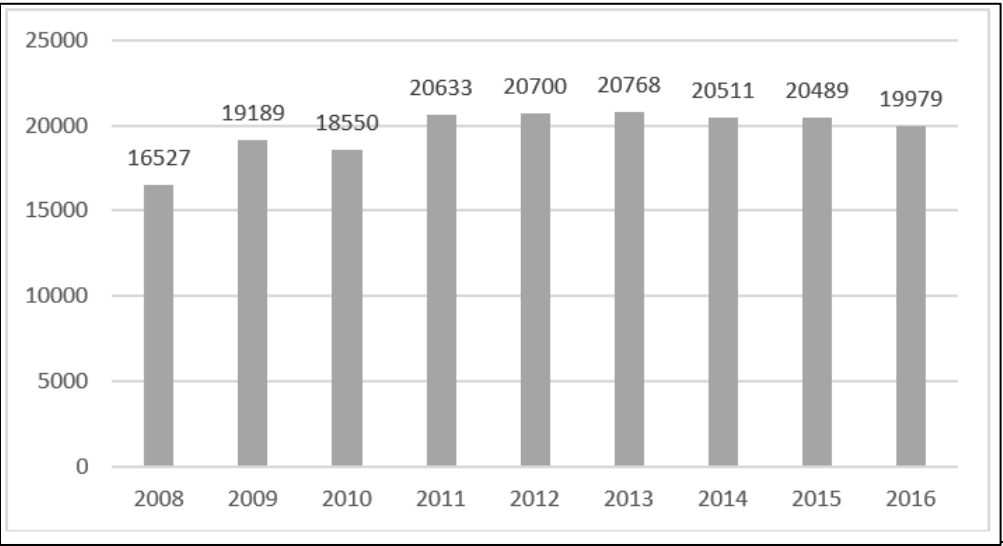
~~Figure 9. Meals on Wheels (Home Delivered Meals) 2008-2016.~~



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

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

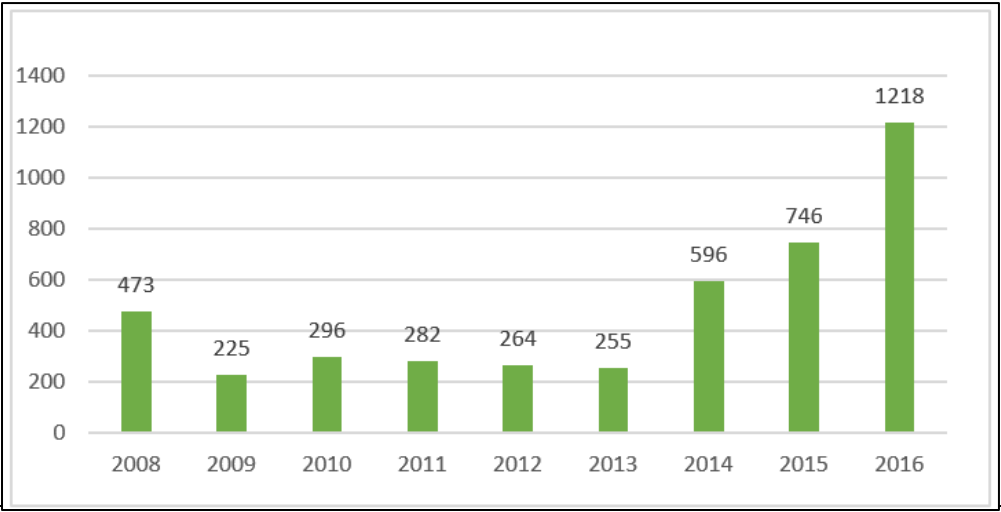
**Figure 10. 2008-2015 Congregate Meals Served.**



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

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

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



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

### 7.3.11 EDUCATIONAL AND RECREATIONAL SERVICES

There are 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. The following are not inclusive of all facilities providing services, rather, they are a representation of each category.

#### Public Libraries

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

**Table 41. 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

Table 41b shows the Levels of Service for public library facilities on San Juan, Orcas, and Lopez islands. The standards for square feet of library space per capita are established in 2009 Plan Element 7, Capital Facilities Policy 7.5.C.2. Public library facilities on San Juan and Lopez islands do not meet the LOS standards.

**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? |
|-----------------|--------------------------------|------------------|--------------------------------|------------------|
| <u>San Juan</u> | <u>1.25</u>                    | <u>No</u>        | <u>1.05</u>                    | <u>No</u>        |
| <u>Orcas</u>    | <u>2.35</u>                    | <u>Yes</u>       | <u>1.97</u>                    | <u>Yes</u>       |
| <u>Lopez</u>    | <u>1.26</u>                    | <u>No</u>        | <u>1.06</u>                    | <u>No</u>        |

Source: 2009 Plan Element 7, Capital Facilities

#### San Juan Island

The San Juan Island Library District provides public library services to all San Juan Island residents and currently operates out of a 9,800 square foot facility located at 1010 Guard Street in Friday Harbor. The library has nearly 6,000 resident cardholders and 350 non-resident cardholders. The library owns approximately 47,000 volumes (plus 45,000 digital e-books), 1,900 audiobooks (plus 13,000 e-

audiobooks) and 6,700 DVDs, leading with other materials to 114,607 total holdings. It has 4,950 lineal feet of shelving capacity, and seating capacity for 60 people.

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

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

### **Orcas Island**

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

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

### **Lopez Island**

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

### **Museums**

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

**Table 42. 2017 Museum Facilities.**

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

Table 42b shows the Levels of Service for museum facilities on San Juan, Orcas, and Lopez Island. The standards for square feet of museum space per capita are established in 2009 *Plan* Element 7, Capital Facilities Policy 7.5.D.1. None of the museum facilities meet the established Level of Service.

**Table 42b. Museum Facilities LOS.**

| Island          | 2017 LOS<br>Sq. ft. per capita | 2017<br>LOS Met? | 2036 LOS<br>Sq. ft. per capita | 2036<br>LOS Met? |
|-----------------|--------------------------------|------------------|--------------------------------|------------------|
| <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>        |

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

## San Juan Island

### San Juan Historical Museum

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

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

### The Whale Museum

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

### San Juan Island Museum of Art (IMA)

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

## **Orcas Island**

### **Orcas Island Historical Museum**

The Orcas Island Historical Society is a non-profit organization and was founded in 1952. The Society's museum on North Beach Road in Eastsound opened in 1957. Organization and operation of the Society is directed by a Board of Trustees consisting of three members elected to one-year terms while day-to-day management of the museum is provided by a part-time Curator. At present, the Orcas Island Historical Society Museum consists of a 2,720 square foot building.

## **Lopez Island**

### **Lopez Island Historical Museum**

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

## **Performing Arts Centers**

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

## **San Juan Island**

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

## **Orcas Island**

~~The Orcas Performing Arts Center~~ Orcas Center is a 9,400 square foot community center located in Eastsound. The building was constructed in 1985 with financial assistance from San Juan County through a "Party Wall" agreement. Funding is currently provided through ~~hotel/motel~~ lodging taxes, state and federal grants, proceeds from activities and events, and fund raising efforts. A 15-member board manages the center.

## Lopez Island

The Lopez Center for Community and the Arts (LCCA) is located at 204 Village Road on 7 acres of land in the middle of Lopez Village. It has committed the use of some of the land to an outdoor performance pavilion, the Lopez Children's Center, Family Resource Center, Farmers' Market, a community garden and a skateboard park. It sits in the middle of an expansive greensward with drought and deer resistant landscaping.

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

**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

## Community College

### Skagit Valley College, San Juan Center

Skagit Valley College (SVC) has developed strong community connections throughout Skagit, Island, and San Juan counties. SVC has partnered in the creation and support of Leadership San Juan Islands and frequently partners with the San Juan Economic Development Council and the Northwest Workforce Council to address community development and workforce development needs through customized training delivery. By collaborating with many key community leaders in education, government, business, and economic development, SVC is exploring employment trends, implementing emerging technologies, and creating innovative academic pathways that enhance student success.

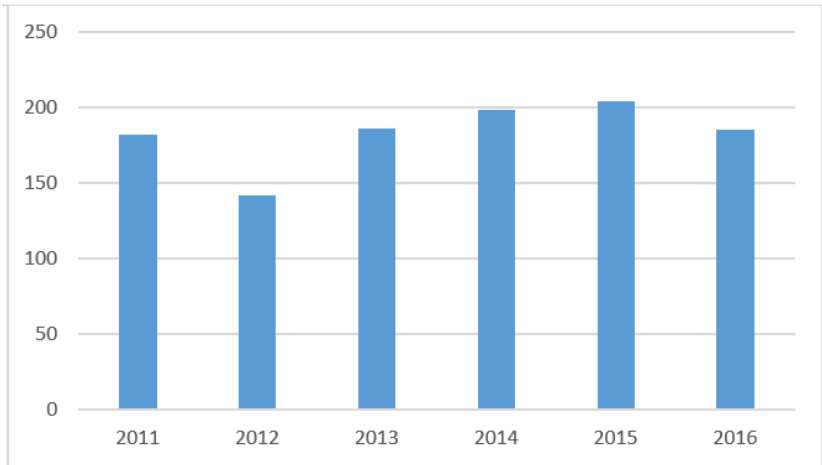
**Table 44. SVC Friday Harbor Campus ~~Square Footage~~.**

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

Source: Skagit Community College 2017

1

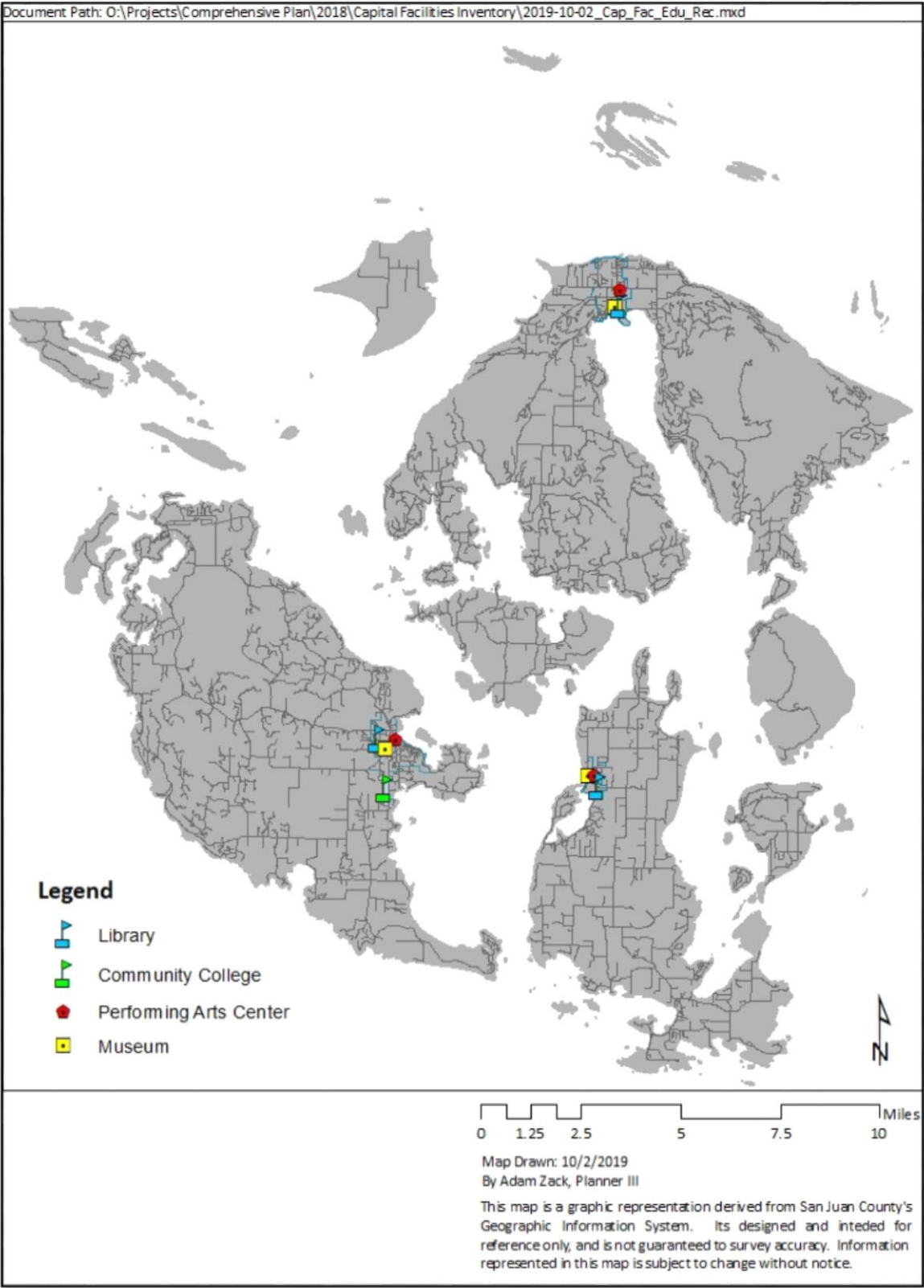
**Figure 12. 2011-2016 SVC Friday Harbor Campus Yearly Enrollment.**



2  
3

Source: Skagit Valley Community College 2017

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



2

1 **7.4 ATTACHMENTS – All New Section**2 **Table 7.4.1 Capital Facilities Summary**

| 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                                          | --                                                                               |

# ATTACHMENT A

| 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                                          | --                                                                                                                                                                              |

## ATTACHMENT A

| Facility             | Provider(s)                                                                                                             | Concurrency required for development | Population determines LOS | Land use and system capacity determines LOS | Separate Plan Element or Functional plan                                                                                                                                     |
|----------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Emergency Management | San Juan County                                                                                                         | No                                   | n/a                       | n/a                                         | San Juan County Comprehensive Emergency Management Plan (2019)                                                                                                               |
| 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                                          | --                                                                                                                                                                           |

| Facility          | Provider(s)                                                                                       | Concurrency required for development | Population determines LOS | Land use and system capacity determines LOS | Separate Plan Element or Functional plan |
|-------------------|---------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------|---------------------------------------------|------------------------------------------|
| 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     **Table 7.4.2 Level of Service Formulas**

| PLACE HOLDER | PLACE HOLDER | PLACE HOLDER | PLACE HOLDER |
|--------------|--------------|--------------|--------------|
|              |              |              |              |
|              |              |              |              |
|              |              |              |              |
|              |              |              |              |

3

## 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.**

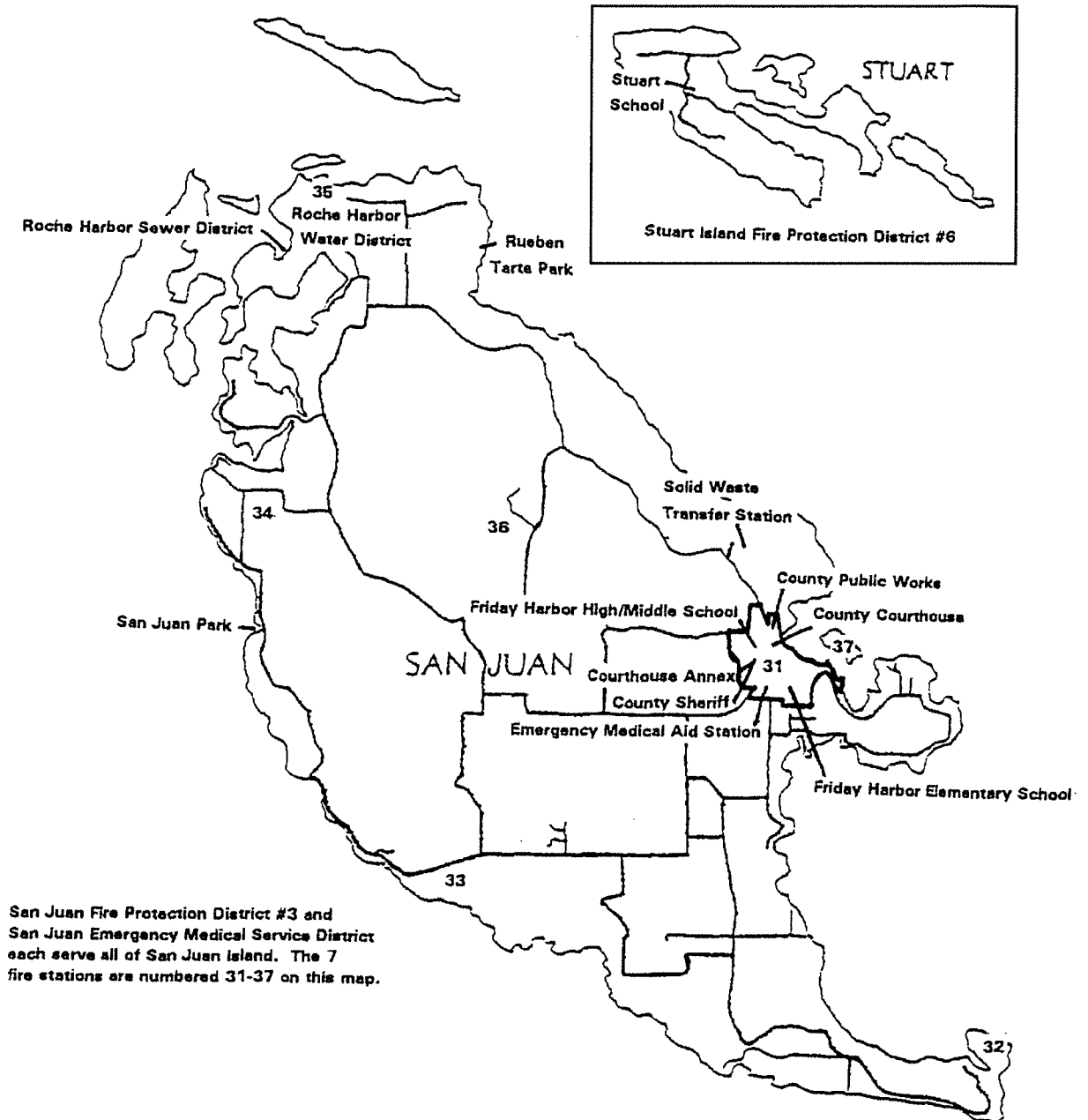
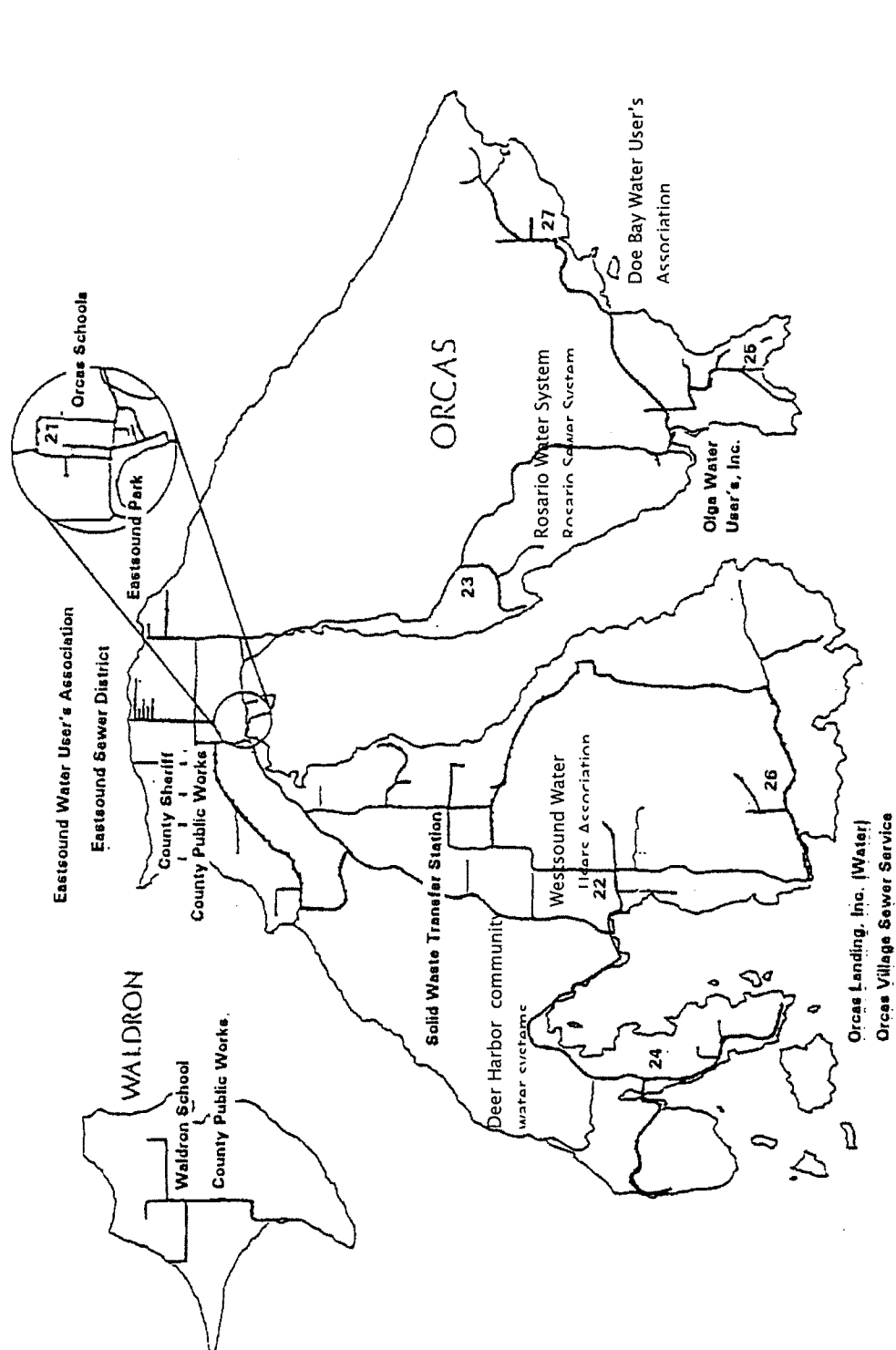




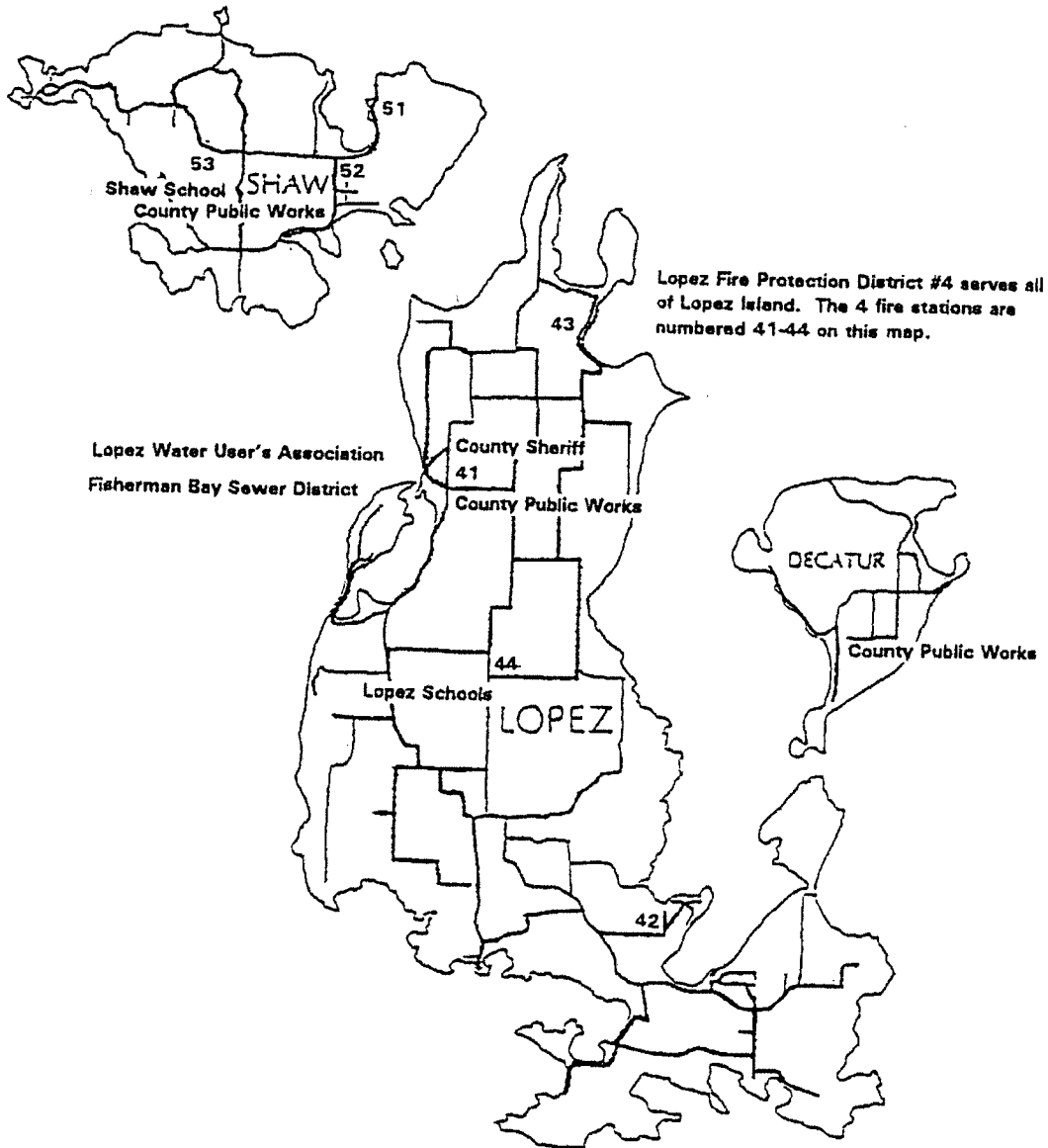
FIGURE 2. Category-A and -B Capital Facilities in District 2.



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.**



### **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.**

| <b>Rural-Level Services</b>                                                           | <b>Urban-Level Services</b>                                                                              |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <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.

14. 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):**

1. 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       |
| Enforcement Officers            | >.0010                           | .0010 | .00095 | .00090 | .00085 | <.00085 |
| Station Square Feet             | >.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       |
| Enforcement Officers            | >.0010                           | .0010 | .00095 | .00090 | .00085 | <.00085 |
| Station Square Feet             | >.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       |
| Enforcement Officers            | >.0010                           | .0010 | .00095 | .00090 | .00085 | <.00085 |
| Station Square Feet             | >.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:

$$\text{BSF} / \text{IR} = \text{PWBS}$$

Where

BSF = Building Square Feet

IR = Island Residents

PWBS = Public Works Space

$$\text{A} / \text{IR} = \text{PWA}$$

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 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 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 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 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 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.

**Linda Ann Kuller**

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**From:** sadie b <salim3796@yahoo.com>  
**Sent:** Friday, November 1, 2019 4:25 PM  
**To:** Comp Plan Update; DL - Council  
**Subject:** Capital Facilities Draft Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To all responsible people and entities involved in the Comp Plan:

Here is my comment on the Capital Facilities 91 page draft. i ask that this comment be submitted to the record whether it is too late for the deadline or not - it took a lweeks and a lot of thought and effort to write it.

First off, please define what LOS means (Level of Service) means very early in the document; don't make people read pages and pages to find out what it means. I read the tables and charts and some descriptions but NOT the whole 91 pages and I don't think most of the Public will read it either.

This that was sent to me i an email is of concern becaute it is not properly explaine

- Proposed development will cause **Category B** facilities to not meet LOS standards: County may issue permit and now knows that it will need to consider increasing Category B facilities to continue to meet standards. What, exactly, does this mean in terms of permitting? More reguated environmentally, or less regulated?

There is no short or simple way for me to comment, and much of this has been said numerous times by me and others. I use bold-type for f scanning purposes but I hope my comment will be read and the gist perceived. I hope they get the gist of the important points. I'm not going refer to page numbers in my comment, since the intro stops me in my tracks based on premises that head us in wrong direction.

**The gist of my comment is:**

**WE NEED MORE TIME to decipher this, and we need to know more about the impacts - positive and negative, of these categorizations. Please extend the deadline and explain yourselves and what you mean to the public in a way that we understand it.**

To unpack it more:

The **Category A explanations** laid out by Sophia Cassam are somewhat of a comfort to me , so long as there is *absolute assurance that no more water or sewer hookups will be given if we can't support them; and we are now close to capacity. Given that we need to factor-in potential emergency situations.*, that can quickly push us over.

I don't think this categorization goes far enough to protect our waters.

**My suggestions/requests:**

**1) clearer explanations with the "why" and what of the categorization explained to our citizens, as outlined above and below, so you'll get more informed comment responses.**

**2) going much further with defining and enacting protections of our watersheds in UGAs especially, in both Categories A and B for Capital Facilities, and;**

**3) immediate moratoriums on any NEW water or sewer hookups until ALL of the pending permits are completely factored-in to any "current" analysis, and the conditions below are met before the County goes full-steam ahead with ANY more new permits causing potential and irreversible damage to our ecosystems and way of life; this includes growing our Capital Facilities when WATER is the issue.** Since most of the Capital Facilities mentioned impact UGAs the most, and that's where the local year-round population WAS expected to live before the glut of vacation rental permits, it is essential that you recognize us and hear our concerns!

**a) all *pending* permits need to be accounted for first, including:**

\*where are they currently in their process? How soon til build? ETC

\*how much more of a storm water, sewage, and water-use load they will they be on our watersheds and aquifers?

\*what capacity are we at now, in terms of our waters (water, sewer, and stormwater systems already in place AND planned) - and what level of full capacity will we be once all these pending permits are up and running? F that analysis hasn't been done, it needs to be completed before any new permits are given.

\* how much water reserve is being factored-in for large emergencies? What percentage of our already almost capacity use? (see below)

\* how many of these pending permits require Tribal interface, archaeological supervision, and how many are out of compliance with this requirement? What's being done by the County about that?

**b) All storm water projects need to be completed and operable** for existing and the (many) pending **permitted** developments - and a reassessment of where we're at regarding capacity. (Non permitted developments are covered later; and apparently, there are many of those too!) **AND all stormwater projects should be completed, and any in process or not started yet should be required to aim for restoration, not "mitigation" of damaged ecosystems.**

*Under Best Management practices (BMP), mitigation is the LAST resort. BMP advises to "do no harm" and if that's not possible, complete restoration is the most desired outcome for ecosystems and quality of life for All.*

**c) Code enforcement and meaningful cumulative fines** for any repeat violators without permits or who disobey protective regulations, AND who have not contacted Tribes to have an archaeologist oversee any excavation or grading - no matter how much money they have or how much they threaten to sue the county. *There are many un-permitted developments going on in our UGA. All these repeat violators only get a hand-slap. The county is LOSING INCOME OPPORTUNITIES to fight these bullies in court!*

**d) a completed carrying-capacity analysis by an independent non-biased entity such as a University.** *We need Carrying Capacity analyses on how many people we ACTUALLY can support if services stop to these islands in emergency situations and there is a food shortage, for instance.) This should have been done BEFORE the developable lands assessment and needs to be done before any further development permits are allowed.*

**e) Please state in the document specifically what defining factors are being used to determine "support" - of our waters especially - and if contingencies are factored - and if so, what contingencies?** See potential emergency situations, below.

**Also, these need to be addressed in any Capital Facilities Plan or other Permitting assessments:**

**f) Has Council made a case with the Growth Management authorities for our limited water and land situation and our **RURAL character**,** as we have continually requested for years that they do?

**g) Has Council contacted the Tribes** who had this land before it was stolen, sat down at the table with tribal leaders, and asked for their guidance in a sincere, respectful, and listening way?

**h) Since Eastsound Sewer and Water systems in the Eastsound UGA are at over 90% capacity now in summer,** we need to assess where we'll be at when all existing permitted (and illegally and non-permitted developments, of which there are plenty) are up-and-running and using the water and sewer system in ALL of our UGAs. (see b above)

Has this projected analysis and assessment been done on the Pending (not future) permits?

ETC ETC ETC

**Category B comment:**

**IF** Category B would, or *could*, be used in any way to allow *more* permits, since LOS wouldn't mandate any forced growth (**OR restrictions and protections against it**) on Cat. B Capital Facilities, then my comment and suggestion is **to start over and scrap that idea entirely! Category**

**B needs county and State DOE environmental oversight; just as Category A should also have these safeguards.**

**I'm against Ports (and Fire and Rescue) being moved to category B, IF it means that the County will give the Ports whatever they want in their quests to expand in UGAs.**

**Our county's regulations should be THE safeguard and protection standing between FAA-driven and growth-addicted development-happy Port commissioners who want to push maximum buildout, and our citizens' desire for protection of our rural character and quiet simple way of life. Do not give our local and state powers away without our approval or consent!**

**I feel that our County decision-makers continue a high-risk gamble of all of our futures. Unlimited growth and permitting, in this time of increasing climate- and human-caused disasters and emergencies - and expecting them NOT to happen here, is dangerous and blind. We don't have the water to play casino-roulette. Water is our most essential and limited resource.**

## **EVERYONE SHOULD READ THIS ARTICLE: This is a discussion we need to have!!!**

Who Owns Our Water? — ecoRI News

**I request that our County do something truly revolutionary: honor the Treaties with First Nations who were on this land originally, and invite their leadership to the table concerning all aspects of the Comp Plan - especially Land Use issues.**

**Emergencies (most needing lots of WATER) and potential lives at risk:**

**What would happen IF If we had one or more large-scale emergencies, such as:**

~ **one or more wildfires engulfing much of our major towns, or anyplace else if the wind is right; (fires generate their own high winds). Eastsound, especially, is a WIND TUNNEL.** Many of our capital facilities are in the UGAs where almost ALL of our resources are bundled.

~ **a fuel spill or explosion** -(many above-ground bulk storage tanks are situated near high-density housing and businesses and are in the flight path too) . Any resulting long-term pollution of our ground water in a major spill event or undetected leak in the lines.

~ **a plane crash into the high-density housing in the flight path**, potentially causing a multiple-fatality fire, explosion, or both ( I live right under the planes taking off and landing. there are COUNTLESS close calls where planes are *barely clearing* our building - this with wingtip increases expected to up to 79' in the works at Port of Orcas when the runway is separated (already the funding is promised for it). We've appealed to the commissioners why are planes still flying RIGHT OVER us in the first place?

~ **Stormwater and other pollutants intruding into our ground(drinking) water and nearshore sensitive habitats**

~ **forest and biodiversity loss is already marching along** ("deforestation leads to desertification") and loss of palustrine wetlands is killing off fish and amphibians, and other beneficials such as mosquito-eating bats and songbirds - they need the forest habitat.

~ **flooding** - there are hardly any trees left in our contiguous-wetland watershed to hold back waters roaring down clearcut-hills surrounding our watershed basin.

~ We're due for a richter-scale 8 or greater **earthquake in soil liquefaction zones.**

~**tsunami risk** if the quake is subduction and in one of our many "local" fault lines.

**if any or multiples of these happened, we would be quickly maxed-out and water-less virtually overnight!**

*Is this the right place for a UGA in the first place? (NO!)*

**And, even MORE questions arise concerning land use and Capital Facilities:** (I like to be thorough ) The public needs to understand what is driving County decisions without our education by the county so we can give proper input.

~Who or what specifically defines and mandates LOS (Level of Service) in Activity Areas? Council? Growth Management Act? We want to see names, and at least provide us links to the guiding regulations.

~ If it's the GMA, what have our elected County officials done to make the case that we are *rural* islands and nothing here should become "urbanized?"

~ Why UGAs and not LAMIRDs? Did this or any previous Council or Planning Commission even try to lessen the impacts of urbanization or gentrification?

~ **The GMA says that Counties *can* decide how to interpret the Act-** apparently, there are exceptions and leeways for rural communities. **Have we taken every avenue** to request these exceptions or re-categorize our "Activity Centers" to reflect our *RURAL* character?

~ **If not, why not?**

~ If it's someone in the County, who is responsible, to whom do we address our concerns? How many are there? I am looking for their names and contact info.

I am even more confused and concerned than I was, despite whatever well-intentioned reasoning is making all of our regulations separate from our Vision, confounding the Public, and writing up everything into "tables and charts" **without any real explanation on what drives these decisions; the WHY of them - which people need in order to have the incentive to protect these precious islands.**

My other grave concern, regarding Orcas Island, is that since the Eastsound SubArea Plan was re-written in 2015 to get rid of the "need" to apply for Conditional Use permits in our UGA, and only EAs are necessary even in Critical Areas, no contiguous wetlands need be protected ,thanks to "site specific" wetland delineation which superceded the more protective Army Corp wetland classification. We can thank former Council members for that travesty, and the rich "property rights" pushers who pressured them with threats of lawsuits. As a consequence, there have been no SEPA environmental assessments "needed" in our UGA (where the most important Critical Areas on Orcas lie in our watershed and drinking water; **I can't speak for the other two UGAs but since they are "waterfront" UGAs on downhill slopes, I can imagine they too are impacted by the No SEPA required no matter how big the development rule - or does this just apply to Eastsound UGA?**). For all these reasons I'm concerned about this Capital Facilities draft; the language is mushy and nebulous.

**How does the County plan to rectify this - and what are they waiting for?**

I am copying Council on this because in my 38 years of living here and over 25+years of our dealing with the Comp Plan Vision never being reflected or honored in the regulations, we seem to keep getting further and further away from adhering to any semblance of what we wanted to protect that was precious about these islands - and that, IMO, is an insult to the people who took countless hours and months/years of their time to make a vision that was fair and equitable to all, and it's a travesty for our young people and future generations to come; should we be so fortunate. to even have future generations based on climate change scientific predictions.

Certain Comp Plan elements were not honored at all. A few select elements like economic growth (via tourism) and development/land use have, Pac-Man style, gobbled up any quality-of-life that we were trying to protect in a balanced way. I am deeply saddened and disturbed, though not surprised, at this continuing damaging trend. We have been asking to see reversals for decades.

Thank you for your time and for being willing to read all of this, and to explain to me the category A and B confusion. **The disturbing part is NOT what is or isn't in each category - it is what will be done permit-wise WITHIN each category, and again I state that in both categories, it will not be protective enough of our vital ecosystems, watersheds, forests, and marine environments in and surrounding Eastsound UGA and key in the other UGAs in the San Juans as well.**

I'm speaking from over 30 years of frustration at the County's blindness and refusal to really look, while aiming platitudes and stall-tactics at an increasingly disillusioned Public. It's the dismay I feel at the continued disrespect of the Will of the Commons to pander to Special Interests or a small minority of litigation-threatening well-monied few calling the shots for the rest of us, while my friends and fellow working class community members are forced off island or to live in their cars. Enough!

I know this is long - but at least it's not a hundred page document, like this appendix to Capital Facilities. I hope the right people take the time to read our comments and not just dismiss them, but actually do something about them.

Sincerely,

Brenda Bailey (aka Sadie)  
Eastsound, WA



# Friends *of the* San Juans

360.378.2319  
[www.sanjuans.org](http://www.sanjuans.org)

P.O. Box 1344  
Friday Harbor, WA 98250

Date: October 25, 2019

Adam Zack - SJC Department of Community Development  
PO Box 947  
Friday Harbor, WA 98250  
[adamz@sanjuanco.com](mailto:adamz@sanjuanco.com)  
cc: [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com)

**RE: Public Comment: San Juan County Comprehensive Landuse Plan update for Capital Facilities and Utilities Inventory Element**

Thank you for providing this opportunity to comment on the San Juan County Comprehensive Landuse Plan update for Capital Facilities and Utilities Inventory Element.

The Friends of the San Juans (Friends) represents over 2000 members who live, work and recreate in the San Juan Islands. Our mission is to protect and restore the San Juan Islands and the Salish Sea for people and nature. We have been active since 1979, and work with diverse stakeholders, including citizens, tribal and non-tribal governmental agencies, as well as with other non-profit organizations in the transboundary waters of the Salish Sea.

Capital facilities are important because they support the growth envisioned in the County's Comprehensive Plan. Capital facilities for the purposes of this plan correctly include facilities owned by San Juan County and other public entities necessary to support the county's current and forecast population growth. These include, but are not limited to, roads, bridges, sewers, parks, water supply and conveyance systems, stormwater management systems, water and wastewater disposal and treatment systems, schools, fire facilities, and county buildings. This inventory should also include a broad range of local, state and federal public agencies such as state and national parks, Washington State Ferries and our Power Cooperative "OPALCO" that supports county operations and services.

The County can use planning best practices to identify, coordinate and prioritize projects, and be ready to apply for funding. The Capital Facilities Plan can help the county use its limited funding wisely and most efficiently to maximize funding opportunities. Additionally, the CFP amendment is a way for the County to be transparent with its capital improvement planning. The public has an opportunity to be informed of and comment on the county's capital improvement plan.

As required by the Washington State Growth Management Act (GMA), San Juan County must adopt comprehensive plans that identify key elements: 1. inventory of existing capital facilities and their capacities and locations; 2. **forecast future needs for such facilities** based on land use element, 3. the proposed location and capacities of new or expanded facilities; 4. minimum level of services; 5. include a six-year realistic financing plan and clearly identify sources of funding; and 6. re-adjust the comprehensive plan if funding is inadequate.

Three main drivers that make up the need for capital facilities include, operation and maintenance of existing facilities; **deficiencies in existing facilities and new facilities for projected new growth.** Counties required to plan under the GMA are authorized to “impose impact fees on development activity as part of the financing for public facilities...” (RCW 82.02.050(2)). This applies only to capital facilities owned and operated by governmental entities including: public streets and roads; publicly owned parks, open space, and recreation facilities; school facilities; and fire protection facilities.

### **Omissions and Trends**

Since the last update in 2009, many things have changed in San Juan County impacting the cost of community services, energy, climate adaptation, housing, tourism, and the needs of our youth.

The Growth Management Act did not contemplate, nor plan for, the types of disruptions happening in our community such as climate related disruptions including but not limited to sea level rise, forest fire, water use, or over tourism. Nor did it contemplate trends in electrification of power for housing and transportation, vacation rentals or increased fare increases and cost of waste management.

Capital facilities planning needs to contemplate trends for this next comprehensive land-use update that include substantial new areas for our community including, but not limited to:

1. The creation of new facilities for industrial composting (food, cardboard) as well as glass crushing and commercial bio char areas or mobile units;
2. Fuel reduction - Feedstock holding areas for materials;
3. Youth - Increased homeless youth, needs of youth and school districts to provide services (e.g. housing, mental health, food, and foster care);
4. Incorporate sea level rise and salt water intrusion into all public facilities such as sewer district, schools, ports, planning.
5. Electric battery storage areas;
6. Alternative power source infrastructure (tidal, wave, solar, micro hydro).

### **Omission: forecast future needs for facilities**

On Page 10 On ADD trends in Affordable Housing

Needs and funding trends for affordable housing, include funding to improve the affordability of both new and existing housing through investments in energy conservation and/or efficiency, and renewable energy generation. Require that UGA expansions include a permanent affordability requirement for at least 50% of the units created.

Page 46. Section 7.3.6 Proposed New Sections

## ADD SECTION on other public land managers

Because of the national and international significance of the San Juan Islands, this plan should leverage the inclusion of our state and federal partners to help pay for additional facilities (bathrooms, transit, signage, waste reduction, fuel reduction, and cost sharing for all of these elements) through the inclusion of these facilities in the Capital Facilities Plan

### State and Federal Land Managers in the San Juan County

- San Juan Island National Historic Parks.
- San Juan Islands National Wildlife Refuge and related light houses.
- San Juan Islands National Monument administered by the Bureau of Land Management
- Washington State Ferries Terminals
- Washington State Parks

Include these agencies in Capital facilities planning and cost share projects related to tourism planning, transportation, housing and water, waste water.

In Section 7.3.10 on page 82 ADD Health and Social Services section for Youth

Youth services and needs are not reflected in our CFP.

San Juan County Juvenile Services and public schools provide services to youth who are living in unstable housing each year. Many 'homeless' youth are students residing with a family member, friends, and are likely 'couch surfing,' or are in foster or "host" family care. Trend in Youth Services need to be included in this analysis. During the school year, families of students who are experiencing difficulty financially can sign up for the National School Lunch Program, which provides free or reduced lunch. The school also gives students weekend food packages.

Sources for constructing trends and needs in a new section titled, "Youth Services" include but are not limited to: All San Juan County public school superintendents, student housing questionnaires, school district trends for homeless youth, San Juan County Juvenile courts, and family resource centers on Orcas, San Juan and Lopez Islands.

These program statistics and trends should be captured in trends needs for youth transitional housing which except for a handful of foster or host homes is sorely lacking in San Juan County. We need to plan for transitional youth facilities in San Juan County.

On Page 11 ADD Trends in Waste Management

This plan should include a projections for refuse and recycled materials cost to increase for transportation and burial. This plan should include projections for industrial compost facilities on ferry served island.

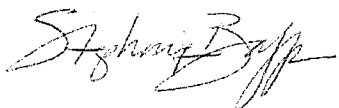
On Page 75 ADD trends in Transportation and Marine Facilities

- Encouraging best practices for fleet management including electric and or hybrid fleet cars, electric charging stations at public facilities for cars and ferries.
- Include electric charging stations at docks, and county parking areas
- Plan for impacts of sea level rise and accompanying erosion when undertaking new construction or conducting repairs and maintenance of docks and associated parking areas.
- transit providers are providing expanded low /zero emissions transportation services that support the needs of local residents and visitors.

ADD NEW policies

1. Site all new capital facilities in places that are not at risk from potential sea level rise or extreme weather conditions.
2. Use the latest science to identify potential sea level rise, flood zones, and
3. other characteristics when identifying locations for capital facilities infrastructure.
4. Install low /zero emissions and energy -efficient energy systems in any new capital facilities.
5. All new County buildings should be LEED certified at the Gold or Platinum level.
6. Monitoring water quality and clean all drainage ferry parking areas in San Juan County.
7. Ensure that all plans consider climate change projections and anticipated impacts such as saltwater intrusion and precipitation change, and incorporate adaptation measures to increase climate resilience and ensure adequate fresh, clean water in the long term planning.
8. Paying for Capital Facilities
  - a. Ensure that costs of county-owned capital facilities are within the county's funding capacity, and equitably distributed between users and the county in general.
  - b. Promote efficient and joint use of facilities with neighboring governments
  - c. and private citizens through such measures as interlocal agreements and negotiated use of privately and publicly owned lands or facilities (such as open space, stormwater facilities or government buildings).
  - d. Explore regional funding strategies and agreements between the County, Town of Friday Harbor and Port Districts for financing of capital facilities costs.
  - e. Users pay for capital facilities, except when it is clearly in the public interest not to do so.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Buffum', with a stylized, flowing script.

Stephanie Buffum, MURP, MPA  
Executive Director