



Island County Comprehensive Plan

2025 Periodic Update - Appendices

Draft Element Release
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Land Capacity Analysis for the 2025 Comprehensive Plan Update

1. 2045 Population Projections

RCW 36.70A.115 requires counties and cities to ensure that “Comprehensive plans and development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth.” Jurisdictions comply with this requirement by completing a land capacity analysis.

Island County is not subject to the Buildable Lands Program (RCW 36.70A.215) under the Growth Management Act (GMA); instead, the Countywide Planning Policies (CPPs) direct the land capacity analyses of the municipalities and the county to ensure consistency. A land capacity analysis is a necessary step in comprehensive planning as it quantifies the housing units, population, and employment growth that can be accommodated within urban and rural lands under existing development regulations. The countywide land capacity methodology described in the CPPs (C-08-24, PLG-003-24), establishes an overall framework to promote consistency in the calculation of growth capacity.

The way counties and cities are required to plan for growth changed significantly with the adoption of House Bill (HB) 1220 by the Washington Legislature in 2021. Under HB 1220, jurisdictions are required to evaluate whether they have sufficient land capacity to allow for the types and amount of new housing needed to meet identified housing needs at all income levels. If there is insufficient capacity for any type of housing need, the jurisdiction must identify and implement zoning changes and land use allowances that provide enough capacity prior to adoption of the comprehensive plan. The new capacity created must align with the allocated housing targets, discussed further in Section 7.

The GMA states that jurisdictions must adopt and implement any necessary changes to achieve the land capacity necessary to accommodate all housing needs by their comprehensive plan periodic update deadline. This report is the first step in that process, outlining the capacity and deficits within the County, so that amendments to the comprehensive plan provide capacity for all housing needs.

2. 2045 Population Projections

The selection of a population projection is a critical step in the development of a GMA compliant comprehensive plan. At the beginning stage of updating a comprehensive plan, counties are required to utilize the official population projections issued by the Washington State Office of Financial Management (OFM) to decide on a population projection for the

planning period. These projections include three distinct ranges: a low, medium, and high projection. In accordance with RCW 43.62.035, the medium range represents OFM’s most likely estimate of a county’s population. Counties must select a population projection that falls within these ranges to determine their fundamental GMA planning decisions, specifically within the land use and housing elements.

Table 1. OFM’s Population Projections for Island County

| Island County | Census | Projections | | | | | |
|---------------|--------|-------------|---------|---------|---------|---------|---------|
| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Low | 86,857 | 82,941 | 83,081 | 83,221 | 83,361 | 83,501 | 83,579 |
| Medium | | 90,153 | 93,670 | 96,903 | 99,870 | 102,639 | 105,250 |
| High | | 97,365 | 102,564 | 107,455 | 112,060 | 116,450 | 120,670 |

2.1 Process and Methodology for Population Projections

The Countywide Planning Group (CPG) comprised of representatives from Island County, City of Langley, City of Oak Harbor, Town of Coupeville, and Naval Air Station Whidbey Island (NASWI), met and determined that the previous comprehensive plan underestimated the population growth. In 2023, many of the jurisdictions had exceeded the population projections from the last comprehensive plan estimated for the year 2036 (shown in Table 2). The CPG analyzed the projections provided by OFM and determined that the medium series projection was the most probable estimate for the 20 year planning period (C-85-23). The medium series projection was adjusted to 99,202 due to infrastructure constraints.

Table 2. Previous Comprehensive Plan's Jurisdictional Allocations and Population Growth

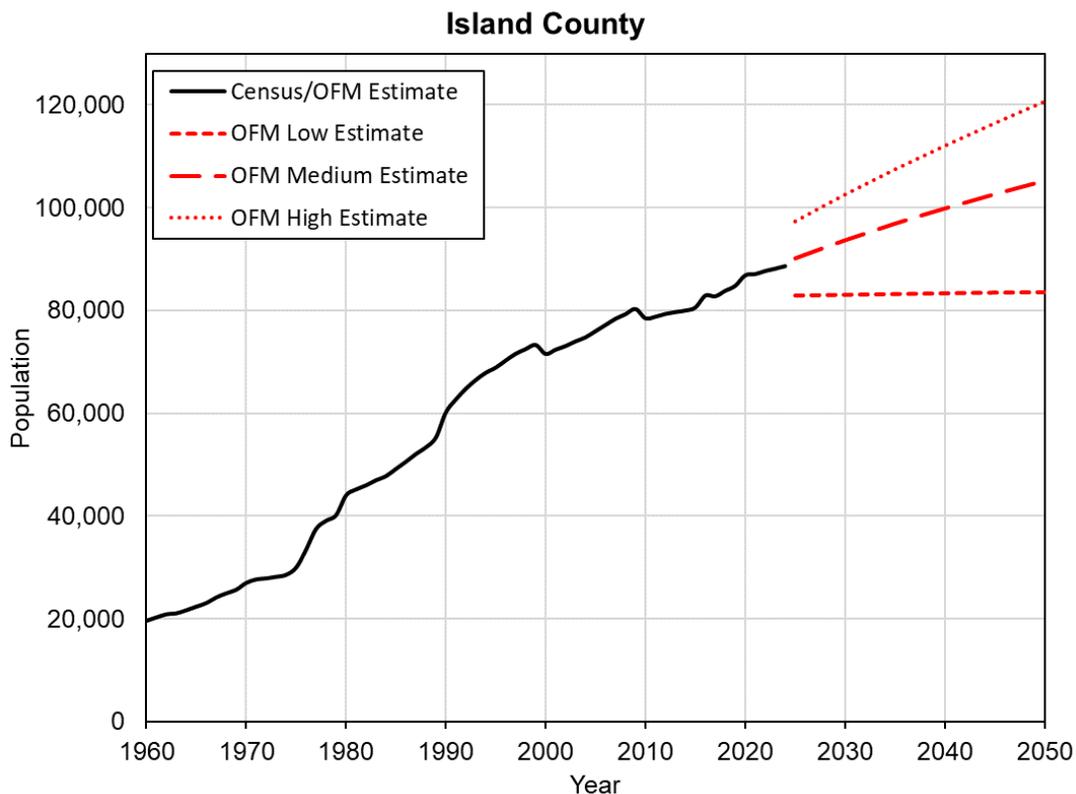
| Jurisdiction | 2036 Allocation | 2010 Population | 2020 Population |
|---------------|-----------------|-----------------|-----------------|
| Oak Harbor | 3,747 | 22,075 | 24,622 |
| Coupeville | 143 | 1,831 | 1,942 |
| Langley | 92 | 1,035 | 1,147 |
| Island County | 4,318 | 78,506 | 86,857 |

2.1.1 Analysis and Findings

To comply with the GMA requirements and calculate a population projection, Island County reviewed the County demographic characteristics, economic conditions, and past growth trends, as well as data from the State of Washington and the U.S. Census Bureau. Based on this research, the County arrived at the following conclusions:

- In the year 2045, Island County is projected to have a population of 99,202. The 2020 census determined that Island County had a population of 86,857; this represents a total projected increase of 12,345 people over a 25 year period.
- The median age of Island County is higher than the state as a whole and is increasing at a faster rate.
- Island County’s 1998 and 2005 comprehensive plan population projections significantly overestimated future population growth, while the 2016 population projection significantly underestimated future population growth.
- NASWI indicates that at the time of this report, there are no plans to add additional personnel in the next 20 year period.

Figure 1. Graph of OFM Population Projections



3. Jurisdictional Allocations

The changes in housing allocations mandated by HB 1220, prompted Island County’s Countywide Planning Group (CPG) to revisit how housing is allocated in the CPPs and develop a new process for allocating housing to jurisdictions that meets the requirements in RCW 36.70A.

Utilizing Method A in the Housing for All Projection Tool (HAPT), shown in the CPPs, that was distributed by the Washington Department of Commerce, the projected population increase was distributed between the municipalities and unincorporated Island County.

More information regarding the Housing Allocation Methodology can be found in the CPPs.

Table 3. Jurisdictional Allocations

| Jurisdiction | Allocation | Allocation (People) | Allocation (Houses) |
|------------------------------|------------|---------------------|---------------------|
| Oak Harbor | 55.63% | 6,868 | 3,992 |
| Coupeville | 4.88% | 602 | 350 |
| Langley | 6.22% | 768 | 446 |
| Unincorporated Island County | 33.27% | 4,107 | 2,388 |

Table 4. Population Changes by Jurisdiction Over the Twenty Year Planning Period

| Jurisdiction | 2020 Population | 2045 Population |
|------------------------------|-----------------|-----------------|
| Oak Harbor | 24,622 | 34,639 |
| Coupeville | 1,942 | 2,577 |
| Langley | 1,147 | 1,955 |
| Unincorporated Island County | 59,146 | 63,468 |

Table 5. Population Distribution by Jurisdiction, Estimates, and Projection

| Jurisdiction | 2000 | 2010 | 2020 | 2045 Projection |
|------------------------------|---------------|---------------|---------------|-----------------|
| Oak Harbor | 20,060 | 22,075 | 24,622 | 31,490 |
| Coupeville | 1,723 | 1,831 | 1,942 | 2,544 |
| Langley | 959 | 1,035 | 1,147 | 1,915 |
| Unincorporated Island County | 49,081 | 53,565 | 59,146 | 63,253 |
| Total | 71,558 | 78,506 | 86,857 | 99,202 |
| Growth | 11,363 | 6,948 | 8,351 | 12,345 |
| Growth Rate | 18.8% | 9.7% | 10.6% | 14.2% |

Population growth was determined by the 2020 Census numbers and used for housing allocations in the HAPT tool. Commerce used an average household size of 2.33 for the entire county in HAPT; however, the individual municipalities have higher or lower household sizes. Therefore, there will be a discrepancy between the total 2045 population as reported in the HAPT tool, and populations reported by jurisdictions in their capacity analyses.

Table 6. Jurisdictional Housing Stock Change

| Jurisdiction | 2020 Housing Stock | 2045 Housing Stock |
|--------------|--------------------|--------------------|
| Oak Harbor | 10,057 | 14,049 |
| Coupeville | 1,017 | 1,367 |
| Langley | 743 | 1,189 |

| | | |
|------------------------------|---------------|--------|
| Unincorporated Island County | 25,445 | 27,833 |
| Total | 37,262 | |

4. Employment Projections

Island County obtained data from the Washington State Employment Security Department (ESD) to develop a baseline 2045 employment estimate. ESD only reports jobs that are covered by unemployment. This excludes some categories such as those who are self-employed by a non-incorporated company, corporate officers, church employees, elected officials, railroad workers, and uniformed military.

To estimate the number of uncovered jobs, Island County gathered data from the ESD Labor Area Summaries, the Census, and NASWI staff. The 2022 total Island County employment estimated is 28,440 jobs.

Island County forecasted the 2045 total employment level based on the calculation of a population to employment ratio (PER) and the assumption that the County's PER will continue to track closely with the State's PER from 2022–2045. Based on an analysis of past trends, it is assumed that the distribution of jobs across sectors will not significantly change from 2022–2045.

- The 2022 PER for the County was generated using the April 1, 2022, OFM estimate and ESD 2022 data for the total County employment estimate.
- Both the 2022 PER and a 2045 PER for Washington State was generated using OFM's Forecast of Washington Labor Force, 2022 and April 1st Population Estimates. The change in the State's PER between 2022 and 2045 was calculated to be 0.072.
- The same rate of change (2022 – 2045) in the PER for the state was applied to the 2022 County PER, yielding a 2045 PER for the County. This PER ratio is 5.04.
- The Island County 2045 PER was applied to the population forecast to yield a total employment forecast for 2045. Because military jobs are not assumed to grow during this planning period, the PER was not applied to military employment.
- The total 2036 forecast for non-military jobs is 20,348, derived by dividing the 2036 PER ratio by the County's total 2036 population forecast. This equals an increase of 2,708 jobs over the 20 year planning period.

Naval Air Station Whidbey Island (NASWI) employment was treated differently, as it is not dependent on the local economy, but rather, is determined by U.S. Navy staffing decisions. The NASWI representative at CPG meetings stated that there will not be a significant increase of uniformed personnel within this 20 year planning period.

Methodology on how employment capacity was calculated for commercial and industrial areas within Mixed Use Limited Areas of More Intense Rural Development (LAMIRDs) and UGAs can be found in the CPPs.

The results of the employment projection can be summarized as follows:

- The baseline employment estimate for Island County in 2022 is 28,440 jobs and the forecast is 31,148 jobs in 2045. This represents a growth of 2,708 jobs.

4.1. Employment Allocations by Jurisdiction

Utilizing 2021 Census “On the Map” data, percentage shares for each jurisdiction were derived based on current employment density, and then increased slightly to shift weight away from rural areas to UGAs to be consistent with the housing methodology.

Table 7. Jurisdictional Employment Allocations

| Jurisdiction | 2022 Jobs Total | % Share | Urban Rural Split | | Est. 2045 Total |
|-------------------------------------|-----------------|---------|-----------------------------|-----------------------|-----------------|
| | | | Urban (City Limits & NMUGA) | Rural (UGA or County) | |
| Oak Harbor | | | | | |
| Military* | 10,800 | 0% | 0 | 0 | 10,800 |
| Non-Military | 6,233 | 54.5% | 1,225 | 251 | 7,709 |
| Coupeville | 2,484 | 15.0% | 406 | 0 | 2,891 |
| Langley | 587 | 5.0% | 135 | 0 | 722 |
| Unincorporated Island County | 8,335 | 25.5% | 69 | 622 | 9,026 |
| Totals | 28,440 | | 1,835 | 873 | 31,148 |

*Military current jobs of 10,800 includes 8,700 active duty and 2,100 civilians at NASWI.

4.2. Employment Assumptions:

- Oak Harbor Urban/Rural Split was 83% to 17%. Due to the size of Langley’s UGA and absence of a UGA in Coupeville, no urban split was applied for those two municipalities.
- The Freeland Non-Municipal Urban Growth Area (NMUGA) received 10% of Island County’s share and is placed under the “Urban” split.
- Military growth is not included in the employment shares split and will not be increasing during this planning period.

4.3. Mixed Use LAMIRD & UGA Employment Capacity:

Table 8 presents the future employment land capacity analysis in UGAs and Mixed Use LAMIRDs, including the land supply available for future commercial and industrial development and the associated employment capacity of those lands.

Table 8. Employment Capacity in Mixed Use LAMIRDs and UGAs

| Area | Acres | Employment Capacity | Employment Reserve |
|----------------|-------|---------------------|--------------------|
| Oak Harbor UGA | 202 | 687 | 436 |

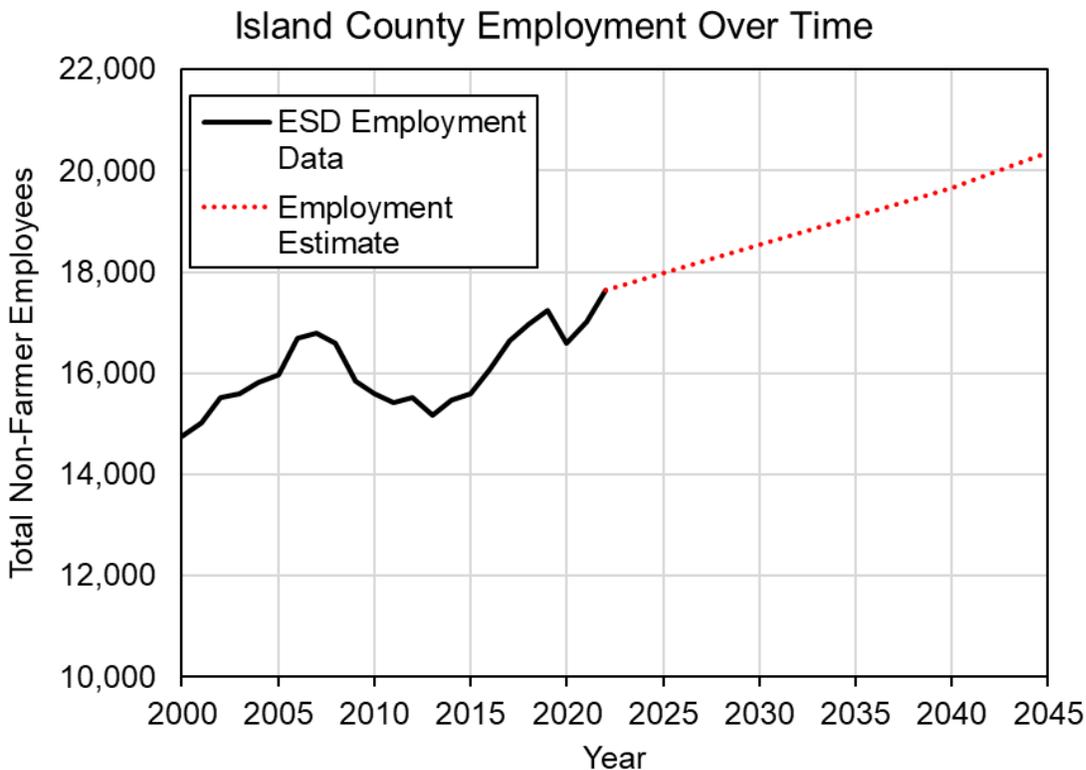
| | | | |
|-------------------|-----|-------|-------|
| Freeland NMUGA | 124 | 753 | 684 |
| Mixed Use LAMIRDs | 97 | 1,643 | 1,021 |
| Langley UGA | 0 | 0 | 0 |

- Oak Harbor UGA, Freeland NMUGA, and the Mixed Use LAMIRDs all have excess employment capacity.
- Each municipality analyzed their respective employment capacity separately, which can be found in their Land Capacity Analyses in the Appendix.
- The Langley UGA does not have any land available for commercial or industrial uses, therefore there is no employment capacity.

4.4. Employment Growth Over Time

The number of employed persons in Island County grew 1.13% from 15,520 in 2012 to 17,640 in 2022. This growth percentage was a slight increase from the 2000 to 2010 decade, where the yearly growth averaged 1.05%.

Figure 2. Island County Employment Estimates



5. Land Capacity Analysis

As part of the 2025 Comprehensive Plan update, Island County has completed a Land Capacity Analysis to estimate the amount of land available for development in Island

County. The analysis evaluated current land use patterns and the amount of land which could be subdivided, developed, or redeveloped.

5.1. Methodology

A step-by-step methodology of the Land Capacity Analysis can be found in the CPPs.

5.1.1. Glossary:

1. **Accessory dwelling units (ADUs):** ADUs are separate living quarters either contained within the primary residence (attached ADUs), or a detached dwelling unit situated on the same parcel as a primary residence that shares a common access point as the primary residence.
2. **Critical Areas:** Mapped and verified streams, wetlands, lakes, ponds, frequently flooded areas, steep slopes, and geologically hazardous areas, and their maximum associated buffers.
2. **Critical Area Constraint Factor:** A number representing the percentage of land (specific to each area analyzed) which is presumed to be constrained by critical areas, and therefore less likely to be available for development.
3. **Development Potential, Non-Residential & Multi-Family Residential:** The number of acres available for non-residential and multi-family residential development in each industrial, commercial, mixed use, and multi-family zone. In this analysis, development potential is used as a subtotal to express the gross capacity of vacant or re-developable parcels before the total development potential is calculated.
4. **Development Potential, Single-Family Residential:** The potential number of lots or dwelling units which can be created by dividing or developing vacant or partially vacant parcels in zones which permit single-family residential development. In this analysis, development potential is used as a subtotal to express the gross capacity of vacant or partially vacant parcels before the total development potential is calculated.
5. **Low Probability for Development:** Parcels which are not likely to be available for development because they are owned by a charitable organization, institution, or governmental entity. Low probability development parcels shall be identified based on Assessor's parcel data. Parcels which are tax exempt based on Assessor's parcel data shall be considered low probability development parcels. Parcels with an easement that restricts future development shall also be considered low probability development parcels.
6. **Partially Vacant Parcel:** A partially vacant parcel is a parcel which contains an existing dwelling unit but which is large enough to be divided.
7. **Public Purpose Land:** Includes land required for such things as streets, drainage facilities, and parks/open space.

8. **Re-Developable Parcel:** A parcel zoned for non-residential uses or multi-family residential uses that has the potential to be redeveloped and used more intensively.
9. **Total Development Potential, Non-Residential & Multi-Family Residential:** The total gross quantity of land available for multi-family or non-residential development before land is subtracted to account for public purposes and critical areas.
10. **Total Development Potential, Single-Family Residential:** The total gross number of lots or dwelling units which could be created by dividing and/or developing all vacant and partially vacant parcels available for single-family development before land is subtracted to account for public purposes and critical areas.
11. **Total Net Capacity:** The total net capacity of each single-family, multi-family, industrial, commercial, and mixed use zone after land is subtracted for public purposes and critical areas. Total net capacity is expressed in acres for multi-family and non-residential zones, and dwelling units or lots for single-family zones.
12. **Vacant Parcel:** A parcel which is either vacant or has an improved value of less than \$4,000 based on Assessor's parcel data. Parcels which contain a mobile or manufacture home shall not be considered vacant even if they have an improved value of less than \$4,000.
13. When the term **value** is used in this document it shall mean the assessed value identified in the Island County Assessor's database.
14. When the term **BOCC** is used in this document it shall mean the Board of Island County Commissioners.

5.1.2. Assumptions:

Please see the CPPs for assumptions utilized.

5.1.2.1. Sewer Assumptions

The densities stated within the Island County Code for the Freeland NMUGA, Langley UGA, and Oak Harbor UGA assume that these areas will be served by sewer. The numbers shown in this report are therefore subject to change if sewer is or is not served within those areas.

5.1.2.2. ADUs in Rural Areas Assumptions

RCW 36.70A.070(2)(d)(iv) states that the role of ADUs in meeting housing needs must be considered in the housing element of the comprehensive plan. The Department of Commerce has stated that ADUs may be utilized as affordable housing options for the 50% to 120%+ Area Median Income (AMI) levels. Island County Code (ICC) states that only 35 detached accessory dwelling units (DADUs) are allowed to be built each year (ICC 17.03.180.1), with no limit to attached ADUs. To determine the number of potential ADUs that may be built over

the next twenty years, the average number of ADUs (detached and attached) was determined using data provided by the Island County Building Department (

APPENDIX **B**

ADU PERMIT DATA

Table 19). The average of 40 ADUs (detached and attached) per year, resulted in a total of 800 ADUs over the twenty year planning period.

5.1.2.3. ADUs in Urban Growth Areas Assumptions

The Oak Harbor UGA, Langley UGA, and Freeland NMUGA are not subject to the DADU limit that is imposed in the rural areas. Following the adoption of House Bill 1337 in 2023, cities and counties must allow at least two ADUs on all lots that allow for single family residences within an urban growth area. The Department of Commerce guidance suggests that ADUs in UGAs can represent 1% to 10% of the housing supply. Island County applied 10% for the Freeland NMUGA, Langley UGA, and Oak Harbor UGA to represent ADU growth. The number of parcels under the assessor's single family code was multiplied by 10% and then to account for allowing for at least two ADUs per parcel as described above from HB 1337, that number was multiplied by two. The results can be found in Table 9 below.

Table 9. ADU Capacity

| Area | Lots that could accommodate ADUs | Estimated Number of ADUs Anticipated During Planning Period |
|----------------|----------------------------------|---|
| Rural Lands | 34,927 | 800 |
| Oak Harbor UGA | 818 | 160 |
| Freeland NMUGA | 216 | 42 |
| Langley UGA | 4 | 0 |

6. Findings

- Unincorporated Island County currently has an estimated 28,568 dwelling units, with the majority of these units located in the Rural zone.
- The Rural Residential LAMIRDs hold the next largest density of dwellings in the unincorporated areas.
- With a net capacity of 7,909 dwelling units, Island County has enough aggregate land to accommodate the 2,388 units allocated, before the income analysis was applied.
- Known septic constraints and available water connections will limit capacities in some areas.
- An average of 21.99% of unincorporated Island County lands are encumbered by critical areas.

Table 10. Existing Conditions

| Zoning District | Acres | Number of Parcels [†] | Current Dwelling Units |
|---------------------------|----------------|--------------------------------|------------------------|
| Rural | 65,088 | 16,132 | 12,452 |
| Rural Forest | 13,045 | 227 | 103 |
| Rural Ag | 6,504 | 131 | 89 |
| Commercial Ag | 4,391 | 49 | 27 |
| Rural Residential LAMIRDs | 9,611 | 13,523 | 10,321 |
| Mixed Use LAMIRDs | 409 | 330 | 137 |
| Oak Harbor UGA | 1,089 | 947 | 901 |
| Freeland UGA | 451 | 452 | 412 |
| Camano Rural | 14,680 | 5,309 | 4,112 |
| Airport | 287 | 58 | 14 |
| Langley UGA | 38 | 4 | 4 |
| Totals | 115,594 | 37,162 | 28,572 |

† Parcel count is after removing government and publicly owned lands

The following land capacity analysis results were calculated in three steps outlined below, with the net density numbers being the final density used in all further steps:

- Gross Density: a density calculation based upon the number of units constructed across the entire county, without deductions.
- Buildable Density: a density calculation that removes critical areas and buffers to better determine the density of construction over the buildable area.
- Net Density: a density calculation that removes critical areas and buffers, adjustment factors, as well as roads, utilities, and other areas not explicitly used for residential units.

Table 11. Gross Density

| Zoning District | Acres | Number of Parcels† | Gross Dwelling Units |
|---------------------------|----------------|-----------------------|-------------------------|
| Rural | 65,088 | 16,132 | 4,884 |
| Rural Forest | 13,045 | 227 | 132 |
| Rural Ag | 6,504 | 131 | 48 |
| Commercial Ag | 4,391 | 49 | 10 |
| Rural Residential LAMIRDs | 9,611 | 13,523 | 4,999 |
| Mixed Use LAMIRDs | 409 | 330 | 162 |
| Oak Harbor UGA | 1,089 | 947 | 120* |
| Freeland UGA | 451 | 452 | 826* |
| Camano | 14,680 | 5,309 | 1,328 |
| Airport | 287 | 58 | 52 |
| Langley UGA | 38 | 4 | 17 |
| Totals | 115,594 | 37,162 | 12,578 |

† Parcel count is after removing government and publicly owned lands

*Densities assume sewer service and are likely not achievable on septic.

Table 12. Buildable Density

| Zoning District | Acres | Critical Areas Percent† | Buildable Dwelling Units |
|---------------------------|----------------|-------------------------|--------------------------|
| Rural | 65,088 | 15.05% | 4,117 |
| Rural Forest | 13,045 | 12.57% | 115 |
| Rural Ag | 6,504 | 14.06% | 41 |
| Commercial Ag | 4,391 | 88.88% | 21 |
| Rural Residential LAMIRDs | 9,611 | 19.52% | 3,947 |
| Mixed Use LAMIRDs | 409 | 9.41% | 146 |
| Oak Harbor UGA | 1,089 | 7.63% | 106* |
| Freeland UGA | 451 | 10.78% | 731* |
| Camano | 14,680 | 13.94% | 1,161 |
| Airport | 287 | 0.017% | 51 |
| Langley UGA | 38 | 50.00% | 8 |
| Totals | 115,594 | 21.99% | 10,444 |

*Densities assume sewer service and are likely not achievable on septic.

†Critical areas percent was averaged across the zoning district.

Table 13. Net Density

| Zoning District | Parcels* | Potentially Developable Parcels | Net Dwelling Units (Future Capacity) |
|---------------------------|---------------|---------------------------------|--------------------------------------|
| Rural | 16,589 | 4,356 | 2,907 + 800 ADUs |
| Rural Forest | 227 | 102 | 83 |
| Rural Ag | 125 | 40 | 27 |
| Commercial Ag | 49 | 9 | 16 |
| Rural Residential LAMIRDs | 13,130 | 3,364 | 2,366 |
| Mixed Use LAMIRDs | 330 | 228 | 198 |
| Oak Harbor UGA* | 921 | 106 | 45 + 160 ADUs* |
| Freeland UGA* | 455 | 162 | 406 + 42 ADUs* |
| Camano | 5,309 | 1,187 | 820 |
| Airport | 58 | 26 | 34 |
| Langley UGA | 4 | 2 | 5*† |
| Totals | 37,135 | 9,614 | 7,909 |

*Densities assume sewer service and are likely not achievable on septic.

†This number does not take into consideration the assigned sewer connections.

7. Area Median Income (AMI) Capacity Analysis

7.1. Background

Counties and Cities are now required to conduct an inventory and analysis of all housing needs by income, and for permanent supportive housing and emergency housing; and identify sufficient capacity of land for identified housing needs.

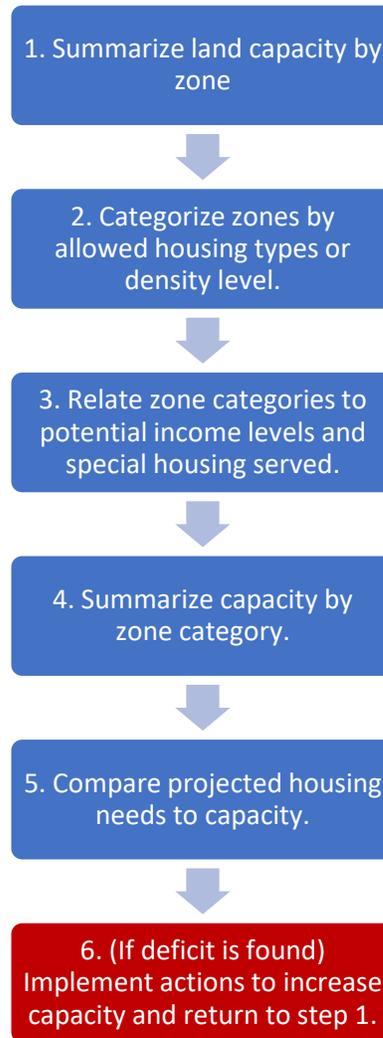
RCW 36.70A.070(2)(c) states that the land capacity analysis needs to identify “sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes.”

7.2. AMI Methodology

The goal of evaluating capacity by AMI level is to show quantitatively whether the jurisdiction has enough capacity to meet its allocated housing needs at each income level. If, at the conclusion of this analysis, there is a deficit of capacity at any income level, the jurisdiction must identify actions that increase capacity. Once effective steps or actions

are put into place, the jurisdiction must return to the beginning of the AMI analysis to recalculate capacity and compare needs. The Department of Commerce requires a different analysis for Emergency Housing.

Figure 3. Flowchart of AMI Analysis Methodology



1. *Summarize land capacity by zone. See*
- 2.
- 3.

4. Table 13 for net densities by zone.
5. *Classify zones by allowed housing types and densities.* The zoning code for each zoning district (e.g., Rural, Rural Forest, Residential LAMIRDs, etc.) was analyzed to determine what housing types are currently allowed and the maximum density allowed. In some areas where different densities are allowed, such as Residential LAMIRDs, Mixed Use LAMIRDs, and the Freeland NMUGA, the average density was utilized.

Table 14. Land Uses by Density Allowed

| Zoning | Housing Types Allowed | Max Density Allowed (dwelling units) | Assigned Zone Category |
|---------------------------|---|--------------------------------------|-------------------------------|
| Rural | Single family, ADU, group home, manufactured home park | 1 du per 5 acres | Low Density |
| Rural Forest | Single family, ADU, group home, manufactured home park | 1 du per 10 acres | Low Density |
| Rural Ag | Single family, ADU, group home, farm worker housing | 1 du per 10 acres | Low Density |
| Rural Residential LAMIRDs | Single family, ADU, duplex, tri plex, four plex, group home | 1.8 du per acre | Low Density, Moderate Density |
| Mixed Use LAMIRDs | Mixed use, multifamily, group home | 2.25 du per acre | Moderate Density, Multifamily |
| Freeland UGA | Single family, ADU, cottage housing, group home, mixed Use, multi family, ADU | 4.6 du per acre | Multifamily |

| | | | |
|----------------|---|------------------|-------------|
| Airport | Single family, ADU | 2 du per acre | Low Density |
| Oak Harbor UGA | Single family, ADU, cottage housing, group home, mixed Use, multi family, ADU | 3 du per 5 acres | Multifamily |

6. *Relate zone categories to potential income levels and PSH/emergency housing types served.* The zoning districts were then assigned a zone category based on the type of housing that is currently allowed in that zone. The zone categories were assigned an assumed affordability based on the maximum density allowed and housing types allowed.

Table 15. Zone Category by Income Level

| Zone Category | Housing Types Allowed | Assumed Affordability |
|---------------------------------|--|-----------------------|
| Low Density | Single family | 100-120%+ |
| Moderate Density | Townhouses, duplex, triplex, four plex, planned residential developments | 80-120% |
| Accessory Dwelling Units (ADUs) | 2-4 dwelling units per lot | 50-120% |
| Multifamily | Apartments, condos, group homes, manufactured home parks | 0-80% |

Summarize capacity by zone category. The zoning districts were then grouped based on the zone category. Using the net densities (found in

7. Table 13), the zone capacity for each zone category was determined.

Table 16. Capacities by Zoning Category

| Zoning District | Net Density | Zone Category | Capacity in Zone |
|---------------------------|-------------|--|------------------|
| Rural | 3,741 | Low Density | 3,853 |
| Rural Forest | 95 | | |
| Rural Ag | 28 | | |
| Commercial Ag | 16 | | |
| Mixed Use LAMIRDs | 198 | Moderate Density, Multifamily | 198 |
| Freeland | 406 | Low Density, Moderate Density, Multifamily | 406 |
| ADUs | 1,002 | Low Density, Moderate Density | 1,002 |
| Rural Residential LAMIRDs | 2,366 | Low Density, Moderate Density | 2,366 |
| Airport | 34 | Low Density, Moderate Density | 34 |
| Oak Harbor UGA | 45 | Low Density, Moderate Density, Multifamily | 45 |

8. *Compare projected housing needs to capacity.*

- a. Referencing the HAPT tool, the projected need for unincorporated Island County was tabulated by income level bracket.
- b. The HAPT tool states the percentage of the housing stock that each income level should encompass (shown in Table 17). This information was used to determine the percentage of each zoning district within the zone categories will be utilized for each income level. For example, 13% of the total net density in Mixed Use LAMIRDs should accommodate the 50-80% income level.

Table 17. Distribution of Units by Income Level, from HAPT Tool

| Income Bracket | 0-30% | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ |
|-----------------------|-------|--------|--------|---------|----------|-------|
| Distribution of Units | 4% | 7% | 13% | 14% | 14% | 47% |
| Added Dwellings | 500 | 486 | 414 | 196 | 187 | 604 |

- c. Certain zoning districts can accommodate housing across multiple zone categories (e.g., Mixed Use LAMIRDs, Freeland, and ADUs). To determine the total zone capacity per income level, the zone capacity was multiplied by the percentage shown in Table 17 and then the capacities were summed.
- d. The capacity surplus or deficit was determined by subtracting the total zone capacity from the projected need per income level (stated in the HAPT tool, CPPs).

Table 18. Zone Category Capacities by Income Level

| Income Levels | Zone Categories | Projected Need | % from HAPT | Total Zone Capacity | Capacity Surplus/Deficit |
|---------------|------------------|----------------|-------------|---------------------|--------------------------|
| 0-30% | Multifamily | 500 | 4% | 26 | - 474 |
| 30-50% | | 486 | 7% | 44 | - 442 |
| 50-80% | Moderate Density | 414 | 13% | 212 | -202 |
| 80-100% | | 196 | 14% | 565 | 369 |
| 100-120% | Low Density | 187 | 14% | 2,225 | 2,038 |
| 120%+ | | 604 | 47% | 4,833 | 4,229 |

7.3. Findings

- There are significant deficits in the 0-30% and 30-50% and 50-80% AMI capacities.
- The deficits in the 0-80% AMI housing numbers were an anticipated outcome of the land capacity analysis, given the new State requirements.
- Island County will have to consider reasonable alternatives to increase the supply of 0-80% AMI housing during this planning period within the Land Use and Housing Elements.

The CPPs Required Adjustments Specific to Each Zone

| Constraint/Adjustment Factor | Applicable Zone(s) | Adjustment % |
|-------------------------------------|---|----------------------------------|
| Vacant Parcels | Rural, Rural Agriculture, Rural Forest, Commercial Agriculture, Airport, Freeland, Residential LAMIRDs, Mixed-Use LAMIRDs, Oak Harbor UGA, Langley UGA | 10% |
| Partially Vacant Parcels | Rural, Rural Agriculture, Rural Forest, Commercial Agriculture, Airport, Freeland, Residential LAMIRDs, Mixed-Use LAMIRDs, Oak Harbor UGA, Langley UGA | Between 0-90% based on lot size. |
| Re-Development | All Oak Harbor non-residential zones, All Freeland non-residential zones, Mixed-Use LAMIRDs, and Rural zoned parcels that met the re-development criteria in the CPPs | 50% |

Critical Area Buffers

| Type of Critical Area | Buffer | Code Section/Other Notes | Data Source |
|---------------------------------|---------------|---------------------------------|--------------------|
| Streams | | 17.02B.420 | Island County GIS |
| Type F | 100 ft | | |
| All Other Streams | 75 ft | | |
| Wetlands | N/A | 17.02B.240 | Island County GIS |
| Steep Slopes | | 11.02.160 | Island County GIS |
| Over 40% | N/A | | |
| Unstable | N/A | | |
| Frequently Flooded Areas | | 14.02A, 17.05A.090.L | Island County GIS |

| | | | |
|------------------|-----|--|--|
| FEMA Flood Zones | N/A | | |
|------------------|-----|--|--|

APPENDIX B

ADU PERMIT DATA

Table 19. ADU and DADU Permits by Year (as of July 30, 2024)

| Year | ADU | DADU | Total |
|---------------|------------|-------------|--------------|
| 2001 | No data | 25 | 25 |
| 2002 | No data | 28 | 28 |
| 2003 | No data | 31 | 31 |
| 2004 | No data | 35 | 35 |
| 2005 | No data | 35 | 35 |
| 2006 | No data | 35 | 35 |
| 2007 | No data | 35 | 35 |
| 2008 | No data | 27 | 27 |
| 2009 | No data | 11 | 11 |
| 2010 | No data | 21 | 21 |
| 2011 | 0 | 19 | 19 |
| 2012 | 1 | 12 | 13 |
| 2013 | 1 | 11 | 12 |
| 2014 | 1 | 18 | 19 |
| 2015 | 0 | 15 | 15 |
| 2016 | 0 | 29 | 29 |
| 2017 | 2 | 26 | 28 |
| 2018 | 4 | 31 | 35 |
| 2019 | 5 | 35 | 40 |
| 2020 | 5 | 35 | 40 |
| 2021 | 5 | 35 | 40 |
| 2022 | 2 | 35 | 37 |
| 2023 | 7 | 35 | 42 |
| 2024 | 0 | 29 | 29 |
| Totals | 33 | 648 | 681 |

Island County Racially Disparate Impacts Policy Analysis - 2025

Criteria Used to Review Policies (from State guidance)

Supportive: The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.

Approaching: The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.

Challenging: The policy may challenge the jurisdiction’s ability to meet the identified housing needs. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and burdens imposed by the policy.

NA: The policy does not impact the jurisdiction’s ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement or exclusion.

| 2016 Goal / Policy: | Evaluation: | Why: |
|---|-------------|---|
| G1 Encourage preservation of existing housing stock capacity, subsidized affordable housing units, and the character of existing communities. | Challenging | Needs updated terminology to address equity |
| H1.1 Sustain and enhance the vitality, diversity, and quality of life within existing neighborhoods through the promotion of development that is sensitive to the quality, design, scale, and character of those neighborhoods. | Challenging | Needs updated terminology to address equity |
| H1.2 Preserve the existing housing stock to meet the changing needs of residents by continuing to improve the permitting process for remodels/additions, accessory dwelling units, and guest cottages. | NA | NA |
| H1.3 Monitor properties with expiring subsidies and identify strategies and resources to preserve their affordability. | Approaching | Supports meeting the need but could be more broad |
| H1.4 Identify and promote awareness of resources and programs available for housing repair and rehabilitation for homeowners with low incomes; examples may include, weatherization, septic repair or compliance with flood hazard regulations. | Challenging | Requirement shouldn't apply only to low income levels |
| H1.5 Support the preservation of manufactured home parks in Island County as a component of the County's affordable housing stock. | Approaching | Supports meeting the need but could go further |
| H1.6 Develop strategies to encourage the re-use of existing housing structures in rural areas including potential incentives for relocation to other sites. | NA | NA |

| | | |
|--|-------------|--|
| H1.7 Monitor the impacts of vacation rentals on housing availability in the County. | Supportive | Assessing the impacts of vacation rentals on the housing supply helps with meeting the communities housing needs |
| H1.8 Consider development regulations for the RAIDs and NMUGAs that are compatible with residential community character, that promote pedestrian connectivity and ensure the long term vitality of Island County neighborhoods | Challenging | Needs updated terminology to address equity |
| G2 Promote the development of different housing types, such as rentals and manufactured homes, to meet the needs of all demographic segments of the population, housing tenure choices, and income levels. Provide for these housing types in appropriate locations where infrastructure, public transit, and community services are readily accessible, planned in the near future, or are included as part of a new fully-contained community as described in RCW 36.70A.350. | Approaching | Supports meeting needs but language could be more inclusive |
| H2.1 Encourage the construction of multi-family units, primarily rentals, in areas where higher densities are permitted and where infrastructure, including public transportation, is already available. | Supportive | Multi-family housing tends to be more affordable |
| H2.2 Encourage housing suitable to the needs of older adults, including independent and assisted living housing, in Mixed Use RAIDs and UGAs. | Supportive | Accommodating of seniors |
| H2.3 Encourage the siting of duplexes, triplexes, and fourplexes in Rural Residential zones that are near Mixed Use RAIDs and UGAs. | Supportive | Middle housing provides additional housing options |
| H2.4 Identify innovative housing approaches for Camano Island where the predominance of rural zones and lack of a UGA presents challenges for meeting a diversity of housing needs. | Approaching | Supportive but could be reworded to apply more broadly |
| H2.5 Evaluate and modify as needed, Planned Residential Developments and clustered housing code provisions to ensure that they provide adequate incentives to achieve desired densities. | Approaching | Supportive but could emphasize affordability more |
| H2.6 Evaluate regulations to determine appropriate locations, provide expanded opportunities, determine potential incentives, and remove unnecessary barriers and/or impediments to the development of the following housing types: permanent and seasonal farm worker housing; accessory dwelling units and guest cottages; manufactured housing communities and manufactured homes; small multi-unit structures; cottage housing; and other small dwelling unit types. | Approaching | Supportive but needs terminology updates for new housing types |

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|--|-------------|---|
| H2.7 Encourage infill development in RAIDs and UGAs through zoning regulations and incentives with specific attention to the incentives identified under RCW 36.70A.540. | Supportive | Infill development supports affordability |
| H2.8 Explore options to allow temporary housing structures to accommodate short-term housing needs related to limited-term employment and the homeless population. | Supportive | Meets housing needs |
| H2.9 Monitor Island County’s housing development and periodically compare to housing development targets in the Comprehensive Plan and buildable land supply. | Supportive | Meets housing needs |
| H2.10 Ensure that innovative housing options are considered and addressed in county housing policies, programs, funding, and local zoning regulations. | Supportive | Meets housing needs |
| H2.11 Develop and allow “pre-approved” or “permit ready” house plans for accessory dwelling units, guest cottages, cottage housing and other potential housing types in appropriate locations. | Supportive | Meets housing needs |
| H2.12 Identify opportunities to lower labor and materials costs by supporting and encouraging alternative housing designs, materials and construction, such as self-help/sweat-equity housing, owner-built housing, and the use of existing or reclaimed building materials. | Supportive | Meets housing needs |
| H2.13 Provide additional locations for, and encourage the siting of, recreational vehicle parks as a temporary lodging option. | Supportive | Meets housing needs |
| H2.14 Continue to identify and evaluate opportunities to streamline interdepartmental permitting review where possible. | Supportive | Meets housing needs |
| G3 Promote fair access to housing and shelter for all persons. | Approaching | Supportive in meeting the need but could be more actionable |
| H3.1 Identify appropriate locations to support and facilitate transitional housing, coordinated with critical support services, for youth, adults, seniors, families, and those with disabilities. | Approaching | Supports meeting the need but could go further |
| H3.2 Identify appropriate locations to support and facilitate the development of emergency shelters and short-term housing for those in need. | Approaching | Supports meeting the need but could go further |
| H3.3 Ensure that community housing and shelter needs are considered and addressed in county housing policies, programs, funding, and local zoning regulations. | Supportive | Meets housing needs |
| H3.4 Evaluate and consider implementing the recommendations of the Tri-County Consortium’s 2018 Analysis of Impediments to Fair Housing Choice | Supportive | Meets housing needs |

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|---|-------------|--|
| and successor Fair Housing Plans to affirmatively further Fair Housing in Island County. | | |
| H3.5 Promote community and landlord awareness of and compliance with federal and state Fair Housing laws. | Approaching | Supports meeting the need but could go further |
| H3.6 Promote diverse representation on boards and committees that make recommendations concerning housing-related policies, programs or funding. | Approaching | Supports meeting the need but could go further |
| G4 Promote policies that facilitate the reduction in the share of cost burdened households by increasing the supply of subsidized housing. | Approaching | Supportive but includes confusing language |
| H4.1 Define subsidized and low-income housing needs and establish measurable subsidized and low-income housing targets relative to those needs. | Approaching | Supportive but needs updated terminology to address equity |
| H4.2 Encourage a range of permanent subsidized housing options through small project-based structures, administration of rental assistance, and supportive housing. | Approaching | Supports meeting the need but could go further |
| H4.3 Ensure publicly-funded, low-income housing is located in appropriate locations where infrastructure, public transit, and community services are readily accessible, planned in the near future, or are included as a part of a new fully-contained community as described in RCW 36.70A.350. | Supportive | Meets housing needs |
| H4.4 Review existing surplus public land owned by Island County and other public agencies to determine if any such lands are appropriate to be transferred to a non-profit housing agency for subsidized or low-income housing. | Approaching | Supportive but needs updated terminology to address equity |
| H4.5 Evaluate opportunities to reduce or eliminate permit fees for subsidized and low-income housing. | Supportive | Meets needs of housing affordability |
| H4.6 Implement incentives for subsidized housing projects within non-municipal urban growth areas and mixed use RAIDs. | Supportive | Meets needs of housing affordability |
| H4.7 Ensure coordination between the policies addressed in the Comprehensive Plan and those outlined in Island County's Homeless Housing Plan. | Supportive | Meets needs of housing affordability |
| H4.8 Collaborate with municipal jurisdictions to develop mutual policies and agreements that facilitate the siting and subsequent annexation of subsidized housing in unincorporated UGAs. | Approaching | Supportive but needs updated terminology to address equity |
| G5 Collaborate with other jurisdictions and housing organizations to address county-wide housing issues. | Supportive | Meets housing needs |
| H5.1 Actively convene committees to coordinate county-wide housing issues. | Supportive | Meets housing needs |

| | | |
|--|--------------------|---|
| <p>H5.2 Evaluate the potential for a Transfer of Development Rights (TDR) program for the Freeland NMUGA, or in conjunction with incorporated communities, that allows higher densities within city boundaries and urban growth areas.</p> | <p>Approaching</p> | <p>Supports meeting the need but could go further</p> |
| <p>H5.3 Continue to maintain partnerships and support collaboration with the Housing Authority of Island County, the Opportunity Council, local industries, major employers, and different groups including nonprofit, faith-based, public, and private interests in ongoing efforts to fund and sustain existing subsidized and low-income housing projects in Island County.</p> | <p>Approaching</p> | <p>Supports meeting the need but could be more broad</p> |
| <p>H5.4 Support collaboration between private developers, public agencies, and non-profit organizations so that a variety of housing options are dispersed throughout the county and develop these partnerships to collaboratively advocate for more financial resources from the federal and state government for subsidized, low-income housing.</p> | <p>Approaching</p> | <p>Supportive but needs updated terminology to address equity</p> |
| <p>H5.5 Continue to coordinate with, and provide staff support for the Housing Provider Network and other housing-related committees.</p> | <p>Supportive</p> | <p>Meets housing needs</p> |
| <p>H5.6 Support applications for federal, Low-Income Housing Tax Credits and other available incentives for the acquisition, rehabilitation, or new constructions of rental housing targeted to lower-income households.</p> | <p>Supportive</p> | <p>Meets housing needs</p> |
| <p>H5.7 The Board shall consider housing related policy implementation actions as part of the annual work plan review.</p> | <p>Supportive</p> | <p>Meets housing needs</p> |

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DRAFT

1. PLAN FOUNDATION

1.1. PURPOSE

The purpose of the Capital Facilities Plan (CFP) is to meet the requirements of the Growth Management Act (GMA) to identify capital improvements and associated funding sources that support the County's land use plan and growth targets for the planning period (2025 – 2045). Investing in capital facilities will help support the community's quality of life in urban and rural areas by ensuring responsive public safety services, access to parks and recreation, coordination of school with student growth, necessary water supply, stormwater management, and other important services. Providing quality facilities can also attract economic investment to Urban Growth Areas (UGAs) where denser employment and housing opportunities are desired.

To meet the GMA requirements, the CFP uses sound fiscal policies to provide adequate public facilities consistent with the Land Use, Transportation, Parks and Recreation, Capital Facilities/Utilities, and Housing elements, and concurrent with, or prior to, the impacts of development to achieve and maintain levels at or above adopted level of service (LOS) standards. The CFP will be utilized during the yearly update to the Capital Improvement Program (CIP), which is a six-year plan acting as the operational implementation of the 20-year CFP.

1.2. BACKGROUND

Island County encompasses approximately 208 square miles of land. This CFP addresses all unincorporated portions of Island County. The municipalities of Langley and Oak Harbor both have an unincorporated UGA outside of their city limits. In the 2025 Comprehensive Plan Update, the town of Coupeville added two parcels to a UGA. There is a non-municipal UGA (NMUGA) in Freeland. In the future, UGAs may incorporate into new communities or annex to existing cities depending on property owner or voter approvals.

The incorporated cities of Coupeville, Langley, and Oak Harbor are responsible for maintaining their individual comprehensive plans, which must be consistent with the County's Plan. The County's planning process includes consultation and coordination with these jurisdictions through the Countywide Planning Group. Where these cities provide services to unincorporated UGAs, their facility plans are addressed in their Capital Facilities Element or Plan. Further, school, fire protection, water, wastewater, and other special districts serve areas in urban and rural areas.

1.3. GMA REQUIREMENTS

GMA Requirements for the Capital Facilities Plan Element (RCW 36.70A.070(3)):

- An inventory of existing facilities owned by public entities, including green infrastructure, showing their locations and capacities;
- A forecast of the future needs;
- The proposed locations and capacities of expanded or new capital facilities;
- 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
- Reassessment of 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 with the capital facilities plan element are coordinated and consistent. Parks and recreation facilities shall be included in the Capital Facilities Element.

The preparation and implementation of CFPs have been given more importance in recent Growth Management Hearings Board cases. Key points highlighted include:

- Capital Facilities Plans should address the 20-year planning period and be consistent with growth allocations assumed in the Land Use Element.
- Capital Facilities Plans should also demonstrate the ability to fully serve the UGA in the planning period. Existing unserved areas in the UGA must be addressed as well as new UGA expansion areas.
- Financial plans should address at least a six-year period and funding sources should be specific and committed. The County should provide a sense of the funding sources for the twenty-year period though it can be less detailed than for the six-year period.

Growth, LOS standards, and a funded six-year CIP are to be in balance; the CFP must be financially feasible such that dependable revenue sources much equal or exceed anticipated costs. In the case where LOS cannot be met, the jurisdiction can do one of the following: 1) add proposed facilities within funding resources, 2) reduce costs by implementing non-capital alternatives (such as reducing demand through demand management strategies), 3) lower LOS standards, 4) phase growth, 5) increase revenue, or 6) modify the land use plan to bring development into balance with available or affordable facilities.

1.4. PROCESS & PRIORITIZATION

Each county and city planning under the GMA must perform its activities and make capital budget decisions in conformance with its comprehensive plan (RCW 36.70A.120). Local governments can develop their own criteria to use when prioritizing all the various needs. These criteria help local government balance policy and fiscal constraints during the project scoping and prioritization process.

| Principle | Criteria |
|--|---|
| Vision | <ol style="list-style-type: none"> 1. Does the project support the Island County Comprehensive Plan vision? 2. Does the project implement an approved functional plan? |
| Existing Commitments | <ol style="list-style-type: none"> 3. Are there agreements or other official commitments in place or is a substantial amount of work already complete? |
| Leverage Existing System | <ol style="list-style-type: none"> 4. Does the project help complete the existing system in the county or subarea? 5. Does the project improve the quality of existing facilities? |
| Available Maintenance Resources | <ol style="list-style-type: none"> 6. Are long-term sustainable maintenance resources available? 7. Does a project scope or timing help avoid major maintenance costs down the road? |
| Funding & Partnerships | <ol style="list-style-type: none"> 8. Does the project require specific timeframes of partner participation or is it eligible for specific grants? 9. Does the proposal represent a unique funding opportunity? |
| Best Provider | <ol style="list-style-type: none"> 10. Is the County the best provider of the facility or service? |

| | |
|---|--|
| Benefits Outweigh Cost | 11. Is there a substantial benefit in relation to cost of the facility service? |
| Equity | 12. Is there a fair distribution of investment and benefits among different communities? 13. Does the project provide added facilities or services to meet the needs of underserved populations? 14. Does the project increase infrastructure capacity to meet existing deficiencies to service the existing population? |
| Community Support | 15. Does the project have the support of the community? 16. Will it benefit a significant number of people in the community? |
| Federal/State/County Requirements | 17. Does the project satisfy Federal, State, County <i>mandates</i> (e.g., by not performing this project Federal/State money is withheld, laws violated if not followed, or addresses concurrency issues?) 18. Does the project satisfy Federal, State, County <i>recommendations or pending regulations</i> ? |
| Level of Service | 19. Does the project maintain Level of Service standards? |
| Sustainability & Environmental Impacts | 20. Does the project use sustainable practices in construction? 21. Does the project enhance fish passage, connect wildlife corridors, work to mitigate anticipated future climate-related hazards, protect critical areas (including critical aquifer recharge areas or critical drainage areas), and/or prevent pollutants from entering natural waterways? |

1.5. SOURCES & ASSUMPTIONS

The CFP is based on the following sources of information and assumptions:

- **Capital Facility Functional or System Plans.** Capital facility functional or system plans of Island County or other service providers were reviewed for inventories, levels of service, planned facilities, growth forecasts, and potential funding.
- **Growth Forecasts.** Population and job growth forecasts were allocated to the unincorporated areas of the County through the Countywide Planning Policies (CPPs). The 2025 population as well as the 2045 (20-year) growth is estimated and used as a baseline for determining if Level of Service standards are being achieved.
- **Revenue Forecasts.** Revenues were forecasted to year 2025 using the current budgeted revenues and historical information. The sources of revenue are taken from the County’s current budget document and prior CFP.

The LOS analysis in this CFP is based on adopted standards in the County’s Comprehensive Plan. **Exhibit 1** compares the revised LOS standards adopted as part of the 2025 Comprehensive Plan Periodic Update to those in the previous Comprehensive Plan.

Exhibit 1. Summary of Adopted Versus Proposed LOS Standards

| Capital Facility | Previous LOS | New Adopted LOS |
|------------------|--------------|-----------------|
|------------------|--------------|-----------------|

| | | |
|---------------------------------------|--|---|
| General Administration Buildings | 1,000 sq ft per 1,000 total County population | LOS was removed for General Administration Buildings. |
| Law Enforcement Buildings | 120 sq ft per 1,000 unincorporated population | LOS was removed for Law Enforcement Buildings. |
| District Courtrooms | 1 court/hearing room per judicial position (judges and court commissioners) | LOS was removed for District Courtrooms. |
| Superior Courtrooms | 1 court/hearing room per judicial position (judges and court commissioners) | LOS was removed for Superior Courtrooms. |
| Juvenile Jail | 0.0675 beds per 1,000 total County population | No change. |
| Corrections and Detentions Facilities | 0.50 beds per 1,000 total County population | 1.00 beds per 1,000 total County population |
| Trails | 0.5 miles per 1,000 unincorporated population | 18.1 miles per 1,000 unincorporated population |
| Parks | 3.5 acres per 1,000 unincorporated population | 10.2 acres per 1,000 unincorporated population |
| Open Space | New in 2025 Comprehensive Plan. | The Board of County Commissioners asked staff to include a policy to research a LOS for Open Space to impose during the 2035 Comprehensive Plan Update. |
| Stormwater | Must be designed to control both stormwater quantity and quality impacts | Stormwater Management Systems must be designed to control both stormwater quantity and quality impacts. |
| Surface Water | Surface Water – Habitat – Both areas: Restore in-stream flows, reduce peaks, and maintain clear fish passage | No change. |
| | Surface Water – Quality - Both areas: Federal/State water quality standards for receiving waters | No change. |

Source: Island County Comprehensive Plan Capital Facilities & Utilities Element, 2025.

2. REVENUE ANALYSIS

2.1. OVERVIEW

As required by RCW 36.70A.070(3)(d), the CFP must demonstrate that revenue supports the financing for providing facilities and services.

The following revenue analysis looks at Island County’s capital facility revenues for municipal services. Through identifying fiscal constraints in the future, and potential funding gap options, project prioritization can be incorporated into the capital facility planning process.

The revenue analysis provides an approximate forecast of future revenue sources. The numbers projected in this analysis are for planning purposes and do not account for sensitivities such as local, state, and federal policy, economic trends, and other factors.

2.2. FUNDING THE CAPITAL FACILITIES PLAN

Estimated future revenues are projected for the 2025 – 2045 planning period. Funds discussed in this analysis may be used for maintenance and operations of existing capital facilities or for the construction of new capital facilities. However, if maintenance and operations costs of existing facilities increase faster than revenues, jurisdictions are confronted with the difficult decision of whether to fund these costs rather than build new facilities, or to maintain current facilities that may provide lower level of service. If necessary, those decisions will be made by the Board of County Commissioners. Every effort has been made in this analysis to include only those revenues that the County currently chooses to use for capital investments. No funds currently used for maintenance and operations have been included in the capital revenue analysis.

2.3. ASSUMPTIONS

The revenue projections included in this analysis are based on up-front assumptions. The most significant assumptions are:

- Real Estate Growth
- Population Growth

The assumptions used in this analysis may not be exact with the County's future budget assumptions and decisions around the same revenue sources. The purposes of these two analyses are different. The County's budget estimates how much money is available for spending in the coming biennium while this revenue analysis estimates how much revenue specifically allocated to capital projects the County is likely to receive in total over the next six and twenty years.

2.4. GENERAL/DEDICATED CAPITAL REVENUES AND OPERATING TRANSFERS

2.4.1. GENERAL CAPITAL

2.4.1.1. REET

Island County is authorized by the state to impose two separate REET levies. REET 1 and REET 2 each allow for a levy of 0.25 percent on the sale price of real property, for a total tax of 0.5 percent on the total sale price. All proceeds must be used for capital spending, as defined in RCW 82.46.010. Within the parameters defined by law, REET can be spent at the discretion of the County. REET is based on the total value of real estate transactions each year, and the amount received annually can vary based on fluctuations in the real estate market and trends in the economy. This analysis assumes that real estate assessed values will increase at a rate of 2 percent annually, beginning in 2025. To be conservative, this rate of increase is lower than the historical average levels of growth. In 2025, Island County decided to combine the two REET levies into one revenue account, as allowed by state law. Projects with funding from 2026-2031 have been identified as necessary to meet desired service levels. REET funding is limited so projects will be prioritized to match available funding.

2.4.1.2. GRANTS & MISCELLANEOUS REVENUES

The REET Capital Improvement Fund also receives state and federal grants and miscellaneous revenues such as the PSE Electrification Grant. Grants and miscellaneous revenues are utilized for many general capital projects. Not all grant funding has been identified in 2025 for projects listed in the six year plan, however funding may be pursued as opportunities arise.

2.4.1.3. TOTAL ESTIMATED GENERAL CAPITAL REVENUES

Exhibit 2 details total projected capital revenues for general capital projects over the planning period. General Capital projects mainly include any projects utilizing REET and projects for general administration buildings. The County plans to use the available fund balance for projects in 2026 to 2031. Grants and use of fund balance cannot be predicted for the 2031 – 2045 planning period, however, will be utilized when available.

Exhibit 2. Projected General Capital Revenues, 2025 - 2045

| General Capital Revenue Sources | Estimated 2026 – 2031 | Estimated 2032 – 2045 | TOTAL 2026 - 2045 |
|--|------------------------------|------------------------------|--------------------------|
| REET | \$22,409,149 | \$64,202,149 | \$86,611,298 |
| Grants and Misc. Revenues | \$13,756,000 | - | \$13,756,000 |
| Use of Fund Balance | \$6,666,158 | - | \$6,666,158 |
| <i>Total</i> | \$42,831,307 | \$64,202,149 | \$107,033,456 |

Source: Island County, 2025

The comparison of total dedicated general capital revenue sources with planned project costs for the 6-year planning horizon of 2026 – 2031 can be used to understand the difference between future dedicated capital costs and potential revenues. As shown in Exhibit 3, estimated General Capital revenues are expected to be adequate to cover estimated capital costs.

Exhibit 3. Projected General Capital Revenues and Costs, Island County 2026 - 2031 CIP.

| General Capital | Revenues and Costs |
|--|---------------------------|
| Estimated General Capital Revenues | \$42,831,307 |
| Estimated General Capital Costs | \$40,043,969 |
| <i>Estimated Dedicated Funding Surplus/(Deficit)</i> | \$2,787,338 |

2.4.2. PARKS AND RECREATION

2.4.2.1. CONSERVATION FUTURES

Conservation Futures funding is one source for capital projects. The Conservation Futures Fund, established by Island County in 1992, is intended to help preserve open space and to provide public access to open space. It is funded by a property tax levy assessed on all county property. The State permits a levy of up to 6.25 cents per \$1,000 assessed value (RCW 84.34.230). In 2025, Island County charges approximately 3.16 cents per \$1,000 assessed property value countywide. Conservation Futures is a competitive grant program offered to eligible jurisdictions and organizations countywide, meaning Island County must compete to use this resource for eligible capital projects. Once a project has been acquired, no more than 25 percent of Conservation Futures resources can be used to maintain and operate the properties acquired by the County.

For the purpose of projecting revenues, a two percent revenue annual increase is projected utilizing the 2025 levy amount of \$842,888.

2.4.2.2. GRANTS AND MISCELLANEOUS REVENUES

The Parks, Recreation, and Open Space Plan identifies general sources of funding at the local, state, and federal level. Grants will be sourced and applied to as projects in need of funding become known.

2.4.2.3. TOTAL ESTIMATED PARKS AND RECREATION REVENUES

Parks and Recreation facilities utilize REET revenues as a source of funding. In order to clearly assess the various revenue sources used across all facility types, REET revenues are analyzed in Section 2.4.1. Projects that utilize REET are included in the total General Capital Costs.

Exhibit 4. Projected Parks and Recreation Revenues

| Parks and Recreation Revenue Sources | Estimated 2026 – 2031 | Estimated 2032 – 2045 | TOTAL 2026 - 2045 |
|---|------------------------------|------------------------------|--------------------------|
| Conservation Futures | \$6,266,268 | \$15,466,180 | \$21,732,449 |
| Grants | \$3,756,000 | - | \$3,756,000 |
| <i>Total</i> | \$10,022,268 | \$15,466,180 | \$25,488,449 |

The comparison of total dedicated general capital revenue sources with planned project costs for the 6-year planning horizon of 2026 – 2031 can be used to understand the difference between future dedicated capital costs and potential revenues. As shown in Exhibit 5, estimated Parks and Recreation revenues are expected to be adequate to cover estimated capital costs.

Exhibit 5. Projected Parks and Recreation Revenues and Costs, Island County 2026 - 2031 CIP

| Parks and Recreation | Revenues and Costs |
|--|---------------------------|
| Estimated Parks and Recreation Revenues | \$10,022,268 |
| Estimated Parks and Recreation Costs | \$3,756,000 |
| <i>Estimated Dedicated Funding Surplus/(Deficit)</i> | \$6,266,268 |

2.4.3. SOLID WASTE

Island County maintains and operates solid waste disposal sites across Whidbey and Camano Islands. Each solid waste site collects tipping fees from residential and commercial customers. Solid waste tipping fees pay for transportation, disposal, composting, County programs, and capital projects at County-owned facilities, as identified in the Island County Solid Waste and Moderate Risk Waste Management Plan (2020). The next update for the Island County Solid Waste Management Plan is expected to begin in 2026. Island County performs a tipping fees rate analysis every five years and increases/decreases fees accordingly. Collection rates are adjusted annually based on the Consumer Price Index for garbage and trash.

2.4.3.1. TRANSFERS IN FROM OTHER FUNDS

Solid Waste facilities may utilize REET revenues as a source of funding. In order to clearly assess the various revenue sources used across all facility types, REET revenues are analyzed in Section 2.4.1. Solid Waste projects that utilize REET are included in the total General Capital Costs.

2.4.3.2. TOTAL ESTIMATED SOLID WASTE REVENUES

Expected revenues are shown in Exhibit 6 for 2026 – 2045 match the County’s adopted 2026 – 2031 CIP and are based on adopted tonnage rates. The municipal solid waste rate for 2025 is \$211.43 per ton and will be adjusted annually by the previous year’s consumer price index for garbage and trash. Estimates were produced with a 3 percent yearly increase.

Exhibit 6. Projected Solid Waste Capital Revenues, 2025 - 2045

| Solid Waste Revenue Sources | Estimated 2026 – 2031 | Estimated 2032 – 2045 | TOTAL 2026 - 2045 |
|------------------------------------|------------------------------|------------------------------|--------------------------|
| Solid Waste Fees | \$86,174,778 | \$272,434,060 | \$358,608,838 |
| Potential Grants/Loans | \$1,000,000 | - | \$1,000,000 |
| Total | \$87,174,778 | \$272,434,060 | \$359,608,838 |

Source: Island County, 2025

The comparison of total dedicated solid waste revenue sources with planned project costs for the 6-year planning horizon of 2026 – 2031 can be used to understand the difference between future dedicated capital costs and potential revenues. As shown in Exhibit 7, estimated Solid Waste revenues are expected to be adequate to cover estimated capital costs.

Exhibit 7. Projected Solid Waste Revenues and Costs, Island County 2026 - 2031 CIP

| Solid Waste | Revenues & Costs |
|---|-----------------------------|
| Estimated Solid Waste Revenues | \$87,174,778 |
| Estimated Solid Waste Capital Costs | \$19,470,000 |
| Estimated Dedicated Funding Surplus/(Deficit) | \$67,704,778 |

Source: Island County, 2025

2.4.4. STORM AND SURFACE WATER

Primary funding sources for surface water include REET, surface water management utility fees from the Storm and Surface Water Utility (also known as the Marshall Drainage Utility) and the Clean Water Utility, and federal, state, and local grants.

2.4.4.1. CLEAN WATER UTILITY FUND

The County formed the Clean Water Utility (CWU) in 2010 to address concerns related to surface and groundwater quantity and quality in unincorporated Island County outside of the Marshall Drainage Utility. Chapter 15.03 ICC establishes the system and facilities that provide mechanisms and charges for the protection of the County’s surface and groundwater, and water quality management system, in unincorporated Island County outside of the Marshall Drainage Basin.

2.4.4.2. STORM AND SURFACE WATER UTILITY

In 1995, the County adopted a stormwater management program to address management issues in the Marshall Drainage Basin to mitigate the effects of stormwater runoff within the basin. Citizens located within the Marshall Drainage Utility boundary are charged a set fee annually. Chapter 15.02 ICC allows for re-assessing of the annual assessment per parcel to ensure the fund balance maintains pace with outyear system requirements.

2.4.4.3. TOTAL ESTIMATED STORM AND SURFACE WATER REVENUES

Local, state, and federal grants will be sourced and applied to as projects in need of funding become known.

Exhibit 8. Projected Storm and Surface Water Capital Revenues, 2026 - 2045

| Storm and Surface Water Revenue Sources | Estimated 2026 – 2031 | Estimated 2032 – 2045 | TOTAL 2026 - 2045 |
|--|------------------------------|------------------------------|--------------------------|
| Storm and Surface Water Utility | \$54,780 | \$127,820 | \$182,600 |
| Clean Water Utility | \$9,000,000 | \$21,000,000 | \$30,000,000 |
| Potential Grants/Loans | \$938,000 | - | \$938,000 |
| Road Funds | \$17,750,000 | - | \$17,750,000 |
| Transfers from Other Funds | \$16,065,000 | - | \$16,065,000 |
| Total | \$43,807,780 | \$21,127,820 | \$64,935,600 |

The comparison of total dedicated surface water revenue sources with planned project costs for the 6-year planning horizon of 2026 – 2031 can be used to understand the difference between future dedicated capital costs and potential revenues. As shown in Exhibit 9, estimated Storm and Surface Water revenues are expected to be adequate to cover estimated capital costs. Multiple pathways, including utility rate increases and pursuing external grants, are available to assist covering estimated surface water costs. Storm and Surface Water capital costs include projects that are funded utilizing the Roads Fund, grants, and other programs. More information can be found in the Storm and Surface Water Project List (Exhibit 27), the CWU 2026 – 2031 plan, and the 2026 – 2031 Island County Transportation Improvement Plan (TIP).

Exhibit 9. Projected Storm and Surface Water Revenues and Costs, Island County 2026 - 2031 CIP

| Storm and Surface Water | Revenues & Costs |
|---|-----------------------------|
| Estimated Storm and Surface Water Revenues | \$43,807,780 |
| Estimated Storm and Surface Water Capital Costs | \$43,320,000 |
| Estimated Dedicated Funding Surplus/(Deficit) | \$487,780 |

2.5. TOTAL CAPITAL REVENUES

Exhibit 10 summarizes the projected total capital revenues available over the planning period.

Exhibit 10. Projected Total Capital Revenues, 2026 - 2045

| Revenue Sources | 2026 – 2031 Estimated | 2032 – 2045 Estimated | TOTAL 2026 - 2045 |
|---------------------------------|------------------------------|------------------------------|--------------------------|
| REET | \$22,409,149 | \$64,202,149 | \$86,611,298 |
| Conservation Futures Fund | \$6,266,268 | \$15,466,180 | \$21,732,448 |
| Solid Waste Fees | \$86,174,778 | \$272,434,060 | \$358,608,838 |
| Storm and Surface Water Utility | \$54,780 | \$127,820 | \$182,600 |
| Clean Water Utility | \$9,000,000 | \$21,000,000 | \$30,000,000 |
| Grants and Misc. Revenues | \$19,450,000 | - | \$19,450,000 |
| Road Funds | \$17,750,000 | - | \$17,750,000 |
| Transfers from Other Funds | \$16,065,000 | - | \$16,065,000 |
| Use of Fund Balance | \$6,666,158 | - | \$6,666,158 |
| Estimated Revenues | \$183,836,133 | \$373,230,209 | \$557,066,342 |

This six-year comparison looks at the total dedicated revenue sources with the County’s planned project costs for the 2026-2031 six-year planning horizon in order to understand the difference between future dedicated capital costs and potential future revenues. This analysis is done for

the six-year period rather than the twenty-year period because project lists are constantly evolving, and a longer-term outlook would provide an increasingly less accurate estimate of a potential funding gap or surplus.

Exhibit 11 details total estimated dedicated capital revenues and total estimated dedicated capital costs for the County over the six-year period. See also Exhibit 31 at the end of the CAPITAL PROJECT SUMMARY: COUNTY PROVIDED FACILITIES AND SERVICES section for a more detailed summary of capital costs by service category for County provided facilities and services.

Exhibit 11. Projected Total Capital Revenues and Costs, 2026 - 2031.

| Total Projected Revenues | Revenues and Costs |
|---|---------------------------|
| Estimated General Capital Revenue Available | \$42,831,307 |
| Estimated Parks and Recreation Capital Revenues Available | \$10,022,268 |
| Estimated Solid Waste Capital Revenues Available | \$87,174,778 |
| Estimated Surface Water Capital Revenues Available | \$43,807,780 |
| Estimated Bond for Corrections Facility | \$100,700,255 |
| Total Capital Revenues Available | \$284,536,388 |
| Total Capital Costs for County Provided Capital Facilities | \$194,081,218 |
| Estimated Total Dedicated Funding Surplus/(Deficit) | \$90,455,170 |

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3. INVENTORY, DEMAND, AND PLANNED PROJECTS

3.1. COUNTY PROVIDED SERVICES

Island County provides capital facilities and services including general government administration, law enforcement (including courts, enforcement, and corrections and detentions), emergency management, transportation (streets/roads, active transportation facilities), parks and recreation, and surface water management. LOS revisions as part of the Comprehensive Plan Update, and used in this analysis, are detailed under Exhibit 1 under Sources and Assumptions.

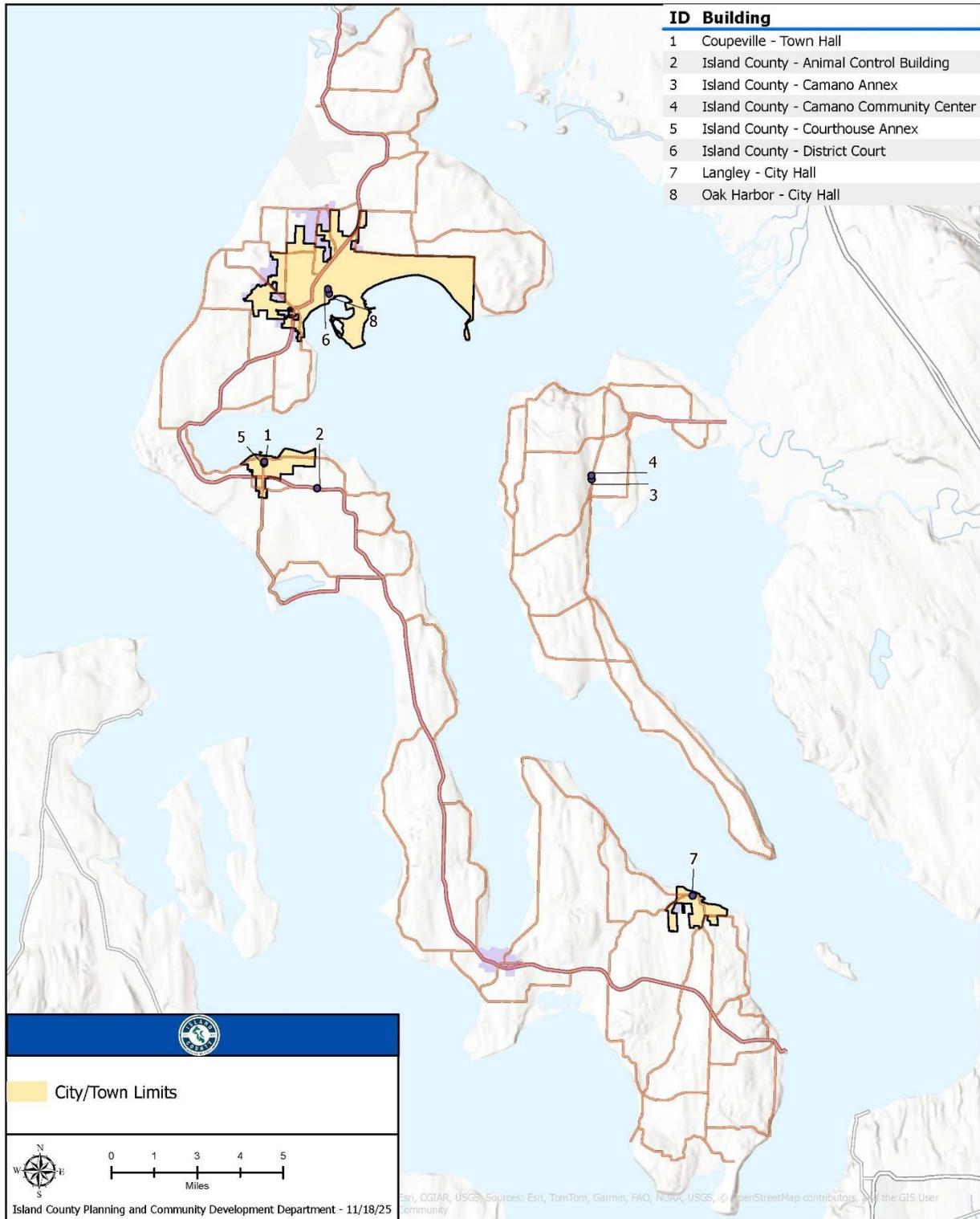
3.1.1. GENERAL ADMINISTRATION FACILITIES

3.1.1.1. OVERVIEW

Facilities Management maintains the County's inventory of general administration buildings and select buildings from non-general fund departments. These buildings serve numerous general administration departments and agencies, including:

- Assessor
- Auditor
- Budget and Risk Management
- County Commissioners
- Emergency Management
- Facilities Management
- Human Resources
- Human Services
- Planning and Community Development
- Public Health
- Public Works
- Treasurer

Map 1. Government Buildings.



3.1.1.2. INVENTORY

Island County has buildings that house municipal services across the county. The majority of these buildings are located in the downtown Coupeville area.

Exhibit 12. County-owned facilities and real property managed by Facilities Management.

| Facility | Location | Size (sq ft) |
|--------------------------------------|---|---------------------|
| Camano Administration Building | 121 N East Camano Drive Camano Island, WA 98232 | 8,500 |
| Camano Family Resource Center | 127 N East Camano Drive Camano Island, WA 98282 | 3,905 |
| Coupeville Administration Building | 1 NE 7th Street Coupeville, WA 98239 | 20,244 |
| Coupeville Annex Building | 1 NE 6th Street Coupeville, WA 98239 | 23,899 |
| Dutton House Facilities Storage | 502 Haller Street Coupeville, WA 98239 | 1,755 |
| Facilities Management Building | 107 NE 6th Street Coupeville, WA 98239 | 1,950 |
| Harbor Place | 785 SE Bayshore Drive Oak Harbor, WA 98277 | 4,594 |
| Human Services Building | 105 NW First Street Coupeville, WA 98239 | 4,532 |
| North Whidbey Family Resource Center | 1791 NE 1st Ave Oak Harbor, WA 98277 | 5,696 |
| Public Health Natural Resources | 504 Haller Street Coupeville, WA 98239 | 1,120 |
| Public Health Nursing Building | 410 Main Street Coupeville, WA 98239 | 1,542 |
| Public Works Administration Building | 80 N Main Street, Coupeville, WA 98239 | 6,007 |
| South Whidbey Family Resource Center | 5475 S Maxwellton Road Langley, WA 98260 | 3,916 |

3.1.1.3. LEVEL OF SERVICE STANDARDS - COUNTY ADMINISTRATION BUILDINGS

In previous plans, Island County has calculated the LOS for general administration buildings using projected population growth for Island County to calculate future office space needs for the general administrative functions of the County. Given the dynamic nature of the workforce today and in the future and the variety of workspace utilization (such as hoteling, job sharing, teleconferencing, telecommuting, and remote computer connectivity), an LOS calculation based on population growth is no longer relevant and there is no adopted square feet of facility space per capita in the comprehensive plan. Instead, extensive planning and analysis of general administration operations and public services continues through an assessment of program needs and the associated office space in determining overall office space utilization and needs for the County.

3.1.1.4. PROJECT SUMMARY

3.1.1.4.1. NON-CAPITAL ALTERNATIVES

Non-capital alternatives the County could pursue to relieve pressure on general administration facilities and meet LOS standards include facility consolidation, modifying how the County conducts business, shared services or building amenities amongst various departments, telework options, and flextime. Another option to lowering capital cost could be acquisition of existing buildings over construction of new facilities. The County will continue to consider non-capital alternatives as needs change over time.

3.1.1.4.2. CAPITAL PROJECTS

Exhibit 13 contains a list of general administration building projects identified by the County to meet the demands of growth over the planning period. The County will continue to regularly assess program needs and the associated office space in determining overall general administration office space utilization and needs for the County.

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Exhibit 13. General Administration Facilities – Planned Capital Projects, 2026 – 2045

| Project Description | Funding Source(s) | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---|--|-----------|-----------|-------------|-----------|-----------|-----------|-------------|-----------------|
| 1791 NE 1st Street Parking Lot | REET | - | - | - | \$55,000 | - | - | - | \$55,000 |
| Administration Building Parking Lot | | - | - | - | \$50,000 | - | - | \$50,000 | \$100,000 |
| Annex Building Parking Lot | | - | - | - | - | - | \$50,000 | - | \$50,000 |
| Annex Elevator Modernization | | - | - | - | - | \$350,000 | - | - | \$350,000 |
| Annex HVAC Replacement | | - | \$200,000 | \$2,000,000 | - | - | - | - | \$2,200,000 |
| Camano Admin Building Parking Lot | | - | - | \$45,000 | - | - | - | - | \$45,000 |
| Camano Administration Building – HVAC Upgrades | PWB/PWTF, Finance, Local Program, Bond, REET | - | - | - | - | - | - | \$100,000 | \$100,000 |
| Camano Administration Building – Interior Carpet | | - | - | - | - | - | - | \$20,000 | \$20,000 |
| Camano Administration Building – Roof Repair | | - | - | - | - | - | - | \$150,000 | \$150,000 |
| Camano Health Care Center (FRC) Parking Lot | REET | - | \$45,000 | - | - | - | - | \$50,000 | \$95,000 |
| Camano Multi Purpose Center Parking Lot | | \$50,000 | - | - | - | \$40,000 | - | \$50,000 | \$140,000 |
| Coupeville Administration Building – Roof Repair | BEF, PWB/PWTF, Local Program, REET | - | - | - | - | - | - | \$100,000 | \$100,000 |
| Coupeville Administration Building – Solar Replacement | | - | - | - | - | - | - | \$200,000 | \$200,000 |
| Coupeville Administration Building – Stucco Application | | - | - | - | - | - | - | \$100,000 | \$100,000 |
| Coupeville Annex Building – Building Envelope Repair | BEF, PWB/PWTF, Local Program, FPHS Grant, REET | - | - | - | - | - | - | \$250,000 | \$250,000 |
| Coupeville Annex Building – Electrical Upgrades | | - | - | - | - | - | - | \$300,000 | \$300,000 |
| Coupeville Annex Building – Plumbing Re-sleeve | | - | - | - | - | - | - | \$300,000 | \$300,000 |
| Coupeville Annex Building – Roof Repair | | - | - | - | - | - | - | \$500,000 | \$500,000 |
| Dutton House Facilities Storage – Roof Replacement | REET | - | - | - | - | - | - | \$40,000 | \$40,000 |
| Election Office Renovation | | \$300,000 | - | - | - | - | - | - | \$300,000 |
| Emergent needs (All Buildings) | | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$1,400,000 | \$2,000,000 |
| Haller Street Parking Lots | | - | - | \$25,000 | - | - | - | - | \$25,000 |

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| | | | | | | | | | |
|--|-------------------------------------|---------------------|-----------|-------------|-----------|-----------|-----------|-------------|-------------|
| Harbor Place – Interior Carpet | FPHS Grant, NSBHASO | - | - | - | - | - | - | \$10,000 | \$10,000 |
| Harbor Place – Roof Repair | Recovery Navigator, REET | - | - | - | - | - | - | \$100,000 | \$100,000 |
| Human Services Flooring replacement | REET | - | - | - | - | - | \$60,000 | - | \$60,000 |
| Human Services Parking Lot | | \$40,000 | - | - | - | - | - | \$50,000 | \$90,000 |
| Human Services Roof replacement | | - | - | - | - | \$150,000 | - | - | \$150,000 |
| Ithua Stabilization Center – Floor Coverings | | - | - | - | - | - | - | \$60,000 | \$60,000 |
| Ituha Stabilization Center Parking Lot | | - | - | - | \$50,000 | - | - | \$50,000 | \$100,000 |
| North Family Resource Center Parking Lot | | - | - | - | - | - | \$55,000 | - | \$55,000 |
| Nursing Services Parking Lot | | - | \$25,000 | - | - | - | \$30,000 | - | \$55,000 |
| NWFRC/SWFRC/Dist Court HVAC | | - | - | - | - | - | \$120,000 | - | \$120,000 |
| Out Buildings Interior/Exterior Repair and Upkeep | | - | \$40,000 | - | - | - | - | - | \$40,000 |
| Public Health Nursing Building – Roof Replacement | | FPHS Grant, REET | - | - | - | - | - | - | \$50,000 |
| Public Works Admin Parking Lot | REET | \$60,000 | - | - | - | \$40,000 | - | - | \$100,000 |
| Public Works Administration Building – Interior Flooring | PWB/PWTF, Local Program, REET | - | - | - | - | - | - | \$50,000 | \$50,000 |
| Public Works Roof replacement | REET | - | \$130,000 | - | - | - | - | - | \$130,000 |
| Security Upgrades (Off Campus Buildings) | | \$50,000 | - | - | - | - | - | - | \$50,000 |
| South Family Resource Center Parking Lot | | \$40,000 | - | - | - | - | - | \$50,000 | \$90,000 |
| Testing and Service Contracts | | \$76,000 | \$83,000 | \$92,000 | \$100,000 | \$108,000 | \$113,000 | - | \$572,000 |
| Totals | | \$716,000 | \$623,000 | \$2,262,000 | \$355,000 | \$788,000 | \$528,000 | \$4,030,000 | \$9,302,000 |

3.1.2. INFORMATION TECHNOLOGY

3.1.2.1. OVERVIEW

While Information Technology (IT) services are not directly utilized by residents, IT services are necessary to provide satisfactory customer service to the public and for government operations to run smoothly. During the 2025 Comprehensive Plan Update, the Board asked for IT services and capital costs to be included in the CFP.

3.1.2.2. INVENTORY

Due to the nature of IT, an exact inventory will not be included in this document. The volume of current active assets is approximately 3,200 items. Exhibit 14 outlines IT assets and the replacement cycle for each. This information was used to create the table in Section 3.1.2.3.2.

Exhibit 14. IT Asset Replacement Cycle.

| Category | Subcategory | Replacement Cycle (years) |
|-----------------|--------------------------------------|----------------------------------|
| Audiovisual | Camcorder | 8 |
| | Camera | 8 |
| | Projector | 8 |
| | Speakers | 10 |
| | Television | 8 |
| | Other | 8 |
| Digital Storage | Network-Attached Storage (NAS) | 6 |
| | Storage Area Network (SAN) | 6 |
| | Tape Library | 7 |
| | Other | 7 |
| Mail | Folder/Inserter | 10 |
| | Mail Machine | 10 |
| Misc | Other | 8 |
| Network | Core Switch | 10 |
| | Edge Switch | 10 |
| | Email Appliance | 5 |
| | Firewall | 7 |
| | Virtual Private Network (VPN) Server | 7 |
| | WiFi Access Point | 7 |
| | WiFi Bridge | 7 |
| | Other | 7 |
| PC | Desktop | 5 |
| | Laptop | 5 |
| | Tablet | 5 |
| | Other | 7 |
| Peripheral | Credit Card Reader | 8 |
| | Docking Station | 5 |
| | Keyboard, Video, Mouse (KVM) | 8 |
| | Microfilm Scanner | 10 |
| | Monitor | 8 |
| | Scanner – Barcode | 8 |
| | Scanner – Fingerprint | 8 |
| | Scanner – General Purpose | 8 |
| | Other | 5 |
| Printer | Copier/Printer | 8 |
| | Desktop Printer | 8 |
| | Label Printer | 8 |

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| | | |
|-----------|--|----|
| | Mobile Printer | 8 |
| | Multifunction Printer | 8 |
| | Plotter | 8 |
| | Receipt Printer | 8 |
| | Workgroup Printer | 7 |
| Server | Forensic | 5 |
| | General Purpose | 5 |
| | Virtual Host | 5 |
| | Other | 5 |
| Telephone | Base Station | 10 |
| | Cell Phone | 3 |
| | Common Area Phone | 10 |
| | Conference Phone | 10 |
| | Desktop Phone | 10 |
| | Fax Machine | 10 |
| | Multi-Factor Authentication (MFA) Device | 5 |
| | Modem | 5 |
| | Other | 10 |
| UPS | Desktop | 5 |
| | Server | 7 |
| | Uninterruptible Power Supply (UPS) | 7 |

3.1.2.3. PROJECT SUMMARY

3.1.2.3.1. NON-CAPITAL ALTERNATIVES

Many IT expenses are not considered capital expenses when considered individually, however, when considered as a group, the expenses are larger and considered capital expenses. Alternatives to these capital expenses include pushing the replacement cycle out or considering available alternative technologies.

3.1.2.3.2. INFRASTRUCTURE TECHNOLOGY CAPITAL COSTS

IT capital costs are funded through multiple sources. In 2025, the ongoing replacement of assets is funded by the general fund. Individual items could be funded by another source when a net new item is purchased. Exhibit 15 outlines the estimated number of assets needing replacement and their costs year over year through the 20-year planning period.

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Exhibit 15. Infrastructure Technology – Planned Capital Costs, 2026 – 2045

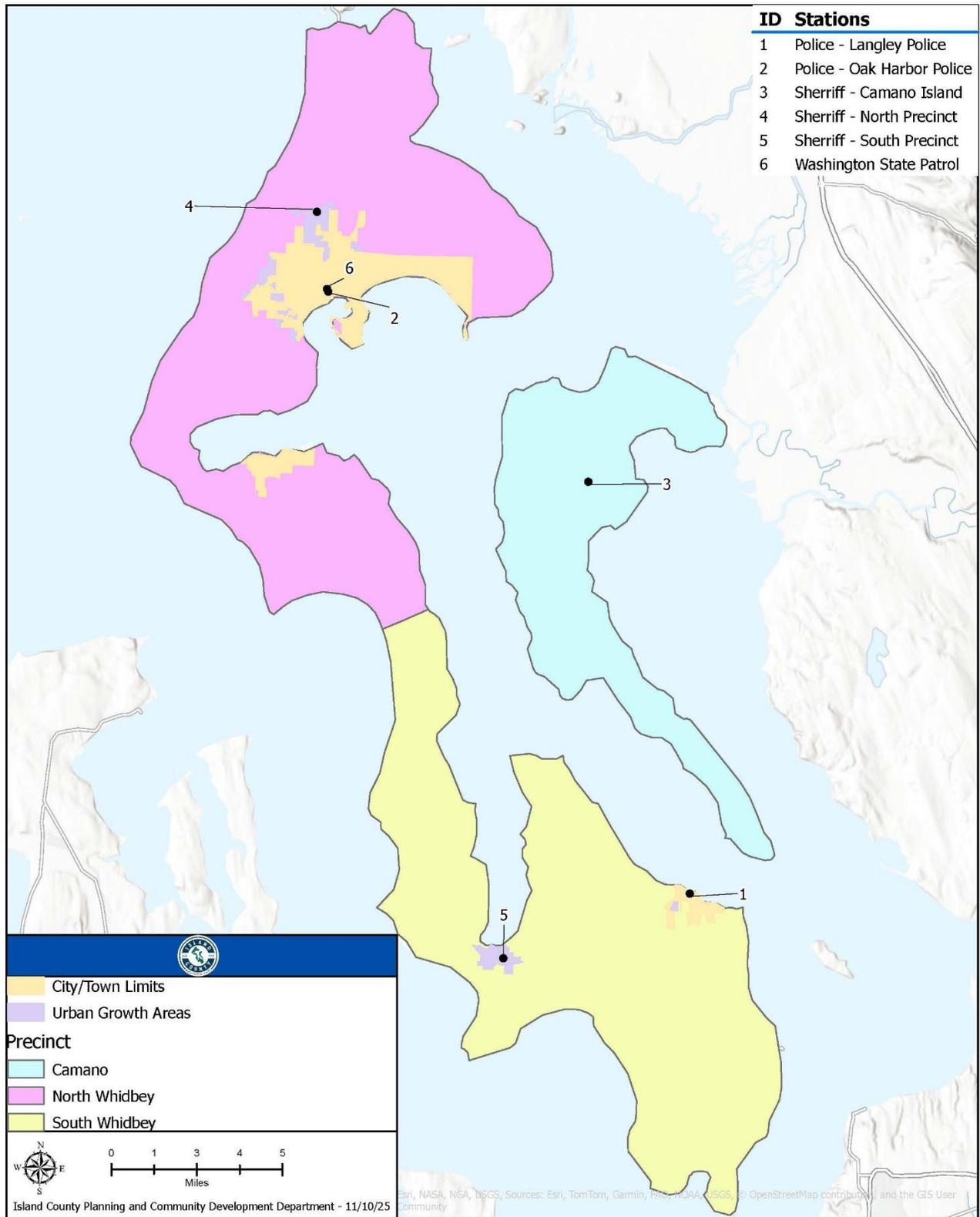
| Asset Category | 2026 | | 2027 | | 2028 | | 2029 | | 2030 | | 2031 | | 2032-2045 | | Total 2026-2045 | |
|-----------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|---------------------|-----------------|---------------------|
| | No. of Assets | Budget Amount | No. of Assets | Budget Amount |
| Audiovisual | 5 | \$12,622 | 9 | \$23,366 | 36 | \$70,899 | 12 | \$24,536 | 5 | \$3,987 | 6 | \$14,015 | 180 | \$465,971 | 253 | \$615,396 |
| Digital Storage | - | - | 9 | \$229,156 | 1 | \$296 | 1 | \$6,320 | - | - | - | - | 34 | \$1,008,447 | 45 | \$1,244,220 |
| Network | 64 | \$139,828 | 9 | \$48,557 | 8 | \$11,304 | 31 | \$93,494 | 9 | \$20,871 | 59 | \$40,078 | 359 | \$866,603 | 539 | \$1,220,734 |
| PC | 61 | \$118,750 | 52 | \$90,295 | 81 | \$131,750 | 222 | \$294,907 | 358 | \$540,893 | 63 | \$141,246 | 2340 | \$4,710,822 | 3177 | \$6,028,663 |
| Peripheral | 102 | \$59,459 | 300 | \$75,972 | 219 | \$88,383 | 210 | \$103,890 | 296 | \$116,644 | 123 | \$75,552 | 2865 | \$1,484,552 | 4115 | \$2,004,453 |
| Printer | 24 | \$13,490 | 23 | \$30,051 | 24 | \$45,614 | 25 | \$75,110 | 36 | \$124,315 | 27 | \$183,137 | 435 | \$1,615,109 | 594 | \$2,086,826 |
| Server | - | - | 2 | \$43,428 | 11 | \$228,916 | 3 | \$48,372 | 3 | \$35,956 | - | - | 55 | \$1,380,842 | 74 | \$1,737,514 |
| Telephone | 588 | \$222,820 | 144 | \$24,967 | 12 | \$1,369 | 10 | \$2,251 | 2 | \$1,159 | 12 | \$6,570 | 986 | \$417,508 | 1754 | \$676,643 |
| UPS | 6 | \$692 | 15 | \$12,441 | 7 | \$592 | 18 | \$7,332 | 9 | \$15,357 | 14 | \$6,403 | 243 | \$146,986 | 312 | \$189,802 |
| Total | 850 | \$567,661 | 563 | \$578,234 | 399 | \$579,123 | 532 | \$656,212 | 718 | \$859,183 | 304 | \$467,000 | 7497 | \$12,096,838 | 10863 | \$15,804,250 |

3.1.3. LAW ENFORCEMENT AND CORRECTIONS

The Island County Sheriff serves the population of unincorporated Island County. The department is responsible for law enforcement, maintaining order, crime investigation and prevention, traffic control, marine enforcement, process, and service of civil papers for the courts, service of criminal warrants, and other emergency services. The Sheriff’s main office is located in Coupeville and is the home to the offices of the Sheriff, records, detective, administration, corrections, and the evidence/storage rooms. The County correctional facilities, which service the population of incorporated cities and the unincorporated county, consist of a jail and a juvenile facility. The jail is located on the campus in Coupeville.

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Map 2. Law Enforcement Districts and Stations.



3.1.3.1. INVENTORY

| Facility | Location | Size (sq ft) |
|--|---|--------------|
| Camano Animal Shelter | 198 Can Ku Road Camano Island, WA 98282 | 4,704 |
| District Court | 800 SE 8th Ave Oak Harbor, WA 98277 | 9,989 |
| Island County Jail | 503 N Main Street Coupeville, WA 98239 | 24,650 |
| Island County Sheriff Evidence Storage | 207 Kinney Street Coupeville, WA 98239 | 1,152 |
| Island County Sheriff North Precinct | 695 Mobius Loop, Oak Harbor, WA 98277 | 6,007 |
| Island County Sheriff South Precinct | 552 E Harbor Road Freeland, WA 98249 | 6,007 |
| Juvenile Detention Center (JDC) | 501 N Main Street Coupeville, WA 98239 | 15,784 |
| Law And Justice Center | 101 NE 6th Street Coupeville, WA 98239 | 29,060 |

3.1.3.2. LEVEL OF SERVICE

In previous plans, Island County has calculated the LOS for Law Enforcement buildings and courtrooms using projected population growth for Island County to calculate future space needs for those specific functions of the County. Given the dynamic nature of the workforce today, an LOS calculation based on population growth is no longer relevant and there is no adopted square feet of facility space per capita in the Comprehensive Plan. Instead, extensive planning and analysis of law enforcement, corrections and detention, and courtroom facility requirements continues through an assessment of program needs. Associated replacement, upgrades, and construction will happen as found necessary through these assessments.

3.1.3.2.1. JUVENILE JAIL FACILITY

The Juvenile Jail Facility is overseen by the Superior Court. The current LOS for juvenile facilities is 0.0675 beds per 1,000 population.

| Time Period | Countywide Population | Beds Needed to Meet LOS Standard | Current Beds Available | Net Reserve or (Deficit) |
|---|-----------------------|----------------------------------|------------------------|--------------------------|
| 2020 | 86,857 | 6 | 21 | 15 |
| 2045 | 99,202 | 7 | 21 | 14 |
| <i>Current LOS Standard: 0.0675 beds per 1,000 total county population.</i> | | | | |

3.1.3.2.2. CORRECTIONS AND DETENTION FACILITIES

The adopted LOS standard for corrections and detention facilities is 1.00 beds per 1,000 total population.

| Time Period | Countywide Population | Beds Needed to Meet LOS Standard | Current Beds Available | Net Reserve or (Deficit) |
|-------------|-----------------------|----------------------------------|------------------------|--------------------------|
| 2020 | 86,857 | 87 | 58 | (29) |

| | | | | |
|---|--------|-----|----|------|
| 2045 | 99,202 | 100 | 58 | (42) |
| <i>Current LOS Standard: 1.00 beds per 1,000 total county population.</i> | | | | |

3.1.3.3. PROJECT SUMMARY

3.1.3.3.1. NON-CAPITAL ALTERNATIVES

Non-capital alternatives for District and Superior Court include:

- Full utilization of existing facilities and increased use of rental space.
- **Teleconferencing.** Conduct hearings or other court business via video conferencing.
- **Pre-Trial Arrangements.** Expansion of mandatory and non-mandatory arbitration and settlement conferences.
- **Family Court Services.** Family court services include pre-trial services and domestic violence services.
- **Private Court Services.** Private court services include such services as the Judicial Arbitration and Mediation Service and are available as a non-capital alternative to the court system. Retired judges hear disputes, and the litigants bear the full cost of the service.
- **Night Court.** A night court could be established for arraignments, pleas, non-jury divorce trials (if half day or less), or similar matters.
- **“Avoidance” Programs.** Programs that educate, counsel, or provide alternatives to unacceptable behavior (i.e., D.A.R.E., A.A., etc.) reduce the number of contacts with the law enforcement, judicial, and detention systems.
- **Dispute Resolution Center.**

Non-capital alternatives for Law Enforcement Buildings include:

- **Lease Community Policing Offices.** Lease small office spaces in population or business centers to provide workspace for staff and volunteers.
- **Sharing Facilities.** Sharing of facilities with other County agencies as well as other government agencies.
- **“Avoidance” Programs.** Programs that educate, counsel, or provide alternatives to unacceptable behavior (i.e., D.A.R.E., A.A., etc.) reduce the number of contacts with the law enforcement, judicial, and detention systems.

Non-capital alternatives to Corrections and Detention Centers include:

- **Electronic Home Monitoring.** This program increases the LOS provided to the courts as a sentencing alternative and decreases the LOS needed to provide 24-hour per day care and custody maintenance for participants who otherwise would be incarcerated.
- **Work Release.** This program increases the options provided to the courts as a sentencing option along with an advantage to the participants by allowing them to retain their employment, and hence, provide for their families while incarcerated. However, it maintains the amount of service needed to provide 24 hour per day care and custody for participants as they remain incarcerated.
- **Day Reporting.** Day Reporting is an alternative to incarceration. Participating offenders will report daily to program personnel. During this reporting period the offender may

receive one-on-one counseling or group counseling with the case worker and/or participate in appropriate classes such as AA meetings, domestic violence classes, drug rehabilitation, and driver education. Drug offenders would submit to drug testing. The offender's family may be involved in the various programs and would attend the daily reporting if suggested. Parenting classes given to offenders with a pattern of child abuse could include the child or children. Note: Day Reporting programs are requirements through the courts and are not overseen by Corrections and Detention Center staff.

- **D.W.I. Program – 24 Hour Confinement.** This program increases the LOS provided to the courts as a sentencing alternative.
- **Community Services.** Coordination and supervision of in-custody and non-custody individuals who could provide various services to county/city/state agencies and non-profit organizations. Note: The Correction and Detention Center does not oversee this program; the courts can order community service to be completed in lieu of confinement time.
- **“Double” Bunking.** State Jail Commission Standards allow additional bunks within existing detention facilities.

Non-capital alternatives to Juvenile Detention Facilities include:

- **Electronic Home Monitoring.** This program increases the LOS provided to the courts as a sentencing alternative and decreases the LOS needed to provide 24-hour per day care and custody maintenance for participants who otherwise would be incarcerated. The Juvenile Detention Center does not have its own electronic home monitoring system and only utilizes the jail's in extenuating circumstances. This option is not regularly utilized in sentencing.
- **Alternative to Detention Work Crew.** This program increases the options provided to the courts as a sentencing option along with an advantage to the participants by allowing them to remain in the community. The youth is given an opportunity to perform community service hours in lieu of secure detention time.
- **Day Reporting.** Day Reporting is an alternative to incarceration. Participating youth will report daily to program personnel. During this reporting period the youth will receive education consistent with the standards of the Washington State Office of Superintendent of Public Instruction, and any other rehabilitative or therapeutic interventions offered by Juvenile Court.

3.1.3.3.2. CONSTRUCTION OF A NEW JAIL

In 2024-25, Island County completed a feasibility study for a new corrections and detention facility. The following information was summarized from the study.

The Sheriff's team and County's juvenile justice staff are focused on treating the underlying issues, improving outcomes, and reducing recidivism. However, a lack of space and the facility conditions work against them. The Jail building is reaching the end of useful life and has low value for continued use. Special management populations and inmates with behavioral health and co-occurring serious mental illness and substance use disorders are increasing as a percentage of the jail population.

Originally built in 1982, the jail lacks site/building circulation and accessibility in its entirety, and there is no ADA access to the building. The roof, installed in 1982, is far beyond its life expectancy and should be replaced. Doors and hardware are also original, and in addition to age-required

replacements, are not detention grade in some locations. The generator is past its useful life and requires replacement. The jail has inadequate program space and lacks medical or mental health cells, an adequate, safe vehicle sallyport, site area to provide an outdoor recreation area at ground level with access to nature. Low floor to floor height (11'-2" at second floor) limits ceiling heights which allow inmates easier access to ceilings and ceiling-mounted appurtenances such as lighting, mechanical grilles, fire alarm and sprinkler devices. This is both a safety and security risk. There is a complete lack of access to daylight, due to lack of windows. It is possible that windows could be added to the in place concrete exterior, however the extent of new openings is subject to structural analysis. The structural system, which consists of a concentration of numerous cast-in-place concrete bearing walls supporting precast hollow slab planks, limits the opportunity to make plan modifications and would be costly. This system also compounds the difficulty in meeting accessibility requirements. Piping throughout the jail is deteriorating, including the hot water piping that runs beneath the kitchen floor slab.

The current jail site does not allow for expansion with new construction without demolition of either the Annex or the JDC. Since a portion of the jail is housed within the Annex, this would require a temporary location for the jail until a new addition was completed on the Annex site. The JDC is a relatively new building and provides minimal area for expansion.

The Board has decided to move forward with the process towards construction of this new facility. Public outreach, education, and input is projected to start early 2026. The design phase would occur in 2026. A voter-approved bond is necessary for construction and would be on the ballot in fall 2026 or spring 2027. Construction of the new facility is projected to be completed by the end of 2029. Dollar amounts are not available for most steps as of October 2025; once available, costs and phases will be added to the CIP.

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

3.1.3.3. LAW ENFORCEMENT AND CORRECTIONS FACILITIES CAPITAL PROJECTS

Exhibit 16 contains a list of law enforcement and corrections facilities capital projects identified by the County as necessary to meet the demands of growth over the planning period. The County will continue to regularly assess program needs and the associated office space in determining overall space utilization and needs.

Exhibit 16. Law Enforcement and Corrections Facilities – Planned Capital Projects, 2026 – 2045

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---|---|-------------|--------------|--------------|--------------|-----------|-------------|-----------|-----------------|
| CASA Animal Shelter Parking Lot | REET | - | - | - | - | \$160,000 | - | - | \$160,000 |
| CASA Septic Replacement | | - | - | - | - | - | \$50,000 | - | \$50,000 |
| Construction of a New Jail | Bond | | \$33,566,753 | \$33,566,751 | \$33,566,751 | | | | \$100,700,255 |
| Coroner Office Interior Improvements | REET | \$220,000 | - | - | - | - | - | - | \$220,000 |
| District Court Generator | | - | \$140,000 | - | - | - | - | - | \$140,000 |
| District Court Parking Lot | | - | \$45,000 | - | - | - | - | \$50,000 | \$95,000 |
| Island County Sheriff Evidence Storage – Removal/Replacement | PWB/PWTF | - | - | - | - | - | - | \$250,000 | \$250,000 |
| Island County Sheriff North Precinct – HVAC Upgrades | PWB/PWTF, Bond, Local Program, REET | - | - | - | - | - | - | \$30,000 | \$30,000 |
| Island County Sheriff North Precinct – Roofing Replacement | | - | - | - | - | - | - | \$140,000 | \$140,000 |
| Island County Sheriff South Precinct – Replacement/Demolition | | - | - | - | - | - | - | \$500,000 | \$500,000 |
| Jail Cell Block Updating | Building Electrification Grant, PWB/PWTF, Local Program, REET | - | \$450,000 | \$500,000 | \$550,000 | \$605,000 | - | - | \$2,105,000 |
| Jail Planning and Outreach | REET | \$1,000,000 | - | - | - | - | - | - | \$1,000,000 |
| Jail Roof Renovation | Building Electrification Grant, PWB/PWTF, Local Program, REET | - | - | - | \$500,000 | - | - | \$500,000 | \$1,000,000 |
| Jail/Annex Utility Updates* | | \$1,000,000 | \$1,000,000 | - | - | - | - | - | \$2,000,000 |
| JDC Flooring replacement | PWB/PWTF, Local Program, REET | - | - | - | \$40,000 | - | - | - | \$40,000 |
| JDC HVAC Replacement | | - | - | - | - | \$100,000 | \$1,200,000 | | \$1,300,000 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | | | | | |
|---|---|-------------|--------------|--------------|--------------|-----------|-------------|-------------|---------------|
| Juvenile Detention Center (JDC) Parking Lot | REET | - | - | \$45,000 | - | - | - | - | \$45,000 |
| L&J Domestic water softener system | Building Electrification Grant, PWB/PWTF, Local Program, REET | - | \$75,000 | - | - | - | - | - | \$75,000 |
| L&J Flooring replacement | | - | - | - | \$50,000 | - | - | - | \$50,000 |
| L&J HVAC Replacement | | \$1,900,000 | - | - | - | - | - | - | \$1,900,000 |
| L&J Superior Court Clerks Office Reno | | - | \$80,000 | \$220,000 | - | - | - | - | \$300,000 |
| Law & Justice (L&J) Center Parking Lot | REET | - | \$45,000 | - | - | - | \$45,000 | - | \$90,000 |
| N-10 (ICSO) Parking Lot | | - | - | \$45,000 | - | - | - | - | \$45,000 |
| Sheriff Precinct Repairs | | - | \$25,000 | - | \$25,000 | - | - | - | \$50,000 |
| TOTALS | | \$4,120,000 | \$35,426,753 | \$34,376,751 | \$34,731,751 | \$865,000 | \$1,295,000 | \$1,470,000 | \$112,285,255 |

*Pending Grant/Legislative Funding Request

3.1.4. PARKS AND RECREATION

3.1.4.1. OVERVIEW

In Island County, a variety of public agencies and private organizations provide parks and recreation facilities, including the County, Washington State Parks, National Park Service designated Ebey's Landing National Historical Reserve, schools, and municipalities.

3.1.4.2. INVENTORY

This inventory includes Parks and Recreation facilities owned and operated by Island County. For a complete inventory of parks and recreational areas, visit the Parks and Recreation Element.

| Facilities | Location | Size (sq ft) |
|--------------------------------------|---|--------------|
| Camano Island Parks Shop | 278 Sunrise Blvd Camano Island WA 98282 | 2,700 |
| Camano Park Ballpark | 121 East Camano Dr. Camano Island WA 98282 | 2.89 ACRES |
| Camano Park Playground | 121 East Camano Dr Camano Island WA 98282 | 1,000 |
| Camano Park Tennis Courts | 121 East Camano Dr Camano Island WA 98282 | 13,100 |
| Cavalero Boat Ramp | 1013 Simonson Pl Camano Island WA 98282 | 1,500 |
| Cornet Bay Dock | 296 Cornet Bay Road, Oak Harbor, WA 98277 | 4,568 |
| Dan Porter Bathroom | 481 Deer Lake Road Clinton WA 98236 | 200 |
| Dan Porter Playground | 481 Deer Lake Road Clinton WA 98236 | 5,000 |
| Double Bluff Bathroom | 6325 Double Bluff Rd Freeland WA 98249 | 200 |
| Four Springs Barn | 585 Lewis Lane Camano Island WA 98282 | 2,300 |
| Four Springs House And Lake Preserve | 585 Lewis Lane Camano Island, WA 98232 | 2,064 |
| Four Springs Meadow Room | 585 Lewis Lane Camano Island, WA 98232 | 1,728 |
| Freeland Bathroom | 1535 Shoreview Road Freeland WA 98249 | 600 |
| Freeland Dock And Boat Ramp | 1535 Shoreview Road Freeland WA 98249 | 2,500 |
| Freeland Hall | 1515 Shoreview Drive Freeland, WA 98249 | 4850 |
| Freeland Playground | 1535 Shoreview Road Freeland WA 98249 | 10,000 |
| Hasty Lake Boat Ramp | 2434 Hastie Lake Rd Oak Harbor WA 98277 | 1.5 ACRES |
| Libby Beach Park Bathrooms | 2750 Libbey Rd Coupeville WA 98239 | 80 |
| Maple Grove Boat Ramp | 1139 Beachview Lane Camano Island, WA 98232 | 2,500 |
| Mariner's Cove Boat Ramp | 2200 Mariner Beach Dr Camano Island, WA 98232 | 1,500 |

| | | |
|-----------------------------------|--|---------|
| Maxwelton Ballpark | 7490 Maxwelton Rd Clinton, WA 98236 | 1.5 AC |
| Maxwelton Bathroom | 7490 Maxwelton Rd Clinton, WA 98236 | 800 |
| Maxwelton Boat Ramp | 7490 Maxwelton Rd Clinton, WA 98236 | 2,500 |
| Maxwelton Playground | 7490 Maxwelton Rd Clinton, WA 98236 | 3,000 |
| Maxwelton Pumphouse | 7490 Maxwelton Rd Clinton, WA 98236 | 200 |
| Monroe Landing Boat Ramp | 519 West Scenic Heights Rd Oak Harbor WA 98277 | 1,500 |
| Mutiny Bay Boat Ramp | 6014 Robinson Rd Freeland WA 98249 | 1,500 |
| Rhododendron Ballpark | 502 Patmore Rd Coupeville, WA 98239 | 6 ACRES |
| Rhododendron Bathrooms | 502 Patmore Rd Coupeville, WA 98239 | 500 |
| Rhododendron Campground Bathrooms | 20265 State Hwy 20 Coupeville WA 98239 | 300 |
| Rhododendron Park Playground | 502 Patmore Rd Coupeville, WA 98239 | 2,000 |
| Rhododendron Pump House | 504 Patmore Road Coupeville WA 98249 | 300 |
| Utsalady Boat Ramp | 2998 Utsalady Road Camano Island WA 98282 | 2,000 |
| Whidbey Island Parks Shop | 497 Patmore Pit Road Coupeville WA 98239 | 2,700 |
| Freeland Park Picnic Shelter | 1535 Shoreview Ave Freeland WA 98249 | 600 |
| Freeland Hall Picnic Shelter | 1515 Shoreview Ave Freeland WA 98249 | 600 |

Island County owns approximately 3,742 acres of park land, and other agencies own approximately 6,614 acres of park land in the county. Island County owns 580 acres with shoreline access and approximately 45 miles of trails, while other agencies own 8,047 acres with shoreline access and 144 miles of trails in the county. Park space is generally used by all county residents, with out of county and out of state visitors and tourists using a significant portion of these regional sites and facilities.

3.1.4.2.1. RECREATION FACILITIES

Island County owns and manages a variety of recreation facilities, listed out with quantities in Exhibit 17.

Exhibit 17. County-Owned Recreation Facilities.

| Type of Recreation Facility | Facility Count (units) |
|--|------------------------|
| Playground | 5 |
| Sport Court (Basketball, Volleyball, Tennis) | 10.5 |
| Sport Fields: Open Turf Play Area ¹ | 5 |
| Sport Fields: Base/Softball | 6 |
| Event Facilities | 2 |
| Beach (Swimming or Waterfront Access) | 41 |

| | |
|-----------------------------|------|
| Boat Ramps | 7 |
| Camping Areas | 1 |
| Dog Parks | 5 |
| Picnic Area Tables | 18 |
| Picnic Shelters | 25 |
| Trails ² (miles) | 44.8 |

¹Although called sport fields, these facilities are multi-purpose turf areas that could support a variety of activities.

²All trails that are mapped as of July 2025 are included in this table.

3.1.4.3. LOS STANDARDS

The National Recreation & Park Association (NRPA) Areas and Facilities Standards is a nationwide benchmarking tool for parks and recreation. NRPA Park Metrics is the most comprehensive source of data benchmarks for park and recreation agencies. This report presents the median nationwide benchmarking numbers based on peer agency data.

The Board plans to study the addition of a LOS standard for Open Space before the 2035 Comprehensive Plan Update.

3.1.4.3.1. TRAILS

Exhibit 18. Level of Service Comparison for Trails, 2020 to 2045.

| Time Period | Unincorporated Population | Trail Miles Needed to Meet LOS Standard | Current Trail Miles Available | Miles Net Reserve or (Deficit) |
|--|---------------------------|---|-------------------------------|--------------------------------|
| 2020 | 59,146 | 29.57 | 44.8 | 15.23 |
| 2045 | 63,468 | 31.73 | 44.8 | 13.07 |
| <i>Current LOS Standard: 18.1 miles per 1,000 population in unincorporated area.</i> | | | | |

3.1.4.3.2. PARKS

Exhibit 19. Level of Service Comparison for Parks, 2020 to 2045.

| Time Period | Unincorporated Population | Park Acreage Needed to Meet LOS Standard | Current Park Acreage Available | Acreage Net Reserve or (Deficit) |
|--|---------------------------|--|--------------------------------|----------------------------------|
| 2020 | 59,146 | 207.01 | 3,741.6 | 3,534.5 |
| 2045 | 63,468 | 222.14 | 3,741.6 | 3,519.46 |
| <i>Current LOS Standard: 10.2 acres per 1,000 population in unincorporated area.</i> | | | | |

3.1.4.4. PROJECT SUMMARY

3.1.4.4.1. NON-CAPITAL ALTERNATIVES

Non-capital alternatives for parks and recreation facilities include engaging volunteers, promoting the Adopt-A-Park program, and utilizing grants. More information on each alternative, along with alternative funding sources, can be found in the Parks and Recreation Element. The County could also propose a levy lid lift for the Conservation Futures levy rate to collect additional revenue. The Conservation Futures levy rate could be increased to provide additional funding for open space opportunities, although the County would still need to compete for these funds with other eligible jurisdictions and organizations countywide. In 2025, the Conservation Futures levy rate is 3.1603509 cents per \$1,000 of assessed value of

all taxable property. RCW 84.34.230 declares that the levy rate may levy any amount not to exceed 6.25 cents per \$1,000.

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3.1.4.4.2. PARKS AND RECREATION FACILITIES CAPITAL PROJECTS

Exhibit 20 contains a list of parks and recreation facility projects identified by the County to meet the demands of growth over the planning period. The County will continue to regularly assess program needs and the associated replacements, upgrades, or other improvements necessary to accommodate growth.

Exhibit 20. Parks and Recreation Facilities – Planned Capital Projects, 2026 – 2045

| Project Description | Funding Source(s) | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 | |
|--|-------------------|-----------|-------------|-----------|-----------|----------|-----------|-----------|-----------------|-----------|
| Allito Property Pump Track | REET | - | - | - | - | - | \$250,000 | - | \$250,000 | |
| Allito Property Restrooms | | - | - | - | - | - | - | \$150,000 | \$150,000 | |
| Barnum Point ADA Upgrade | | - | - | - | - | \$75,000 | - | - | \$75,000 | |
| Barnum Point Bathrooms | | - | - | - | - | - | - | \$450,000 | \$450,000 | |
| Camano Park Playground | | - | \$150,000 | - | - | - | - | - | \$150,000 | |
| Camano Park New Pickleball Courts | | \$220,000 | - | - | - | - | - | - | \$220,000 | |
| Cavalero Beach Bulkhead | | - | \$80,000 | - | \$560,000 | - | - | - | \$640,000 | |
| Cornet Bay Dock | | \$30,000 | \$3,300,000 | - | - | - | - | - | \$3,330,000 | |
| Dan Porter Ballfield Improvements | | - | - | - | - | - | - | - | \$80,000 | \$80,000 |
| Dan Porter Park Bathroom Renovation | | - | - | - | - | - | - | - | \$150,000 | \$150,000 |
| Dan Porter Park Forest North Trail Development | | - | - | - | - | - | - | - | \$100,000 | \$100,000 |
| Dave Mackie Ballfield Improvements | | - | - | - | - | - | - | - | \$100,000 | \$100,000 |
| Dave Mackie and Freeland Park Picnic Pads & Shelters | | \$100,000 | - | - | - | - | - | - | - | \$100,000 |
| Driftwood Park Parking Improvements | | - | - | - | - | - | - | \$50,000 | - | \$50,000 |
| English Boom Picnic Shelter | | - | - | - | - | - | - | - | \$150,000 | \$150,000 |
| Ethal Taylor Property Development | | - | - | - | - | - | - | - | \$150,000 | \$150,000 |
| Existing Tennis & Pickleball Courts Renovation | | - | - | \$100,000 | - | - | - | - | - | \$100,000 |
| Freeland Hall Picnic Shelter Renovation | | - | - | - | - | - | - | - | \$50,000 | \$50,000 |
| Henry Hollow Trail Improvements | | - | - | - | - | - | - | - | \$250,000 | \$250,000 |
| Hurt Property Development | | - | - | - | - | - | - | - | \$200,000 | \$200,000 |
| Iverson Trail Improvements | \$75,000 | - | - | - | - | - | - | - | \$75,000 | |
| Libby Beach Park Bathroom Replacement | - | - | - | - | - | - | - | \$50,000 | \$50,000 | |
| Libby Beach Upgrades | - | - | - | \$150,000 | - | - | - | - | \$150,000 | |
| Maguerite Brons Parking Improvements | \$100,000 | - | - | - | - | - | - | - | \$100,000 | |
| Maple Grove Parking Lot Upgrade | - | - | - | - | - | - | \$100,000 | - | \$100,000 | |

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| | | | | | | | | | |
|--|-------------|-----------|-------------|------------|-----------|-----------|-----------|-------------|--------------|
| Mariner's Cove Boat Launch Resurface | | - | - | - | - | - | - | \$350,000 | \$350,000 |
| Maxwelton & Freeland Park Picnic Pads & Shelters | | \$100,000 | - | - | - | - | - | - | \$100,000 |
| Monroe Landing Boat Ramp and Parking Improvement | REET | - | - | - | - | - | - | \$350,000 | \$350,000 |
| Mutiny Bay Ramp Replacement | REET /GRANT | - | \$3,756,000 | - | - | - | - | - | \$3,756,000 |
| Purchase DNR Trust Land Transfer Properties | GRANT | - | - | - | - | - | - | \$4,246,000 | \$4,246,000 |
| Rhododendron Campground Host | | \$50,000 | - | - | - | - | - | \$50,000 | \$100,000 |
| Rhododendron Irrigation II Upgrade | | - | \$75,000 | - | - | - | - | - | \$75,000 |
| Rhododendron Park Playground | | - | \$100,000 | - | - | - | - | - | \$100,000 |
| Unforeseen | REET | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$2,850,000 | \$3,750,000 |
| Utsalady Ramp Upgrade | | \$83,500 | - | \$ 220,000 | - | - | - | - | \$303,500 |
| West Beach Swan Lake Trail Improvement | | - | - | - | - | - | - | \$40,000 | \$40,000 |
| Totals | | \$908,500 | \$7,611,000 | \$470,000 | \$860,000 | \$225,000 | \$550,000 | \$9,766,000 | \$20,390,500 |

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3.1.4.5. PARKS PROJECTS IN NEED OF FUNDING

The following projects have been identified as needed within the next 20 years; however, REET funding will not be sufficient to cover them. The table below has funding sources outlined. Further avenues to fund these projects are outlined in the Parks and Recreation Element.

Exhibit 21. Parks and Recreation Projects Without Dedicated Funding

| Priority - low, medium, high Plans | Detail | Cost estimate | GF | Grant | CF | PIF | Levy | Bond | Other |
|------------------------------------|--|---------------|----|---------------------|----|-----|------|------|-------|
| Master planning | Reserve to master plan strategic properties | \$150,000 | X | | | | | | |
| Subtotal | | | | \$150,000 | | | | | |
| Acquisition | | | | | | | | | |
| Conservation areas | Reserve to acquire/protect 200 additional acres | \$10,000,000 | | | X | | | | |
| Resource sites | Reserve to acquire/protect 50 additional acres | \$10,000,000 | | X | | | X | | |
| Subtotal acquisition | | | | \$20,000,000 | | | | | |
| Development - parks | | | | | | | | | |
| Ala Spit | Install ADA access, enclose portable restrooms, fill eroded areas. | \$25,000 | | | | | X | | |
| Moran Beach | Add 2 picnic tables, install park signage at entry, add ADA beach mat. | \$115,000 | | | | | X | | |
| West Beach Vista | Add 2 picnic tables, 2 benches, improve parking area, install portable restroom. | \$134,200 | | | | | X | | |
| Swantown Lake | Install 2 benches, park signage, add/enclose portable restroom. | \$45,200 | | | | | X | | |
| Strawberry Point Trust | Install kayak overnight campsite. | \$10,000 | | X | | | X | | |
| Mariners Cove | Install/enclose portable restroom | \$2,500 | | | | | X | | |
| Monroe Landing | Install 2 picnic tables | \$90,000 | | | | | X | | |
| Cornet Bay Dock | Replace dock, install park sign, enclose portable restroom | \$3,080,000 | | | | | X | | |
| Driftwood Park | Install interpretive signage | \$15,000 | | | | | X | | |
| Greenbank North | Install/enclose portable restroom | \$2,500 | | | | | X | | |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | | | |
|---------------------------------|---|-------------|---|--|--|---|--|
| Greenbank South | Develop trails network, install 2 picnic tables, install/enclose portable restroom | \$308,500 | | | | X | |
| Hastie Lake Park | Install 2 picnic table, enclose portable restroom | \$92,500 | | | | X | |
| Hidden Beach | Install 4 picnic tables, 1 shelter, boat launch ramp, kayak overnight campsite, install/enclose portable restroom | \$839,500 | X | | | X | |
| Kettles | Install horse posts, install fence around parking area, park signage, install/enclose portable restroom | \$23,000 | | | | X | |
| Lagoon Point North | Install 2 picnic tables, handcarry launch | \$100,000 | | | | X | |
| Lagoon Point South | Install 2 picnic tables, handcarry launch | \$100,000 | | | | X | |
| Edgewood Beach | Add 2 picnic tables | \$90,000 | | | | X | |
| Libbey Beach Park | Install playground, picnic shelter, enclose portable restroom | \$662,500 | | | | X | |
| Patmore Pit Dog Park | Plant more trees, enclose portable restroom | \$10,000 | | | | X | |
| Rhododendron Campground | Improve permanent restrooms, create gathering area | \$200,000 | | | | X | |
| Long Point | Install 2 picnic tables, ADA beach mat | \$19,000 | | | | X | |
| Freeland Hall, Park | Install ADA elevator, upgrade AV systems, 2 pickleball courts | \$150,000 | | | | X | |
| Robinson Beach, Mutiny Bay Boat | Add 2 picnic tables, install interpretive signage, improve boat launch ramp | \$100,000 | | | | X | |
| Double Bluff Park | Add 1 ADA picnic table, picnic shelter, improve permanent restrooms | \$347,000 | | | | X | |
| Marguerite Bryons Memorial Park | Install more trees, develop more trails, install 2 benches, enclose portable restroom | \$150,000 | | | | X | |
| Dave Mackie Park | Install sports court, improve ballfield, ADA beach mat, crosswalk | \$1,030,500 | | | | X | |
| Dan Porter Park | Add soccer field, install 2 sports courts, ADA trail into woods, upgrade playground, pump track, perimeter fence around ballfield, dog park | \$3,258,500 | X | | | X | |
| Putney Woods | Add trails, install signage, pump track, enclose portable restroom | \$166,500 | | | | X | |
| Saratoga Woods | Add trails, upgrade picnic shelter, install signage, enclose portable restroom | \$137,000 | | | | X | |
| Tillicum Beach | Add 2 picnic tables, ADA beach mat | \$100,000 | | | | X | |
| Livingston Bay | Add 2 picnic tables, kayak access | \$100,000 | | | | X | |

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| | | | | | | | | |
|------------------------------------|--|-------------|---|--|--|---|--|---------------------|
| Barnum Point Preserve | Add 2 picnic tables, enclose portable restroom | \$92,500 | | | | X | | |
| Iverson Preserve | Add 2 picnic tables, ADA trail on dike, enclose portable restroom, entry sign | \$151,500 | | | | X | | |
| Hillside Park | Develop trail | \$27,000 | | | | X | | |
| Camano Park | Install 2 pickleball courts, park sign, 2 picnic tables, pump track, upgrade ballfield | \$7,584,000 | X | | | X | | |
| Camano Ridge Forest | Enclose portable restroom, horse hitching rack | \$30,000 | | | | X | | |
| Cavalero Beach Boat Ramp | Add 2 picnic tables, enclose portable restroom, park sign | \$102,500 | | | | X | | |
| Four Springs Lake Preserve | Upgrade Event Center, add picnic shelter, enclose portable restroom, trail signage | \$553,500 | | | | X | | |
| Henry Hollow Dog Park | Enclose portable restroom, add 2 picnic tables, add more trees | \$100,000 | | | | X | | |
| Maple Grove Boat Ramp | Add 2 benches, 2 picnic tables, signage | \$123,000 | | | | X | | |
| Utsalady Vista | Park signage | \$7,500 | | | | X | | |
| Utsalady Boat Ramp | Add 2 picnic tables, enclose portable restroom | \$92,500 | | | | X | | |
| Walter Hutchinson Par | Enclose portable restroom | \$2,500 | | | | X | | |
| Subtotal parks development | | | | | | | | \$20,370,400 |
| Development - trails | | | | | | | | |
| Coupeville | Extend off-road trail 1.3 miles to Kettles trailhead | \$1,706,900 | X | | | X | | TIP |
| Subtotal trails development | | | | | | | | \$1,706,900 |
| Total | | | | | | | | \$42,227,300 |

GF - General Funds, CF - Conservation Futures, PIF - Park Impact Fee, TIP - Transportation Improvement Program, tbd - to be determined.

3.1.5. SOLID WASTE

3.1.5.1. OVERVIEW

RCW 70A.205 requires counties to plan an integrated solid waste management system that emphasizes waste reduction and recycling. RCW 70A.300 requires local governments to develop plans for management moderate risk waste, which includes hazardous wastes produced by households, businesses, and other entities in small quantities. Island County Public Works Solid Waste Division is the lead planning agency for solid waste management in Island County.

In 2020, Island County adopted the current Solid Waste and Moderate Risk Waste Management Plan. This plan was referenced for this analysis. The Solid Waste Division will be updating the plan in 2026. The solid waste system includes garbage collection and disposal; programs for waste reduction, recycling, organics; compliance and enforcement; proper management of moderate risk waste; and the public education for and administration of those programs.

The plan provides detailed guidance on program development and implementation for these activities for the next 5 years, while also attempting to anticipate the needs of the solid waste system for up to 20 years from now. The plan is developed with participation from the cities and the public, as well as the Solid Waste Advisory Committee. Through this planning process, counties are encouraged to allow private industry to provide services to the fullest extent possible (RCW 70A.205.010). The Island County solid waste system is a combination of public agencies and private corporations. Components of an integrated solid waste management plan are:

- System planning, administration, and enforcement
- Collection, transfer, and disposal of solid waste
- Collection and processing of recyclables
- Moderate risk waste transfer and collection programs

The Solid Waste and Moderate Risk Waste Management Plan will be updated in 2026.

Map 3. Solid Waste Facilities.

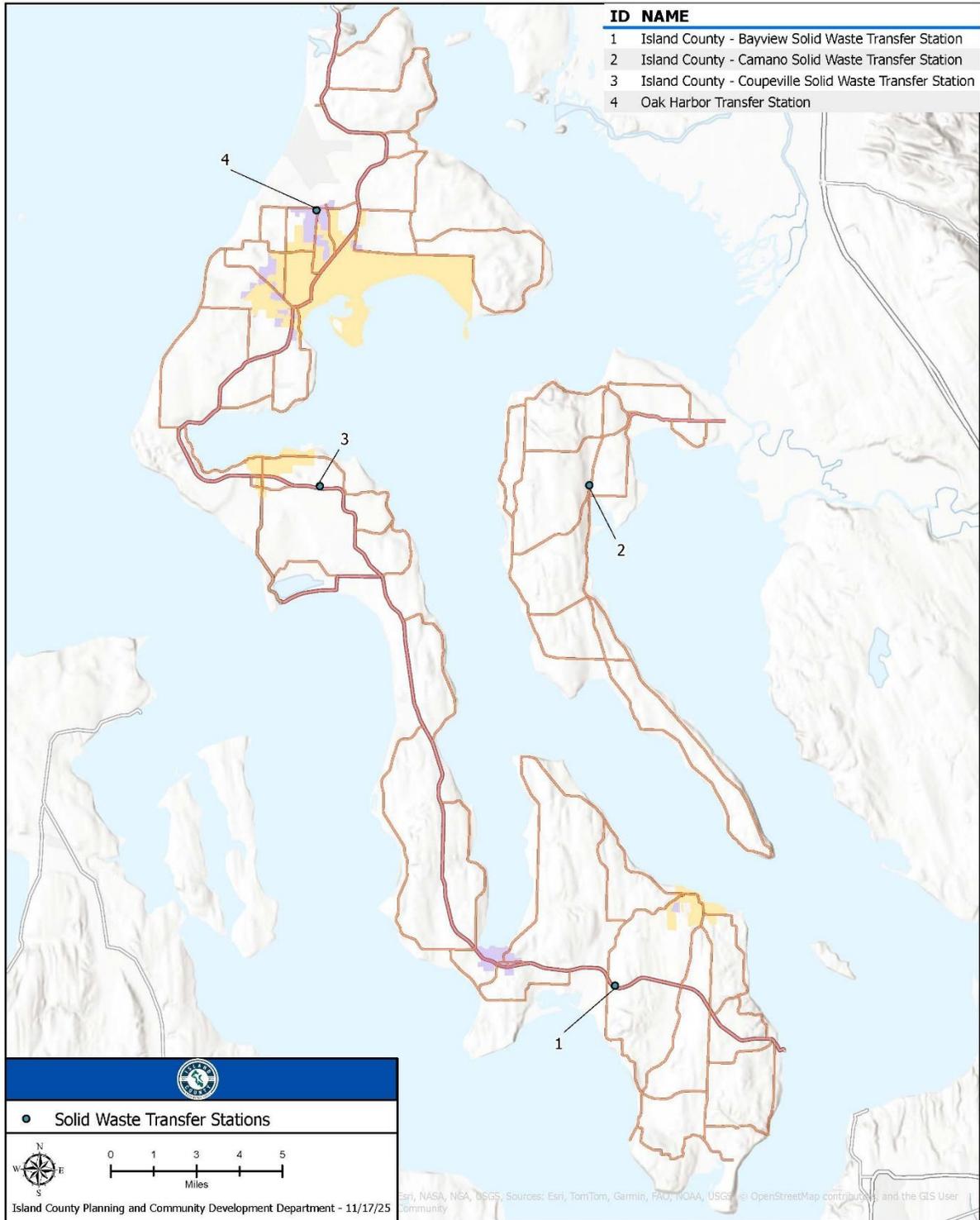


Exhibit 22. Inventory of Solid Waste Facilities

| Facility | Location | Size (Square Feet) |
|--|---|---------------------------|
| Camano Island Solid Waste Transfer Station Scale House | 20062 SR 20 COUPEVILLE, WA 98239 | 220 |
| Coupeville Sewage Treatment Plant Anaerobic Digesters 1 and 2 | 20062 SR 20 COUPEVILLE, WA 98239 | 3,608 |
| Coupeville Sewage Treatment Plant Anaerobic Digesters 3 and 4 | 20062 SR 20 COUPEVILLE, WA 98239 | 3,690 |
| Coupeville Sewage Treatment Plant Pump Building | 20062 SR 20 COUPEVILLE, WA 98239 | 784 |
| Coupeville Solid Waste Transfer Station Equipment Storage | 20062 SR 20 COUPEVILLE, WA 98239 | 2,460 |
| Coupeville Sewage Treatment Plant Headworks | 20062 SR 20 COUPEVILLE, WA 98239 | 298 |
| Coupeville Solid Waste Complex Septage Plant Control Building | 20062 SR 20 COUPEVILLE, WA 98239 | 1,120 |
| Coupeville Sewage Treatment Lagoon | 20062 SR 20 COUPEVILLE, WA 98239 | 90,240 |
| Coupeville Solid Waste Transfer Station Water Tank | 20062 SR 20 COUPEVILLE, WA 98239 | 7,320 |
| Coupeville Solid Waste Transfer Station Maintenance Shop | 20062 SR 20 COUPEVILLE, WA 98239 | 5,250 |
| Coupeville Solid Waste Transfer Station w/ Compactor | 20062 SR 20 COUPEVILLE, WA 98239 | 7,320 |
| Coupeville Solid Waste Transfer Station Office and Breakroom | 20062 SR 20 COUPEVILLE, WA 98239 | 688 |
| Coupeville Solid Waste Transfer Station Household Hazardous Waste Office | 20062 SR 20 COUPEVILLE, WA 98239 | 1,620 |
| Coupeville Solid Waste Transfer Station Orca Building | 20062 SR 20 COUPEVILLE, WA 98239 | 1,740 |
| Coupeville Solid Waste Transfer Station Records Storage | 20062 SR 20 COUPEVILLE, WA 98239 | 3,600 |
| Camano Island Solid Waste Transfer Station Scale House | 75 E CAMANO HILL RD, CAMANO ISLAND WA 98282 | - |
| Bayview Solid Waste and Recycle Center | 5790 S KRAMER ROAD, LANGLEY, WA 98260 | 43,560 |
| North Whidbey Solid Waste & Recycle Center | 3151 OAK HARBOR ROAD, OAK HARBOR, WA 98277 | 43,480 |

3.1.5.2. CAPACITY AND MATERIALS ACCEPTED

Exhibit 23. Solid Waste Capacity by Island

| Facility | Processing Capacity (tons per year) |
|-----------------|--|
| Camano Island | 36,500 |
| Whidbey Island | 156,950 |

Exhibit 24. Materials Accepted by Location

| Material | Transfer and Drop Box Stations |
|-----------------|---------------------------------------|
|-----------------|---------------------------------------|

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| | Coupeville | N Whidbey | Bayview | Camano | Island Recycling, Freeland |
|--------------------------------------|------------|-----------|---------|--------|----------------------------|
| Paper | | | | | |
| Cardboard | X | X | X | X | X |
| Mixed Paper | X | X | X | X | X |
| Newspaper | X | X | X | X | X |
| Shredded Paper | X | X | X | | X |
| Plastic Bottles (1's and 2's) | X | X | X | X | X |
| Glass Bottles and Jars | X | X | X | X | X |
| Ferrous Materials | | | | | |
| Appliances | Fee | | | Fee | X (a) |
| Auto Bodies | | | | | X |
| Steel Cans | X | X | X | X | X |
| Wire, Ferrous | Fee | | | Fee | X |
| Other Ferrous | Fee | Fee | Fee | Fee | X |
| Non-Ferrous Materials | | | | | |
| Aluminum Cans | X | X | X | X | X |
| Aluminum Foil | X | X | X | X | X |
| Aluminum Scrap | X | X(b) | X(b) | X | X |
| Wire, Insulated | X | X(b) | X(b) | X | X |
| Other Non-Ferrous | X | X(b) | X(b) | X | X |
| Other | | | | | |
| Antifreeze | X | X | X | | |
| Batteries, Cell Phones | X | X | X | X | X |
| Clothing | X | X | X | X | X |
| E-Waste | X | X | | X | X |
| Fluorescent Lights/Tubes | X | X | X | X | |
| Latex Paint | X | | | | |
| Household Hazardous Waste | X | X | X | X | |
| Oil, Motor | X | X | | X | X |
| Tires | Fee | | | Fee | Fee |
| Yard Waste | Fee | | | | |
| Garbage | Fee | Fee | Fee | Fee | |

(a) Non-refrigerated appliances only.

(b) Small quantities only.

3.1.5.3. LOS STANDARDS

The current LOS standard for solid waste processing is 5.96 pounds per capita per day. This value includes solid waste and recycling.

| Year | Population | Estimated Solid Waste Produced per Year (tons) | Current Capacity (tons) | Capacity Reserve or (Deficit) |
|---|------------|--|-------------------------|-------------------------------|
| 2020 | 86,857 | 94,474 | 193,450 | 98,976 |
| 2045 | 99,202 | 107,902 | | 85,548 |
| <i>Current LOS Standard: 5.96 lbs per capita per day.</i> | | | | |

3.1.5.4. PROJECT SUMMARY

3.1.5.4.1. NON-CAPITAL ALTERNATIVES

The following non-capital alternatives discuss strategies, programs, technologies, and other alternatives that do not require capital improvement projects to achieve the LOS standard for solid waste facilities. More information on these alternatives can be found in the Solid Waste Management Plan.

- *Operational Intensity:* Existing capital facility use, particularly storage capacity, can be increased by increasing the LOS; receiving facilities such as containers or compactors can be emptied at a higher rate than at present. The central transfer station can be operated at a higher level by increasing operating hours.
- *Regional Cooperation:* Use of regional instead of county facilities for activities such as construction/demolition recycling, yard waste composting, certain aspects of household waste/small quantity generators handling/disposal can reduce further capital facility expense.
- *Use of Private Facilities:* Yard waste composting, material recovery facility, recycling collection, and sale of materials are programs which now and, in the future, will depend on cooperation with the private sector to avoid capital facility costs.
- *Redefine Recycling Priorities:* The County may re-define priorities for recycled material using a procedure established in the 1994 Solid Waste Management Plan Update. A concurrent ban on certain materials could be considered. This alternative may be of limited value since any capital cost saving for processing facilities would be expended in another solid waste sector. For example, diverting (worthless) green glass from the recycling sector would re-direct it to an inert disposal facility or actually incur additional capital costs for processing for road bedding.
- *Recycling Education and Promotion:* Develop adult and classroom educational programs such as the Washington State University Extension Waste Wise Program.

3.1.5.4.2. CAPITAL PROJECTS

Exhibit 25 contains a list of solid waste facility projects identified by the County to meet the demands of growth over the planning period. The County will continue to regularly assess the solid waste program needs and the associated replacements, upgrades, or other improvements necessary to accommodate growth.

Exhibit 25. Solid Waste Facilities – Planned Capital Projects, 2026 – 2045

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|--|------------------------------|--------------------|--------------------|--------------------|--------------------|------------------|-----------------|--------------------|---------------------|
| Coupeville Solid Waste Transfer Station Household Hazardous Waste Office – Office Improvements | Solid Waste Fund | - | - | - | - | \$25,000 | - | - | \$25,000 |
| Camano Island Solid Waste Transfer Station – Transfer Station Relocation | Solid Waste Fund/ Grant/Loan | - | - | - | - | - | - | \$6,000,000 | \$6,000,000 |
| Coupeville Solid Waste Transfer Station W/ Compactor – Replacement | Solid Waste Fund /Grant/Loan | \$1,000,000 | \$4,000,000 | - | - | - | - | - | \$5,000,000 |
| Coupeville Sewage Treatment Plant Pump Building – Blower Replacement | Solid Waste Fund | \$35,000 | - | - | - | - | - | - | \$35,000 |
| Coupeville Transfer Station New Construction | REET | - | \$850,000 | \$6,800,000 | - | - | - | - | \$7,650,000 |
| Camano Island Transfer Station Development | | \$150,000 | \$1,500,000 | \$600,000 | \$4,000,000 | - | - | - | \$6,250,000 |
| Miscellaneous Upgrades | | \$85,000 | \$85,000 | \$85,000 | \$85,000 | \$85,000 | \$85,000 | \$1,190,000 | \$1,700,000 |
| Totals | | \$1,270,000 | \$6,435,000 | \$7,485,000 | \$4,085,000 | \$110,000 | \$85,000 | \$7,190,000 | \$26,660,000 |

3.1.6. STORM AND SURFACE WATER

3.1.6.1. OVERVIEW

Island County Road crews keep outfalls flowing, culverts draining, catch basins catching, and surface water managed. The storm drainage facilities within Island County include a diverse combination of natural systems, constructed conveyance and tide gates. The current stormwater management system in Island County is often working to make up for past land use and stormwater management decisions. In Island County, much of the stormwater management used to allow for drainage across other private property through cross culverts. This system works fine with low density development, but as the County developed further and plats were built, this method of stormwater management was ineffective.

The National Pollutant Discharge Elimination System (NPDES) program requires that point source discharges meet federal and state water quality standards and that routine monitoring be conducted to ensure compliance. Discharges from Island County's stormwater infrastructure are not currently regulated under the NPDES municipal discharge requirements because there is not 100,000 people or more in Island County. Current projections do not anticipate reaching this population threshold by 2045.

Drainage facilities within Island County are composed of two basic types, conveyance systems with tidal controls and conveyance systems without tidal controls. Conveyance system can be broken into three main categories, upland conveyance, bluff conveyance, and tidal conveyance. Upland conveyance systems are built to help relieve flooding. Bluff conveyance, sometimes called bluff outfalls, are built to relieve erosion and bluff failure. Tidal conveyance, sometimes called tidal outfalls, are built to provide relief from flooding in lowland areas. Recently, the County has added pump stations in tidal outfall service areas to meet an acceptable level of service for flood control. There are a few capital project conveyance systems which are built using an abutter's agreement. An abutter's agreement is when the owner pays all the costs except the County pays for materials. The owner is responsible for maintaining the drainage system but does not need to get a County easement.

The Board adopted the Clean Water Utility in 2010 to address concerns related to surface and groundwater quality and quantity in Island County. The Clean Water Utility funds stormwater drainage projects, surface water quality monitoring, on-site sewage system monitoring and compliance, and other surface and ground water programs. The Clean Water Utility encompasses all of Island County except properties within the municipalities of Oak Harbor, Langley, and Coupeville, properties within the Marshall Drainage Basin Utility, and properties owned by the federal government, state, and County. More information on the Clean Water Utility can be found on the Island County Public Works Website.

The Storm and Surface Water Utility, also known as the Marshall Drainage Basin Utility, was formed in December 1995 for the construction and operation of a storm and surface water utility system. The County found that real property within the Marshall Drainage Basin contributes to a common drainage problem resulting from storm and surface water runoff, and that all real property within this district will benefit from mitigation of such forces and/or general nuisance, as well as the correction of health and safety hazards created by excess stormwater run-off. More information on efforts to mitigate the effects of stormwater run-off within the district, including a full outline of capital improvements, can be found in the Marshall Drainage Basin Plan.

3.1.6.2. GREEN INFRASTRUCTURE

RCW 36.70A.030(23) defines green infrastructure as a wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater. The Freeland NMUGA is located within a critical drainage area, which has additional development standards for stormwater, including infiltration. Larger developments have stormwater management and there are extensive landscaping requirements in Island County Code for the NMUGA.

Island County parks and open space parcels are discussed in further detail in the Natural Resources and Parks and Recreation Elements.

3.1.6.3. INVENTORY

Island County owns and maintains more than 4,000 culverts and nearly 2,000 catch basins, nearly all associated with county roads. Additionally, the county manages drainage easements across hundreds of properties. Exhibit 26 outlines the inventory of storm and surface water facilities as of July 2025.

Exhibit 26. Storm and Surface Water Facilities.

| Facility | Quantity |
|-----------------|-----------------|
| Culverts | 4,061 |
| Outfalls | 155 |
| Catch Basins | 1,958 |
| Tide Gates | 29 |
| Total | 6,203 |

3.1.6.4. LEVEL OF SERVICE

Island County currently assumes responsibility for the maintenance of those stormwater facilities that lie within the existing right-of-way or are adjacent to and associated with County roadway drainage and within an easement conveyed to the County. Since 1983, land development activities requiring permits and approvals from Island County have been conditioned to meet the requirements of the Island County Land Development Standards.

Because of the complexity of site-specific aspects, a County-wide firm standard is difficult to establish. The standard for stormwater for the County is intended to regulate and control drainage or stormwater to safeguard the public health, safety, and general welfare. Effective stormwater management will promote sound, practical, and economic development practices and minimize adverse impacts to the County’s waters. This includes minimizing degradation of water quality and controlling the sedimentation of streams, rivers, lakes, wetlands, and other surface waters. This will help to preserve the suitability of water for recreation and fishing, and to protect critical areas by preserving and protecting aquatic habitat and minimizing net loss of the County’s wetlands through the maintenance of hydrological continuity with other aquatic resources. Effective management will also help maintain the quality of the county’s water resources and minimize adverse effects caused by alterations in surface water or groundwater quality, quantities, locations, and flow patterns. Ultimately, effective stormwater management will control stormwater

runoff originating on developing land, maintain the safety of County roads and rights-of-way, and protect public safety by reducing slope instability and landslides.

3.1.6.5. PROJECT SUMMARY

3.1.6.5.1. NON-CAPITAL ALTERNATIVES

Non-capital alternatives the County could pursue to achieve and maintain LOS standards for surface water management and river improvement facilities include updating the stormwater manual, creating a LID manual, privatization (where private developers can build stormwater facilities with excess capacity that can be sold to other developers to reduce on-site stormwater facilities for new developments), floodplain acquisition, elevation of structures, stricter floodplain and stormwater management regulations and additional monitoring/enforcement, promoting flood-compatible land uses in flood prone areas, requiring older developments to retrofit inadequate facilities, flood warning programs, or additional public education and outreach to better inform and prepare citizens for flooding.

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3.1.6.5.2. CAPITAL PROJECTS

Exhibit 27 outlines the planned capital projects for storm and surface water facilities for the 2026 – 2031 period. This information was gathered from the approved 2026 – 2031 TIP and CWU. Due to the nature of storm and surface water projects, 2032 – 2045 projects are not definitive. As of November 2025, Island County Public Works estimates that 32 culverts will need repair or replacement during that 14-year period.

Exhibit 27. Storm and Surface Water Facilities – Planned Capital Projects, 2026 – 2045

| # | Project Description | Proposed Funding | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total 2026-2031 |
|----|---|--------------------------------|--------------------------------|-------------|-----------|-------------|-------------|-------------|-----------------|
| 1 | Miscellaneous Drainage Projects | Clean Water Utility | \$92,000 | \$167,000 | \$167,000 | \$167,000 | \$167,000 | \$162,000 | \$922,000 |
| 2 | East Harbor Road at Goss Lake Fish Passage Culvert | | \$350,000 | \$300,000 | \$100,000 | \$1,040,000 | \$1,040,000 | - | \$2,830,000 |
| 3 | North Bluff Road at Crosscreek Way (Private) Fish Passage Culvert | | - | \$275,000 | \$340,000 | \$25,000 | \$1,005,000 | \$1,000,000 | \$2,645,000 |
| 4 | Midvale Road East of Maxwellton Road Fish Passage Culvert | | \$20,000 | - | - | \$65,000 | \$720,000 | - | \$805,000 |
| 5 | Columbia Beach Road Fish Passage Culvert | | - | \$75,000 | \$669,000 | - | - | - | \$744,000 |
| 6 | North Bluff Road Culvert 1951 Fish Passage | Clean Water Utility, Road Fund | \$45,000 | \$665,000 | - | - | - | - | \$710,000 |
| 7 | Race Road Fish Passage Culvert #1893 | Clean Water Utility, Grant | \$125,000 | \$100,000 | \$880,000 | - | - | - | \$1,105,000 |
| 8 | Edgecliff Drive Outfall [Closeout] | Clean Water Utility | \$10,000 | - | - | - | - | - | \$10,000 |
| 9 | Bonnie View Acres Road North Outfall [Closeout] | | \$10,000 | - | - | - | - | - | \$10,000 |
| 10 | Shore Meadows Road Outfall Replacement (#2193 and #2194) | | \$250,000 | - | - | - | - | - | \$250,000 |
| 11 | Swantown Lake Tide Gate Replacement (Culvert #2647) | Road Fund | \$1,100,000 | - | - | - | - | - | \$1,100,000 |
| 12 | Wildes Rd at Quade Creek Fish Passage #575 | | - | \$75,000 | \$165,000 | \$590,000 | - | - | \$830,000 |
| 13 | Utsalady at Olsen Culvert Replacement, #774 and #775 [Closeout] | | \$5,000 | - | - | - | - | - | \$5,000 |
| 14 | Penn Cove Rd Culvert Replacement Near Ripema Ave, #3352 | | \$20,000 | \$1,155,000 | - | - | - | - | \$1,175,000 |
| 15 | Anderson Rd Culvert Replacement, #271 | | - | \$195,000 | \$80,000 | \$1,500,000 | - | - | \$1,775,000 |
| 16 | Humphrey Road Culvert Replacement, #281 | | Road Fund, Discretionary Funds | - | \$200,000 | \$154,000 | \$1,500,000 | - | - |

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| | | | | | | | | | |
|---------------|---|---------------------------------------|-------------|-------------|--------------|--------------|-------------|-------------|--------------|
| 17 | Woodland Beach Rd Drainage Repair | Road Fund | - | \$1,000,000 | \$3,000,000 | - | - | - | \$4,000,000 |
| 18 | Koontz Rd Culvert Replacement | Road Fund, Grant, Discretionary Funds | - | \$450,000 | - | - | - | - | \$450,000 |
| 19 | Humphrey Rd Culvert Replacement, #289 and #290 | Road Fund, Grant, Discretionary Funds | - | \$30,000 | \$100,000 | \$60,000 | \$70,000 | \$1,740,000 | \$2,000,000 |
| 20 | Robinson Rd Outfall | Road Fund, Discretionary Funds | - | \$810,000 | \$520,000 | \$5,200,000 | - | - | \$6,530,000 |
| 22 | Carp Creek Vicinity Drainage Improvements | Road Fund, Discretionary Funds | \$100,000 | \$1,550,000 | \$7,600,000 | \$2,000,000 | - | - | \$11,250,000 |
| 23 | Scatchet Head Deep Culvert Replacement | Road Fund | - | \$295,000 | \$20,000 | \$2,000,000 | - | - | \$2,315,000 |
| 24 | South Camano Deep Culvert Replacement <i>[Closeout]</i> | Road Fund | \$5,000 | - | - | - | - | - | \$5,000 |
| Totals | | | \$2,132,000 | \$7,342,000 | \$13,795,000 | \$14,147,000 | \$3,002,000 | \$2,902,000 | \$43,320,000 |

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3.1.7. TRANSPORTATION

3.1.7.1. OVERVIEW

The Roads Division of Public Works is responsible for the approximately 600 centerline miles of county-owned roads on Camano and Whidbey Islands. This does not include state highways, city and town streets, private roads, or driveways. The Engineering Group of the Roads Division is responsible for planning projects and developing the design plans for new road construction and road improvement projects. This includes surveying, acquisition of property, permitting, and management and inspection of projects during construction.

Information regarding the transportation systems can be found in the Transportation Element. Every year, the Board adopts the Transportation Improvement Plan, which outlines the County Engineer’s plan for the construction and maintenance of roads for a six-year period. Since the County’s Transportation Element includes an inventory and the six-year TIP includes a financing plan, both are incorporated by reference, and therefore, roads and non-motorized transportation projects referenced in those plans do not need to be listed in the text of this CFP. Accordingly, trail projects other than those contained wholly within a park must be included in the TIP.

3.1.7.2. INVENTORY

Exhibit 28. County-owned transportation facilities managed by the Public Works Department.

| Facility | Location | Size (sq ft) |
|---|---|--------------|
| Bayview Road Shop Maintenance Office | 14566 STATE ROUTE 20 LANGLEY, WA 98260 | 5,360 |
| Bayview Road Shop Equipment Shed | 14566 STATE ROUTE 20 LANGLEY, WA 98260 | 7,208 |
| Camano Island Public Works Shop | 71 N EAST CAMANO DRIVE, CAMANO ISLAND 98232 | 6,352 |
| Camano Public Works Truck & Equipment Storage | 71 N EAST CAMANO DRIVE, CAMANO ISLAND 98232 | 7,380 |
| Camano Public Works Truck & Equipment Storage | 71 N. EAST CAMANO DRIVE, CAMANO ISLAND 98232 | 6,328 |
| Coupeville Road Shop Maintenance Office | 1055 W TERRY ROAD COUPEVILLE, WA 98239 | 3,172 |
| Coupeville Road Shop & Equipment Storage | 1055 W TERRY ROAD COUPEVILLE, WA 98239 | 4,536 |
| Oak Harbor Road Shop Maintenance Office | 3125 NORTH SCHAY ROAD, OAK HARBOR, WA 98277 | 9,920 |
| Oak Harbor Road Shop Truck Shed | 3125 N SCHAY ROAD, OAK HARBOR, WA 98277 | 7,644 |

3.1.7.3. LEVEL OF SERVICE

LOS standards are not set for road shops and maintenance offices, however as Public Works determines that they need more workspace, that will be brought to the Board’s attention. Standards are set for County roads; more information can be found in the Transportation Element.

3.1.7.4. PROJECT SUMMARY

Exhibit 29 Exhibit 27 outlines the planned capital projects for transportation facilities for the 2026 – 2031 period. The County will continue to regularly assess program needs and the associated space in determining necessary capital projects not listed in this plan.

3.1.7.4.1. TRANSPORTATION FACILITIES CAPITAL PROJECTS

Exhibit 29. Transportation Facilities – Planned Capital Projects, 2026 – 2045.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total 2026-2031 |
|--|----------------|----------|-----------|-----------|-----------|-----------|-----------|-----------------|
| Coupeville & Sign Shops Parking Lot Paving & Upgrades | REET | - | - | - | - | - | \$80,000 | \$80,000 |
| Paint Buildings at Coupeville Road Shop | | \$75,000 | - | - | - | - | - | \$75,000 |
| Paint Buildings at Oak Harbor Road shop | | - | \$90,000 | - | - | - | - | \$90,000 |
| Floors and Paint Inside Office at Coupeville Road Shop | | - | - | \$60,000 | - | - | - | \$60,000 |
| Floors and Paint Inside Office at Camano Road Shop | | - | - | - | \$85,000 | - | - | \$85,000 |
| Camano Truck Lift | | - | - | - | - | \$100,000 | - | \$100,000 |
| Fuel Pump Replacements | | \$50,000 | \$55,000 | \$60,500 | \$66,550 | - | - | \$232,050 |
| Totals | | | \$125,000 | \$145,000 | \$120,500 | \$151,550 | \$100,000 | \$80,000 |

3.1.8. WASTEWATER

3.1.8.1. OVERVIEW

Freeland

The Freeland NMUGA is the County’s only Urban Growth Area. Consistent with the Growth Management Act, UGAs are intended to accommodate both housing and employment growth allocations during periodic updates of comprehensive plans. For the County’s 2025 Comprehensive Plan update, Freeland must support housing growth to meet the County’s share of housing allocations. A sewer is integral for supporting growth and achieving the densities currently allowed in our zoning code for the Freeland NMUGA.

The first step to serving the residents of the Freeland NMUGA with wastewater services is a feasibility study. That study will then determine what options are economical and realistic for the residents and businesses of the NMUGA. Previous efforts completed by the Freeland Water and Sewer District (FWSD) were not successful due to high cost and drainage issues on the discharge site. FWSD has since abandoned their efforts to build a wastewater system for the NMUGA.

Clinton

Island County is aware of the infrastructure improvements necessary in order to accomplish the Clinton Subarea Plan and applicable development regulations adopted with the 2025 Comprehensive Plan Periodic Update. The County will be undertaking a feasibility study for the formation of the Clinton NMUGA. This study will determine an appropriate NMUGA boundary, which will serve as the wastewater service area. Once a boundary is determined, a wastewater feasibility study will be necessary to determine what solutions are available to the Clinton NMUGA.

3.1.8.2. INVENTORY

Island County currently does not have any wastewater systems under its purview outside of the tipping station at the Coupeville Transfer Station. More information on the Coupeville Transfer Station can be found under the Solid Waste section of this plan. The municipalities of Coupeville, Langley, and Oak Harbor have their own individual wastewater systems, and more information can be found in their respective Capital Facilities Elements/Plans.

3.1.8.3. PROJECT SUMMARY

3.1.8.3.1. NON-CAPITAL ALTERNATIVES

Non-capital wastewater alternatives will be evaluated in the feasibility studies. These alternatives may include community or large off-site septic systems, or other alternatives appropriate for the area and population that needs to be served.

3.1.8.3.2. WASTEWATER CAPITAL PROJECTS

Exhibit 30. Wastewater Facilities – Planned Capital Projects, 2026 – 2045.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|----------------------------------|----------------|------|-----------|------|------|------|------|-----------|-----------------|
| Freeland Sewer Feasibility Study | REET/Grants | - | \$150,000 | - | - | - | - | - | \$150,000 |

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| | | | | | | | | | |
|--------------------------------------|-------------|---|-----------|---|---|---|---|-----------|-----------|
| Clinton Wastewater Feasibility Study | REET/Grants | - | - | - | - | - | - | \$160,000 | \$160,000 |
| TOTAL | | - | \$150,000 | - | - | - | - | \$160,000 | \$310,000 |

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3.1.9. CAPITAL PROJECT SUMMARY: COUNTY PROVIDED FACILITIES AND SERVICES

Exhibit 31. Total Estimated Capital Project Costs by Category, County Provided Facilities and Services.

| Facility Type | 2026 – 2031 | 2032-2045 | Total 2026-2045 |
|-------------------------------|----------------------|---------------------|----------------------------|
| General Administration | \$5,272,000 | \$4,030,000 | \$9,302,000 |
| Information Technology | \$3,707,413 | \$12,096,838 | \$15,804,251 |
| Law Enforcement & Corrections | \$110,815,255 | \$1,470,000 | \$112,285,255 |
| Parks, Recreation, & Trails | \$10,624,500 | \$9,766,000 | \$20,390,500 |
| Solid Waste | \$19,470,000 | \$7,190,000 | \$26,660,000 |
| Stormwater | \$43,320,000 | - | \$43,320,000 |
| Transportation* | \$722,050 | - | \$722,050 |
| Wastewater | \$150,000 | \$160,000 | \$310,000 |
| Totals | \$194,081,218 | \$34,712,838 | \$228,794,056 |

*Transportation Facilities include road shops and machinery. Projects related to traffic and roads can be found in the Transportation Element.

3.2. NON-COUNTY PROVIDED FACILITIES AND SERVICES

Capital facilities and services in Island County owned or operated by other entities include fire/emergency medical services (EMS), transit, libraries, schools, and water. Several of these are operated by a network of various providers.

3.2.1. PUBLIC SAFETY: FIRE

Fire suppression and emergency medical services are provided to Island County residents through a collection of 1 municipal fire department and 4 fire districts. 2 fire districts serve both a municipality and unincorporated areas (Central Whidbey and South Whidbey Fire Districts). Through mutual aid agreements, the fire districts and department may provide and receive additional assistance to all areas of the county, regardless of jurisdiction. The districts and department have also developed training programs and conduct disaster drills to prepare for the possibility of a countywide interagency response. **Error! Reference source not found.** shows the fire district boundaries and location of fire stations in Island County. For the purposes of this document, the four fire districts serving unincorporated Island County are discussed. More information of the City of Oak Harbor's Fire Department can be found in their comprehensive plan. Naval Air Station Whidbey Island also has its own fire department, not discussed in this document.

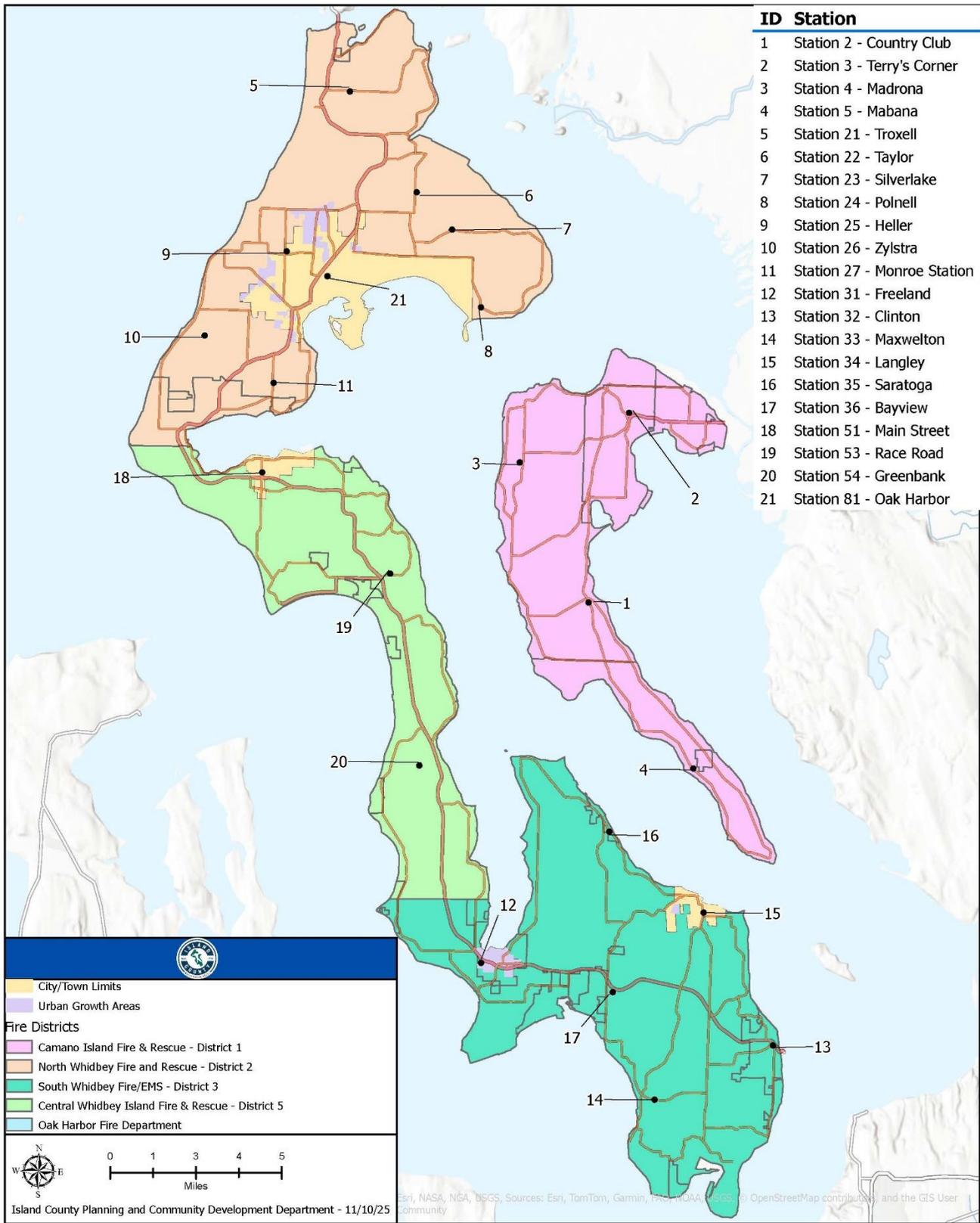
While Island County is the authority having jurisdiction for the unincorporated areas of the county for fire code enforcement, the fire departments operate independently, receiving no regular funding or governance from Island County.

3.2.1.1. WASHINGTON SURVEYING AND RATING BUREAU PROTECTION CLASS

Washington Surveying and Rating Bureau (WSRB) assesses the fire protection and suppression capabilities of communities, including fire district/department staffing, equipment, training, water supply, and emergency communication systems. Communities are rated on a scale of one to ten with lower ratings reflecting a fire protection system that is likely to result in lower fire loss. Communities in Washington state have ratings ranging from two to ten (there are no communities rated as protection class one). A reduction in protection class rating may result in significant savings in fire insurance premiums. There is a limited difference between the impact of protection class on residential properties between protection class two and protection class five. However, as the classification increases (six through ten), fire insurance premiums increase.

A community's fire protection system is comprised of many different components. Four major components of the community fire protection system are considered when the WSRB determines the fire insurance protection classification rating: The fire district, water supply, fire safety control (public education, fire prevention, code enforcement, and fire investigation), and emergency communications.

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Map 4. Fire District Boundaries and Location of Fire Stations, 2025.



3.2.1.2. CAMANO FIRE & RESCUE (ISLAND COUNTY FIRE DISTRICT #1)

Camano Fire and Rescue was created in 1945, with the first paid personnel being hired in 1993. The district currently serves more than 17,000 residents out of 4 fire stations across Camano Island. The district offers a variety of services such as fire suppression, EMS, wildland firefighting, and public education. Additionally, the district provides fire prevention, marine and technical rescue, and hazardous materials response. On a 5 year rolling average, Camano Fire responds to 2,300 calls, with 68% of these calls relating to medical incidents. The district has a WSRB rating of protection class 6, with properties within 1,000 feet of a hydrant with adequate flow being rated protection class 5. Camano Fire has adopted a first arriving unit response time standard of 9 minutes and 30 seconds 90% of the time for all priority calls.

The district employs 2 fire chiefs, 34 career firefighters, and 12 part time firefighters. There are also 15 volunteer firefighters with the district. The district has four fire stations, four engines, five ambulances, two boats, four tenders, one brush truck, and four command vehicles. Over the planning period, Camano Fire plans on replacing one fire station and remodeling one other fire station. Camano Fire will also replace 12-15 ambulances, three fire engines, three tenders, and four command vehicles.

3.2.1.3. NORTH WHIDBEY FIRE AND RESCUE (ISLAND COUNTY FIRE DISTRICT #2)

North Whidbey Fire and Rescue (NWFR) was established in 1950. NWFR provides fire services for approximately 18,000 residents on North Whidbey Island, outside of Oak Harbor city limits, from Deception Pass Bridge to Libbey Road. NWFR's areas of coverage do not include the City of Oak Harbor or the Whidbey Island Naval Air Station, each has its own Fire Department. The district provides fire suppression, marine and technical rescue, hazardous materials response, EMS, wildland firefighting, and public education. In 2024, NWFR responded to 2,400 calls, with 70% related to medical incidents. NWFR is rated protection class 5. National Fire Protection Agency (NFPA) 1720 states that a volunteer department should have a rural response time of the first engine arriving on scene within 12 minutes (80% of the time). NWFR strives to meet this requirement.

The district employs 9 career firefighters and has approx. 90 volunteer firefighters. NWFR has grown to include seven fire stations, an administrative headquarters, seven engines, three command vehicles, two tenders, two brush engines, two rescue boats, and one ambulance. Over the planning period, NWFR foresees six stations being rebuilt or replaced, and expects to replace five engines.

3.2.1.4. CENTRAL WHIDBEY ISLAND FIRE AND RESCUE (ISLAND COUNTY FIRE DISTRICT #5)

Central Whidbey Island Fire and Rescue (CWIFR) was established in 1928 and provides fire services to the community in the Town of Coupeville, the community of Greenbank, and unincorporated Whidbey Island from just north of Mutiny Bay Road to just south of Libbey Road. The district provides fire suppression, marine and technical rescue, hazardous materials response, EMS, wildland firefighting, and community risk reduction. The district has an agreement with Whidbey Health EMS to provide advanced life support ambulance services from three stations: on Main Street in Coupeville, just west of State Route 20 in Oak Harbor, and just off State Route 525 in Bayview. On average, CWIFR responds to 2,000 calls, with 68% related

to medical incidents. The district aims to respond to incidents within 8-10 minutes, location dependent.

CWIFR's service area has several different ratings. The Town of Coupeville is rated as protection class four and the unincorporated areas of the district are rated protection class five if within 1000 feet and class six if greater than 1000 feet from a hydrant with adequate flow and total water supply for fire protection.

The district employs 15 career and 24 volunteer firefighters. CWIFR's fleet includes three fire stations, four engines, three tenders, two brush engines, one rescue truck, one rescue boat, and one ambulance. Over the planning period, CWIFR foresees needing more sleeping facilities in their stations and new apparatus as needed.

3.2.1.5. SOUTH WHIDBEY FIRE/EMS (ISLAND COUNTY FIRE DISTRICT #3)

South Whidbey Fire/EMS (SWFE) was established in 1950 and provides services to approximately 15,000 citizens on Whidbey Island south of Mutiny Bay Rd, including the City of Langley. SWFE responds to an average of 3,200 calls a year, with approx. 60% of calls being related to medical incidents. SWFE has two different protection class ratings: the City of Langley is rated a protection class six, and the remaining unincorporated areas of the district are rated protection class seven.

SWFE employs 18 career firefighters and 4 chiefs. The district has around 35 volunteer staff. Currently, the district operates six stations, one maintenance facility, and one radio tower. SWFE has a fleet of four medical response vehicles, one basic life support ambulance, seven engines, six tenders, one rehab, one air and light rig, and two marine vessels. Over the planning period, the district will be combining two of the southeast stations into one for better coverage, replacing three engines, the two marine vessels will be replaced with a SAFE boat 25, and there will be a new training center at the Bayview Station.

3.2.2. PUBLIC TRANSIT

Island Transit serves both Camano and Whidbey Islands, with fare-free service. More information on Island Transit, including transit service maps, can be found in the Transportation Element.

As of November 2025, Island Transit has the following projects on the horizon:

- South Whidbey Transit Center
- Comprehensive Safety Action Plan Bus Pullout Project
- Increase the number of bus shelters in use

3.2.3. LIBRARIES

Sno-Isle Libraries is an intercounty-rural Library District operating in Snohomish and Island counties, providing access to 1.6 million physical and digital items, public computers, printing services, laptops and Wi-Fi hotspots, events and programming, and children's Storytimes. Six Sno-Isle Libraries operate in Island County: Camano Island Library, Clinton Library, Coupeville Library, Freeland Library, Langley Library, and Oak Harbor Library. Each library offers technology access, spaces to connect, and workforce development services that support small businesses, entrepreneurs, and job seekers throughout the region. The Library District functions as a vital

component of Island County's public infrastructure, supporting economic development, digital equity, and community resilience.

To sustain these essential services, Sno-Isle Libraries operated with a \$77.8 million budget in 2025, with 86.4 percent of funding from property taxes and the balance from grants and other sources. This diversified funding model enables the Library District to maintain consistent service levels while pursuing strategic improvements across all facilities. The six Island County community libraries welcomed over 458,000 visitors in 2024, demonstrating their role as community gathering spaces and essential service providers. Each library reflects its community's unique character while contributing to countywide goals of accessible public services and sustainable growth.

The Library District's capital investments directly benefit communities by reimagining library spaces through community input, creating welcoming environments to support current and future needs. Funding is optimized by combining grant funding, capital campaigns, and regular levy funds while reducing reliance on public bond elections. This approach aligns with Island County's commitment to sustainable development and efficient resource utilization.

Sno-Isle Libraries is committed to creating inspiring spaces that are inviting, inclusive, and easy to use. Regular facility evaluations ensure infrastructure conditions inform strategic planning, with all libraries addressed over time through periodic upgrades, refurbishments, or large-scale projects. These improvements support emerging library services and address dynamic community needs. During extreme weather events, libraries provide safe refuge as reliable warming, cooling, and cleaner air centers, directly supporting community resilience efforts.

Camano Island Library

The Camano Island Library has operated from a Sno-Isle Library District owned building since 2015, following establishment of the Camano Island Library Capital Facility Area (CILCFA) in 2004. This 5,429 square foot library offers special features including a local history collection for in-library use, telescope checkout, 24/7 holds lockers, a certified wildlife habitat and pollinator garden, and a large meeting room. The community can reserve and use the meeting space outside regular hours. The library welcomed 74,969 visitors in 2024.

Clinton Library

Moving south on Whidbey Island, the Clinton Library operates from a 1,296 square foot building that the Friends of the Clinton Library provided in 2000. Island County owns the property, with library operations conducted through interlocal agreement. The current building does not meet the needs of this growing community, which limits collections, technology, programming, and staffing. Recognizing these challenges, the Library District launched a comprehensive community engagement effort in 2022 and continues to explore options to better support the Clinton community. The library welcomed 26,289 visitors in 2024.

Coupeville Library

Located in the county seat, Coupeville Library functions as Island County's second-busiest library, welcoming 107,763 visitors in 2024 with seven-day weekly operations. The 6,000-square-foot facility demonstrates successful long-term planning, expanding from its original 1988 construction through a 2010 remodeling project funded by the Coupeville Library Capital Facility Area established in 2008. The expansion added a meeting room and an additional restroom. Special features include a local history collection for in-library use, board games, telescope checkout, wildlife garden, and large meeting room with AV system and kitchenette. The community can reserve and use the meeting room outside regular hours.

Freeland Library

Serving the central Whidbey Island community, the Freeland Library opened in 1994 with community-provided funding. In 2005, the Friends of the Freeland Library transferred building ownership to Sno-Isle Libraries. A 2007 remodeling project expanded the facility to 4,485 square feet, adding a meeting room. The community can reserve and use the meeting space outside regular hours. The library welcomed 83,803 visitors in 2024.

Langley Library

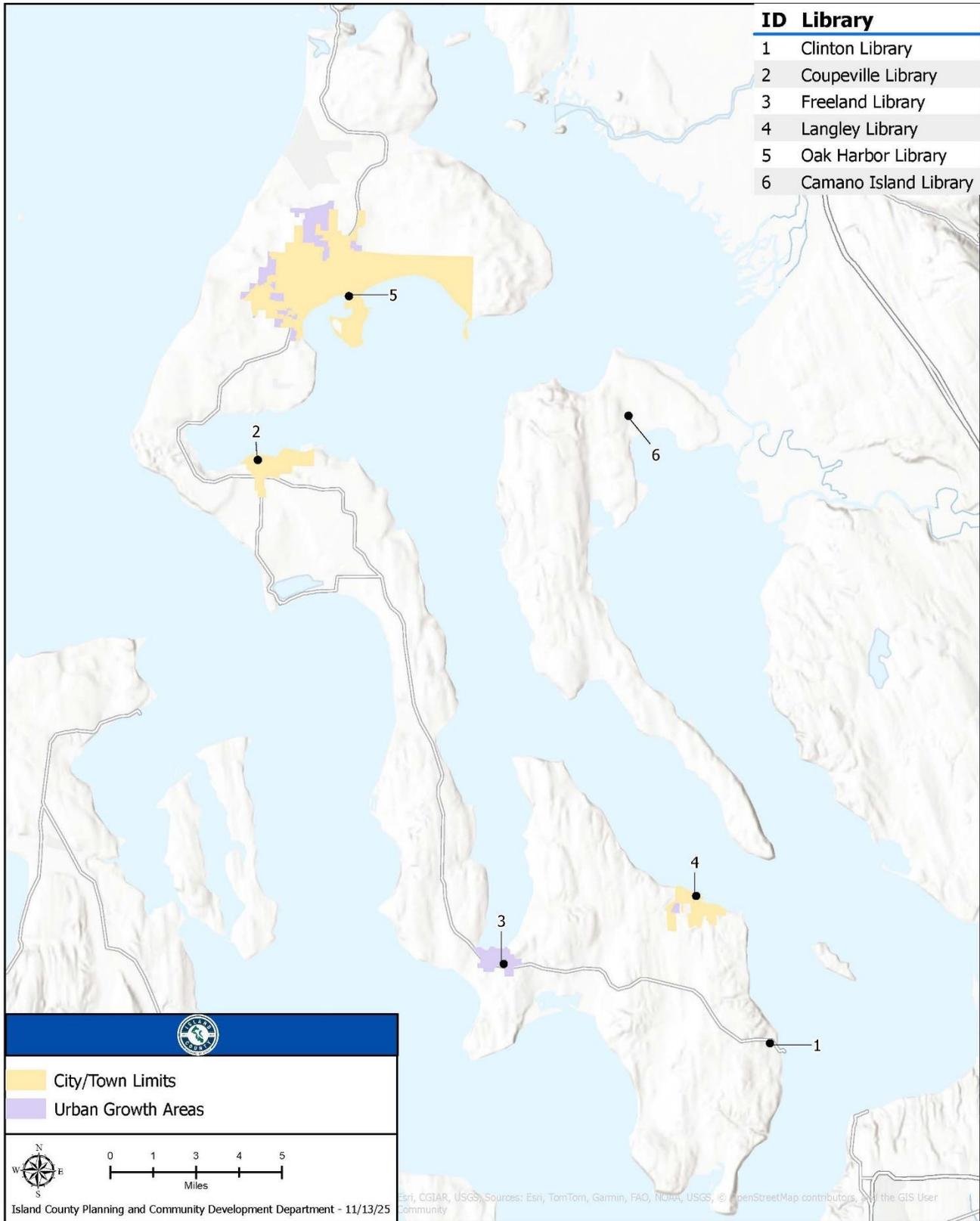
The Langley Library occupies a 100-year-old historical site. Passionate community members, including the Friends of the Langley Library, established library service in Langley in 1923. The City of Langley owns the 4,985 square foot building, where Sno-Isle Libraries recently completed a remodel project improving accessibility and energy efficiency. The remodel added a lower level for additional usable library space, meeting room, and two small study rooms. The children's area features an interactive Wave, which lets children experience learning through play.

Oak Harbor Library

As Island County's largest population center, Oak Harbor Library had the highest visits, with 119,432 visitors in 2024, among Island County libraries, operating seven days weekly from its 11,200-square-foot space. Located on the Skagit Valley College campus, this facility exemplifies successful intergovernmental collaboration between Sno-Isle Libraries and the City of Oak Harbor. Built in 1993, the Oak Harbor Library shares the building with the college library, classrooms, and offices. Through Sno-Isle Libraries' ongoing collaboration with the City of Oak Harbor, facility maintenance and improvements will be addressed.

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Map 5. Libraries.



3.2.4. SCHOOLS

The purpose of including this section within the County’s CFP is to ensure that adequate educational facilities will be available to serve the increasing population of Island County. Public education services in Island County are provided by a collection of 3 school districts operated by locally elected school boards, and 1 school district (Stanwood-Camano) that mainly operates in the neighboring county (Snohomish). School districts provide service to both incorporated and unincorporated County residents. The information provided in this plan was gathered from each individual district.

3.2.4.1. STANWOOD – CAMANO SCHOOL DISTRICT

Stanwood – Camano School District (SCSD) serves the Island County population living on Camano Island, as well as students located in the Stanwood area within Snohomish County. As of January 2025, OHSD has 4,869 students within nine schools. The student population is broken down by age group in Exhibit 32. In 2025, the district operated two high schools, two middle schools, and five elementary schools. Two of the elementary schools are located within Island County boundaries, Utsalady and Elger Bay; the remaining schools are all located in Stanwood (Snohomish County).

Exhibit 32. Stanwood – Camano School District Enrollment by School Division.

| School Division | Number of Schools | Enrollment |
|----------------------|-------------------|------------|
| Elementary (TTK – 5) | 5 | 2,194 |
| Middle (6-8) | 2 | 1,141 |
| High (9-12) | 2 | 1,534 |
| Total | 9 | 4,869 |

SCSD employs approximately 650 personnel, including substitutes, with 282 instructional staff. The certified staff to student ratio is 1 staff to 17.4 students.

3.2.4.2. OAK HARBOR SCHOOL DISTRICT

Oak Harbor School District (OHSD) serves the Island County population from Deception Pass to about Van Dam Road. As of January 2025, OHSD has 5,505 students within twelve schools. The student population is broken down by age group in Exhibit 33. 40% of the student population are connected to the Navy. In 2025, the district operated one high school, one middle school, one intermediate school, five elementary schools, a virtual academy, a homeschool partnership, an early learning center, a transitional post-high school program, and alternative learning options.

Exhibit 33. Oak Harbor School District Enrollment by School Division.

| School Division | Number of Schools | Enrollment |
|----------------------|-------------------|------------|
| Elementary (TTK – 4) | 6 | 2,211 |
| Intermediate (5-6) | 1 | 839 |
| Middle (7-8) | 1 | 793 |
| High (9-12) | 1 | 1,662 |
| Total | 9* | 5,505 |

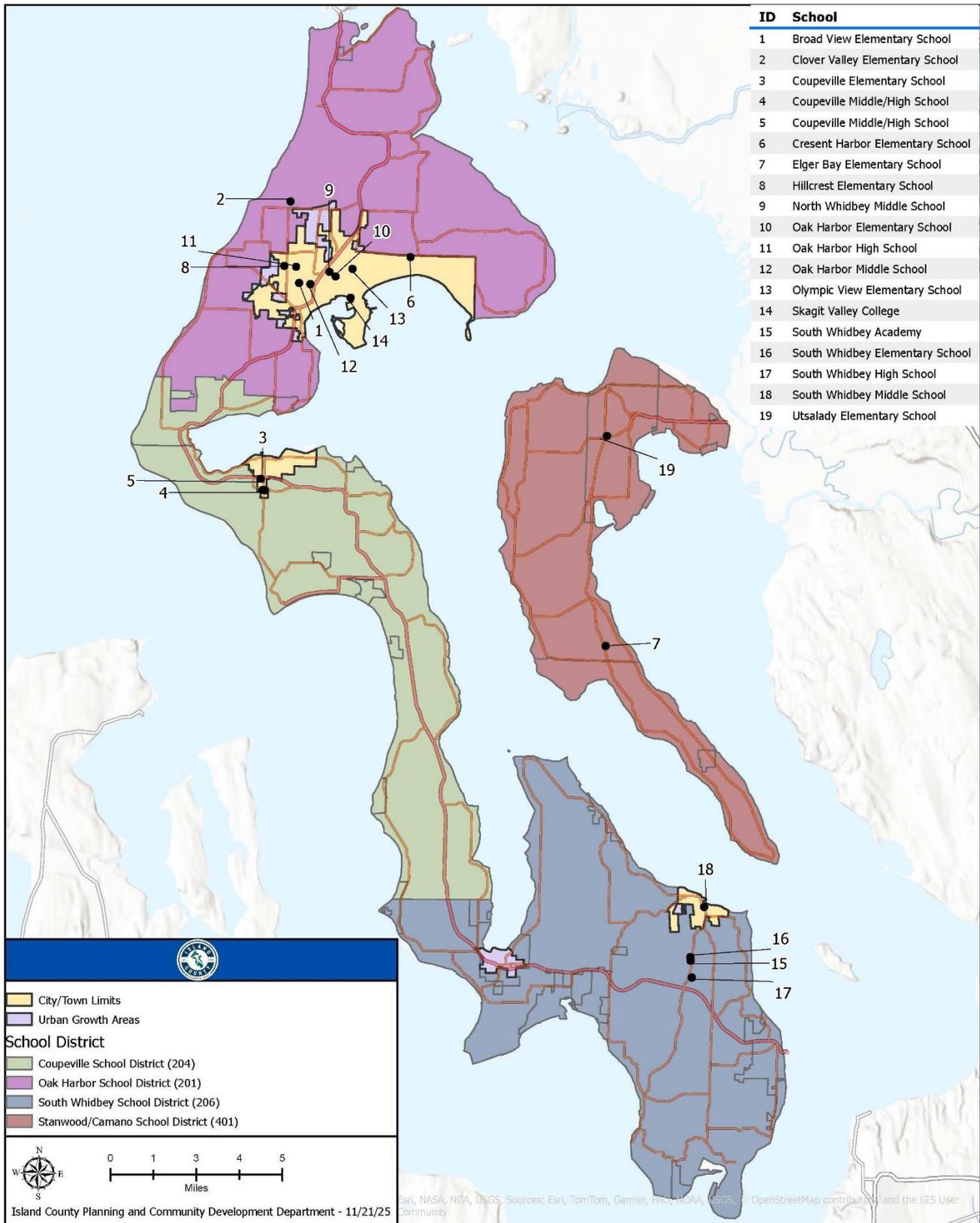
*There are other schools within OHSD that span multiple divisions and are therefore not called out in this table.

OHSD employs 1,006 personnel, including substitutes, with 319 instructional staff. The certified staff to student ratio is 1 staff to 15 students. The district is currently building a new elementary

school for 450 students and a new home school cooperative with a 400 student capacity. These are both scheduled to be opened in fall 2026.

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Map 6. School Districts and Schools.



3.2.4.3. COUPEVILLE SCHOOL DISTRICT

Coupeville School District (CSD) serves the Island County population from about Van Dam Road to Mutiny Bay Road. The end-of-year average enrollment for the 2023-24 school year was 939 across CSD’s three schools. The student population is broken down by age group in Exhibit 34. 13.6% of the student population are Naval/civil service-related dependents. In 2025, the district operated one high school, one middle school, and one elementary school.

Exhibit 34. Coupeville School District Enrollment by Age Group.

| Age Group | Number of Schools | Enrollment |
|------------------|-------------------|------------|
| Elementary (K-5) | 1 | 457 |
| Middle (6-8) | 1 | 239 |
| High (9-12) | 1 | 243 |
| Total | 3 | 939 |

At CSD, sixty certified instructional and support staff and seventeen instructional assistants work directly with students. Additional support staff include school bus drivers, custodians, maintenance personnel, and office staff. There are approximately 120-140 staff members including independently contracted employees, substitutes, and coaches. The certified staff to student ratio is 1 staff to 17 students.

In 2022, voters approved a capital project levy funding three phases of projects, replacing an expiring 2018 levy with increased funding. Most projects have been completed or are nearing completion, including:

- Tennis court relocation and replacement.
- Transportation facility improvements.
- HVAC replacements and repairs at Elementary and Middle Schools.
- Flooring replacement in the Elementary School multipurpose room.
- New seating for the Middle School Performing Arts Center.
- Stairs at the Middle School.
- Exterior repairs and painting for all district buildings.
- Parking lot improvements including repaving.
- Other facility improvements to modernize District facilities and safety systems.

CSD facilities are designed for 1,335 students, based on state requirements of approximately 88 square feet per student. With current 2024-25 and projected 2025-26 enrollment being around 950-1,000 students, the district has capacity for approximately 200-350 additional students before reaching full capacity.

3.2.4.4. SOUTH WHIDBEY SCHOOL DISTRICT

South Whidbey School District (SWSD) serves the Island County population south of Mutiny Bay Road. As of January 2025, SWSD has 1,255 students within four schools. The student population is broken down by age group in Exhibit 35. In 2025, the district operated one high school, one middle school, one elementary school, and an alternative learning program.

Exhibit 35. South Whidbey School District Enrollment by Age Group.

| School Division | Number of Schools | Enrollment |
|---------------------------------|-------------------|------------|
| Elementary (K-5, including ITK) | 1 | 540 |
| Middle (6-8) | 1 | 313 |
| High (9-12) | 1 | 402 |

SWSD employs 295 personnel, including coaches and substitutes, with 80 instructional staff. The certified staff to student ratio is 1 staff to 15.69 students. In November 2023, SWSD voters approved a bond of \$79,800,000 for capital improvements. More information can be found on the district’s website.

3.2.5. PORT DISTRICTS

3.2.5.1. PORT OF COUPEVILLE

The Port of Coupeville is a public entity on Whidbey Island, Washington, focused on economic development and managing historic properties. They own, manage and are responsible for the rehabilitation of the historic Greenbank Farm, which includes the Whidbey 1904 Barn and retail shops at Greenbank Farm. The Port also owns, operates, and manages the historic Coupeville Wharf, as well as the 1887 historic Gillespie Meat Market at 24 Front St. They also play a role in supporting the local economy by providing space for small businesses. The Port is currently partnering with Zippy Fiber to build high speed fiber optic connections to approximately 345 underserved/unserved residential/commercial addresses in central Coupeville.

Key aspects of the Port of Coupeville include:

- Economic Development: The Port actively supports the growth and sustainability of the island's economy.
- Greenbank Farm: They acquired and now operate Greenbank Farm, which includes the Whidbey 1904 Barn and The Shops at Greenbank Farm.
- Coupeville Wharf: The Port manages the Coupeville Wharf, a historic property and a major tourist attraction, according to the Town of Coupeville.
- Small Business Support: They provide affordable space for small businesses at both Greenbank Farm and the Coupeville Wharf.
- Historical Preservation: The Port is involved in the caretaking of historic properties on Whidbey Island.

The Ports historic assets are a major tourist attraction for visitors coming from all over the United States as well as the world. Boaters from around Washington, Canada and Alaska visit the Coupeville Wharf on an annual basis, bringing out-of-county and state revenues. Over 1,800 vessels per year visit the wharf and downtown businesses.

The Port of Coupeville is finishing up an 8-year multi-million-dollar rehabilitation of the historic Coupeville Wharf. With a new dock being installed in 2025/2026, it will complete the rehabilitation of the entire structure, from the piles/caps and causeway to the walls, windows, doors, roof and seismic stabilization of the walls. The future major projects for the wharf include dredging around the docks and lifting the historic building itself to account for future rising tide waters.

Future projects for the historic Greenbank Farm include new roofs for Barn’s A & B (starting April 2025). Both barns will be painted in 2025/2026. The pond is slotted for complete rehabilitation in 2025/2026. This pond serves as the main and only water supply for the two historic barns but is also the main water supply for the four farmers utilizing the agricultural sections of the farm.

There is also a future plan to move or recycle the caretaker cottage on the farm property and construct two structures supporting workforce housing.

3.2.5.2. PORT OF SOUTH WHIDBEY

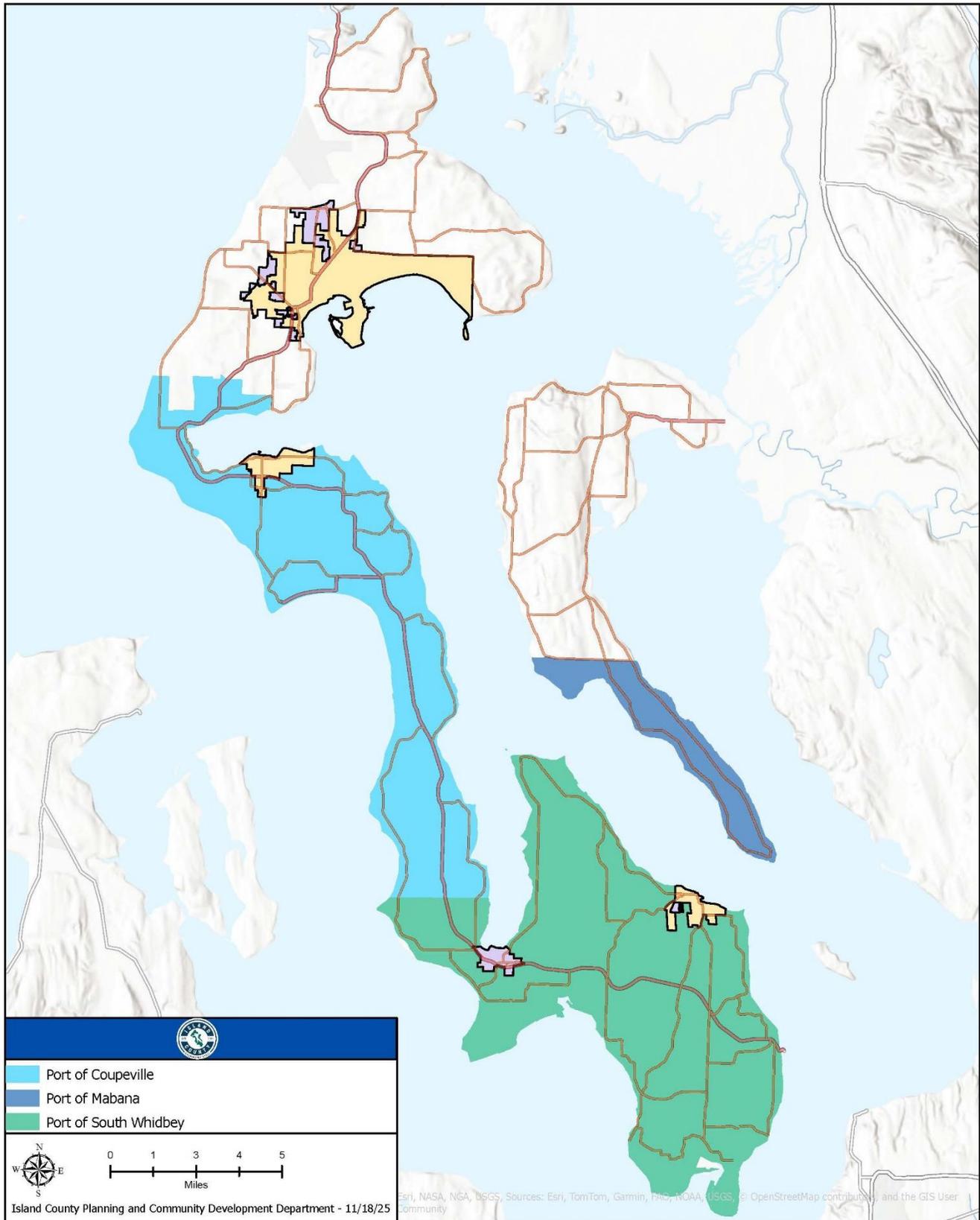
The Port of South Whidbey owns and operates six facilities on South Whidbey. These include the South Whidbey Harbor at Langley, Whidbey Island Fairgrounds & Events Center, Humphrey Road Ferry Parking Lot, Bush Point Boat Ramp, Possession Beach Waterfront Park, and Clinton Beach Park, Pier, and Dock. The Port is also a 25 percent owner of three County-owned boat ramps, which are the County's responsibility to operate and maintain.

In 2024, the Port developed a Comprehensive Scheme which outlines both near and long-term strategies to support and address challenges in the community. These strategies include working with partners to support development of workforce housing, partnering with the County on a regional strategy to provide reliable boat launching, and assisting other entities in improving transportation choices and developing commercial and/or industrial properties to create higher wage jobs.

3.2.5.3. PORT OF MABANA

The Port of Mabana on Camano Island was established by Island County commissioners on March 1, 1926, and is governed by a three-member elected commission. The Port is considered to be an active port with the regular work of keeping the beach area cleared for recreational use. It does not have any facilities, and the public water access is a 40-foot break in the seawall.

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Map 7. Port District Boundaries.



3.2.6. PARKS AND RECREATION DISTRICTS

3.2.6.1. NORTH WHIDBEY POOL, PARK, AND RECREATION DISTRICT

The North Whidbey Pool, Park, and Recreation District (NWPPRD) was formed by a vote of our residents on November 21, 1977. NWPPRD commissioners are voted into office by our residents, and they enact District rules and policies. They approve budgets, oversee spending and hire and supervise the District Director.

In November 1980, District voters approved a \$1,700,000 bond issue to construct the John Vanderzicht Memorial Pool (JVMP), which opened in January 1983. The District receives revenue from programs fees and a levy on property taxes if approved by the voters of the District.

In 2006, the District and the City of Oak Harbor renewed their Interlocal Agreement. The City of Oak Harbor owns the land where the JVMP was built and is currently located. The District is not managed, nor does it receive any funding or other benefits from the City of Oak Harbor other than using the land. Every six (6) years, District residents vote on whether to approve funding for the District. The District boundaries are notated in green on the map to the right.

The District also owns and operates Clover Valley Park, located off of Ault Field Road at the intersection of Oak Harbor St. Clover Valley has an off-leash dog park and two ball fields available for use.

3.2.6.2. SOUTH WHIDBEY PARKS AND RECREATION DISTRICT

The South Whidbey Parks and Recreation District was formed in 1983. Bud and Margaret Waterman donated 40 acres to the District on a site next to South Whidbey High School that is now known as Community Park. In 1987, a levy was passed to begin developing and maintaining the District land. In 1999, the District purchased approximately 40 acres of land adjacent to the Park, which has been kept natural with trails running throughout the acreage. With bond proceeds in 2000, the District purchased 29.09 acres of land east of the Park which has since been converted into a sports complex with soccer fields, open space and a forested area. Since its inception, the District has built four baseball fields, additional soccer fields, an administrative building, playground, skate park, restrooms and trails which wind through Community Park. The District now also maintains Deer Lake, Goss Lake and Lone Lake.

SWPRD is currently constructing an aquatic recreation center, projected to open in 2027. The District residents will vote on another levy for operation and maintenance costs in 2026. SWPRD maintains a website where more information regarding upcoming projects can be found.

3.2.7. WATER

3.2.7.1. OVERVIEW

Water systems are classified into three categories: Group A, Group B, and two-party systems. According to the Washington State Department of Health (DOH), Group A systems, which have 15 or more service connections or regularly serve 25 or more people 60 or more days per year, currently comprise approximately 91.7 percent of all the County's public connections; Group B systems, which have less than 15 connections or serve less than 25 people, serve approximately 6.9 percent of the connections; Two-party systems, which only serve two connections, serve

approximately 1.4 percent of the connections. Exhibit 36 below shows the breakdown of connections in the County served by each type of public water system.

Exhibit 36. Distribution of Connections by System Type

| Water System Type | Number of Connections |
|--------------------------|------------------------------|
| Group A | 35,899 |
| Group B | 2,703 |
| 2-Party | 550* |
| Total | 39,152 |

**2-Party systems need further evaluation to see if all are active. This is an estimate of active 2-party systems. Data as of 8/18/2025. Complete list of Group A & B water systems can be found in Appendix 4.1.*

3.2.7.2. ISLAND COUNTY GROUND WATER MANAGEMENT PLAN

Following the creation of the Ground Water Management Act, Island County served as the lead agency to develop the Island County Ground Water Management Plan (GWMP) in 1992. Preparation of the GWMP was done in accordance with the requirements of WAC Chapter 173-100, Groundwater Management Areas, and Programs.

3.2.7.3. ISLAND COUNTY COORDINATED WATER SYSTEM PLAN

In 1990, the Island County Coordinated Water System Plan (CWSP) was adopted to support effective resource management within a Critical Water Supply Service Area (CWSSA). The entirety of Island County is designated a CWSSA, and all water systems within the County are subject to the CWSP. The CWSP acts as a regional supplement to each individual water system plan and includes guidance and minimum design standards for those water systems.

3.2.7.4. WATER CONSERVATION IN ISLAND COUNTY

County government supports water utilities as they pursue ongoing conservation measures. These include both supply and demand management measures within individual service areas. In November 2002, the Island County Water Resources Advisory Committee (WRAC) wrote a topic paper on Water Conservation. The WRAC concluded that long-term water conservation/efficiency measures are beneficial to all residents of Island County. Conservation measures include tiered rate structures, on-going education programs, reduced outdoor watering/irrigation, reduction in water system loss (leaks), installation of low-flow showers/faucets, replacement of existing high-flow toilets, more efficient household appliances, and other household practices. More information on the WRAC’s findings relating to water conservation can be found in the topic paper. Washington State Department of Ecology (ECY) has a water conservation program to encourage individuals to use water efficiently and avoid waste through small, but powerful measures.

4. APPENDIX

4.1. WATER SYSTEM INVENTORY

| System Name | Group A or B | Description | Total Connections | Approved Connections | Storage Capacity |
|-------------------------------------|---------------------|--------------------|--------------------------|-----------------------------|-------------------------|
| OAK HARBOR CITY OF | A | City/Town | 8825 | 0* | 7100000 |
| NAVAL AIR STATION/WHIDBEY ISLAND | A | Federal | 1952 | 0* | 4900000 |
| COUPEVILLE TOWN OF | A | City/Town | 1478 | 1674 | 1155000 |
| CAMANO WATER ASSOCIATION | A | Association | 1202 | 0* | 490000 |
| LANGLEY CITY OF | A | City/Town | 1086 | 0* | 600000 |
| CLINTON WATER DISTRICT | A | Special District | 792 | 0* | 730000 |
| FREELAND WATER AND SEWER DISTRICT | A | Special District | 670 | 0* | 400000 |
| CAMANO CO-OP WATER & POWER CO | A | Association | 557 | 698 | 291000 |
| HARBOR HILLS COMMUNITY WATER SYSTEM | A | Special District | 551 | 550 | 270000 |
| ADMIRALS COVE WATER DISTRICT | A | Special District | 536 | 610 | 210000 |
| BAYVIEW BEACH WATER DISTRICT | A | Special District | 472 | 550 | 420700 |
| W&B WATERWORKS 1 | A | Investor | 456 | 500 | 100000 |
| ROLLING HILLS-GLENCAIRN | A | Association | 451 | 494 | 167000 |
| SCATCHET HEAD WATER DISTRICT | A | Special District | 415 | 597 | 420000 |
| CAMALOGH ASSOCIATION | A | Association | 414 | 465 | 195350 |
| LAGOON POINT WATER DISTRICT | A | Special District | 408 | 471 | 427000 |
| LOST LAKE PROPERTY OWNERS ASSN | A | Association | 402 | 490 | 159400 |
| PENN COVE WATER AND SEWER DISTRICT | A | Special District | 298 | 382 | 220000 |
| MADRONA BEACH COMM WATER SYSTEM | A | Association | 292 | 300 | 150000 |
| HILLCREST VILLAGE WATER CO INC | A | Association | 276 | 300 | 300000 |
| NORTHGATE TERRACE COMMUNITY CLUB | A | Association | 263 | 265 | 80000 |
| SILVER LAKE WATER | A | Investor | 244 | 315 | 110000 |
| SIERRA COUNTRY CLUB | A | Association | 234 | 239 | 140000 |
| SANDY HOOK YACHT CLUB ESTATES | A | Association | 231 | 267 | 260000 |
| SARATOGA WATER DISTRICT | A | Special District | 227 | 360 | 150000 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

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|-----------------------------------|---|------------------|-----|-----|--------|
| DUGUALLA COMMUNITY INC | A | Association | 220 | 256 | 167500 |
| SARATOGA BEACH OWNERS ASSN | A | Association | 213 | 213 | 117000 |
| PARKWOOD MANOR MHP | A | Investor | 198 | 198 | 73000 |
| CAMANO VISTA WATER DISTRICT | A | Special District | 197 | 203 | 85000 |
| SEA VIEW WATER LLC | A | Investor | 191 | 210 | 60000 |
| WHIDBEY WEST WATER ASSOC. | A | Association | 189 | 191 | 100000 |
| COMBINED WATER SYSTEM | A | Association | 187 | 204 | 188000 |
| BUENA VISTA COMMUNITY CLUB | A | Association | 182 | 193 | 180000 |
| SUNVISTA SUNLIGHT BEACH HOA | A | Association | 170 | 194 | 115000 |
| MARINERS COVE BEACH CLUB INC | A | Association | 170 | 171 | 129000 |
| CAMANO CITY COMMUNITY CLUB INC | A | Association | 163 | 164 | 105000 |
| ROCKY POINT COMMUNITY CLUB | A | Association | 158 | 189 | 105700 |
| GOSS LAKE PARK COMMUNITY | A | Association | 149 | 166 | 120000 |
| NEW UTSALADY WATER SYSTEM INC | A | Private | 148 | 150 | 126000 |
| CROCKETT LAKE WATER DISTRICT | A | Special District | 147 | 160 | 80000 |
| JUNIPER BEACH WATER DISTRICT | A | Special District | 145 | 185 | 238000 |
| THUNDER RIDGE WATER SYSTEM | A | Investor | 143 | 172 | 160000 |
| LEDGEWOOD BEACH WATER DISTRICT | A | Special District | 141 | 189 | 82000 |
| BEACHCOMBER H2O CO | A | Investor | 139 | 159 | 85000 |
| CAMANO HILLS WATER COMPANY INC | A | Investor | 134 | 364 | 150000 |
| DRIFTWOOD SHORES WATER SYSTEM INC | A | Association | 133 | 159 | 158000 |
| HIDE-AWAY WATER COMPANY INC | A | Association | 129 | 134 | 72000 |
| CAMANO LAGUNA VISTA WATER ASSOC | A | Association | 127 | 142 | 110000 |
| CROSSWOODS WATER COMPANY | A | Investor | 127 | 130 | 40000 |
| WHIDBEY SHORES WATER SYSTEM | A | Association | 126 | 140 | 70000 |
| DRIFTWOOD HEIGHTS ASSOCIATION | A | Association | 124 | 116 | 80000 |
| BEVERLY BEACH IMPROVEMENT CLUB | A | Association | 118 | 176 | 160000 |
| BON AIR COMMUNITY CLUB INC. | A | Association | 118 | 171 | 118000 |
| CAMANO WEST WATER ASSOCIATION | A | Association | 110 | 123 | 119600 |

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|----------------------------------|---|------------------|-----|-----|--------|
| BABY ISLAND HEIGHTS WATER ASSOC | A | Association | 109 | 125 | 95000 |
| TYEE BEACH WATER ASSOCIATION | A | Association | 107 | 107 | 119600 |
| SHIRONA WATER SYSTEM | A | Investor | 102 | 150 | 42000 |
| CAL WATERWORKS | A | Investor | 102 | 121 | 41200 |
| POSSESSION SHORES INC | A | Association | 100 | 125 | 78000 |
| UTSALADY HEIGHTS OWNERS ASSN | A | Association | 99 | 105 | 225000 |
| SWANTOWN WATER DISTRICT | A | Special District | 97 | 130 | 40000 |
| ONAMAC WATER SYSTEM | A | Association | 96 | 124 | 100000 |
| SUNRISE HILLS COMMUNITY W S | A | Association | 95 | 108 | 66760 |
| POLNELL SHORES COMM ORG INC | A | Association | 94 | 110 | 43700 |
| VISTAIRE WATER SYSTEM | A | Investor | 93 | 151 | 139000 |
| TERONDA WEST COUNTRY CLUB ASSN. | A | Association | 93 | 146 | 50000 |
| HONEYMOON LAKE | A | Association | 90 | 151 | 150000 |
| LONG POINT WATER COMPANY INC | A | Association | 87 | 99 | 70000 |
| WEST RIDGE WATER SYSTEM | A | Association | 87 | 90 | 43500 |
| WAGON WHEEL | A | Private | 85 | 0* | 6000 |
| TEL COMPANY#1 | A | Investor | 83 | 99 | 67540 |
| SIERRA VISTA WATER ASSOCIATION | A | Association | 83 | 97 | 59600 |
| ARROWHEAD BEACH COOP WATER ASSOC | A | Association | 82 | 101 | 105000 |
| HOLMES HARBOR WATER CO | A | Association | 81 | 100 | 27000 |
| BAYVIEW ESTATES WATER COMPANY | A | Association | 81 | 96 | 44000 |
| COUNTRY PLACE MOBILE HOME PARK | A | Investor | 80 | 80 | 60000 |
| FINISTERRE HEIGHTS WATER SYSTEM | A | Association | 78 | 84 | 115000 |
| TILlicUM BEACH ASSN | A | Association | 78 | 78 | 119400 |
| GREEN ISLAND HILLS WATER ASSN | A | Association | 77 | 110 | 80000 |
| MUTINY VIEW MANOR COMMUNITY CLUB | A | Private | 76 | 99 | 85000 |
| PARKLANE WATER ASSOCIATION | A | Association | 76 | 88 | 63000 |
| SUNLIGHT SHORES COUNTRY CLUB | A | Private | 76 | 82 | 60000 |

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|-----------------------------------|---|------------------|----|-----|--------|
| SUNSET WATER DISTRIBUTION ASSOC | A | Association | 75 | 78 | 50000 |
| RACE LAGOON HEIGHTS ASSOCIATION | A | Association | 74 | 82 | 50000 |
| DECEPTION PARK VIEW | A | Association | 73 | 100 | 70000 |
| LAKEVIEW TERRACE | A | Investor | 72 | 0* | 30000 |
| RHODENA BEACH WATER DISTRICT | A | Special District | 71 | 79 | 47000 |
| PINE TERRACE WATER ASSOCIATION | A | Association | 69 | 74 | 55000 |
| LIVINGSTON BAY COMMUNITY ASSN | A | Association | 68 | 68 | 65000 |
| MUTINY SANDS CLUB | A | Association | 67 | 78 | 65000 |
| FIRCREST COMMUNITY WATER SYSTEM | A | Association | 64 | 82 | 60000 |
| LIGHTHOUSE SHORES | A | Association | 64 | 76 | 51000 |
| OLYMPIC MARINE VIEW WATER ASSOC | A | Association | 64 | 67 | 48000 |
| SCENIC BEACH WATER COMPANY | A | Association | 63 | 84 | 60000 |
| BUSH POINT TRAC PARK | A | Association | 63 | 68 | 17000 |
| HARRIS CUSTER ESTATES WATER ASSN | A | Private | 62 | 108 | 40000 |
| WHISPERING PINES HOMEOWNERS COOP | A | Investor | 62 | 74 | 20000 |
| CAMANO SHORES COMMUNITY | A | Association | 61 | 76 | 40000 |
| BEACHWOOD WATER COMPANY | A | Investor | 60 | 82 | 73000 |
| CAMPO HACIENDA | A | Association | 60 | 73 | 50000 |
| RACE LAGOON WATER ASSOCIATION | A | Association | 60 | 65 | 60000 |
| SWANRUN WATER SYSTEM | A | Private | 59 | 63 | 105000 |
| PHEASANT FARM ACRES | A | Association | 58 | 63 | 40000 |
| MAPLE GLEN COMMUNITY ASSOCIATION | A | Association | 57 | 75 | 40000 |
| SANDY POINT OWNERS ASSOCIATION | A | Association | 57 | 62 | 0 |
| SHANGRI-LA SHORES INC | A | Association | 56 | 90 | 79000 |
| WIDARAMA BEACH WATER RIGHTS ASSN. | A | Association | 55 | 67 | 40000 |
| TWIN VIEW ESTATES COMMUNITY ASSOC | A | Association | 55 | 62 | 47000 |

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|------------------------------------|---|------------------|----|----|-------|
| SUNSET RIDGE COMMUNITY ASSN | A | Association | 55 | 56 | 60000 |
| LAKE GROVE WATER ASSOCIATION | A | Association | 54 | 67 | 63000 |
| CORNET BAY HEIGHTS WATER ASSN INC | A | Association | 53 | 65 | 36049 |
| WAYNES RIDGE WATER ASSOC | A | Association | 51 | 57 | 40000 |
| O-ZI-YA COMMUNITY CLUB | A | Association | 51 | 54 | 40000 |
| CAMP GRANDE | A | Association | 51 | 0* | 5800 |
| DOUBLE VIEW COMMUNITY CLUB | A | Association | 50 | 52 | 35000 |
| LAKE-O-THE-WOODS | A | Association | 49 | 55 | 40000 |
| DEER LAKE HAVEN INC | A | Association | 48 | 53 | 30000 |
| CAMANO SUNRISE WATER ASSN #2 | A | Association | 47 | 81 | 68400 |
| LONG BEACH WATER DISTRICT | A | Special District | 47 | 48 | 18000 |
| VALLEY HIGH PARK | A | Investor | 47 | 47 | 40000 |
| SUNLIGHT BEACH WATER CO INC | A | Association | 47 | 0* | 37500 |
| SCENIC HEIGHTS W A INC | A | Association | 46 | 68 | 23500 |
| WATERLOO ACRES COMMUNITY WATER SYS | A | Association | 46 | 48 | 40000 |
| ELGERWOOD MAINTENANCE ASSOCIATION | A | Association | 46 | 47 | 32000 |
| POINT ALLEN WATER ASSOCIATION | A | Association | 45 | 50 | 33000 |
| IDLEWOOD COMMUNITY | A | Association | 44 | 44 | 59500 |
| CAMANO SUNRISE WATER ASSN #1 | A | Association | 43 | 90 | 85000 |
| SKYLINE WEST COMMUNITY CLUB | A | Association | 43 | 50 | 50000 |
| CAMANO ISLAND STATE PARK | A | State | 43 | 43 | 23000 |
| MABANA SHORES ASSOCIATION | A | Association | 42 | 48 | 50000 |
| BUSH POINT TERRACE COMM CLUB INC. | A | Association | 41 | 55 | 25000 |
| RIDGEVIEW ESTATES COMMUNITY ASSN. | A | Association | 41 | 50 | 59000 |
| MUTINY BAY PARK WATER ASSOCIATION | A | Private | 41 | 43 | 36000 |
| INDIAN RIDGE WATER COMPANY | A | Association | 41 | 42 | 13500 |
| CAMA BEACH STATE PARK | A | State | 41 | 42 | 85000 |
| UTSALADY WATER | A | Investor | 40 | 45 | 35000 |

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|-------------------------------------|---|-------------|----|----|-------|
| WHEEL ESTATES PARK | A | Investor | 40 | 40 | 25000 |
| SARATOGA SHORES COMMUNITY CLUB | A | Private | 39 | 44 | 56000 |
| DEVRIES ROAD COMMUNITY ASSN | A | Association | 39 | 42 | 30000 |
| PORT SUSAN TERRACE WATER | A | Association | 39 | 42 | 40000 |
| EASTGATE | A | Association | 38 | 0* | 23500 |
| LONE LAKE SHORES COMMUNITY ASSN | A | Association | 37 | 47 | 40000 |
| SUNRISE POINT WATER CO | A | Private | 37 | 45 | 20000 |
| DEL BAY | A | Investor | 37 | 43 | 68000 |
| PALISADES ASSN | A | Association | 37 | 37 | 47000 |
| POINT LOWELL/PARKSIDE | A | Association | 36 | 45 | 60000 |
| BAYSHORE WATER SYSTEM | A | Association | 36 | 44 | 35000 |
| SUNSET WEST | A | Association | 36 | 37 | 41000 |
| AHEARN WATER SYSTEM | A | Association | 36 | 36 | 33000 |
| SUMMERLAND | A | Association | 36 | 36 | 40000 |
| KINETH CLAIM COMMUNITY WATER ASSOC. | A | Association | 35 | 40 | 40000 |
| USELESS BAY SHORES | A | Association | 34 | 42 | 60000 |
| MAPLE GROVE BEACH WATER ASSN | A | Association | 34 | 42 | 47000 |
| HIGHLAND MEADOWS | A | Association | 34 | 38 | 26000 |
| SUNSET DEVELOPMENT COMM CLUB | A | Association | 34 | 36 | 30000 |
| WOODLAND ESTATES | A | Association | 34 | 35 | 24000 |
| PATTONS RETREAT WATER ASSN | A | Association | 33 | 40 | 23500 |
| POLNELL HEIGHTS WATER ASSOCIATION | A | Association | 33 | 40 | 26000 |
| PIONEER PARK WATER SYSTEM | A | Association | 33 | 39 | 35000 |
| BONNIE VIEW WATER | A | Association | 33 | 38 | 25000 |
| UTSALADY POINT | A | Association | 33 | 34 | 77000 |
| HARRINGTON LAGOON WATER ASSN | A | Private | 32 | 45 | 30000 |
| MECCA COMMUNITY ASSOCIATION | A | Association | 32 | 44 | 99600 |
| FORT KNOX MOBILE HOME PARK | A | Investor | 32 | 34 | 30000 |
| PLEASANT VIEW WATER COMPANY | A | Association | 32 | 34 | 23500 |

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|-----------------------------------|---|-------------|----|----|-------|
| TEL COMPANY 4 | A | Investor | 31 | 44 | 30000 |
| SKY MEADOWS COMMUNITY ASSOC. | A | Association | 31 | 40 | 24000 |
| PONDILLA ESTATES COMMUNITY ASSOC | A | Association | 31 | 38 | 25000 |
| CAMPBELLS GLEN | A | Association | 31 | 36 | 23500 |
| MAXWELTON BEACH | A | Association | 31 | 31 | 7500 |
| WINDMILL HEIGHTS COMM CLUB | A | Association | 30 | 35 | 35000 |
| SEASCAPE WATER ASSOCIATION | A | Association | 30 | 34 | 99250 |
| MUTINY BAY RIVIERA | A | Association | 30 | 33 | 30000 |
| DAVIS LANDING WATER SYSTEM | A | Association | 30 | 31 | 44000 |
| GREENBANK BEACH WATER CO. INC. | A | Association | 30 | 0* | 33400 |
| FAIRWAY ESTATES INC | A | Association | 29 | 25 | 21000 |
| ODDFELLOWS PARK | A | Private | 29 | 0* | 0 |
| BETS WATER SYSTEM | A | Investor | 29 | 0* | 0 |
| NORTH BOON WATER SYSTEM | A | Association | 28 | 36 | 25000 |
| FIELDS WATER ASSOCIATION | A | Association | 28 | 34 | 40000 |
| SOUTH WHIDBEY STATE PARK | A | State | 28 | 0* | 10000 |
| DEER LAKE ESTATES | A | Association | 27 | 36 | 23500 |
| NORTH BLUFF ASSOCIATION | A | Association | 27 | 31 | 32000 |
| WHIDBEY HIGHLANDS WATER ASSOC | A | Association | 27 | 31 | 31000 |
| BRUTUS WATER SYSTEM | A | Association | 27 | 30 | 30000 |
| GREENBANK ESTATES WATER SYSTEM | A | Association | 27 | 29 | 25500 |
| WEST VIEW APARTMENTS WATER SYSTEM | A | Private | 27 | 0* | 0 |
| TEL COMPANY 3 | A | Investor | 26 | 50 | 21200 |
| EL CAMANO COMMUNITY CLUB | A | Private | 26 | 34 | 52800 |
| CRESCENT ACRES WATER ASSOCIATION | A | Association | 26 | 32 | 30000 |
| BAKERVEIW TERRACE COMM CLUB | A | Association | 26 | 27 | 1000 |
| PARKWOOD | A | Private | 26 | 27 | 23500 |
| SUBURBAN MOBILE PARK | A | Investor | 26 | 26 | 4800 |

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|---------------------------------|---|------------------|----|----|-------|
| NORTH BEVERLY BEACH ASSOCIATION | A | Association | 25 | 50 | 40000 |
| HOPE VIEW WATER CO | A | Association | 25 | 40 | 30000 |
| SANDBERG WATER ASSN | A | Association | 25 | 36 | 25000 |
| SILVER LAKE RD ACREAGE TRACTS | A | Association | 25 | 35 | 22000 |
| SUNDIN BEACH ASSOC. INC. | A | Association | 25 | 26 | 23500 |
| HIGHLAND TRACE WATER CO INC | A | Private | 25 | 25 | 22000 |
| SEAWEST WATER SYSTEM | A | Association | 25 | 0* | 30000 |
| CAMANO COLONY WATER SYSTEM INC | A | Association | 24 | 35 | 45000 |
| TOWNSHIP 29 WATER ASSOCIATION | A | Association | 24 | 28 | 50000 |
| ADAMS RD COMMUNITY ASSN | A | Association | 24 | 25 | 20000 |
| ROCKAWAY BEACH COMMUNITY ASSN | A | Association | 23 | 30 | 35200 |
| FOREST HILLS PARK COMMUNITY | A | Association | 23 | 25 | 20000 |
| PINEWOOD COMMUNITY CLUB INC | A | Association | 23 | 25 | 0 |
| NORCLIFFE WATER ASSOCIATION | A | Association | 23 | 24 | 22000 |
| MAHONEYVILLE WATER ASSOC | A | Association | 23 | 23 | 30000 |
| ALDER STREET WATER SYSTEM | A | Association | 23 | 0* | 0 |
| FORT EBEL STATE PARK | A | State | 23 | 0* | 20000 |
| CARE FREE ACRES | A | Association | 22 | 27 | 23000 |
| WEST BEACH ROAD ASSOCIATION | A | Association | 22 | 25 | 26000 |
| MAPLE HILL PARK | A | Investor | 22 | 22 | 5000 |
| SURFCREST WATER CORPORATION | A | Private | 21 | 68 | 55000 |
| NORTH WHIDBEY WATER DISTRICT | A | Special District | 21 | 26 | 0 |
| SARATOGA TERRACE WATER | A | Association | 20 | 29 | 20000 |
| POLNELL LANDING WATER ASSOC. | A | Association | 20 | 27 | 22000 |
| VIEWCREST WATER SYSTEM | A | Private | 20 | 27 | 23000 |
| CEDARHEARTH WATER | A | Investor | 20 | 24 | 40000 |
| ELGER BAY WATER ASSN | A | Association | 20 | 22 | 10000 |
| BRIARWOOD WATER SYSTEM | A | Association | 20 | 21 | 25000 |
| WOODGLEN PRD WATER SYSTEM | A | Association | 20 | 0* | 20000 |
| TAYLOR ROAD WATER SYSTEM | A | Association | 19 | 20 | 21000 |

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|-------------------------------------|---|-------------|----|----|--------|
| LYON RD COMMUNITY ASSOCIATION | A | Association | 19 | 19 | 21000 |
| LAKESIDE BIBLE CAMP | A | Private | 19 | 18 | 0 |
| FIR GROVE MOBILE PARK | A | Investor | 19 | 0* | 0 |
| ISLAND PARK MOBILE HOME PARK | A | Investor | 19 | 0* | 0 |
| SHIPS PASS WATER ASSOCIATION | A | Association | 19 | 0* | 0 |
| DRIFTWOOD HEIGHTS #2 COMMUNITY ASSN | A | Association | 18 | 25 | 43000 |
| WEST DEER LAKE #1 | A | Investor | 18 | 24 | 35000 |
| CAMANO ISLAND SUMMIT ASSOC. | A | Association | 18 | 22 | 30000 |
| CASCADE VIEW ROAD WATER SYSTEM | A | Association | 18 | 20 | 59600 |
| MORAN BEACH IMPROVEMENT CLUB | A | Association | 18 | 18 | 0 |
| KENS KORNER | A | Investor | 18 | 0* | 130000 |
| HONEYMOON BAY VISTA | A | Association | 17 | 26 | 20600 |
| BUSH POINT SHORES COMM ASSOC INC | A | Association | 17 | 24 | 17700 |
| EVERGREEN VALLEY VIEW WATER SYSTEM | A | Association | 17 | 22 | 20000 |
| BUSH POINT RESORT | A | Investor | 17 | 18 | 9300 |
| LEISURE ACRES WATER ASSOCIATION | A | Association | 17 | 16 | 18000 |
| LITTLE VALLEY APTS. | A | Investor | 17 | 0* | 0 |
| CLIFFSIDE WATER SYSTEM | A | Association | 16 | 23 | 28500 |
| PANORAMIC VISTA WATER SYSTEM | A | Association | 16 | 20 | 18000 |
| CAMANO SUNSET WATER SYSTEM | A | Association | 16 | 16 | 25000 |
| BAYVIEW MEADOWS WATER SYSTEM | A | Association | 16 | 16 | 22000 |
| SLEEPER ACRES COMM. ASSOC. INC. | A | Association | 16 | 0* | 22000 |
| ARCADIA COMMUNITY WATER | A | Association | 15 | 21 | 23500 |
| GEORGETOWN WATER ASSOCIATION | A | Association | 15 | 19 | 50000 |
| SUBURBAN HILLS COMMUNITY ASSOC | A | Association | 15 | 17 | 20000 |
| EAGLES LANDING WATER SYSTEM | A | Association | 15 | 16 | 0 |
| SOUTH PEBBLE BEACH | A | Association | 15 | 16 | 3000 |

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|-------------------------------------|---|-------------|----|----|-------|
| HILLCREST HOMESTEAD TRACTS WATER | A | Association | 15 | 15 | 12000 |
| HARBOR HILL | A | Association | 15 | 0* | 0 |
| VETERANS OF FOREIGN WARS POST 7392 | A | Private | 15 | 0* | 0 |
| TIMARU COMMUNITY WATER ASSOCIATION | A | Association | 14 | 23 | 26000 |
| WILDLIFE HAVEN WATER SYSTEM | B | Association | 14 | 20 | 20000 |
| DOYLE WATER ASSOCIATION | A | Association | 14 | 18 | 14000 |
| SAN JUAN ESTATES WATER ASSOCIATION | A | Association | 14 | 16 | 11000 |
| BUSH POINT BEACH | B | Association | 14 | 16 | 12000 |
| SOUNDVIEW COMMUNITY WATER SYSTEM | B | Private | 14 | 16 | 35000 |
| OLYMPIC VIEW ESTATES | A | Association | 14 | 15 | 17000 |
| ROCKAWAY HEIGHTS COMMUNITY ASSOC | B | Association | 14 | 14 | 23500 |
| M-BAR-C RANCH | A | Private | 14 | 0* | 0 |
| LONGWOOD WATER ASSOCIATION | B | Association | 14 | 0* | 240 |
| LANCASTER HEIGHTS #1 WATER SYSTEM | B | Association | 13 | 22 | 1050 |
| LIVINGSTON BAY HTS WATER CO, INC | B | Association | 13 | 18 | 0 |
| WILKES GARY WATER SYSTEM | B | Association | 13 | 17 | 17000 |
| BONNIE DOONE WATER | B | Association | 13 | 14 | 12500 |
| KOONTZ RANCH WATER SYSTEM | A | Association | 13 | 13 | 20000 |
| WILDWOOD VIEW ACRES WATER ASSN | B | Association | 13 | 0* | 1000 |
| GLENWOOD BEACH WATER ASSOCIATION | B | Association | 13 | 0* | 20000 |
| WILDES GROVE COMMUNITY WATER SYS | A | Association | 12 | 18 | 20000 |
| JORDAN ACRES WATER | B | Association | 12 | 18 | 20000 |
| EVERGREEN ACRES | B | Association | 12 | 17 | 25000 |
| EAGLECREST WATER & ROAD ASSOCIATION | A | Association | 12 | 14 | 12500 |

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|------------------------------------|---|-------------|----|----|-------|
| BRENDEN WOODS COMMUNITY WATER SYS | B | Association | 12 | 14 | 15000 |
| G&G WATER ASSN | B | Association | 12 | 13 | 0 |
| BARRETT ROAD WATER SYSTEM | B | Investor | 12 | 13 | 0 |
| KENWOOD ACRES WATER SYSTEM | B | Association | 12 | 12 | 5000 |
| LAGOON POINT ACRES WATER SYSTEM | B | Association | 12 | 12 | 1400 |
| BARR COMMUNITY CLUB INC | B | Association | 12 | 0* | 0 |
| SPAHR VUE WATER ASSOCIATION | B | Association | 11 | 21 | 23500 |
| HONEYMOON BAY HEIGHTS | B | Association | 11 | 12 | 9500 |
| JUNE BEACH WATER SYSTEM | B | Association | 11 | 11 | 500 |
| HINGSTON WATER SYSTEM | B | Association | 11 | 6 | 2500 |
| FARANDA WATER ASSOCIATION | A | Association | 11 | 0* | 390 |
| ACALADI WATER ASSN | B | Association | 11 | 0* | 1000 |
| BARR BUNGALOW ADD #1 | B | Association | 11 | 0* | 0 |
| SARATOGA VISTA H2O ASSN | B | Association | 11 | 0* | 0 |
| TEL COMPANY 5 | B | Investor | 10 | 14 | 5000 |
| MOONWINK WATER SYSTEM | B | Association | 10 | 11 | 0 |
| WHIDBEY HILLS | A | Association | 10 | 10 | 0 |
| FISHERMANS ALIBI BEACH ASSOCIATION | B | Association | 10 | 10 | 100 |
| ALDERWOOD ACRES WATER SYSTEM | B | Association | 10 | 10 | 0 |
| SUMMIT VIEW COMMUNITY ASSOCIATION | B | Association | 10 | 10 | 20000 |
| SARKISIAN SPRINGS WATER ASSN | B | Association | 10 | 10 | 20000 |
| KYLLONEN HILL WATER ASSOCIATION | B | Association | 10 | 8 | 0 |
| DECEPTION PASS MARINA INC | A | Investor | 10 | 0* | 0 |
| SOUTH MAXWELTON BEACH WATER SYSTEM | B | Private | 10 | 0* | 0 |
| VISTA CAMANO WATER ASSOCIATION | B | Association | 10 | 0* | 9000 |
| MILL BEACH WATER ASSOCIATION | B | Association | 10 | 0* | 0 |
| GLENDALE WATER ASSOC | B | Association | 10 | 0* | 0 |
| MADRONA ANNEX WATER CO | B | Private | 10 | 0* | 0 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

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|---------------------------------------|---|-------------|---|----|-------|
| BEAVER CREEK WATER SYSTEM | B | Association | 9 | 14 | 9500 |
| BAYSIDE COMMUNITY ASSOC | B | Association | 9 | 11 | 120 |
| TALKING CIRCLE COMMUNITY WS THE | B | Association | 9 | 9 | 0 |
| QUIGLEY ROAD WATER ASSN | B | Association | 9 | 9 | 0 |
| WOODLANDS WATER SYSTEM | B | Association | 9 | 9 | 0 |
| PASSAGE WAY WATER SYSTEM | B | Association | 9 | 9 | 0 |
| CASCADE VIEW WATER ASSOCIATION INC | B | Association | 9 | 9 | 0 |
| BRIDECK MEADOWS | B | Association | 9 | 9 | 0 |
| WHIDBEY PARK COMMUNITY ASSOCIATION | B | Association | 9 | 9 | 0 |
| GOOSE LAKE WATER ASSN | B | Association | 9 | 9 | 0 |
| STONEMAN WATERWORKS | B | Association | 9 | 9 | 4000 |
| SUNSET VIEW WATER SYSTEM | B | Association | 9 | 9 | 1000 |
| WOODLAND BEACH WATER SUPPLY SYSTEM | B | Association | 9 | 9 | 384 |
| CRYSTAL CLEAR WATER - HETT | B | Investor | 9 | 9 | 0 |
| SUNNY SHORE ESTATES HOA INC | B | Association | 9 | 9 | 0 |
| TEL COMPANY 10 | B | Investor | 9 | 9 | 2745 |
| THE PRESERVE AT TRILLIUM | B | Private | 9 | 9 | 5000 |
| TALL FIRS | B | Investor | 9 | 4 | 0 |
| ROCK RIDGE LANE WATER SYSTEM | B | Association | 9 | 4 | 0 |
| HARBOR GROVE ASSOCIATION | B | Association | 9 | 0* | 0 |
| HILLTOP ASSOCIATES WATER SYSTEM | B | Association | 9 | 0* | 2300 |
| SCHEER WATER SYSTEM | B | Investor | 9 | 0* | 0 |
| TAYLORVILLE WATER ASSOCIATION | B | Association | 9 | 0* | 246 |
| MAXWELTON SHORES | B | Private | 9 | 0* | 1500 |
| WITTER BEACH ASSOC | B | Association | 9 | 0* | 1100 |
| SLEEPER FARM COMMUNITY ASSOCIATION | B | Association | 9 | 0* | 22000 |
| MAPLE HILL COMMUNITY ASSOCIATION | B | Association | 8 | 15 | 18900 |

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|---------------------------------|---|-------------|---|----|-------|
| LITTLE DIRT RD WATER ASSN | B | Association | 8 | 12 | 9000 |
| PRAIRIE VIEW WATER ASSOCIATION | B | Association | 8 | 10 | 0 |
| TEL COMPANY 11 | B | Investor | 8 | 9 | 2745 |
| BLATTMAN ROAD WATER ASSOCIATION | B | Association | 8 | 9 | 0 |
| MAXWELTON CREEK CO-HOUSING | B | Association | 8 | 9 | 5000 |
| MAXWELTON WOODS | B | Association | 8 | 9 | 15000 |
| OCEAN VIEW WATER SYSTEM | B | Association | 8 | 9 | 0 |
| KNUCKLES ESTATES | B | Association | 8 | 9 | 3200 |
| WESTWOODS ASSOCIATION | B | Association | 8 | 9 | 0 |
| SUNNYSHORE ACRES WATER SYSTEM | B | Association | 8 | 9 | 0 |
| EVERGREEN WATER SYSTEM INC | A | Investor | 8 | 8 | 0 |
| CAMALOCH EVERGREEN ACRES | A | Investor | 8 | 8 | 12000 |
| COOK WATER SUPPLY | B | Association | 8 | 8 | 0 |
| SUNNY SHORE ACRES 2 EAST | B | Association | 8 | 8 | 0 |
| DRUMMUIR WATER SYSTEM | B | Association | 8 | 8 | 15000 |
| FORT NUGENT WATER ASSOCIATION | B | Association | 8 | 8 | 2500 |
| SARATOGA PASSAGE ESTATES ASSN | B | Association | 8 | 8 | 5000 |
| PARK ACRES COMMUNITY ASSN | B | Association | 8 | 8 | 0 |
| LONE LAKE WATER ASSOCIATION | B | Association | 8 | 8 | 0 |
| GREENTREE WATER CO INC | B | Association | 8 | 7 | 5000 |
| SHERWOOD ESTATES WATER SYSTEM | B | Association | 8 | 6 | 0 |
| LOCO LOBO WATER ASSOCIATION | B | Association | 8 | 0* | 540 |
| HIDDEN ESTATES WATER SYSTEM | B | Association | 8 | 0* | 0 |
| MAXWELTON WATER | B | Association | 8 | 0* | 0 |
| MADRONA LANE APARTMENTS | B | Investor | 8 | 0* | 0 |
| MISTY MEADOWS | B | Private | 8 | 0* | 0 |
| GLOCREST | B | Association | 8 | 0* | 0 |
| MAPLE GROVE HEIGHTS WATER | B | Association | 8 | 0* | 20000 |
| LA BELLA VISTA NEIGHBORS | B | Association | 8 | 0* | 82 |

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|-----------------------------------|---|-------------|---|----|-------|
| MEADOWWOOD ACRES PROTECTIVE ASSOC | B | Association | 8 | 0* | 0 |
| COVE WATER SYSTEM | B | Association | 8 | 0* | 0 |
| SECLUDED ACRES COMMUNITY ASSOC | B | Association | 8 | 0* | 0 |
| SOUTH HILL WATER CO OP | B | Association | 8 | 0* | 50 |
| WESTERHILL ASSOCIATION THE | B | Association | 8 | 0* | 0 |
| SQUIRES WELL | B | Investor | 7 | 14 | 0 |
| EISENBACH WATER ASSOCIATION | B | Association | 7 | 11 | 17000 |
| BROOKS-SOMERS WATER SYSTEM | B | Private | 7 | 10 | 0 |
| CROCKETT HEIGHTS WATER SYSTEM | B | Association | 7 | 10 | 0 |
| JACOBS WELL | B | Association | 7 | 10 | 2000 |
| SKYLARK WELL | B | Association | 7 | 9 | 0 |
| PRESERVE WATER SYSTEM | B | Association | 7 | 9 | 0 |
| SITKA BLUFF WATER ASSN | B | Investor | 7 | 9 | 1000 |
| BELLE ISLE WATER SYSTEM | B | Association | 7 | 9 | 0 |
| CLEAR WATER SYSTEM | B | Association | 7 | 9 | 0 |
| MORRISONS HIGHLAND WATER SYSTEM | B | Association | 7 | 9 | 2500 |
| MCFARLAND WATER SYSTEM | B | Association | 7 | 8 | 0 |
| MOSSY ROCK WATER ASSOCIATION | B | Association | 7 | 8 | 0 |
| MABANA HEIGHTS WATER ASSOCIATION | B | Association | 7 | 8 | 0 |
| TALL PINES WATER ASSOCIATION | B | Association | 7 | 8 | 1000 |
| GABGOR WATER SYSTEM | B | Private | 7 | 7 | 0 |
| STOCKADE WATER SYSTEM | B | Association | 7 | 7 | 1000 |
| TEL COMPANY 6 | B | Investor | 7 | 7 | 255 |
| SAUNDERS WELL | B | Association | 7 | 7 | 0 |
| GREENWOOD ESTATES WATER SYSTEM | B | Private | 7 | 7 | 1550 |
| ONE SUNSET WATER SYSTEM | B | Association | 7 | 7 | 0 |
| ROSS WATER SYSTEM | A | Private | 7 | 4 | 0 |
| PACIFIC RIM INSTITUTE | A | Private | 7 | 0* | 80000 |

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|------------------------------------|---|------------------|---|----|-------|
| HARTMANN DICK WATER SYSTEM | B | Private | 7 | 0* | 0 |
| HELLER ROAD COMMUNITY WATER SYSTEM | B | Association | 7 | 0* | 6000 |
| WILLAMETTE MERIDIAN WATER ASSOC. | B | Association | 7 | 0* | 0 |
| INVERNESS INN WATER SYSTEM | B | Investor | 7 | 0* | 0 |
| FERTILE HILLS WATER ASSN | B | Association | 7 | 0* | 0 |
| GUNTHER WATER SYSTEM | B | Association | 7 | 0* | 0 |
| LAMBERT ENTERPRISES WATER SYSTEM | B | Investor | 7 | 0* | 0 |
| CATTAIL LANE WATER ASSOCIATION | B | Association | 6 | 9 | 240 |
| KODIAK WATER SYSTEM | B | Investor | 6 | 9 | 0 |
| PARK BJ COMMUNITY WELL | B | Association | 6 | 9 | 10000 |
| STAATS HEIGHTS WATER SYSTEM | B | Association | 6 | 8 | 0 |
| FROSTAD FARMS WATER ASSN | B | Association | 6 | 8 | 0 |
| LAKE HANCOCK WATER SYSTEM | B | Association | 6 | 8 | 0 |
| WHITEHORSE MOUNTAIN WATER SYSTEM | B | Association | 6 | 7 | 0 |
| STRAWBERRY POINT WATER ASSOCIATION | B | Association | 6 | 7 | 1350 |
| OLYMPIC VIEW WATER SYSTEM | B | Association | 6 | 7 | 0 |
| GOULTER, KS WATER SYSTEM | B | Association | 6 | 7 | 0 |
| OKSENDAL | B | Private | 6 | 7 | 1500 |
| GEPNER WEST BEACH WATER SYSTEM | B | Association | 6 | 7 | 0 |
| EAGLEBLUFF PROPERTY OWNERS ASSN | B | Association | 6 | 7 | 317 |
| MIDVALE HEIGHTS | B | Investor | 6 | 7 | 0 |
| SKYE WELL | B | Association | 6 | 6 | 1000 |
| CARDINAL WAY COMMUNITY ASSOCIATION | B | Association | 6 | 6 | 0 |
| SUNNY VIEW FARMS WATER SYSTEM | B | Special District | 6 | 6 | 700 |
| LUCILLE WATER SYSTEM | B | Association | 6 | 6 | 2000 |
| SERENITY PINES WATER SYSTEM | B | Association | 6 | 6 | 2500 |

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|-------------------------------------|---|-------------|---|----|-------|
| SARATOGA VIEW WATER ASSOCIATION | B | Association | 6 | 6 | 516 |
| HILL WATER ASSOCIATION INC | B | Association | 6 | 6 | 0 |
| BURLEY ROAD WATER SYSTEM | B | Investor | 6 | 6 | 0 |
| WILSON BUSH POINT WATER SYSTEM | B | Investor | 6 | 6 | 3100 |
| MAPLEWOOD PARK WATER SYSTEM | B | Association | 6 | 6 | 0 |
| CRAWFORD ROAD WATER SYSTEM | B | Association | 6 | 6 | 5600 |
| HILL HAVEN LANE ASSOC | B | Private | 6 | 6 | 0 |
| COACHMAN ACRES WATER SYSTEM | B | Investor | 6 | 6 | 0 |
| GRACE COURT WATER SYSTEM | B | Association | 6 | 6 | 0 |
| DUFFERS LANE | B | Private | 6 | 6 | 0 |
| PETERSON BROOKSHILL RD | B | Association | 6 | 6 | 0 |
| PRAIRIE COMMUNITY ASSOCIATION | B | Association | 6 | 6 | 0 |
| COUNTRY MEADOWS WATER SYSTEM | B | Association | 6 | 6 | 1400 |
| POSSESSION POINT ESTATES WATER SYST | B | Association | 6 | 6 | 0 |
| SOMERS JOHN A WATER ASSN | B | Association | 6 | 6 | 0 |
| HENRYS WATER SYSTEM | B | Investor | 6 | 6 | 0 |
| ARROWHEAD ACRES WATER ASSOCIATION | B | Association | 6 | 6 | 0 |
| LONE LAKE HEIGHTS WATER ASSOC | B | Association | 6 | 6 | 10000 |
| RAINTREE WATER ASSOCIATION | B | Association | 6 | 6 | 0 |
| TREELINE WATER SYSTEM | B | Association | 6 | 6 | 0 |
| GOODELL ROAD WATER SYSTEM | B | Private | 6 | 6 | 0 |
| WHIDBEY WOODS NORTH WATER SYSTEM | B | Association | 6 | 6 | 0 |
| ROBERTS POND WATER SYSTEM | B | Association | 6 | 6 | 0 |
| WHIDBEY HEIGHTS WATER SYSTEM | B | Association | 6 | 6 | 0 |
| GREENBANK ENTERPRISES | B | Association | 6 | 6 | 2000 |
| HONEYMOON HEIGHTS | B | Association | 6 | 5 | 0 |
| EAST SUN WATER ASSOCIATION | B | Association | 6 | 5 | 1000 |
| RYANS HOUSE FOR YOUTH | A | Private | 6 | 0* | 0 |
| COLONIAL APARTMENTS | B | Investor | 6 | 0* | 0 |

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|------------------------------------|---|-------------|---|----|-------|
| JACOBS RD WATER ASSOCIATION | B | Association | 6 | 0* | 0 |
| EAGLE RIDGE COMMUNITY WATER SYSTEM | B | Association | 6 | 0* | 1000 |
| MAXWELTON ROAD WELL USERS | B | Association | 6 | 0* | 0 |
| CLIFF VIEW WATER COOPERATIVE | B | Association | 6 | 0* | 725 |
| SARATOGA WELL | B | Association | 6 | 0* | 1500 |
| FIRCREST WATER ASSOCIATION | B | Association | 5 | 9 | 1750 |
| DREYLLEN WATER SUPPLY | B | Association | 5 | 8 | 2300 |
| BROWNS POINT WATER ASSN | B | Association | 5 | 8 | 15000 |
| ROCKY POINT WATER ASSOCIATION | B | Association | 5 | 7 | 10000 |
| EASTVIEW WATER SYSTEM | B | Association | 5 | 7 | 1300 |
| TULLOCH WATER SYSTEM | B | Association | 5 | 7 | 0 |
| CEDAR VIEW DRIVE WATER SYSTEM | B | Association | 5 | 7 | 0 |
| HARBORTOP ASSOCIATION INC. | B | Association | 5 | 7 | 0 |
| HUBBARD HILL WATER SYSTEM | B | Association | 5 | 7 | 4500 |
| SHERMANS SCENIC CREST VIEW | B | Association | 5 | 6 | 0 |
| WYNTERCREEK WATER ASSN | B | Association | 5 | 6 | 0 |
| CHARDONNAY WATER SYSTEM | B | Association | 5 | 6 | 1350 |
| MOODY WATER SYSTEM | B | Association | 5 | 6 | 0 |
| FOREST KNOLL WATER WORKS | B | Association | 5 | 6 | 0 |
| SARATOGA/AMBLE WATER SYSTEM | B | Association | 5 | 6 | 0 |
| NEIGHBORLY LANE WATER SYSTEM | B | Association | 5 | 6 | 2000 |
| PLANTATION RIDGE 1 | B | Association | 5 | 6 | 1200 |
| MAJESTIC VIEW WATER ASSOCIATION | B | Association | 5 | 6 | 0 |
| CANNON / AAKER WATER SYSTEM | B | Association | 5 | 6 | 0 |
| GOODSUN WATER SYSTEM | B | Private | 5 | 6 | 0 |
| MUTUAL WATER SYSTEM | B | Investor | 5 | 6 | 0 |
| GOLDEN VALLEY WATER SYSTEM | B | Investor | 5 | 6 | 0 |
| GORE WOODS | B | Association | 5 | 6 | 5000 |
| LOGAN WATER SUPPLY | B | Investor | 5 | 6 | 0 |
| FRIESEN WATER SYSTEM | B | Association | 5 | 6 | 243 |

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| SOUTH EAST CAMANO WATER SYSTEM | B | Association | 5 | 6 | 5600 |
| ALEXIS LANE WATER SYSTEM | B | Association | 5 | 6 | 0 |
| SARATOGA TRAILS WATER SYSTEM | B | Association | 5 | 6 | 0 |
| WILKINSON FARM WATER SYSTEM | B | Association | 5 | 6 | 1550 |
| MOONDANCE LANE WATER SYSTEM | B | Association | 5 | 6 | 0 |
| WHIDBEY INSTITUTE | A | Private | 5 | 5 | 45000 |
| WHIDBEY GREENBANK FARM | A | Special District | 5 | 5 | 23500 |
| TERRY HEIGHTS WATER SYSTEM | B | Investor | 5 | 5 | 0 |
| CLOVER RIDGE WATER SYSTEM | B | Association | 5 | 5 | 1000 |
| NORTH WIND-SUN WAY WATER GROUP | B | Association | 5 | 5 | 3500 |
| CRICKET LANE WATER SYSTEM | B | Association | 5 | 5 | 1350 |
| COHEE WATER SYSTEM | B | Association | 5 | 5 | 0 |
| MEETERWELL WATER ASSOCIATION | B | Association | 5 | 5 | 0 |
| KW WATER SYSTEM | B | Private | 5 | 5 | 1000 |
| LONE LAKE ESTATES | B | Association | 5 | 5 | 0 |
| NORTH PORTER ESTATES WATER CO. | B | Association | 5 | 5 | 0 |
| HOLLY HILL WATER SYSTEM | B | Investor | 5 | 5 | 0 |
| JAEGER CHARLES WATER SYSTEM | B | Private | 5 | 5 | 0 |
| QUAINT ACRES WATER SYSTEM | B | Association | 5 | 5 | 0 |
| HANSEN G & C WATER SYSTEM | B | Private | 5 | 4 | 0 |
| DANCING FISH FARM | A | Investor | 5 | 3 | 0 |
| WHIDBEY ISLAND EAGLES #3418 | A | Private | 5 | 0* | 0 |
| MAXWELTON WATER SYSTEM | A | Private | 5 | 0* | 182600 |
| JD GROOM | A | Private | 5 | 0* | 0 |
| AQUA VIEW COMMUNITY CLUB INC. | B | Association | 5 | 0* | 800 |
| WEST MEADOWS WATER SYSTEM | B | Private | 5 | 0* | 0 |
| SOUTH LAGOON POINT ADDITION | B | Association | 5 | 0* | 0 |
| CHRISTIE ACRES WATER SYSTEM | B | Private | 5 | 0* | 14000 |
| B S WATER SYSTEM | B | Association | 5 | 0* | 0 |
| BURNELL WELL | B | Association | 5 | 0* | 880 |

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|----------------------------------|---|-------------|---|----|------|
| WESTVIEW COMMUNITY ASSOCIATION | B | Association | 5 | 0* | 0 |
| RHODODENDRON PARK | B | Private | 5 | 0* | 1000 |
| GA-4 WATER SYSTEM | B | Association | 4 | 10 | 7956 |
| MAXWELTON BRAES ESTATES | B | Private | 4 | 9 | 0 |
| LANCASTER #2 WATER SYSTEM | B | Private | 4 | 9 | 0 |
| ALTAIR WATER SYSTEM | B | Association | 4 | 9 | 0 |
| GABLELEIN ROSS WATER SYSTEM | B | Private | 4 | 8 | 0 |
| SHADOW WOOD WATER ASSOCIATION | B | Association | 4 | 8 | 0 |
| THATCHERS EVERGREEN WATER SYSTEM | B | Association | 4 | 8 | 0 |
| LAKE WOOD RIDGE WATER SYSTEM | B | Association | 4 | 8 | 0 |
| BACKWOODS WATER SYSTEM | B | Association | 4 | 8 | 1500 |
| SEA SONG LANE WATER SYSTEM | B | Association | 4 | 6 | 1350 |
| SPILCON WATER SYSTEM | B | Association | 4 | 6 | 2755 |
| SOUND VIEW WATER ASSOCIATION | B | Association | 4 | 6 | 0 |
| GREENE M WATER SYSTEM | B | Investor | 4 | 6 | 0 |
| BLUME/RALPH WATER SYSTEM | B | Private | 4 | 6 | 0 |
| P & R WATER ASSOCIATION | B | Association | 4 | 6 | 6500 |
| AQUA - PURA | B | Investor | 4 | 6 | 250 |
| SEASIDE WATER SYSTEM | B | Association | 4 | 6 | 0 |
| UTSALADY BAY SHORE | B | Private | 4 | 6 | 5000 |
| MAYNARD PLACE WATER SYSTEM | B | Association | 4 | 6 | 0 |
| EL CAPITAN WATER SYSTEM | B | Association | 4 | 6 | 0 |
| STEINER FARMS | B | Association | 4 | 5 | 0 |
| TRASK #2 | B | Association | 4 | 5 | 0 |
| CAPES KLOPENSTIEN WATER SYSTEM | B | Association | 4 | 5 | 0 |
| NORRIS WATER SYSTEM | B | Private | 4 | 5 | 0 |
| WHIDPROP WATER SYSTEM | B | Association | 4 | 5 | 0 |
| CLOUDSTONE WATER | B | Investor | 4 | 5 | 0 |

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|------------------------------------|---|------------------|---|---|--------|
| MOUSE HOUSE WATER ASSOCIATION INC. | B | Association | 4 | 5 | 315 |
| AQUA FARM WATER SYSTEM | B | Association | 4 | 5 | 0 |
| ELAINES WATER SYSTEM | B | Private | 4 | 5 | 1500 |
| NICKASHAWN WATER SYSTEM | B | Investor | 4 | 5 | 0 |
| BLUE WATER WELL | B | Association | 4 | 5 | 0 |
| SOUTH WHIDBEY PARKS & REC DISTRICT | A | Special District | 4 | 4 | 100000 |
| ISLAND PTBA WATER SYSTEM | A | Special District | 4 | 4 | 23000 |
| S.S.S. & W. WATER SYSTEM | B | Association | 4 | 4 | 0 |
| HUNT ROAD WATER ASSOCIATION | B | Association | 4 | 4 | 0 |
| COE WATER SYSTEM | B | Association | 4 | 4 | 264 |
| LEWIS WATER SYSTEM | B | Association | 4 | 4 | 0 |
| GREENBANK PERRIER | B | Association | 4 | 4 | 0 |
| SOUTHERN WATER SYSTEM | B | Association | 4 | 4 | 0 |
| HEARTS REST ASSOCIATION | B | Association | 4 | 4 | 0 |
| CLEAR CUT WATER SYSTEM | B | Private | 4 | 4 | 0 |
| TWILIGHT LANE WATER SYSTEM | B | Association | 4 | 4 | 1350 |
| TREE FROG LANE WATER SYSTEM | B | Private | 4 | 4 | 0 |
| CHANNEL LANE WATER ASSOCIATION | B | Private | 4 | 4 | 1600 |
| SEDA WATER SYSTEM | B | Private | 4 | 4 | 1600 |
| WEST CAMANO WATER ASSOCIATION | B | Association | 4 | 4 | 0 |
| VIEW WATER SYSTEM | B | Association | 4 | 4 | 0 |
| CHANNEL VIEW WATER SYSTEM | B | Association | 4 | 4 | 0 |
| TRILLIUM PLACE COMM WATER | B | Association | 4 | 4 | 1600 |
| C.C.D.P. WATER SYSTEM | B | Association | 4 | 4 | 0 |
| WILLOW POND LANE WATER SYSTEM | B | Association | 4 | 4 | 0 |
| KEE HILL WATER | B | Association | 4 | 4 | 75 |
| WILLIAMSON WATER ASSOCIATION | B | Association | 4 | 4 | 0 |
| LUCY LANE WATER SYSTEM | B | Association | 4 | 4 | 1400 |
| KOWNTEE WATER SYSTEM | B | Private | 4 | 4 | 1350 |
| SALMONBERRY WATER ASSOCIATION | B | Association | 4 | 4 | 0 |

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| LAKE LOUISE WATER SYSTEM | B | Investor | 4 | 4 | 0 |
| MAPLE RIDGE ON CAMANO | B | Association | 4 | 4 | 0 |
| SECRET CORNER WATER SYSTEM | B | Association | 4 | 4 | 0 |
| HANSTAD WATER SYSTEM | B | Private | 4 | 4 | 0 |
| HILLTOP OF CAMANO WATER SYSTEM | B | Association | 4 | 4 | 5600 |
| HILLTOP OF NORTH WHIDBEY W.S. | B | Investor | 4 | 4 | 500 |
| SUN MOUNTAIN WATER ASSOCIATION | B | Association | 4 | 4 | 2500 |
| HOVDE WATER SYSTEM | B | Investor | 4 | 4 | 0 |
| AMBLE ROAD WATER SYSTEM | B | Association | 4 | 4 | 0 |
| NUGENT HEIGHTS | B | Association | 4 | 4 | 0 |
| VANDERWELL ROAD WATER SYSTEM | B | Association | 4 | 4 | 0 |
| ALBATROSS WATER SYSTEM | B | Association | 4 | 4 | 0 |
| BAMBI WATER SYSTEM | B | Association | 4 | 4 | 0 |
| LOMBARDY LANE WATER SYSTEM | B | Association | 4 | 4 | 0 |
| DELONG WATER SYSTEM | B | Private | 4 | 4 | 0 |
| FOUR ACRES WATER PROJECT | B | Association | 4 | 4 | 0 |
| TROXELL WATER SYSTEM | B | Association | 4 | 4 | 0 |
| PORTER HILL WATER SYSTEM | B | Association | 4 | 4 | 0 |
| SONIC WATER SYSTEM | B | Association | 4 | 4 | 0 |
| WELL BEING WATER SYSTEM | B | Association | 4 | 4 | 250 |
| SWEETWATER CREEK FARM WS | B | Association | 4 | 4 | 1655 |
| LITTLE ACRES WATER SYSTEM | B | Association | 4 | 4 | 0 |
| CAVALERO WATER SYSTEM | B | Association | 4 | 4 | 0 |
| SMUGGLERS COVE HEIGHTS WATER SYSTEM | B | Association | 4 | 4 | 1000 |
| REDWOOD WATER SYSTEM | B | Association | 4 | 4 | 160 |
| YOUNGS STRAWBERRY PT WATER SYSTEM | B | Association | 4 | 4 | 0 |
| CARNATION LANE WATER SYSTEM | B | Association | 4 | 4 | 0 |
| YOUNGS LARSON ROAD | B | Association | 4 | 4 | 0 |
| IVANS WATER SYSTEM | B | Private | 4 | 4 | 0 |
| SHADY GROVE WATER SYSTEM | B | Association | 4 | 4 | 714 |

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|---------------------------------|---|-------------|---|----|-------|
| WILD COYOTE WATER SYSTEM | B | Association | 4 | 4 | 0 |
| VALS WATER SYSTEM | B | Association | 4 | 4 | 3200 |
| CORNPLANTERS WATER SYSTEM | B | Private | 4 | 4 | 2500 |
| A AND H WATER SYSTEM | B | Association | 4 | 3 | 0 |
| HETHERINGTON WATER SYSTEM | B | Private | 4 | 3 | 1300 |
| SHAMROCK WATER SYSTEM | B | Association | 4 | 3 | 1500 |
| GREENBANK VILLAGE | A | Private | 4 | 0* | 0 |
| PEBBLE BEACH | B | Association | 4 | 0* | 180 |
| WJB WATER SYSTEM | B | Private | 4 | 0* | 0 |
| BEN URE ISLAND COMMUNITY | B | Association | 4 | 0* | 10000 |
| SUNNYSHORE ONE WATER SYSTEM | B | Association | 4 | 0* | 0 |
| PORTER VIOLA WATER SYSTEM | B | Association | 4 | 0* | 0 |
| WILKINSON WATER SYSTEM | B | Association | 4 | 0* | 0 |
| BRANDYWINE LANE WATER SYSTEM | B | Private | 4 | 0* | 160 |
| KINETIC GENETICS WATER SYSTEM | B | Investor | 4 | 0* | 0 |
| PEARSON, CARL W. WATER SYSTEM | B | Investor | 4 | 0* | 0 |
| HARVEY WATER SYSTEM | B | Investor | 4 | 0* | 0 |
| DUCKEN RD WATER COMMUNITY | B | Association | 4 | 0* | 0 |
| MONTICELLO WATER SYSTEM | B | Private | 4 | 0* | 0 |
| MAYLOR, TED WATER SYSTEM | B | Investor | 4 | 0* | 0 |
| NORTH HELLER RD PUMP | B | Association | 4 | 0* | 0 |
| PEDERSENS RIVENDALL RD | B | Investor | 4 | 0* | 0 |
| BURL KENNEDY WELL ASSOCIATION | B | Association | 4 | 0* | 0 |
| BREEZY PT NORTH WATER COOP | B | Private | 4 | 0* | 0 |
| JACOB EBEL HOUSE | B | Federal | 4 | 0* | 0 |
| SKYVIEW WATER SYSTEM | B | Private | 3 | 10 | 0 |
| DELICIOUS WATER SYSTEM | B | Association | 3 | 8 | 4000 |
| ROLLING DUNES WATER ASSOCIATION | B | Association | 3 | 8 | 0 |
| LAWANA WOODLANDS WATER SYSTEM | B | Private | 3 | 6 | 1350 |
| ALOHA HILL WATER SYSTEM | B | Association | 3 | 6 | 0 |

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|-----------------------------------|---|-------------|---|---|------|
| RACE ROAD ESTATES | B | Association | 3 | 6 | 0 |
| ROSIE LANE | B | Investor | 3 | 6 | 0 |
| MAPLE HEIGHTS WATER ASSOCIATION | B | Association | 3 | 6 | 0 |
| KLM WATER SYSTEM | B | Investor | 3 | 6 | 640 |
| VIEW ROAD WATER SYSTEM | B | Investor | 3 | 6 | 0 |
| QUAIL TRAIL WATER SYSTEM | B | Association | 3 | 6 | 0 |
| EVERGREEN HEIGHTS WATER SYSTEM | B | Association | 3 | 6 | 1500 |
| REEDER BAY WATER SYSTEM | B | Association | 3 | 6 | 1500 |
| WALLACE FAMILY WATER SYSTEM | B | Association | 3 | 6 | 0 |
| STEWART WATER SYSTEM | B | Private | 3 | 5 | 0 |
| SARA VISTA WATER SYSTEM | B | Association | 3 | 5 | 0 |
| SABOTEUR WATER SYSTEM | B | Association | 3 | 5 | 1000 |
| DOGFISH BAY WATER SYSTEM | B | Private | 3 | 4 | 2500 |
| WELLS ESTATE WATER SYSTEM | B | Private | 3 | 4 | 1000 |
| BACK ACRES WATER SYSTEM | B | Private | 3 | 4 | 750 |
| PERCHERON LANE WATER SYSTEM | B | Private | 3 | 4 | 0 |
| OLSEN COMMUNITY WATER SYSTEM | B | Association | 3 | 4 | 0 |
| ALLS WELL WATER SYSTEM | B | Association | 3 | 4 | 0 |
| ERICKSON J FOUR CONNECTIONS | B | Association | 3 | 4 | 1655 |
| SILENT GROVE WATER SYSTEM | B | Association | 3 | 4 | 0 |
| FOREST GLEN COMMUNITY WS | B | Association | 3 | 4 | 0 |
| PLUM CREEK LANE WATER SYSTEM | B | Association | 3 | 4 | 0 |
| SYRINGA SPRINGS WATER ASSOCIATION | B | Association | 3 | 4 | 357 |
| BECKER ROAD WATER SYSTEM | B | Association | 3 | 4 | 0 |
| WHITEPINE LANE | B | Association | 3 | 4 | 0 |
| CHRYSTAL SPRINGS WATER SYSTEM | B | Private | 3 | 4 | 1100 |
| KAIK WATER SYSTEM | B | Investor | 3 | 4 | 0 |
| ANDERSON W. WATER SYSTEM | B | Association | 3 | 4 | 1400 |
| AMBSDORF WATER SYSTEM | B | Association | 3 | 4 | 0 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|-------------------------------------|---|-------------|---|---|------|
| STERLING HEIGHTS #2 WATER SYSTEM | B | Association | 3 | 4 | 0 |
| CAMANO RIDGE WATER ASSOCIATION | B | Association | 3 | 4 | 0 |
| CLEARED WOODS WATER SYSTEM | B | Association | 3 | 4 | 0 |
| SOUTHVIEW WATER SYSTEM | B | Association | 3 | 4 | 0 |
| DECEPTION PASS SP - CORNET BAY | A | State | 3 | 3 | 4000 |
| FLANN SYSTEM | B | Association | 3 | 3 | 0 |
| ARAND WATER SYSTEM | B | Association | 3 | 3 | 0 |
| EAGLE CREST WATER COMPANY | B | Association | 3 | 3 | 0 |
| EAST KIMMICH COURT WATER SYSTEM | B | Private | 3 | 3 | 192 |
| ARMSTRONG WATER SYSTEM | B | Association | 3 | 3 | 0 |
| FIDELINE GISWOLD WATER SYSTEM | B | Association | 3 | 3 | 0 |
| 446567 | B | Association | 3 | 3 | 1200 |
| SCATTERED ACRES TREE FARM | B | Private | 3 | 3 | 85 |
| DOC BRENNAN WATER SYSTEM | B | Association | 3 | 3 | 255 |
| THREE WAY WATER SYSTEM | B | Association | 3 | 3 | 0 |
| BOHNKE WATER SYSTEM | B | Association | 3 | 3 | 0 |
| CEDAR HILL COMMUNITY WATER SYSTEM | B | Association | 3 | 3 | 0 |
| GOOSEBUMP RIDGE WATER SYSTEM | B | Association | 3 | 3 | 2500 |
| TIANDA LANE WATER SYSTEM | B | Association | 3 | 3 | 0 |
| HASTIE LAKE WATER SYSTEM | B | Private | 3 | 3 | 0 |
| NAJAR WATER SYSTEM | B | Association | 3 | 3 | 0 |
| CENTERPOINT CHRISTIAN FELLOWSHIP WS | B | Private | 3 | 3 | 0 |
| STERN WATER SYSTEM | B | Association | 3 | 3 | 0 |
| MASON WATER SYSTEM | B | Association | 3 | 3 | 0 |
| NINE SIXTY-FOUR EAST WATER SYSTEM | B | Private | 3 | 3 | 0 |
| B & Y WATER SYSTEM | B | Association | 3 | 3 | 0 |
| SMUGGLERS HAVEN WATER SYSTEM THE | B | Association | 3 | 3 | 200 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|-----------------------------------|---|-------------|---|----|------|
| SAGE WATER SYSTEM | B | Investor | 3 | 3 | 0 |
| FOUR CORNERS WATER SYSTEM | B | Investor | 3 | 3 | 0 |
| BAKER VIEW WATER ASSOCIATION | B | Association | 3 | 3 | 0 |
| RIVENDELL WATER SYSTEM | B | Private | 3 | 3 | 0 |
| EAGLE WATER SYSTEM | B | Association | 3 | 3 | 0 |
| ROREX WATER SYTEM | B | Association | 3 | 3 | 0 |
| CEDAR HILL FARM WATER SYSTEM | B | Association | 3 | 3 | 0 |
| CENTRAL WHIDBEY SPORTMENS CLUB | B | Association | 3 | 3 | 0 |
| HIGHLAND WATER ASSOCIATION | B | Association | 3 | 3 | 0 |
| CARAVAN WATER SYSTEM | B | Association | 3 | 3 | 0 |
| ANKENY WATER SYSTEM | B | Association | 3 | 3 | 0 |
| GLENDALE HEIGHTS WATER SYSTEM | B | Association | 3 | 3 | 0 |
| TANIELIAN WATER SYSTEM | B | Private | 3 | 3 | 0 |
| FISCHER FAMILY WATER SYSTEM | B | Investor | 3 | 3 | 0 |
| PRICE MAXWELTON WATER SYSTEM | B | Private | 3 | 3 | 0 |
| MALMO WATER SYSTEM | B | Private | 3 | 3 | 0 |
| NORTH SMUGGLERS COVE WATER SYSTEM | B | Association | 3 | 3 | 0 |
| WILLS WATER SYSTEM | B | Association | 3 | 3 | 1500 |
| SUNRISE VIEW LANE | B | Association | 3 | 3 | 0 |
| SKYMEADOW FARM WATER SYSTEM | B | Association | 3 | 3 | 0 |
| COMFORTS OF WHIDBEY | B | Private | 3 | 3 | 0 |
| PIPELINE WATERWORKS | B | Private | 3 | 3 | 0 |
| FRANSSENS NORTH WATER SYSTEM | B | Private | 3 | 1 | 0 |
| BLUE FOX DRIVE IN | A | Investor | 3 | 0* | 0 |
| RHODODENDRON COUNTY PARK | A | County | 3 | 0* | 0 |
| DAVIS INDUSTRIES INC-903 | A | Investor | 3 | 0* | 0 |
| HOLMES HARBOR ROD & GUN CLUB | A | Association | 3 | 0* | 0 |
| DECEPTION PASS GOLF CENTER | A | Private | 3 | 0* | 0 |
| WINDFALL WELL WATER SYSTEM | B | Association | 3 | 0* | 0 |
| FOSTER/SANDVIK WATER SYSTEM | B | Private | 3 | 0* | 442 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|-------------------------------------|---|-------------|---|----|------|
| POPLAR LANE COM ASSN | B | Association | 3 | 0* | 0 |
| ADAMS WATER SYSTEM | B | Private | 3 | 0* | 0 |
| WRC WATER SYSTEM | B | Association | 3 | 0* | 0 |
| NUBIAN WAY WATER WORKS | B | Association | 3 | 0* | 0 |
| BELLS BEACH FOUR WATER SYSTEM | B | Association | 3 | 0* | 0 |
| HAR HAR GOS | B | Association | 3 | 0* | 0 |
| PITA | B | Private | 3 | 0* | 0 |
| LONE LAKE OVER LOOK NORTH WATER SYS | B | Private | 3 | 0* | 1486 |
| HOOPER WATER SYSTEM | B | Private | 3 | 0* | 0 |
| LEDGEDGE WATER SYSTEM | B | Association | 3 | 0* | 0 |
| RIVERBANK FARM B&B WATER SYSTEM | B | Private | 3 | 0* | 0 |
| NAS WHIDBEY, COUPEVILLE OLF | B | Federal | 3 | 0* | 0 |
| CAMANO BUSINESS CENTER | B | Private | 3 | 0* | 0 |
| MOUNTAIN VIEW BEACH | B | Association | 3 | 0* | 0 |
| 95 W TROXELL WATER SYSTEM | B | Association | 3 | 0* | 0 |
| YOUNG WATER SYSTEM | B | Investor | 3 | 0* | 0 |
| CALVARY CHAPEL OF WHIDBEY ISLAND | B | Association | 3 | 0* | 0 |
| GOLDKAMP WATER SYSTEM | B | Investor | 3 | 0* | 0 |
| HAYES WATER SYSTEM | B | Private | 3 | 0* | 0 |
| YUST WATER SYSTEM | B | Investor | 3 | 0* | 0 |
| UNIVERSITY LIONS-CAMANO YOUTH CAMP | B | Private | 3 | 0* | 0 |
| HARRIS WELL #1 | B | Investor | 3 | 0* | 0 |
| HAGGLUND-KNAPP-YEAKEL WATER SYSTEM | B | Investor | 3 | 0* | 0 |
| BIXBY WATER SYSTEM | B | Private | 3 | 0* | 0 |
| BUCKLIN WATER SYSTEM | B | Association | 3 | 0* | 0 |
| MILAM WATER SYSTEM | B | Association | 3 | 0* | 0 |
| DALLMAN ROAD WATER SYSTEM | B | Private | 3 | 0* | 0 |
| NOBLE WATER SYSTEM | B | Private | 3 | 0* | 0 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|------------------------------------|---|-------------|---|----|------|
| HOLLY HILL COMMUNITY WELL | B | Association | 3 | 0* | 0 |
| BREEZY PT ROAD | B | Private | 3 | 0* | 0 |
| VIEW RIDGE ESTATES WATER SYSTEM | B | Association | 2 | 14 | 1000 |
| ERICKSON RANCH | B | Private | 2 | 6 | 255 |
| SWEDE HILL COMMUNITY WATER SYSTEM | B | Private | 2 | 6 | 0 |
| ISLAND GREENS WATER SYSTEM | B | Association | 2 | 6 | 0 |
| BRENTBUR WATER ASSOCIATION | B | Association | 2 | 6 | 2000 |
| SCHIMPF WATER SYSTEM | B | Investor | 2 | 5 | 0 |
| PINES TO THE MOON WATER SYSTEM | B | Association | 2 | 5 | 0 |
| LILY WATER SYSTEM | B | Private | 2 | 5 | 0 |
| BURBIN WATER SYSTEM | B | Association | 2 | 5 | 0 |
| CHARLETON WATER COMPANY | B | Private | 2 | 5 | 1000 |
| PLANTATION RIDGE #2 | B | Association | 2 | 5 | 0 |
| COLLINS WATER SYSTEM #3 | B | Association | 2 | 5 | 0 |
| LILBIDDY WATER SYSTEM | B | Association | 2 | 5 | 0 |
| ISLAND BELLE WATER SYSTEM | B | Association | 2 | 5 | 0 |
| WRH WATER SYSTEM | B | Association | 2 | 5 | 1000 |
| PENINSULA VIEW WATER SYSTEM | B | Association | 2 | 5 | 1000 |
| CAMANO HIGHLANDS WATER | B | Association | 2 | 4 | 1300 |
| MORAN ROAD WATER ASSOCIATION INC | B | Private | 2 | 4 | 0 |
| THILBERG WATER SYSTEM | B | Association | 2 | 4 | 1400 |
| ANDERSON WEST VIEW WATER SYSTEM | B | Association | 2 | 4 | 0 |
| OLYMPIC VISTA WATER SYSTEM | B | Association | 2 | 4 | 1300 |
| BONNER ACRES WATER SYSTEM | B | Association | 2 | 4 | 0 |
| DAY ROAD WATER SYSTEM ASSOCIATION | B | Association | 2 | 4 | 0 |
| NIENHUIS CORNER WATER SYSTEM | B | Association | 2 | 4 | 0 |
| DEER RIDGE ROAD WATER SYSTEM | B | Association | 2 | 4 | 0 |
| MIDTHUN STILLAGUAMISH WATER SYSTEM | B | Investor | 2 | 4 | 0 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|----------------------------------|---|-------------|---|---|------|
| GOSS LAKE ROAD WATER SYSTEM | B | Association | 2 | 4 | 0 |
| RC WATER SYSTEM | B | Association | 2 | 4 | 0 |
| BOWEN WATER SYSTEM | B | Investor | 2 | 4 | 0 |
| KURISAKA WATER SUPPLY | B | Association | 2 | 4 | 0 |
| SUNDANCE WATER SYSTEM | B | Association | 2 | 4 | 0 |
| CLAUSEN COMMUNITY WS | B | Association | 2 | 3 | 0 |
| GRAHAM COMMUNITY WELL | B | Association | 2 | 3 | 0 |
| ALPINE WATER SYSTEM ASSOCIATION | B | Association | 2 | 3 | 1550 |
| DARST TOWNSDIN-BONACCI | B | Investor | 2 | 3 | 0 |
| ARNDT WATER SYSTEM | B | Investor | 2 | 3 | 0 |
| PRATTS BLUFF WATER SYSTEM | B | Private | 2 | 3 | 0 |
| PEARSON WELL WATER SYSTEM | B | Association | 2 | 3 | 0 |
| FREEDOM WATER SYSTEM | B | Association | 2 | 3 | 0 |
| REVERSCO WATER SYSTEM | B | Association | 2 | 3 | 0 |
| SOUTH CAMANO WATER SYSTEM | B | Association | 2 | 3 | 0 |
| CLEARWATER PLACE WATER SYSTEM | B | Association | 2 | 3 | 357 |
| STOVEL WATER SYSTEM | B | Association | 2 | 3 | 0 |
| TESCH WATER SYSTEM | B | Association | 2 | 3 | 0 |
| JUST IN TIME WATER SYSTEM | B | Association | 2 | 3 | 0 |
| FLOWING WATER SYSTEM | B | Association | 2 | 3 | 405 |
| RACE MOUNTAIN WATER SYSTEM | B | Private | 2 | 3 | 0 |
| HERMES WATER ASSN | B | Association | 2 | 3 | 0 |
| HAVEN WELL SYSTEM | A | Association | 2 | 2 | 1500 |
| ISLAND BAPTIST CHURCH | B | Association | 2 | 2 | 0 |
| SYBIL WATER SYSTEM/OUTDOOR CLASS | B | City/Town | 2 | 2 | 0 |
| OAK HARBOR STORAGE FACILITY | B | Investor | 2 | 2 | 0 |
| HUMMINGBIRD FARM | B | Private | 2 | 2 | 0 |
| SKAGIT BAY WATER ASSOC. | B | Association | 2 | 2 | 0 |
| GATEWAY WATER SYSTEM | B | Private | 2 | 2 | 0 |
| HEIN MARINE WATER SYSTEM | B | Private | 2 | 2 | 0 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|----------------------------------|---|-------------|---|----|------|
| GOOD ROAD STORAGE WATER SYSTEM | B | Investor | 2 | 2 | 0 |
| BROWNS FARM B & B WATER SYSTEM | B | Private | 2 | 2 | 0 |
| SOUTH WHIDBEY SELF STORAGE | B | Investor | 2 | 2 | 0 |
| SOMEDAY FARM VEGAN B&B | B | Private | 2 | 2 | 0 |
| FIRESEED CATERING WATER SYSTEM | B | Private | 2 | 2 | 0 |
| YOGA LODGE WATER SYSTEM | B | Private | 2 | 2 | 0 |
| GREEN ISLE PROPERTIES | B | Investor | 2 | 2 | 1300 |
| GALITTOIRE BED & BREAKFAST | B | Investor | 2 | 1 | 0 |
| ONE DROP ZEN MONASTERY | B | Association | 2 | 1 | 2500 |
| TERRYS CORNER WATER SYSTEM | B | Private | 2 | 1 | 0 |
| BIBLE BAPTIST CHURCH | A | Private | 2 | 0* | 1000 |
| LIBERTY MARKET WATER SUPPLY | A | Investor | 2 | 0* | 0 |
| ISLAND COUNTY FIRE DIST #5 | B | Private | 2 | 0* | 0 |
| ISLAND TYME B & B | B | Private | 2 | 0* | 0 |
| STORRS WATER SYSTEM | B | Private | 2 | 0* | 0 |
| ELLINGSEN-DAVIES WATER SYSTEM | B | Association | 2 | 0* | 0 |
| ASHINGDON MANOR WATER SYSTEM | B | Investor | 2 | 0* | 0 |
| WATERLOO WATER COMPANY | B | Association | 2 | 0* | 0 |
| BOWEN D. HENRY WATER | B | Private | 2 | 0* | 25 |
| HARBOR SHORES WATER SYSTEM | B | Association | 2 | 0* | 0 |
| OAK STREET CONDOMINIUMS | B | Private | 2 | 0* | 0 |
| HISTORIC CROCKETT FARM | B | Investor | 2 | 0* | 0 |
| VIEW RIDGE WATER CO | B | Association | 2 | 0* | 0 |
| HOSS, LARRY R. | B | Investor | 2 | 0* | 1500 |
| POSSESSION BEACH WATERFRONT PARK | B | County | 2 | 0* | 5385 |
| KRIEG WATER SYSTEM | B | Investor | 2 | 0* | 50 |
| LITTLE BROWN CHURCH WATER SYSTEM | B | Private | 2 | 0* | 0 |
| AUTO SHOP | B | Association | 2 | 0* | 0 |
| GREENBANK GENERAL STORE | B | Investor | 2 | 0* | 0 |
| TRASK CONSTRUCTION | B | Investor | 2 | 0* | 0 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|-------------------------------------|---|-------------|---|----|---------|
| WATERMAN ENTERPRISES INC. | B | Private | 2 | 0* | 0 |
| FOUR SPRINGS LAKE PRESERVE | B | County | 2 | 0* | 0 |
| TYEE GROCERY WATER SYSTEM | B | Private | 2 | 0* | 0 |
| MEERKERK RHODODENDRON GARDENS | B | Private | 2 | 0* | 0 |
| THE BLUFF ON WHIDBEY | B | Private | 2 | 0* | 0 |
| DOG WOOD | B | Private | 2 | 0* | 2000 |
| HANKERS & ASSOCIATES | B | Private | 1 | 6 | 1000 |
| STICK POINT WATER SYSTEM | B | Association | 1 | 6 | 300 |
| BURNS VIEW RIDGE WATER SYSTEM | B | Association | 1 | 6 | 0 |
| STRAWBERRY HILL LANE WATER SYSTEM | B | Association | 1 | 6 | 0 |
| RED HAWK RIDGE ESTATES | B | Association | 1 | 6 | 1150 |
| CAV-1 WATER SYSTEM | B | Association | 1 | 5 | 400 |
| LUBIN WATER SYSTEM | B | Association | 1 | 4 | 315 |
| WOODS WATER SYSTEM | B | Investor | 1 | 4 | 255 |
| ALATORRE ACRES WATER SYSTEM | B | Association | 1 | 4 | 0 |
| TURKEY BREEDER FARM WATER SYSTEM | B | Investor | 1 | 4 | 0 |
| SUMMIT ASSISTANCE DOGS | B | Association | 1 | 4 | 0 |
| LOGAN JACK | B | Private | 1 | 4 | 0 |
| LEFLER WATER SYSTEM | B | Association | 1 | 3 | 0 |
| CLYDE ROAD WATER SYSTEM | B | Association | 1 | 3 | 0 |
| DEY WATER SYSTEM | B | Association | 1 | 3 | 0 |
| CANYON WATER SYSTEM | B | Investor | 1 | 3 | 0 |
| CAMALOCH ASSN PRO SHOP | A | Association | 1 | 1 | 0 |
| BABY ISLAND - SARATOGA WATER SYSTEM | B | Association | 1 | 1 | 0 |
| SPIRIT RIDGE INN B & B | B | Investor | 1 | 1 | 0 |
| LANGLEY KINGDOM HALL | B | Private | 1 | 1 | 0 |
| VALDEZ WATER SYSTEM | B | Investor | 1 | 1 | 1100000 |
| BOTANY BAY WATER SYSTEM | B | Private | 1 | 1 | 0 |
| COPPERWOOD BED & BREAKFAST | B | Private | 1 | 1 | 0 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|------------------------------------|---|------------------|---|----|-------|
| WAIF WATER SYSTEM | B | Private | 1 | 1 | 17200 |
| BRIDGE CHURCH CHRISTIAN FELLOWSHIP | B | Association | 1 | 1 | 1500 |
| NORDIC LODGE WATER SYSTEM | B | Association | 1 | 1 | 0 |
| SAN DE FUCA FARMERS MARKET | B | Private | 1 | 1 | 0 |
| JUST TOFFEE WATER SYSTEM | B | Private | 1 | 1 | 0 |
| CAMANO ISLAND DENTAL CENTER | A | Investor | 1 | 0* | 500 |
| SOUTH WHIDBEY P&R SPORTS COMPLEX | A | Special District | 1 | 0* | 0 |
| SOUTH WHIDBEY - LDS CHURCH | A | Investor | 1 | 0* | 0 |
| ISLAND COUNTY MAXWELTON PARK | A | County | 1 | 0* | 0 |
| CAMANO LUTHERAN CHURCH | A | Private | 1 | 0* | 0 |
| SOUTH WHIDBEY ASSEMBLY OF GOD | A | Private | 1 | 0* | 1550 |
| HILLSIDE EVANGELICAL FREE CHURCH | B | Private | 1 | 0* | 1000 |
| DEER LAGOON GRANGE | B | Private | 1 | 0* | 85 |
| TAYLOR FIRE STATION | B | County | 1 | 0* | 0 |
| NAS WHIDBEY, COUPEVILLE TRAINER | B | Federal | 1 | 0* | 0 |
| ST AIDANS EPISCOPAL CHURCH | B | Private | 1 | 0* | 0 |
| ISLAND COUNTY FIRE DIST #1- MABANA | B | Special District | 1 | 0* | 76000 |
| BAYVIEW SCHOOL | B | Special District | 1 | 0* | 0 |
| LIGHTHOUSE CHRISTIAN CENTER | B | Private | 1 | 0* | 0 |
| GUEST HOUSE BED & BREAKFAST | B | Private | 1 | 0* | 1000 |
| ISLAND DISPOSAL | B | Investor | 1 | 0* | 0 |
| HELLER FIRE STATION | B | City/Town | 1 | 0* | 0 |
| RUTHENSTEINER | B | Investor | 1 | 0* | 400 |
| CHRISTIAN SCIENCE SOC. S WHIDBEY | B | Private | 1 | 0* | 0 |
| MONROE LANDING FIRE STATION | B | County | 1 | 0* | 0 |
| CORNET FIRE STATION | B | City/Town | 1 | 0* | 0 |
| CASCADE LUMBER INC | B | Investor | 1 | 0* | 0 |
| SOUTH WHIDBEY TILTH ASSOC | B | Association | 1 | 0* | 1600 |

DRAFT Island County 2025 Comprehensive Plan – CAPITAL FACILITIES PLAN

| | | | | | |
|----------------------------------|---|-------------|---|----|---|
| WHIDBEY WOODS SOUTH WATER SYSTEM | B | Association | 1 | 0* | 0 |
| ST AUGUSTINES IN THE WOODS WS | B | Association | 1 | 0* | 0 |

Data as of August 18, 2025.

*No limit has been determined. A capacity analysis is required to ensure water is available to expand service area.

DRAFT

4.2. FACILITIES INVENTORY

DRAFT

Building: DUTTON HOUSE FACILITIES STORAGE
Location: 502 HALLER STREET COUPEVILLE, WA 98239
Department: 28 FACILITIES MANAGEMENT
Built/Acquired: 1954/1954
Historical: NO
Total Sq. FT.: 1,755
Basement: NO
Basement Sq. Ft.:
Condition: POOR
Occupancy: GOB – OFFICE BUILDING RESD - RESIDENTIAL
Frame Type: WOOD
ISO Construction Class: 1 – FRAME/COMBUSTIBLE
GPS Lat and Long: 48.21741, -122.68430
Fire & Alarm: FIRE EXTINGUISHERS 100%
Sprinkler Type: NONE
Security System: NONE

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS
Roofing Type: ASPHALT/SINGLE MEMBRANE
Flooring Type: CARPET, VINYL
Ceiling Type: ACOUSTICAL
Partitions: DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING
Avg Story Height: 12

Valuation Conclusions

As of Date TO BE APPRAISED
Valuation Source:
Replacement Cost New:
Exclusion Amount:
Modeled Contents Value:



Site Services

Electrical, Plumbing, Heating/Air Conditioning (Mini-Split/Heat Pump)

NOTES

Storage Building, Roof Replaced 2018

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|------------------------|----------------|---------|------|------|------|------|------|-----------|-----------------|
| Exterior Paint | REET 1 | \$8,000 | | | | | | \$10,000 | \$18,000 |
| Ext. Carpentry Repairs | REET 1 | \$8,000 | | | | | | \$10,000 | \$18,000 |
| Roof Replacement | REET 1 | | | | | | | \$40,000 | \$40,000 |

Building: PUBLIC HEALTH NURSING BUILDING
Location: 410 MAIN STREET COUPEVILLE, WA 98239
Department: 14 PUBLIC HEALTH
Built/Acquired: 1968
Historical: NO
Total Sq. FT.: 1,542
Basement: NO
Basement Sq. Ft.:
Condition: FAIR
Occupancy: GOB – OFFICE BUILDING RESD
Frame Type: WOOD
ISO Construction Class: 1 – FRAME/COMBUSTIBLE
GPS Lat and Long: 48.21698, -122.68715
Fire & Alarm: FIRE EXTINGUISHERS 100%
Sprinkler Type: NONE
Security System: NONE

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS
Roofing Type: ASPHALT
Flooring Type: CARPET, VINYL
Ceiling Type: ACOUSTICAL
Partitions: DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND
Avg Story Height: 12

Valuation Conclusions

As of Date: TO BE APPRAISED
Valuation Source:
Replacement Cost New:
Exclusion Amount:
Modeled Contents Value:



Site Services

Electrical, Plumbing, Heating/Air Conditioning (Mini-Split/Heat Pump)

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|--------------------|----------|---------|---------|------|----------|------|-----------|-----------------|
| Exterior Paint | FPHS Grant, REET 1 | | \$8,000 | | | | | \$10,000 | \$18,000 |
| Roof Replacement | | | | | | | | \$50,000 | \$50,000 |
| Interior Carpet | | | | \$8,000 | | | | | \$8,000 |
| Security Upgrades | | \$10,000 | | | | | | | \$10,000 |
| Parking Lot Repair | REET 2 | \$25,000 | | | | \$30,000 | | | \$55,000 |

Building: CAMANO ANIMAL SHELTER
 Location: 198 CAN KU ROAD CAMANO ISLAND, 98282
 Department: 28 FACILITIES MANAGEMENT
 Built/Acquired: 1970/1970
 Historical: NO
 Total Sq. FT.: 4,704
 Basement: NO
 Basement Sq. Ft.:
 Condition: FAIR
 Occupancy: A002 – ANIMAL CONTROL FACILITY
 Frame Type: STEEL
 ISO Construction Class: 1 – COMBUSTIBLE
 GPS Lat and Long: 48.216725, -122.478204
 Fire & Alarm: FIRE EXTINGUISHERS 100%
 Sprinkler Type: NONE
 Security System: VIDEO SURVEILLANCE 100%

Building Secondary Attributes

Exterior Walls: METAL SIDING ON STUDS
 Roofing Type: METAL, SINGLE MEMBRANE
 Flooring Type: SEALER, VINYL
 Ceiling Type: ACOUSTIC TILE
 Partitions: DRYWALL/STUDS
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 14

Valuation Conclusions

As of Date: 08/31/2024
 Valuation Source: APPRAISAL
 Replacement Cost New: 579,000.00
 Exclusion Amount: 29,000.00
 Modeled Contents Value: 37,600.00



Site Services

COVERED WALKWAY OVERHEAD DOORS CANOPY
 BUILT-INS (CABINETS, LOCKERS, BOOKCASES) COVERED ENTRANCE WAY

Site Features

ANIMAL KENNELS, SKYLIGHT, BUILT-IN COUNTERS, (2) 12' X 14' OVERHEAD GARAGE DOORS, ATTACHED SHELTER - 800 SF, STEEL CANOPY, WASHER/DRYER

NOTES

A MIXED CLASS STRUCTURE W/WOOD FRAME (1507 SF) & PRE-ENGINEERED STEEL (3200 SF). C/O: DOG KENNELS, CAT KENNELS, STORAGE, LOBBY/RECEPTIONIST AREA, LAUNDRY/STORAGE ROOM, MULTIPURPOSE ROOM, UTILITY ROOM, & RESTROOMS; ROOF AND GUTTERS REPLACED (2024)

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|----------------|------|------|------|------|-----------|----------|-----------|-----------------|
| Septic Replacement | REET 1 | | | | | | \$50,000 | | \$50,000 |
| Parking Lot Surface | REET 2 | | | | | \$160,000 | | | \$160,000 |

Building: PUBLIC WORKS ADMINISTRATION BUILDING
Location: 80N MAIN STREET, COUPEVILLE, WA 98239
Department: 20 PUBLIC WORKS
Built/Acquired: 1980/2022
Historical: NO
Total Sq. Ft.: 6,007
Basement: NO
Basement Sq. Ft.:
Condition: GOOD
Occupancy: GOB – OFFICE BUILDING
Frame Type: WOOD
ISO Construction Class: 1 – FRAME/COMBUSTIBLE
GPS Lat and Long: 48.21391, -122.686998
Fire & Alarm: FIRE EXTINGUISHERS 100%
Sprinkler Type: NONE
Security System: NONE

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS
Roofing Type: ASPHALT SHINGLES
Flooring Type: CARPET, VINYL
Ceiling Type: ACOUSTICAL
Partitions: DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND
Avg Story Height: 16

Valuation Conclusions

As of Date: 08/31/2024
Valuation Source: APPRAISAL
Replacement Cost New: 1,165,000.00
Exclusion Amount: 58,300.00
Modeled Contents Value: 312,100.00



Site Services

Electrical, Plumbing, Central Heating/Air Conditioning

Site Features

Covered Entryway

NOTES

Automatic ADA Door, ADA Ramp, Crawl Space

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|-----------------------|----------------|----------|-----------|------|------|------|----------|-----------|-----------------|
| Roof Replacement | PWB/PWTF, | | \$130,000 | | | | | | \$130,000 |
| Interior Flooring | Local Program, | | | | | | | \$50,000 | \$50,000 |
| Security Upgrades | REET 1 | \$25,000 | | | | | | | \$25,000 |
| Parking Lot Resurface | REET 2 | \$60,000 | | | | | \$40,000 | | \$100,000 |

Building: COUPEVILLE SOLID WASTE COMPLEX RECORDS STORAGE

Location: 20062 SR 20 COUPEVILLE, WA 98239
Department: 10 ADMINISTRATIVE
Built/Acquired: 1994/1994
Historical: NO
Total Sq. FT.: 3,600
Basement: NO
Basement Sq. Ft.:
Condition: FAIR
Occupancy: GSB1 – RECORDS STORAGE
Frame Type: STEEL
ISO Construction Class: 3 – NON-COMBUSTIBLE
GPS Lat and Long: 48.211309, -122.650398
Fire & Alarm: FIRE ALARM – AUTOMATIC 100%
Sprinkler Type: DRY PIPE 100%
Security System: NONE

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS
Roofing Type: METAL
Flooring Type: SEALER
Ceiling Type: N/A
Partitions: N/A
Foundation Type: CONCRETE SLAB ON GROUND
Avg Story Height: 14

Valuation Conclusions

As of Date: 08/31/2024
Valuation Source: APPRAISAL
Replacement Cost New: 426,400.00
Exclusion Amount: 21,300.00
Modeled Contents Value: 56,400.00



Site Services

Electrical Heating – Unit Heaters

Site Features

(3) 8' X8' OVERHEAD GARAGE DOORS, (2) 20 HP PREPACKAGED BLOWER SETUP, 9' MCC CONTROL CENTER, 6" - 8" MANUAL & CHECK VALVES

NOTES

CONTENTS INCLUDE: STORAGE SHELVING;FILE CABINETS; DEHUMIDIFIER AND PACKING SUPPLIES.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|----------------|------|------|------|------|------|----------|-----------|-----------------|
| HVAC Replacement | REET 1 | | | | | | | \$30,000 | \$30,000 |
| Exterior Paint | REET 1 | | | | | | \$25,000 | | \$25,000 |

Building: COUPEVILLE SOLID WASTE COMPLEX EQUIPMENT STORAGE

Location: 20062 SR 20 COUPEVILLE, WA 98239
Department: 65 SOLID WASTE
Built/Acquired: 2007/2007
Historical: NO
Total Sq. FT.: 2,460
Basement: NO
Basement Sq. Ft.:
Condition: POOR
Occupancy: A028 – EQUIPMENT STORAGE
Frame Type: FIBERGLASS
ISO Construction Class: 1 – COMBUSTIBLE
GPS Lat and Long: 48.211216, -122.650146
Fire & Alarm: FIRE EXTINGUISHER 100%
Sprinkler Type: NONE
Security System: NONE

Building Secondary Attributes

Exterior Walls: MODULAR FIBERGLASS
Roofing Type: FIBERGLASS
Flooring Type: CONCRETE
Ceiling Type: N/A
Partitions: N/A
Foundation Type: CONCRETE SLAB ON GROUND
Avg Story Height: 12

Valuation Conclusions

As of Date 08/31/2024
Valuation Source: APPRAISAL
Replacement Cost New: 351,500.00
Exclusion Amount: 14,100.00
Modeled Contents Value: 39,100.00



Site Services

Electrical Heating – Unit Heaters

Site Features

Overhead Doors

NOTES

Modular Fiberglass Building previously used for temporary records storage. This building has far exceeded it’s lifespan and is now empty and ready for disassembly and removal.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|------------------------|----------------|------|----------|------|------|------|------|-----------|-----------------|
| Demolition and Removal | REET 1 | | \$10,000 | | | | | | \$10,000 |

Building: **HUMAN SERVICES**
Location: 105 NW FIRST STREET COUPEVILLE, WA 98239
Department: 40 HEALTH AND HUMAN SERVICES
Built/Acquired: 2006/2006
Historical: NO
Total Sq. Ft.: 4,532
Basement: NO
Basement Sq. Ft.:
Condition: GOOD
Occupancy: A050 – HEALTH AND HUMAN SERVICES
Frame Type: WD – WOOD
ISO Construction Class: 1 – FRAME/COMBUSTIBLE
GPS Lat and Long: 48.214029, -122.688326
Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
Sprinkler Type: NONE
Security System: NONE

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, GLASS METAL CURTAIN
Roofing Type: ASPHALT SHINGLES
Flooring Type: CARPETING, VINYL
Ceiling Type: ACCOUSTIC TILE, DRYWALL
Partitions: DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND
Avg Story Height: 14

Valuation Conclusions

As of Date: 08/31/2024
Valuation Source: APPRAISAL
Replacement Cost New: 898,200.00
Exclusion Amount: 44,900.00
Modeled Contents Value: 144,200.00



Site Services

Electrical, Plumbing, Heat/Air Conditioning (Heat Pump), Mini-Split System, Radiant Ceiling Tiles

Site Features

Covered Entryway

NOTES

OFFICES, RECEPTIONIST, LOBBY, EXAM ROOM/CLINIC, CONFERENCE ROOM, IT/SERVER ROOM, LOUNGE/BREAK ROOM W/KITCHEN, & RESTROOMS.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|----------------------|----------------------|----------|------|------|------|-----------|----------|-----------|-----------------|
| Roof Replacement | FPHS Grant, | | | | | \$150,000 | | | \$150,000 |
| Flooring Replacement | NSBHASO | | | | | | \$60,000 | | \$60,000 |
| Monument Sign | Recovery | \$8,000 | | | | | | | \$8,000 |
| Security Upgrades | Navigator, REET 1 | | | | | | \$30,000 | | \$30,000 |
| Parking Lot Repair | REET 2 | \$40,000 | | | | | | \$50,000 | \$90,000 |

Building: ITUHA STABILIZATION CENTER
Location: 275 NE 10th AVE OAK HARBOR, WA 98277
Department: 40 HEALTH AND HUMAN SERVICES
Built/Acquired: 2020/2020
Historical: NO
Total Sq. FT.: 11,352
Basement: NO
Basement Sq. Ft.:
Condition: EXCELLENT
Occupancy: A013 – COMMUNITY HEALTH CENTER
Frame Type: WD – WOOD
ISO Construction Class: 1 – FRAME/COMBUSTIBLE
GPS Lat and Long: 48.306521, -122.655049
Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
Sprinkler Type: WET PIPE 100%
Security System: VIDEO SURVEILLANCE 100%, KEYPAD DOOR LOCKS 100%

Building Secondary Attributes

Exterior Walls: HARDY PLANK, WOOD SIDING ON STUDS
Roofing Type: ASPHALT SHINGLES
Flooring Type: CARPETING, VINYL
Ceiling Type: ACCOUSTIC TILE, DRYWALL
Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS
Foundation Type: CONCRETE SLAB ON GROUND
Avg Story Height: 12

Valuation Conclusions

As of Date: 06/30/2023
Valuation Source: APPRAISAL
Replacement Cost New: 6,520,000.00
Exclusion Amount: 260,800.00
Modeled Contents Value: 0.00



Site Services

Electrical; Heating/Air Conditioning (Heat Pump), Natural Gas

Site Features

Covered Entryway, 10 bed capacity with large great room and outdoor recreation.

NOTES

Emergency Backup Generator (125KW)

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|----------------------------------|------|------|------|------|----------|----------|-----------|-----------------|
| Exterior Paint | BHF Grant, Local Program, REET 1 | | | | | \$30,000 | | | \$30,000 |
| Floor Coverings | | | | | | | | \$60,000 | \$60,000 |
| Parking Lot Sealer | REET 2 | | | | | | \$40,000 | \$50,000 | \$90,000 |

Building: HARBOR PLACE
 Location: 785 SE BAYSHORE DRIVE, OAK HARBOR 98277
 Department: 28 FACILITIES MANAGEMENT
 Built/Acquired: 1986/2024
 Historical: NO
 Total Sq. FT.: 4,594
 Basement: NO
 Basement Sq. Ft.:
 Condition: GOOD
 Occupancy: GOB – OFFICE BUILDING
 Frame Type: WOOD
 ISO Construction Class: 1 – FRAME/COMBUSTIBLE
 GPS Lat and Long: 48.287221, -122.648197
 Fire & Alarm: NONE
 Sprinkler Type: NONE
 Security System: INTRUSION SYSTEM 100%

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS
 Roofing Type: ASPHALT SHINGLES
 Flooring Type: CARPET, VINYL
 Ceiling Type: ACOUSTICAL
 Partitions: DRYWALL/STUDS
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 10

Valuation Conclusions

As of Date: 08/31/2024
 Valuation Source: APPRAISAL
 Replacement Cost New: 977,900.00
 Exclusion Amount: 48,900.00
 Modeled Contents Value: 0.00



Site Services

Electrical, Plumbing, Heating – Roof-Mounted Air Conditioning

NOTES

Future site of the North Whidbey Family Resource Center

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|-------------------|----------|------|------|------|------|----------|-----------|--------------------|
| Roof Repair | FPHS Grant, | | | | | | | \$100,000 | \$100,000 |
| Interior Carpet | NSBHASO Recovery | | | | | | | \$10,000 | \$10,000 |
| Security Upgrades | Navigator, REET 1 | \$20,000 | | | | | | \$30,000 | \$50,000 |
| Parking Lot Sealer | REET 2 | | | | | | \$40,000 | \$50,000 | \$90,000 |

Building: NORTH WHIDBEY FAMILY RESOURCE CENTER
 Location: 1791 NE 1st AVE OAK HARBOR, WA 98277
 Department: 40 HEALTH AND HUMAN SERVICES
 Built/Acquired: 1995/1995
 Historical: NO
 Total Sq. FT.: 5,696
 Basement: NO
 Basement Sq. Ft.:
 Condition: FAIR
 Occupancy: GHC – HEALTH AND HUMAN SERVICES
 Frame Type: WD – WOOD
 ISO Construction Class: 1 – FRAME/COMBUSTIBLE
 GPS Lat and Long: 48.298413, -122.635998
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type: NONE
 Security System: NONE

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, GLASS METAL CURTAIN
 Roofing Type: ASPHALT SHINGLES
 Flooring Type: CARPETING, VINYL
 Ceiling Type: ACCOUSTIC TILE, DRYWALL
 Partitions: DRYWALL/STUDS
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 10

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 1,395,000.00
 Exclusion Amount: 69,800.00
 Modeled Contents Value: 295,900.00



Site Services

Electrical; Central Air Conditioning, Central Heat, Electric Baseboard

NOTES

Emergency Backup Generator (16KW), New Roof 2017. Future site of Island County Coroner, Public Defense, Probation.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|----------------|-----------|------|------|----------|------|------|-----------|-----------------|
| Interior Renovation | REET 1 | \$220,000 | | | | | | | \$220,000 |
| Security Upgrades | REET 1 | \$20,000 | | | | | | | \$20,000 |
| Monument Sign | REET 1 | \$8,000 | | | | | | | \$8,000 |
| Parking Lot Repair | REET 2 | | | | \$55,000 | | | \$60,000 | \$120,000 |

Building: SOUTH WHIDBEY FAMILY RESOURCE CENTER
 Location: 5475 S MAXWELTON ROAD LANGLEY, WA 98260
 Department: 40 HEALTH AND HUMAN SERVICES
 Built/Acquired: 2000/2000
 Historical: NO
 Total Sq. FT.: 3,916
 Basement: NO
 Basement Sq. Ft.:
 Condition: GOOD
 Occupancy: A013 – COMMUNITY HEALTH AND HUMAN SERVICES
 Frame Type: WD – WOOD
 ISO Construction Class: 1 – FRAME/COMBUSTIBLE
 GPS Lat and Long: 48.011542, -122.40886
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type:
 Security System: INTRUSION SYSTEM 100%, KEYPAD DOOR LOCKS 100%

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS
 Roofing Type: ASPHALT SHINGLES
 Flooring Type: CARPETING, VINYL
 Ceiling Type: ACCOUSTIC TILE, DRYWALL
 Partitions: DRYWALL/STUDS
 Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING
 Avg Story Height: 13

Valuation Conclusions

As of Date: 08/31/2024
 Valuation Source: APPRAISAL
 Replacement Cost New: 745,500.00
 Exclusion Amount: 29,800.00
 Modeled Contents Value: 308,200.00



Site Services

Electrical; Central Air Conditioning, Central Heat (HEAT PUMP)

Site Features

Covered Entryway

NOTES

Emergency Backup Generator (16KW), New Roof 2023. New Floor Coverings 2024.
 Future site of Health DNR.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|-------------------------------|----------|------|------|------|------|----------|-----------|--------------------|
| Exterior Paint | FPHS Grant, NSBHASO | | | | | | \$25,000 | \$30,000 | \$55,000 |
| Interior Paint | Recovery Navigator, REET 1 | | | | | | \$25,000 | | |
| Parking Lot Repair | REET 2 | \$40,000 | | | | | | \$50,000 | \$90,000 |

Building: CAMANO FAMILY RESOURCE CENTER
 Location: 127 N East CAMANO DRIVE CAMANO ISLAND 98282
 Department: 40 HEALTH AND HUMAN SERVICES
 Built/Acquired: 1999/1999
 Historical: NO
 Total Sq. FT.: 3,905
 Basement: NO
 Basement Sq. Ft.:
 Condition: GOOD
 Occupancy: A050 – COMMUNITY HEALTH AND HUMAN SERVICES
 Frame Type: WD – WOOD
 ISO Construction Class: 1 – FRAME/COMBUSTIBLE
 GPS Lat and Long: 48.215337, -122.478372
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type:
 Security System: INTRUSION SYSTEM 100%, KEYPAD DOOR LOCKS 100%

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS
 Roofing Type: ASPHALT SHINGLES
 Flooring Type: CARPETING, VINYL
 Ceiling Type: ACCOUSTIC TILE, DRYWALL
 Partitions: DRYWALL/STUDS
 Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING
 Avg Story Height: 12

Valuation Conclusions

As of Date: 08/31/2024
 Valuation Source: APPRAISAL
 Replacement Cost New: 1,044,000.00
 Exclusion Amount: 52,200.00
 Modeled Contents Value: 85,200.00



Site Services

Electrical; Central Air Conditioning, Central Heat (HEAT PUMP)

Site Features

Automatic ADA Entry

NOTES

Emergency Backup Generator (16KW), Interior Renovation and Plumbing Upgrade Completed 2024

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|----------------------|--|------|----------|------|------|------|----------|-----------|-----------------|
| Exterior Paint | FPHS Grant, NSBHASO Recovery Navigator, REET 1 | | | | | | \$35,000 | | \$35,000 |
| Parking lot Sealcoat | REET 2 | | \$45,000 | | | | | \$50,000 | \$95,000 |

Building: DISTRICT COURT
 Location: 800 SE 8th AVE OAK HARBOR, WA 98277
 Department: 50 LAW AND JUSTICE
 Built/Acquired: 1980/1980
 Historical: NO
 Total Sq. FT.: 9,989
 Basement: YES
 Basement Sq. Ft.: 1877
 Condition: FAIR
 Occupancy: A050 – HEALTH AND HUMAN SERVICES, DISTRICT COURT, JUVENILE
 Frame Type: WD – WOOD
 ISO Construction Class: 1 – FRAME COMBUSTIBLE
 GPS Lat and Long: 48.292261, -122.647923
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type: WET PIPE 100%
 Security System: INTRUSION SYSTEM, VIDEO SURVEILLANCE 100%, KEYPAD, DOOR LOCK

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, BRICK ON STUDS
 Roofing Type: METAL
 Flooring Type: CARPETING, VINYL
 Ceiling Type: ACCOUSTIC TILE, DRYWALL
 Partitions: DRYWALL/STUDS
 Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE FOOTING FOUNDATION
 Avg Story Height: 10

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 2,510,000.00
 Exclusion Amount: 175,700.00
 Modeled Contents Value: 421,400.00



Site Services

Electrical; Central Air Conditioning, Central Heat

Site Features

ADA Ramp and Courtroom Accessibility Completed 2025

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|----------------------|----------------|----------|----------|------|------|------|----------|-----------|-----------------|
| Security Upgrades | REET 1 | \$30,000 | | | | | | \$35,000 | \$65,000 |
| Exterior Paint | REET 1 | \$40,000 | | | | | | \$50,000 | \$90,000 |
| HVAC Upgrades | REET 1 | | | | | | \$30,000 | | \$30,000 |
| Parking Lot Sealcoat | REET 2 | | \$45,000 | | | | | \$50,000 | \$95,000 |

Building: LAW AND JUSTICE CENTER
 Location: 101 NE 6th Street Coupeville, WA 98239
 Department: 50 LAW AND JUSTICE
 Built/Acquired: 2001/2001
 Historical: NO
 Total Sq. FT.: 29,060
 Basement: YES
 Basement Sq. Ft.: 3190
 Condition: FAIR
 Occupancy: GCCH – COURT HOUSE
 Frame Type: FPS – FIREPROOFED STEEL
 ISO Construction Class: 5 – MODIFIED FIRE RESISTIVE
 GPS Lat and Long: 48.217313, -122.684717
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type: WET PIPE 100%
 Security System: VIDEO SURVEILLANCE 100%, KEYPAD, DOOR LOCK

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, BRICK ON CONCRETE BLOCK
 Roofing Type: BUILT-UP SMOOTH
 Flooring Type: CARPETING, VINYL
 Ceiling Type: ACCOUSTIC TILE, DRYWALL, PLASTER
 Partitions: CONCRETE, CONCRETE BLOCK, DRYWALL STUDS
 Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
 Avg Story Height: 14

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 12,213,000.00
 Exclusion Amount: 854,900.00
 Modeled Contents Value: 2,214,000.00



Site Services

Electrical; Central Air Conditioning, Central Heat; Oil Fired Boiler

Site Features

High Performance Glazing; ADA Ramp, Elevator (3 stops)

NOTES

Emergency Generator (100KW)

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|-------------------------------|---|-----------|----------|-----------|------|------|------|-----------|-----------------|
| HVAC Replacement | Building Electrification Grant, PWB/PWTF, Local Program, REET 1 | \$1.9M | | | | | | | \$1.9M |
| Flooring Replacement | | \$80,000 | | | | | | | \$80,000 |
| Court Clerk Office Renovation | | | \$80,000 | \$220,000 | | | | | \$300,000 |
| Generator Replacement | | \$500,000 | | | | | | | \$500,000 |
| Water Softener | | | \$75,000 | | | | | | \$75,000 |

Building: JUVENILE DETENTION CENTER
 Location: 501 N Main Street Coupeville, WA 98239
 Department: 55 JAIL DETENTION
 Built/Acquired: 2007/2007
 Historical: NO
 Total Sq. Ft.: 15,784
 Basement: YES
 Basement Sq. Ft.: 2475
 Condition: FAIR
 Occupancy: A056 – JUVENILE SERVICES
 Frame Type: FPS – FIREPROOFED STEEL
 ISO Construction Class: 5 – MODIFIED FIRE RESISTIVE
 GPS Lat and Long: 48.217256, -122.685524
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type: WET PIPE 100%
 Security System: VIDEO SURVEILLANCE 100%

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, BRICK ON CONCRETE BLOCK
 Roofing Type: SINGLE MEMBRANE
 Flooring Type: CARPETING, SEALER, VINYL
 Ceiling Type: ACCOUSTIC TILE, DRYWALL PLASTER
 Partitions: CONCRETE, CONCRETE BLOCK, DRYWALL/STUDS
 Foundation Type: CONCRETE FOUNDATION WALLS
 Avg Story Height: 15

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 7,520,000.00
 Exclusion Amount: 526,400.00
 Modeled Contents Value: 860,300.00



Site Services

Electrical; Central Air Conditioning, Central Heat; Oil Fired Boiler

Site Features

High Performance Glazing; ADA Ramp, Elevator (2 stops)

NOTES

Emergency Generator (125KW)

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------------|---|----------|------|------|------|-----------|-----------|-----------|-----------------|
| Building Envelope Repairs | Building Electrification Grant, PWB/PWTF, Local Program, REET 1 | | | | | | \$100,000 | | \$100,000 |
| HVAC Replacement | | | | | | \$100,000 | | \$800,000 | \$900,000 |
| Flooring Replacement | | \$80,000 | | | | | | | \$80,000 |
| Cell Block Updating | | | | | | | \$100,00 | \$150,000 | \$250,000 |
| Roof Replacement | | | | | | | | \$600,000 | |

Building: ISLAND COUNTY JAIL
 Location: 503 N Main Street Coupeville, WA 98239
 Department: 55 JAIL DETENTION
 Built/Acquired: 1978/1978
 Historical: NO
 Total Sq. FT.: 24,650
 Basement: YES
 Basement Sq. Ft.: 2475
 Condition: EXTREMELY POOR
 Occupancy: A055 - JAIL
 Frame Type: RC – REINFORCED CONCRETE
 ISO Construction Class: 6 – FIRE RESISTIVE
 GPS Lat and Long: 48.217256, -122.685524
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type: WET PIPE 100%
 Security System: VIDEO SURVEILLANCE 100%

Building Secondary Attributes

Exterior Walls: CONCRETE, TILT-UP CONCRETE PANEL
 Roofing Type: BUILT-UP TAR & GRAVEL, SINGLE MEMBRANE
 Flooring Type: SEALER, VINYL
 Ceiling Type: ACCOUSTIC TILE, DRYWALL PLASTER
 Partitions: CONCRETE, CONCRETE BLOCK
 Foundation Type: CONCRETE FOUNDATION WALLS
 Avg Story Height: 14

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 10,052,000.00
 Exclusion Amount: 703,700.00
 Modeled Contents Value: 774,900.00



Site Services

Electrical; Central Air Conditioning, Central Heat; Oil Fired Boiler

Site Features

High Performance Glazing; ADA Ramp, Elevator (3 stops)

NOTES

Requires replacement of emergency generator and major renovations to building systems and infrastructure.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|-----------------------|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------------|
| Roof Repair | Building Electrification Grant, PWB/PWTF, Local Program, REET 1 | | | \$500,000 | | | | \$500,000 | \$1M |
| Building Envelope | | | | | | | \$350,000 | | \$350,000 |
| Electrical Upgrades | | \$1M | | | | | | \$1M | \$2M |
| Plumbing Upgrades | | \$2M | | | | | | | \$2M |
| Cell Block Renovation | | | \$450,000 | \$500,000 | \$550,000 | \$603,000 | \$650,000 | \$15M | \$17.8M |
| 200KW Emer Generator | | \$300,000 | | | | | | | \$300,000 |
| Mechanical Upgrades | | | | | | | \$350,000 | \$2.1M | \$2.45M |

Building: ISLAND COUNTY SHERIFF NORTH PRECINCT
 Location: 695 MOBIUS LOOP, OAK HARBOR, WA 98277
 Department: 50 LAW AND JUSTICE
 Built/Acquired: 2006/2017
 Historical: NO
 Total Sq. Ft.: 6,007
 Basement: NO
 Basement Sq. Ft.:
 Condition: GOOD
 Occupancy: A057 – LAW AND JUSTICE
 Frame Type: WOOD
 ISO Construction Class: 1 – FRAME/COMBUSTIBLE
 GPS Lat and Long: 48.32187, -122.652746
 Fire & Alarm: FIRE EXTINGUISHERS 100%
 Sprinkler Type: NONE
 Security System: VIDEO SURVEILLANCE 100%

Building Secondary Attributes

Exterior Walls: HARDY PLANK
 Roofing Type: ASPHALT SHINGLES
 Flooring Type: CARPET, VINYL
 Ceiling Type: ACOUSTICAL
 Partitions: DRYWALL/STUDS
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 10

Valuation Conclusions

As of Date: 08/31/2024
 Valuation Source: APPRAISAL
 Replacement Cost New: 561,200.00
 Exclusion Amount: 28,100.00
 Modeled Contents Value: 98,300.00



Site Services

Electrical, Plumbing, Central Heating/Air Conditioning – Mini-Split

Site Features

COVERED ENTRANCE WAY OVERHEAD DOORS

NOTES

EMERGENCY GENERATOR (20 KW). Garage buildout completed 2024.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|---------------------------------------|------|------|------|------|------|----------|-----------|-----------------|
| Roofing Replacement | PWB/PWTF, Bond, Local Program, REET 1 | | | | | | | \$140,000 | \$140,000 |
| Exterior Paint | | | | | | | \$30,000 | | \$30,000 |
| Interior Paint | | | | | | | \$20,000 | | \$20,000 |
| HVAC Upgrades | | | | | | | | \$30,000 | \$30,000 |

Building: ISLAND COUNTY SHERIFF SOUTH PRECINCT
 Location: 552 E HARBOR ROAD FREELAND, WA 98249
 Department: 50 LAW AND JUSTICE
 Built/Acquired: 2006/2017
 Historical: NO
 Total Sq. Ft.: 6,007
 Basement: NO
 Basement Sq. Ft.:
 Condition: FAIR
 Occupancy: A057 – LAW AND JUSTICE
 Frame Type: WOOD
 ISO Construction Class: 1 – FRAME/COMBUSTIBLE
 GPS Lat and Long: 48.010699, -122.526861
 Fire & Alarm: FIRE EXTINGUISHERS 100%
 Sprinkler Type: NONE
 Security System: VIDEO SURVEILLANCE 100%

Building Secondary Attributes

Exterior Walls: HARDY PLANK
 Roofing Type: METAL
 Flooring Type: CARPET, VINYL
 Ceiling Type: ACOUSTICAL
 Partitions: DRYWALL/STUDS
 Foundation Type: RAISED WOOD FOUNDATION, MODULAR/MOBILE
 Avg Story Height: 10

Valuation Conclusions

As of Date: 08/31/2024
 Valuation Source: APPRAISAL
 Replacement Cost New: 481,400.00
 Exclusion Amount: 0.00
 Modeled Contents Value: 96,400.00



Site Services

Electrical, Plumbing, Central Heating/Air Conditioning – Mini-Split

Site Features

CONTENTS INCLUDE: OFFICE FURNITURE AND EQUIPMENT+ RADIO COMMUNICATION EQUIPMENT+ BREAK ROOM FURNITURE+ AND MISCELLANEOUS STORAGE ITEMS.

NOTES

EMERGENCY GENERATOR (16 KW). This is a second-hand facility meant for temporary use 20+ years ago and should be retired/replaced.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|------------------------|---|------|------|------|------|------|------|-----------|--------------------|
| Replacement/Demolition | PWB/PWTF, Bond, Local Program, REET 1 | | | | | | | \$500,000 | \$500,000 |

Building: CAMANO ADMINISTRATION BUILDING
 Location: 121 N. EAST CAMANO DRIVE, CAMANO ISLAND 98232
 Department: 10 ADMINISTRATION
 Built/Acquired: 2020/2020
 Historical: NO
 Total Sq. FT.: 8500
 Basement: NO
 Condition: EXCELLENT
 Occupancy: A065 - OFFICE
 Frame Type: WOOD
 ISO Construction Class: 1 – I-FRAME/COMBUSTIBLE
 GPS Lat and Long: 48.214603, -122.478063
 Fire & Alarm:
 Sprinkler Type:
 Security System: VIDEO SURVEILLANCE 100%, DOORS LOCKS 100%

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, METAL SIDING STUDS
 Roofing Type: SINGLE MEMBRANE
 Flooring Type: VINYL/CARPETING
 Ceiling Type: ACCOUSTIC TILE, NONE
 Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 13

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 3,912,000.00
 Exclusion Amount: 234,700.00
 Modeled Contents Value: 626,400.00



Site Services

Electrical; Forced Air Heating; Unit Heaters; Air Conditioning; Ceiling Fans

Site Features

Skylights; High Performance Glazing; Locally Grown Cedar Rainscreen

NOTES

Emergency Generator (80KW), Houses ICSO East Precinct

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|----------------------|--|------|------|------|----------|------|------|-----------|-----------------|
| Interior Carpet | PWB/PWTF, Finance, Local Program, Bond, REET 1 | | | | | | | \$20,000 | \$20,000 |
| HVAC Upgrades | | | | | | | | \$100,000 | \$100,000 |
| Roof Repair | | | | | | | | \$150,000 | \$150,000 |
| Parking Lot Sealcoat | REET 2 | | | | \$40,000 | | | | \$40,000 |

Building: ISLAND COUNTY SHERIFF EVIDENCE STORAGE
Location: 207 KINNEY STREET COUPEVILLE, WA 98239
Department: 40 SHERIFF
Built/Acquired:
Historical: NO
Total Sq. FT.: 1,152
Basement: NO
Basement Sq. Ft.:
Condition: POOR
Occupancy: RC – REINFORCED CONCRETE
Frame Type: CONCRETE
ISO Construction Class: 6 – FIRE RESISTIVE
GPS Lat and Long: 48.21827, -122.68314
Fire & Alarm: FIRE EXTINGUISHER 100%
Sprinkler Type: NONE
Security System: INTRUSION 100%

Building Secondary Attributes

Exterior Walls: POURED CONCRETE
Roofing Type: CONCRETE
Flooring Type: CONCRETE
Ceiling Type: N/A
Partitions: N/A
Foundation Type: CONCRETE SLAB ON GROUND
Avg Story Height: 12

Valuation Conclusions

As of Date TO BE APPRAISED
Valuation Source:
Replacement Cost New:
Exclusion Amount:
Modeled Contents Value:



Site Services

Electrical

Site Features

(2) Mini-Split Heat/Air Conditioning Units. This building is beyond antiquated and in need of replacement.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|---------------------|----------------|------|------|------|------|------|------|-----------|-----------------|
| Removal/Replacement | PWB/PWTF | | | | | | | \$250,000 | \$250,000 |

Building: **COUPEVILLE ANNEX BUILDING**
 Location: 1 NE 6th Street Coupeville, WA 98239
 Department: 10 ADMINISTRATION
 Built/Acquired: 1973/1973
 Historical: NO
 Total Sq. Ft.: 23,899
 Basement: YES
 Basement Sq. Ft.: 5851
 Condition: FAIR
 Occupancy: A065 - OFFICE
 Frame Type: IFPS – FIREPROOFED STEEL
 ISO Construction Class: 5 – MODIFIED FIRE RESISTIVE
 GPS Lat and Long: 48.216466, -122.685411
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type: WET PIPE 100%
 Security System: KEYPAD 100%, DOORS LOCKS 100%

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY
 Roofing Type: SINGLE MEMBRANE
 Flooring Type: VINYL/CARPETING
 Ceiling Type: ACCOUSTIC TILE
 Partitions: DRYWALL/STUDS, REINFORCED CONCRETE
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 15

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 7,145,000.00
 Exclusion Amount: 428,700.00
 Modeled Contents Value: 1,332,000.00



Site Services

Electrical; Forced Air Heating; Unit Heaters; Air Conditioning

NOTES

Houses Public Health, Planning and Community Development, Emergency Management, Hearing Room.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|--------------------------|----------------|------|------|------|------|-----------|----------|-----------|-----------------|
| Building Envelope Repair | BEF, PWB/PWTF, | | | | | | | \$250,000 | \$250,000 |
| Plumbing Re-sleeve | Local | | | | | | | \$300,000 | \$300,000 |
| Electrical Upgrades | Program, | | | | | | | \$300,000 | \$300,000 |
| Roof Repair | FPHS Grant, | | | | | | | \$500,000 | \$500,000 |
| Elevator Modernization | REET 1 | | | | | \$350,000 | | | \$350,000 |
| HVAC Upgrades | | | | | | | | \$2.2M | \$2.2M |
| Parking Lot Resurface | REET 2 | | | | | | \$50,000 | | \$50,000 |

Building: **COUPEVILLE ADMINISTRATION BUILDING**
 Location: 1 NE 7th Street Coupeville, WA 98239
 Department: 10 ADMINISTRATION
 Built/Acquired: 1948/1948
 Historical: NO
 Total Sq. FT.: 20,244
 Basement: NO
 Condition: GOOD
 Occupancy: A065 - OFFICE
 Frame Type: RC – REINFORCED CONCRETE
 ISO Construction Class: 6 – FIRE RESISTIVE
 GPS Lat and Long: 48.218272, -122.685577
 Fire & Alarm: FIRE ALARM MANUAL 100%, FIRE ALARM AUTOMATIC 100%
 Sprinkler Type: WET PIPE 100%
 Security System: KEYPAD 100%, DOORS LOCKS 100%

Building Secondary Attributes

Exterior Walls: BRICK ON CONCRETE BLOCK, STUCCO ON MASONRY
 Roofing Type: SINGLE MEMBRANE
 Flooring Type: VINYL/CARPETING
 Ceiling Type: ACCOUSTIC TILE
 Partitions: DRYWALL STUDS, REINFORCED CONCRETE
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 14

Valuation Conclusions

As of Date: 06/30/2023
 Valuation Source: APPRAISAL
 Replacement Cost New: 7,586,000.00
 Exclusion Amount: 455,200.00
 Modeled Contents Value: 2,242,000.00



Site Services

Electrical; Forced Air Heating; Unit Heaters; Roof Mounted VRF Air Conditioning

Site Features

High Performance Window Glazing; Elevator (2 stops)

NOTES

Emergency Generator (22KW) with plans to upgrade to 60KW. Rooftop Solar and Exterior Renovations Completed 2024. Houses Treasurer, Auditor, Assessor, Board of County Commissioners, Human Resources, IT, Budget/Risk, County Administrator/Chief of Staff offices.

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2026-2045 |
|-----------------------|--------------------------------------|----------|------|------|------|------|------|-----------|-----------------|
| Roof Repair | BEF, PWB/PWTF, Local Program, REET 1 | | | | | | | \$100,000 | \$100,000 |
| Stucco Application | | | | | | | | \$100,000 | \$100,000 |
| Solar Replacement | | | | | | | | \$200,000 | \$200,000 |
| Northside ADA Ramp | REET 2 | \$30,000 | | | | | | | \$30,000 |
| Parking Lot Resurface | REET 2 | | | | | | | \$100,000 | \$100,000 |

4.3. PARKS FACILITIES INVENTORY

DRAFT

Building: LIBBY BEACH PARK RESTROOM
 Location: 2750 LIBBEY RD COUPEVILLE WA 98239
 Department: 70 PARKS AND RECREATION
 Built/Acquired: 1995/2001
 Historical: NO
 Total Sq. FT.: 80
 Basement: NO
 Condition: GOOD
 Occupancy: PARKS AND RECREATION FACILITY
 Frame Type: HDPE
 ISO Construction Class: COMBUSTIBLE
 GPS Lat and Long: 48.23188, -122.76612
 Fire & Alarm:
 Sprinkler Type:
 Security System:

Building Secondary Attributes

Exterior Walls: WOOD HDPE METAL
 Roofing Type: SHAKE
 Flooring Type: CONCRETE
 Ceiling Type:
 Partitions:
 Foundation Type: CONCRETE SLAB ON GROUND
 Avg Story Height: 8

Valuation Conclusions

As of Date: 04/02/2025
 Valuation Source: ESTIMATE
 Replacement Cost New: 55,000
 Exclusion Amount:
 Modeled Contents Value:



Site Services

Beach access, Parking, Restroom

Site Features

VAULT TOILET, BULKHEAD

| Project Description | Funding Source | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032-2045 | Total 2025-2045 |
|----------------------|----------------|------|------|------|------|--------|------|-----------|-----------------|
| Fence Replacement | REET 2 | | | | | 30,000 | | | 30,000 |
| Picnic Shelter | REET 2 | | | | | | | 150,000 | 150,000 |
| Bathroom Replacement | REET 2 | | | | | | | 75,000 | 75,000 |
| Bulkhead Extension | REET 2 | | | | | | | 640,000 | 640,000 |

4.4. SOLID WASTE INVENTORY

DRAFT

DATE: June 14, 2024
TO: Emily Neff, Long Range Planner, Island County
FROM: John Phillips, Parametrix
SUBJECT: Climate Resilience Sub-Element Summary and Gaps Memo
PROJECT NUMBER: 715-2697-004

Summary

- As part of the Resilience Sub-Element process, the consultant team identified community assets, explored climate-related hazards using a tool from the University of Washington, and reviewed existing Island County planning documents.
- While existing planning documents build a solid foundation to address some climate-related hazards, they do not sufficiently address all climate hazards and there are some inconsistencies and barriers to climate resilience. For example, extreme heat can impact everything from health and wellbeing to emergency management to buildings and energy use, but it is not considered in existing planning documents.
- Island County plans do not provide either quantitative vulnerability indicators or a clear, data-informed strategy to mitigate climate-related risks and costs.
- The team recommends that Island County complete a climate vulnerability and risk assessment to better understand the County's climate risk and inform policy changes to increase climate resilience. This step is optional under Washington's Climate Planning Law and requires Island County approval before proceeding.

Background information

Washington's Climate Planning Law (HB 1181) requires all fully planning counties and cities to complete a resilience sub-element as part of the comprehensive plan update process. The resilience sub-element must include goals and policies to improve climate preparedness, response, and recovery efforts.

The Washington State Department of Commerce outlines five steps to complete the resilience sub-element:

1. Explore climate impacts
2. Audit plans and policies
3. Assess vulnerability and risk (optional)
4. Pursue pathways
5. Integrate goals and policies

The results of the analyses completed in Steps 1 and 2 are included in this memo. It is time for Island County to decide if it will complete Step 3, the climate vulnerability and risk assessment, or move along to Step 4, which includes developing goals and policies and identifying co-benefits.



In Step 1, the team identified community assets and explored climate hazards using the [Climate Mapping for a Resilient Washington tool](#) from the University of Washington. All sectors will be affected by at least two climate hazards. Over half of the sectors will be affected by most or all hazards. Figure 1 shows the hazards by sector.

| | | Climate-related hazards | | | | | | |
|---------|--------------------------------|-------------------------|----------|---------|----------|----------------|-----------------------|------------------|
| | | Extreme heat | Wildfire | Drought | Flooding | Sea level rise | Extreme precipitation | Reduced snowpack |
| Sectors | Buildings & energy | | | | | | | |
| | Cultural resources & practices | | | | | | | |
| | Economic development | | | | | | | |
| | Emergency Management | | | | | | | |
| | Ecosystems | | | | | | | |
| | Transportation | | | | | | | |
| | Agriculture & food systems | | | | | | | |
| | Health & wellbeing | | | | | | | |
| | Waste management | | | | | | | |
| | Water resources | | | | | | | |
| | Zoning & development | | | | | | | |

Figure 1. Expected Climate-Related Hazards By sector in Island County (light orange shading)

In Step 2, the project team audited existing Island County plans and policies to identify gaps, opportunities, and barriers to climate resilience. The following documents were included in the audit: Island County Comprehensive Plan, Shoreline Management Plan, Hazard Mitigation Plan, Sea Level Rise study, and the Island County Greenhouse Gas Emissions Inventory and Climate Action Plan.

While existing planning documents build a solid foundation to address some climate-related hazards, they do not sufficiently address all climate-related hazards that Island County is expected to experience. The gaps and barriers in existing planning documents are summarized in the table below. The County may be better equipped to address these gaps and barriers in future plan and policy updates upon the completion of a climate vulnerability and risk assessment.



Table 1. Gaps Barriers in Existing Planning and Policy Documents

| Document | Gaps and Barriers |
|---|---|
| 2016 Island County Comprehensive Plan | <p>Climate change will impact nearly every element of the comprehensive plan. However, the current plan fails to adequately consider a future climate that is different from the historical climate. For example, the plan rarely refers to climate change or climate impacts and does not include reference to future climate scenarios that are quantitative in nature.</p> <p>While certain existing comp plan measures (encouraging denser urban development, rural preservation, etc.) offer climate and resilience benefits, the plan lacks an assessment of vulnerability and a vision for low-carbon resilience in Island County.</p> |
| Shoreline Management Plan (SMP) | <p>Sea level rise is rarely mentioned explicitly, and sea level rise scenario(s) are not quantified. Some Shoreline Environment Designations are drafted in relation to the ordinary highwater mark (OHWM). It is unclear if the OHWM is purely historical or if it will be updated as sea levels rise. Changes to the OHWM could impact land use.</p> <p>Sea level rise may impact shoreline use policies. For example, buffer zones for animal agriculture feeding operations and setbacks from bluffs for residential development.</p> <p>Existing shoreline stabilization policies prioritize development that will not create a need for shoreline stabilization measures, followed by development that can get by with the ‘softest’ shoreline stabilization measures possible. ‘Hard’ stabilization measures are discouraged or prohibited. As sea levels rise, shoreline stabilization measures may become more necessary to enable development on or near shorelines.</p> |
| Hazard Mitigation Plan (HMP) | <p>While the HMP does address potential impacts to each hazard of concern from future conditions associated with climate change, that discussion is very high level and qualitative.</p> <p>The capability assessment in the plan does not look at the adaptive capacity of the county to deal with future impacts from climate change.</p> <p>The plan has very little discussion on land use and future development trends associated with climate change.</p> <p>The actions identified in the plan are not specific to the mitigation of climate impacted hazards.</p> <p>The plan does utilize FEMA’s risk assessment platform, Hazus, which provides a great platform for future risk assessments that do include projected impacts caused by climate change.</p> <p>Note: the next update to the HMP will be required to include quantitative assessments of climate change impacts and social vulnerabilities due to new FEMA planning requirements that became effective in April 2023.</p> |
| Sea Level Rise study | <p>Includes no quantitative assessment of impacts from sea level rise.</p> <p>The recommended adaptation actions focus on the homeowner scale, not policy solutions. This could disproportionately impact low- to moderate-income homeowners who do not have the means to pursue adaptation strategies.</p> <p>Many of the “protect” strategies (like bulkheads and seawalls) that were recommended in the short and mid-term are at odds with guidance put forward in the SMP because these strategies typically reduce shoreline ecological function.</p> |
| 2021 Island County Greenhouse Gas Emissions Inventory and Climate Action Plan (CAP) | <p>The CAP offers an initial emissions inventory, sets ambitious decarbonization goals (63% reduction by 2030, net-zero by 2050), and identifies priority actions. However, it lacks specifics on community vulnerability.</p> <p>Resilience efforts focus on grid enhancements, building efficiency, habitat preservation, and sea level monitoring—prudent but ultimately insufficient steps for increasing resilience. Understanding vulnerability and adopting forward-looking quantitative risk metrics will improve the County’s ability to address climate risks.</p> <p>Vulnerabilities impact public health, equity, property, and cultural/natural assets. Despite their escalating costs, current plans fail to quantify these impacts. Without data-driven and proactive community strategies, costs could become unmanageable.</p> <p>To aid local decision-makers in bolstering community resilience, detailed information on climate-related vulnerabilities, risks, and opportunities is essential.</p> |



Recommendation

Complete a climate vulnerability and risk assessment to better understand Island County's climate risks to help the County make more informed decisions about how plans and policies may need to be altered to increase climate resilience.

Conclusion

Assets from a broad range of sectors will be affected by climate hazards in Island County. Existing planning and policy documents provide a good foundation for addressing climate hazards, but there are opportunities to build upon planning documents to improve climate resilience in Island County. A climate vulnerability and risk assessment would help the County make informed policy decisions to increase the resilience of community members and important community assets.



BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF ESTABLISHING A
PUBLIC PARTICIPATION PLAN AND
PRELIMINARY SCHEDULE FOR THE
2025 PERIODIC UPDATE OF THE
ISLAND COUNTY COMPREHENSIVE
PLAN

RESOLUTION NO. C-64 -23
PLG-010-23

WHEREAS, Island County conducts planning activities in accordance with Chapter 36.70 RCW, the Planning Enabling Act; and

WHEREAS, the planning process and the Island County Comprehensive Plan are further governed by Chapter 36.70A RCW, the Growth Management Act (GMA); and

WHEREAS, in order to comply with Chapters 36.70 and 36.70A RCW, Island County adopted its Comprehensive Plan on September 29, 1998 by Ordinance C-123-98, with an effective date of December 1, 1998; and

WHEREAS, The GMA requires counties and cities to periodically update their comprehensive plans and development regulations (RCW 36.70A.130(5)). Island County last completed a periodic update in 2016; and Island County must complete an update by June 30, 2025; and

WHEREAS, RCW 36.70A.140 requires cities and counties planning under the GMA to establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans; and

WHEREAS, Island County Planning and Community Development created a Public Participation Plan and Preliminary Schedule to address RCW 36.70A.140; and

WHEREAS, the Public Participation Plan and Preliminary Schedule adheres to the timelines established by RCW 36.70A130(5)(b) and Ordinance C-79-12; and

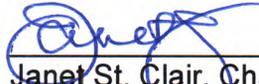
WHEREAS, the Island County Planning Commission held a public hearing and recommended approval of the Public Participation Plan and Preliminary Schedule on September 25, 2023; **NOW, THEREFORE**,

IT IS HEREBY RESOLVED that the Board of Island County Commissioners directs the Department of Planning and Community Development to implement and adhere to the Island County Public Participation Plan and Preliminary Schedule, attached hereto as exhibit A, and the Findings of Fact approved by the Planning Commission, attached hereto as Exhibit B.

ADOPTED this 10th day of October, 2023.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

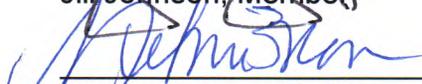




Janet St. Clair, Chair

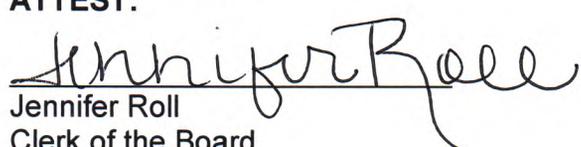


Jill Johnson, Member



Melanie Bacon, Member

ATTEST:



Jennifer Roll
Clerk of the Board

EXHIBIT A
Public Participation Plan and Preliminary Schedule



Island County 2025 Comprehensive Plan Periodic Update

Public Participation Plan

Introduction

Island County is conducting a periodic update to its comprehensive plan, due by June 30, 2025. Throughout the process of updating the comprehensive plan, the public will be encouraged to participate and help shape growth in the county over the next 20 years. This Public Participation Plan ensures early, continuous, and inclusive public participation, as required by Washington State Law (RCW 36.70A).

Comprehensive Plan Overview

The Growth Management Act (GMA) was passed in Washington State in 1990 to help local jurisdictions manage their growth. The GMA requires periodic updates of comprehensive plans to comply with changes to state law, changes to land use, and updated population growth, housing, and employment projections. A comprehensive plan generally guides growth in the county for a 20-year period and the land use decisions made in a comprehensive plan have long-term effects. During an update, the public has an opportunity to provide input on how and where growth should occur which will help shape how their communities may look in the future.

Goals of the Public Participation Plan

- Ensure broad participation, solicit input from diverse stakeholders, and ensure that no single group or interest dominates the process.
- Maintain and establish meaningful relationships with partner municipalities, organizations, and groups through continuous direct outreach and coordination.
- Provide equitable opportunities for public participation in each of the four Island County planning areas (North Whidbey, Central Whidbey, South Whidbey, and Camano Island).
- Focus resources on soliciting input on elements of the update process likely to be of greatest interest/impact to the public.
- Make use of in-person and online communication technologies to efficiently distribute information and create multiple opportunities for engagement.
- Transparently and proactively share information with the public about all opportunities to provide input including meetings, hearings, surveys, workshops, legislative actions, etc.

Communications Principles and Tactics

The following principles will guide the County's public outreach efforts:

- Public outreach should be intentional and specific, making it easy for individuals to engage.
- Public outreach should be equitable to meet the differing needs of different audiences.
- Public outreach should be iterative, clearly stating how input will be used in decision making.

The following tactics will be utilized in assessing which communications tools and outreach methods to implement:

- Identify communities most impacted by planned growth and any development changes and establish best practices for communicating with these communities.
- Engage with affected communities early and often to establish, build, and maintain meaningful relationships.
- Clearly communicate the public participation goal when conducting engagement, be specific with requests for input, and define a feedback loop to share how the input was used.
- Remove barriers for participation, consider location and time of day of meetings/events, consider providing food and childcare as resources allow, provide materials in multiple languages, and offer multiple ways to participate.

Emphasis on Vulnerable and Historically Underserved Communities

Historically, members of the public who choose to participate in planning processes tend to be individuals who have flexibility in their work to attend meetings during the day, individuals with a technical background, or community members who are retired. Planning processes that do not try to engage more diverse audiences can perpetuate inequity by reflecting the values and desires of people who hold power and privilege in a community.

To encourage diverse participation and build trust during this comprehensive planning process, Island County intends to focus public engagement efforts on including communities who are vulnerable and/or have historically been underserved. Examples of vulnerable and underserved communities may include veterans, seniors, youth, immigrants and refugees, people of low income, people with disabilities, and people of color.

Decision Making for Comprehensive Plan

Island County Planning and Community Development is the department tasked with coordinating the periodic update for the 2025 Comprehensive Plan, with assistance and support from other county departments. Planning staff will conduct the public outreach efforts outlined under this Public Participation Plan. Planning staff will also perform the technical review work and draft the

policy updates necessary to meet the conditions in the GMA and State Environmental Policy Act (SEPA).

Island County Planning Commission advises on comprehensive plan updates. The Planning Commission consists of nine members who are appointed by the Board of Island County Commissioners to make recommendations on planning related matters including growth and development. The Planning Commission will review and advise on comprehensive plan updates throughout 2023-2025 during their regular meeting and work session agendas.

Island County Board of Commissioners is the County's legislative authority and holds the decision-making authority on the 2025 Comprehensive Plan process. The Board of Commissioners is made up of three commissioners who represent geographic districts of Whidbey and Camano islands based on population. The Board of County Commissioners will review and act on comprehensive plan updates throughout 2023-2025 during their regular meetings and work session agendas.

Communication Tools

The communications tools that will be used by Island County during the comprehensive plan update process may include, but are not limited to:

- Website – Planning and Community Development (planning staff) will regularly update its website with comprehensive plan information. Relevant documents and schedules will be posted on the website along with announcements and notices concerning upcoming meetings, hearings, and public involvement opportunities.
- Email List – Planning staff will maintain a list of individuals or groups who have expressed an interest in the comprehensive plan update process. The email list will be used to disseminate announcements and notices. Current list has over 8,000 subscribers.
- Direct Mail – Postcards or other informational materials may be directly mailed to residents during the comprehensive plan update process to notify the public about opportunities to participate, key dates or deadlines, and/or public meetings and hearings.
- News Releases – For major topics and decisions, Island County will prepare press releases and distribute to local papers.
- Social Media – Planning staff will use already established social media platforms to promote public meetings and opportunities to provide formal public comment (those social media channels already owned by Island County or by partner organizations and community groups) in the comprehensive plan update process.
- Posters – Hang posters about public events or opportunities to comment at common gathering places in affected communities such as community centers, libraries, food banks, etc.
- Commissioners Town Hall and/or Newsletters – During key milestones in the comprehensive plan process, planning staff will work with the Board of Island County

Commissioners (BOCC) to provide information via regularly scheduled Town Halls and in regular newsletters, as deemed appropriate by the Commissioners.

- Issue Papers – Issue papers will provide focused guidance to decision makers and document the evolution of the update process. Prior to the final adoption stage, planning staff will compile all of the issue papers into a single background report. Planning staff will post issue papers on the department’s website as they are prepared.

Outreach Methods

The outreach methods that will be used by Island County during the comprehensive plan update process may include, but are not limited to:

- Focus Groups / Technical Advisory Groups – In order to solicit guidance on specific issues or complex technical issues, planning staff may utilize BOCC approved Focus Groups or Technical Advisory Groups. These groups will include members who have specific knowledge or interest in certain topics or can effectively represent a subset of the community. Focus Groups or Technical Advisory Groups may have members from business groups, trade organizations, interest groups, Government agencies, County departments, community or environmental groups, and/or members of the public.
- Paid Focus Groups – One method that could be used for engaging historically underserved members of the public who may not otherwise be able to participate in a Focus Group or Technical Advisory Group, is to provide payment for their service. Members would have to demonstrate that their employer would not otherwise compensate them for their time on the Focus Group or Technical Advisory Group and would be paid an hourly rate commensurate with a living wage in Island County. [See [PSRC Compensation Policy](#) for an example model of how this could work.]
- Surveys – For specific topics where planning staff feel they could benefit from specific feedback on the comprehensive plan updates, surveys may be utilized to better understand the community’s point of view. Surveys could be administered online or in-person at outreach events.
- Community Events / Fairs and Festivals – Planning staff will utilize already established community events to share information about the comprehensive plan process. During the summer 2024, the County will host booths at events like farmers markets, local parades, and annual community events.
- Public Meetings / Workshops – Public meetings and workshops are informal public gatherings to solicit public feedback on Island County’s planning efforts. Public meetings or workshops may involve presentations by planning staff, question and answer sessions, and interactive activities.
- Public Hearings – Public Hearings are a formal public process conducted and held before the BOCC or the Island County Planning Commission.

- Council of Governments – Issues requiring a high level of intergovernmental coordination or decision making may be forwarded to the Island County Council of Governments for discussion. In particular, the Council of Governments will take a leading role in updating the County Wide Planning Policies.
- Board of Commissioners Work Sessions – Planning staff will frequently attend works sessions in order to brief Board members on the update process.
- Planning Commission Work Sessions – Planning staff will frequently attend work sessions in order to brief Planning Commission members on the update process.

Key Audiences

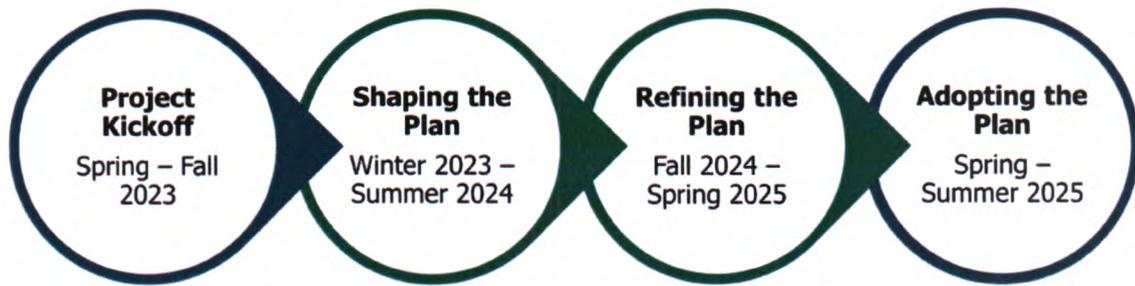
The audiences below include groups who will be engaged by Island County during the comprehensive planning process. This list represents a draft list of groups who are required to be involved or have expressed interest in being involved during the drafting of this public participation plan; this will remain a living document and will be added to as the comprehensive plan update process continues.

- **Members of the public**, with an emphasis on vulnerable and historically underserved communities
- **Island County Departments:** Public Health, Public Works, Human Services, Facilities, Dept. of Emergency Management, Environmental Health, Marine Resources Committee, Diversity Equity and Inclusion, County Administrator, Prosecuting Attorney, Conservation Futures Program, Comprehensive Economic Development Strategy Team
- **Cities/Towns:** City of Oak Harbor, Town of Coupeville, City of Langley
- **Tribal Governments:** Samish, Stillaguamish, Swinomish, Tulalip, Sauk-Suiattle, other tribes as applicable
- **Federal Government:** Naval Air Station Whidbey Island, U.S. Coast Guard, Army Corps of Engineers, National Parks Service, Federal Aviation Administration
- **State Agencies:** Dept. of Ecology, Dept. of Commerce, Office of Financial Management, WSDOT, WSDOT Aviation Dept., Dept. of Fish and Wildlife, Dept. of Natural Resources, Dept. of Archaeology and Historic Preservation, Puget Sound Partnership
- **Local Organizations:** Ebey’s Landing National Historical Reserve, North Whidbey Parks and Recreation, South Whidbey Parks and Recreation, Island County Historical Society, Friends of Camano Island Parks, Sound Defense Alliance, COER, Camano Preparedness Group, libraries, community councils, churches, groceries/farmers markets, bookstores, other local businesses that serve as gathering places

- **Environmental Groups:** Whidbey Camano Land Trust, Whidbey Island Conservation District, Snohomish Conservation District, Whidbey Environmental Action Network, Conservation Futures, Whidbey Audubon Society, Sound Water Stewards
- **Agriculture / Farm Groups:** Whidbey Island Grown, Whidbey Island Conservation District, Agricultural Resource Committee of Island County, Island County Farm Bureau, Growing Veterans, South Whidbey Tilth, NW Ag Council, school gardens/community gardens, Goosefoot, farmers markets, farmstands
- **Economic Groups:** Island County Economic Development Council, Chambers of Commerce, Port of South Whidbey, Port of Coupeville, Northwest Workforce Development Council, aviation organizations and owners
- **Housing Groups:** Island County Housing Advisory Board, Housing Authority of Island County, Camano Island Housing Task Group, Ituha Crisis Stabilization Center, SPIN Café, Low Income Housing Institute, Thinc Whidbey, Goosefoot, Shelter Resources, Habitat for Humanity, Whidbey Homelessness Coalition, builders and developers
- **Transportation Groups:** IRTPO, Island Transit, Public Works, Whidbey SeaTac Shuttle, Sno-Goose Transit
- **Utility Providers:** PSE, SNO-PUD, Freeland Water and Sewer District, Camano Fire, Oak Harbor Fire, NW Fire, South Whidbey Fire & EMS, Central Whidbey Fire, Island County Broadband Action Team, Whidbey Island Water Systems Association, Langley Public Works, Coupeville Utilities
- **Veteran Groups:** Veterans Advisory Board, Whidbey Island Veteran Resource Center, VFW, American Legions, Opportunity Council, Disabled American Veterans
- **Senior Service Groups:** Island Senior Resources, Northwest Senior Services Board, Camano Center, Camano Island Senior Center, Oak Harbor Senior Center
- **Social Service Groups:** Community Health Advisory Board, North Sound Behavioral Health Organization Advisory Board, DSHS, Whidbey Health, Compass Health, Skagit Regional Clinic, Camano Island Health System, Sunrise Services, Whidbey Island Nourishes, Goosefoot, Good Cheer, South Whidbey CARES Coalition, ZCADA, Opportunity Council, Stanwood Camano Community Resource Center, Stanwood Camano Area Foundation, Whidbey Community Foundation, food banks, homeless shelters, churches, community service clubs (e.g.; rotary and elks clubs)
- **Youth Service Groups:** Oak Harbor School District, Coupeville School District, South Whidbey School District, Stanwood-Camano School District, Boys & Girls Clubs, Big Brothers Big Sisters of Island County, Stanwood Camano YMCA, Stanwood Camano Community Resource Center, Skagit Valley College, Pediatric Associations of Whidbey Island, Ryan's House for Youth, childcare centers and early childhood education providers, church youth groups, sports clubs

- **News Outlets:** South Whidbey Record, Whidbey News-Times, Stanwood-Camano News, Everett Herald, Drews List, Crab Cracker, Whidbey Weekly

Key Milestones and Engagement Opportunities



| Key Tasks / Engagement Opportunities | Anticipated Date <i>(all dates are estimates and may change)</i> |
|---|--|
| Project Kickoff | |
| Draft Public Participation Plan | Sept. 2023 |
| Proposed changes to CWPP | Fall 2023 |
| Project kickoff awareness building | Fall 2023 |
| Establish website for regular updates | Fall 2023 |
| Attend community meetings to build relationships | Fall 2023 |
| Shaping the Plan | |
| Agency / Partner Meetings | Winter 2023-24 |
| Housing Workshop | Spring 2024 |
| Conservation / Natural Resources Workshop | Spring 2024 |
| Sub Area Plans Workshops | Spring 2024 |
| Attend community meetings to share information and encourage participation | Spring/Summer 2024 |
| Community Events / Fairs and Festivals (list specific ones if known) | Summer 2024 |
| BOCC Meetings / Work Sessions | Winter, Spring, Summer 2024 |
| Planning Commission Meetings / Work Sessions | Winter, Spring, Summer 2024 |
| Refining the Plan | |
| Agency Partner Meetings | Fall 2024 |
| Draft Element Review | Winter 2024-25 |
| Attend community meetings to encourage comments and participation in upcoming public meetings | Winter 2024-25 |
| BOCC Meetings / Work Sessions | Fall-Winter 2024, Spring 2025 |
| Planning Commission Meetings / Work Sessions | Fall-Winter 2024, Spring 2025 |
| Public Meetings (North, Central, South, Camano) | Spring 2025 |
| Adopting the Plan | |

| | |
|--|--------------------|
| SEPA Determination | Spring 2025 |
| Public Hearings for Comp Plan Changes | Spring-Summer 2025 |
| Public Hearings for Code Changes | Spring-Summer 2025 |
| BOCC Meetings / Work Sessions | Spring-Summer 2025 |
| Planning Commission Meetings / Work Sessions | Spring-Summer 2025 |

Contacts

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EXHIBIT B
Planning Commission Findings of Fact



Island County Planning and Community Development

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~ FINDINGS OF FACT ~

TO: Planning Commissioners
FROM: Emily Neff, Long Range Planner
DATE: September 25, 2023
SUBJECT: Findings of Fact – 2025 Comprehensive Plan Public Participation Plan and Preliminary Schedule

Summary

Island County is beginning the process of completing a periodic update for the Comprehensive Plan. The Growth Management Act (GMA) requires local governments to establish a public participation program that ensures early and continuous public participation in the development and amendments of comprehensive plans and development regulations. The Island County Planning and Community Development department has developed a Public Participation Plan and Preliminary Schedule in order to meet this requirement.

On September 6, 2023, the Board of County Commissioners reviewed the Draft Public Participation Plan and Preliminary Schedule. The draft plan was sent to the Planning Commission on September 7, 2023, for review.

Findings

1. In order to address the requirements of the Washington State Growth Management Act, Island County first adopted a Comprehensive Plan and development regulations in 1998.
2. The GMA requires counties and cities to periodically update their comprehensive plans and development regulations (RCW 36.70A.130(5)). Island County last completed a periodic update in 2016; and Island County must complete an update by June 30, 2025.
3. In order to comply with the periodic update requirements outlined above, Island County is beginning the process of updating its comprehensive plan and development regulations.

4. The GMA requires that cities and counties establish a public participation program that ensures early and continuous public participation in the development of comprehensive plans and development regulations (RCW 36.70A.140). The GMA also requires that public participation programs adopted by local governments clearly identify schedules and procedures for the public to participate in the periodic update process (RCW 36.70A.130(2)(a)).
5. Island County adopted a Public Participation Plan during the 2016 Comprehensive Plan update to meet the state requirements. The 2016 Public Participation Plan has been revised and updated for the 2025 Comprehensive Plan update process.
6. The Planning Commission strongly believes that public participation is of vital importance to the comprehensive planning process.
7. The Island County Planning and Community Development department has developed a Public Participation Plan and Preliminary Schedule. The plan ensures early and continuous public input and clearly identifies schedules and procedures for the public to participate in the comprehensive plan update process.

Conclusion

The Island County Planning Commission has held a public hearing on the Public Participation Plan and Preliminary Schedule and hereby recommends that the Board of Island County Commissioners adopt a resolution stating that the attached plan (with applicable amendments from public input) will be used to ensure early and continuous public participation in the 2025 Comprehensive Plan Update.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70.430, this 25 day of September, 2023 by,



Steve Schwalbe
Chair, Island County Planning Commission

Attachments:

- Public Participation Plan
- Preliminary Schedule