



# **Island County Comprehensive Plan**

## **2025 Periodic Update - Appendices**

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## Island County Planning and Community Development

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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

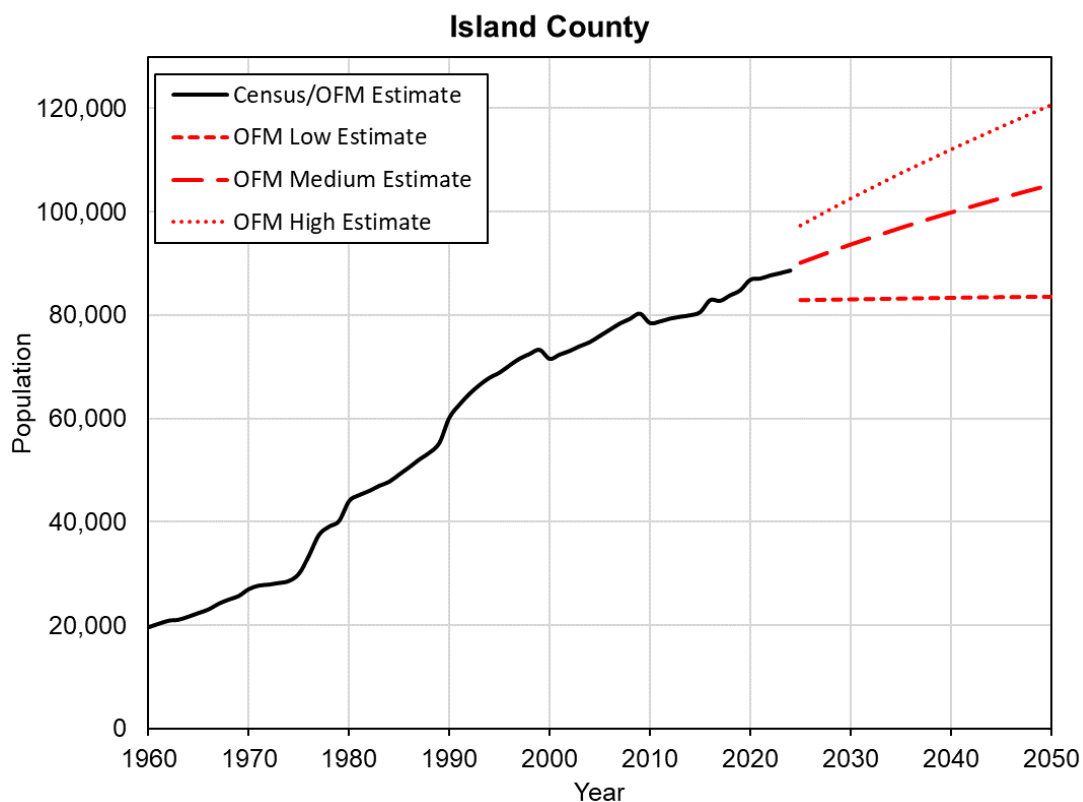
### 2.1.1 Analysis and Findings

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
<b>Total</b>	<b>71,558</b>	<b>78,506</b>	<b>86,857</b>	<b>99,202</b>
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
<b>Total</b>	<b>37,262</b>	

#### **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)	
<b>Oak Harbor</b>					
Military*	10,800	0%	0	0	10,800
Non-Military	6,233	54.5%	1,225	251	7,709
<b>Coupeville</b>	2,484	15.0%	406	0	2,891
<b>Langley</b>	587	5.0%	135	0	722
<b>Unincorporated Island County</b>	8,335	25.5%	69	622	9,026
<b>Totals</b>	<b>28,440</b>		<b>1,835</b>	<b>873</b>	<b>31,148</b>

\*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

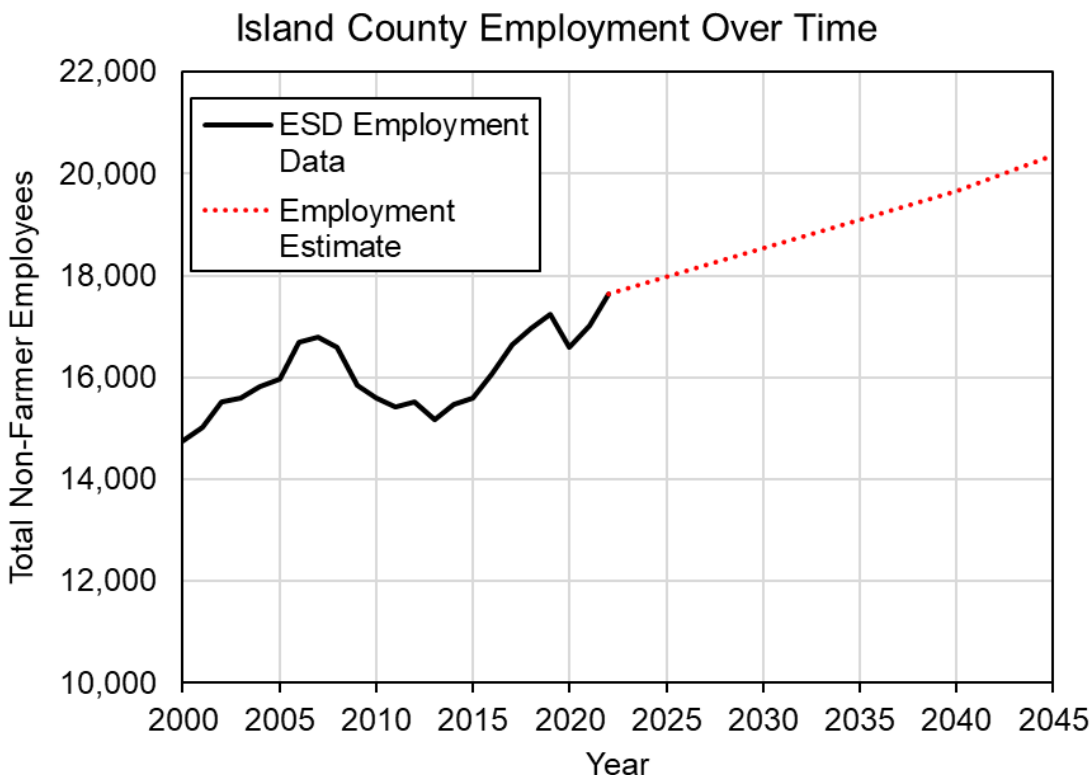
Freeland NMUGA	124	753	684
Mixed Use LAMIRDs	97	1,643	1,021
Langley UGA	0	0	0

- 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.I), 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 <sup>†</sup>	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
<b>Totals</b>	<b>115,594</b>	<b>37,162</b>	<b>28,572</b>

† 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
<b>Totals</b>	<b>115,594</b>	<b>37,162</b>	<b>12,578</b>

† 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
<b>Totals</b>	<b>115,594</b>	<b>21.99%</b>	<b>10,444</b>

\*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*†
<b>Totals</b>	<b>37,135</b>	<b>9,614</b>	<b>7,909</b>

\*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.

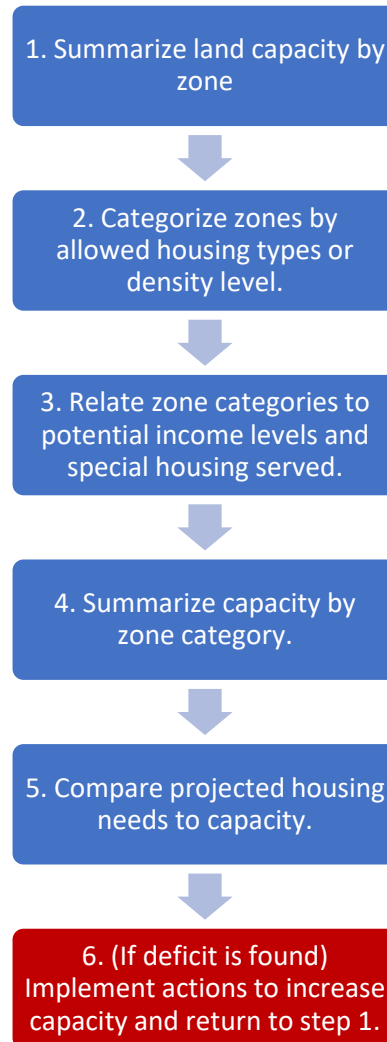
RCW 36.70A.070(2)(c) states that the land capacity analysis needs to identify “sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group 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, tri plex, 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.

## CONSTRAINTS AND ASSUMPTIONS

[illegible]

### The CPPs Required Adjustments Specific to Each Zone

<b>Constraint/Adjustment Factor</b>	<b>Applicable Zone(s)</b>	<b>Adjustment %</b>
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

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

FEMA Flood Zones	N/A		
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## **APPENDIX B**

### **ADU PERMIT DATA**

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

<b>Year</b>	<b>ADU</b>	<b>DADU</b>	<b>Total</b>
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
<b>Totals</b>	<b>33</b>	<b>648</b>	<b>681</b>

# 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:
<b>G1 Encourage preservation of existing housing stock capacity, subsidized affordable housing units, and the character of existing communities.</b>	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
<b>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.</b>	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

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
<b>G3 Promote fair access to housing and shelter for all persons.</b>	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

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
<b>G4 Promote policies that facilitate the reduction in the share of cost burdened households by increasing the supply of subsidized housing.</b>	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
<b>G5 Collaborate with other jurisdictions and housing organizations to address county-wide housing issues.</b>	Supportive	Meets housing needs
H5.1 Actively convene committees to coordinate county-wide housing issues.	Supportive	Meets housing needs

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.	Approaching	Supports meeting the need but could go further
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.	Approaching	Supports meeting the need but could be more broad
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.	Approaching	Supportive but needs updated terminology to address equity
H5.5 Continue to coordinate with, and provide staff support for the Housing Provider Network and other housing-related committees.	Supportive	Meets housing needs
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.	Supportive	Meets housing needs
H5.7 The Board shall consider housing related policy implementation actions as part of the annual work plan review.	Supportive	Meets housing needs

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



<b>Benefits Outweigh Cost</b>	11. Is there a substantial benefit in relation to cost of the facility service?
<b>Equity</b>	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?
<b>Community Support</b>	15. Does the project have the support of the community? 16. Will it benefit a significant number of people in the community?
<b>Federal/State/County Requirements</b>	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> ?
<b>Level of Service</b>	19. Does the project maintain Level of Service standards?
<b>Sustainability &amp; Environmental Impacts</b>	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**

<b>General Capital Revenue Sources</b>	<b>Estimated 2026 – 2031</b>	<b>Estimated 2032 – 2045</b>	<b>TOTAL 2026 - 2045</b>
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.**

<b>General Capital</b>	<b>Revenues and Costs</b>
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**

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

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**

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

#### **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
<b>Total</b>	<b>\$87,174,778</b>	<b>\$272,434,060</b>	<b>\$359,608,838</b>

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**

<b>Storm and Surface Water Revenue Sources</b>	<b>Estimated 2026 – 2031</b>	<b>Estimated 2032 – 2045</b>	<b>TOTAL 2026 - 2045</b>
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
<b>Total</b>	<b>\$43,807,780</b>	<b>\$21,127,820</b>	<b>\$64,935,600</b>

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**

<b>Storm and Surface Water</b>	<b>Revenues &amp; Costs</b>
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**

<b>Revenue Sources</b>	<b>2026 – 2031 Estimated</b>	<b>2032 – 2045 Estimated</b>	<b>TOTAL 2026 - 2045</b>
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
<b>Estimated Revenues</b>	<b>\$183,836,133</b>	<b>\$373,230,209</b>	<b>\$557,066,342</b>

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.**

<b>Total Projected Revenues</b>	<b>Revenues and Costs</b>
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
<b>Total Capital Revenues Available</b>	<b>\$284,536,388</b>
<b>Total Capital Costs for County Provided Capital Facilities</b>	<b>\$194,081,218</b>
<b>Estimated Total Dedicated Funding Surplus/(Deficit)</b>	<b>\$90,455,170</b>



### **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.

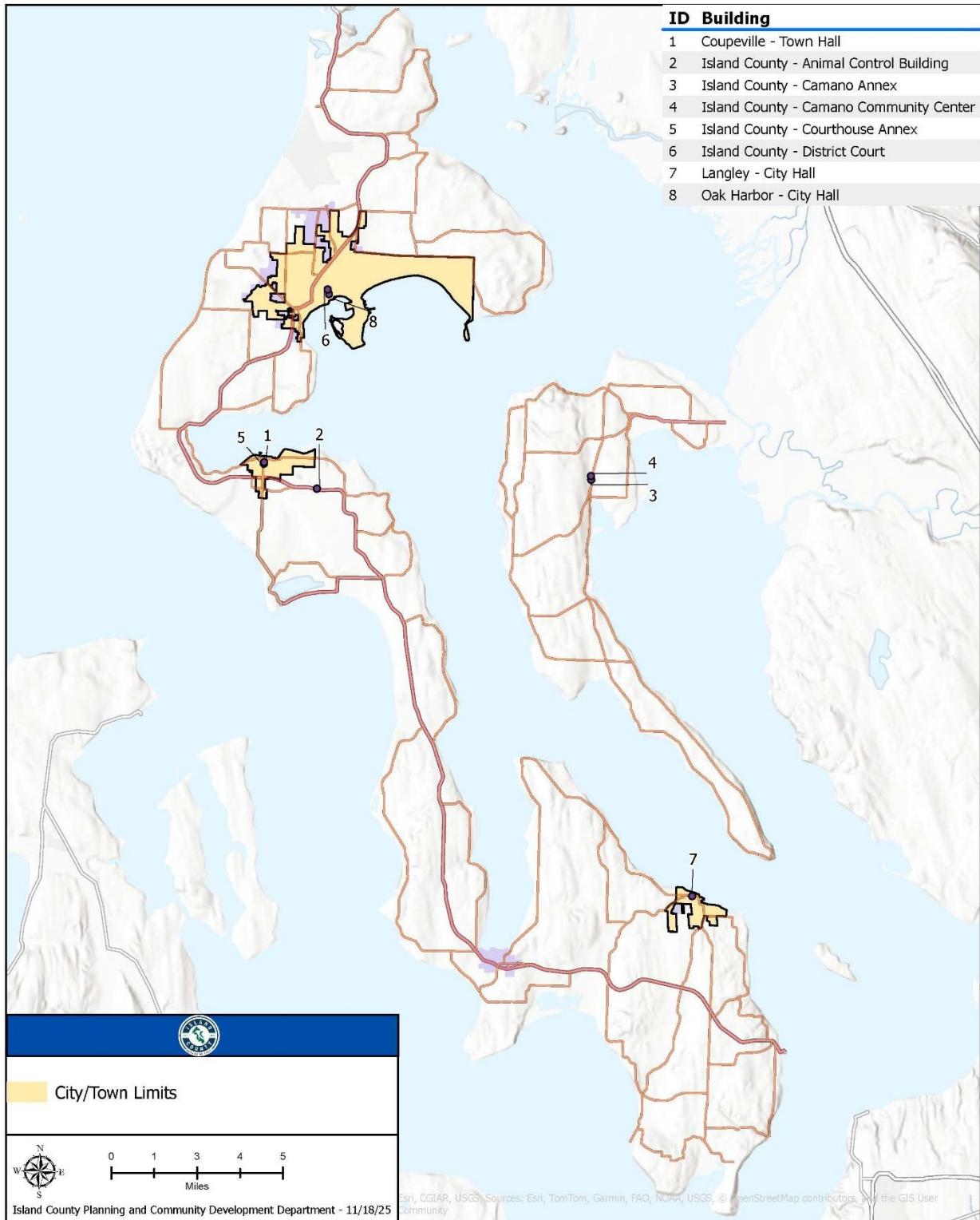
#### **3.1.1. GENERAL ADMINISTRATION FACILITIES**

##### **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.**

<b>Facility</b>	<b>Location</b>	<b>Size (sq ft)</b>
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 Recovery Navigator, REET	-	-	-	-	-	-	\$10,000	\$10,000
Harbor Place – Roof Repair		-	-	-	-	-	-	\$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	\$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
<b>Totals</b>		\$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.**

<b>Category</b>	<b>Subcategory</b>	<b>Replacement Cycle (years)</b>
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**

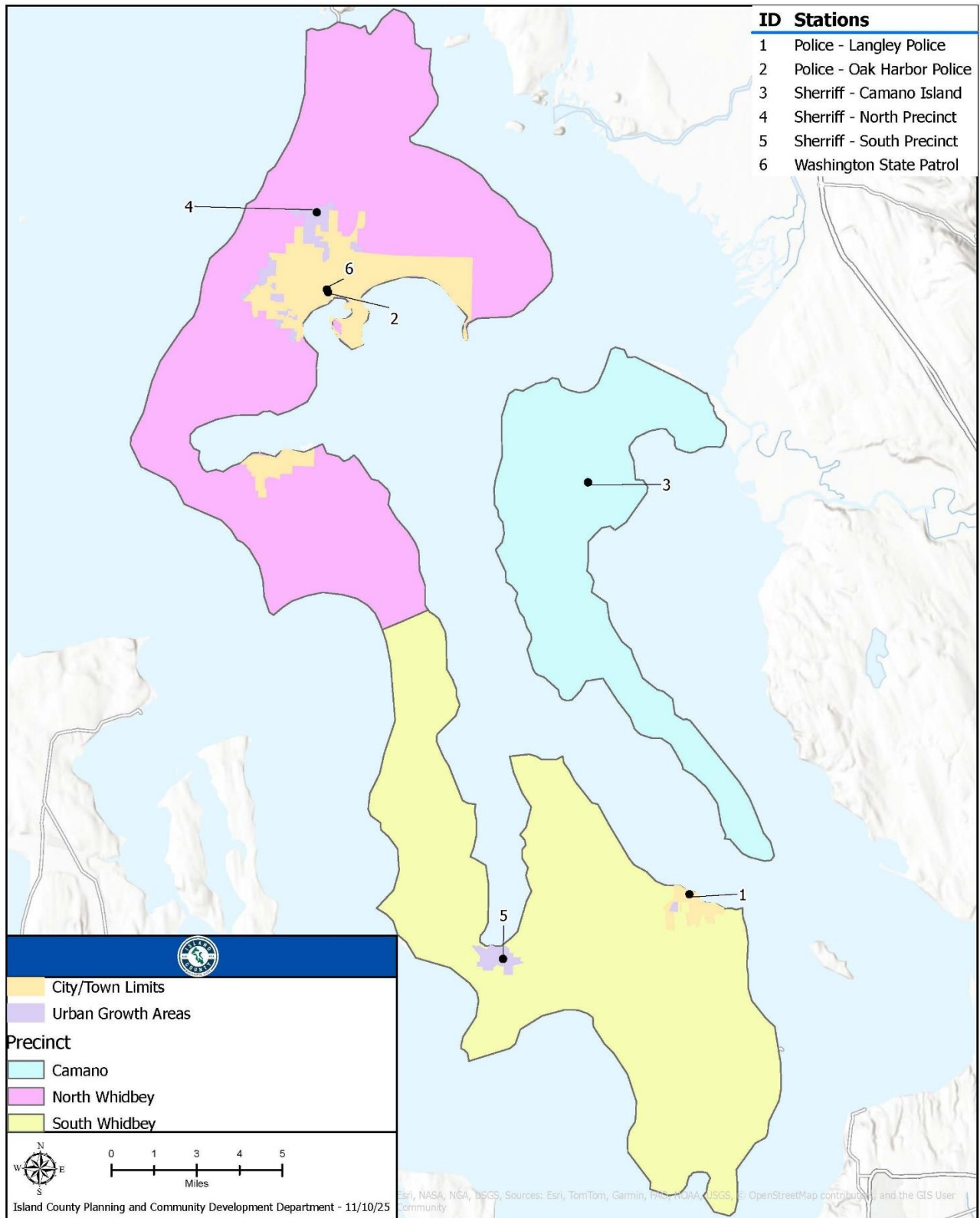
	2026		2027		2028		2029		2030		2031		2032-2045		Total 2026-2045	
Asset Category	No. of Assets	Budget Amount	No. of Assets	Budget Amount	No. of Assets	Budget Amount	No. of Assets	Budget Amount	No. of Assets	Budget Amount	No. of Assets	Budget Amount	No. of Assets	Budget Amount	No. of Assets	Budget Amount
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.

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**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		-	-	-	\$40,000	-	-	-	\$40,000
JDC HVAC Replacement		-	-	-	-	\$100,000	\$1,200,000		\$1,300,000



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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
<b>TOTALS</b>		\$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 <sup>1</sup>	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 <sup>2</sup> (miles)	44.8

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

<sup>2</sup>All 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	REET	\$50,000	-	-	-	-	-	\$50,000	\$100,000
Rhododendron Irrigation II Upgrade		-	\$75,000	-	-	-	-	-	\$75,000
Rhododendron Park Playground		-	\$100,000	-	-	-	-	-	\$100,000
Unforeseen		\$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
<b>Totals</b>		\$908,500	\$7,611,000	\$470,000	\$860,000	\$225,000	\$550,000	\$9,766,000	\$20,390,500

**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						
<b>Subtotal</b>				<b>\$150,000</b>					
<b>Acquisition</b>									
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		
<b>Subtotal acquisition</b>				<b>\$20,000,000</b>					
<b>Development - parks</b>									
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		



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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
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## 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.

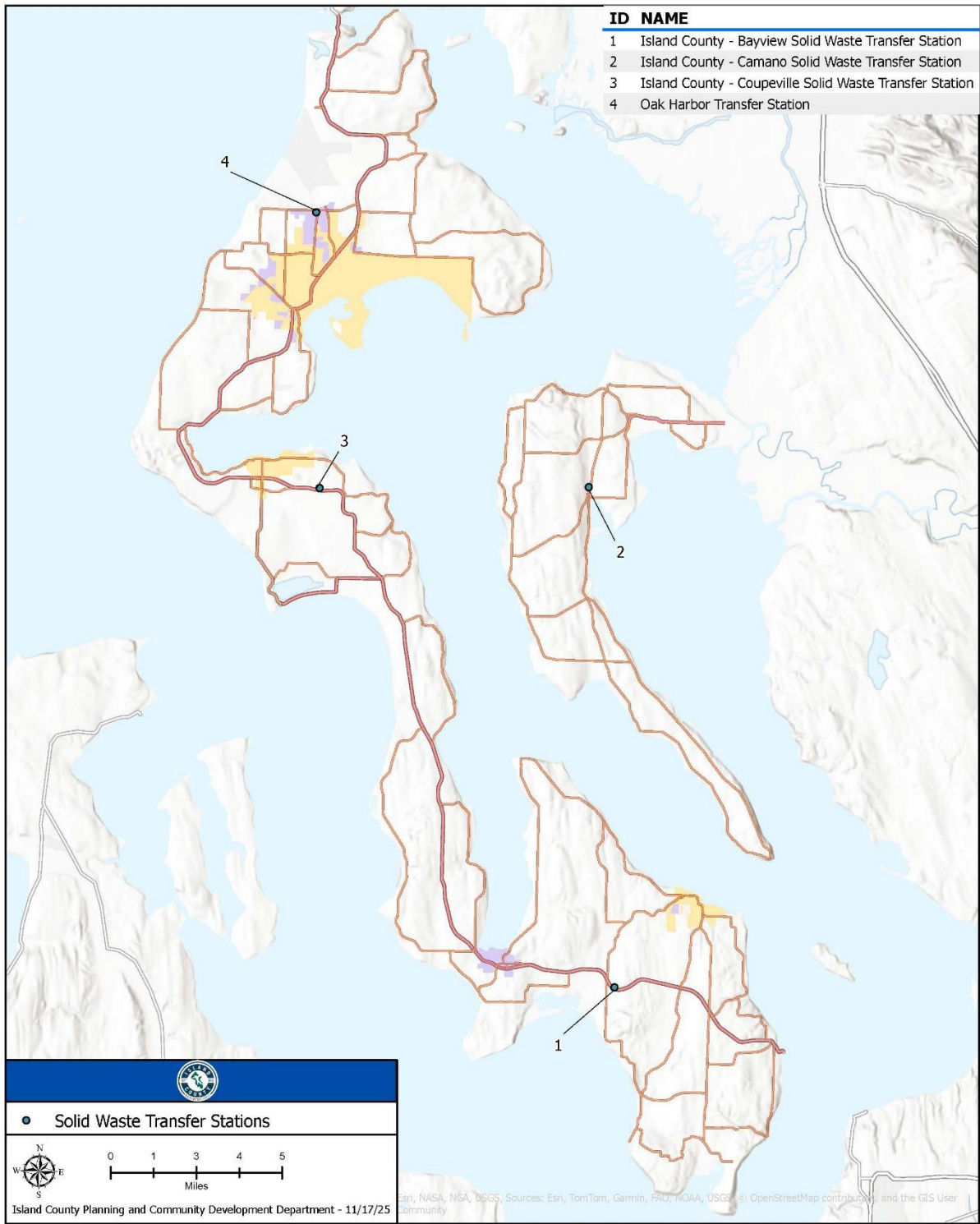
In 2020, Island County adopted the current Solid Waste and Moderate Risk Waste Management Plan. This plan was referenced for this analysis. The Solid Waste Division will be updating the plan in 2026. The solid waste system includes garbage collection and disposal; programs for waste reduction, recycling, 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**

<b>Facility</b>	<b>Location</b>	<b>Size (Square Feet)</b>
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**

<b>Facility</b>	<b>Processing Capacity (tons per year)</b>
Camano Island	36,500
Whidbey Island	156,950

**Exhibit 24. Materials Accepted by Location**

<b>Material</b>	<b>Transfer and Drop Box Stations</b>	
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	Coupeville	N Whidbey	Bayview	Camano	Island Recycling, Freeland
<b>Paper</b>					
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
<b>Plastic Bottles (1's and 2's)</b>	X	X	X	X	X
<b>Glass Bottles and Jars</b>	X	X	X	X	X
<b>Ferrous Materials</b>					
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
<b>Non-Ferrous Materials</b>					
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
<b>Other</b>					
<b>Antifreeze</b>	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
<b>Yard Waste</b>	Fee				
<b>Garbage</b>	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	107902		85,548
Current LOS Standard: 5.96 lbs per capita per day.				

### **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
<b>Totals</b>		<b>\$1,270,000</b>	<b>\$6,435,000</b>	<b>\$7,485,000</b>	<b>\$4,085,000</b>	<b>\$110,000</b>	<b>\$85,000</b>	<b>\$7,190,000</b>	<b>\$26,660,000</b>



### **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
<b>Total</b>	<b>6,203</b>

### 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	-	-	\$1,854,000

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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		-	\$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		\$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>		\$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

### 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 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
<b>Totals</b>		\$125,000	\$145,000	\$120,500	\$151,550	\$100,000	\$80,000	\$722,050

### 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
<b>TOTAL</b>		-	\$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.**

<b>Facility Type</b>	<b>2026 – 2031</b>	<b>2032-2045</b>	<b>Total 2026-2045</b>
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
<b>Totals</b>	<b>\$194,081,218</b>	<b>\$34,712,838</b>	<b>\$228,794,056</b>

\*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.

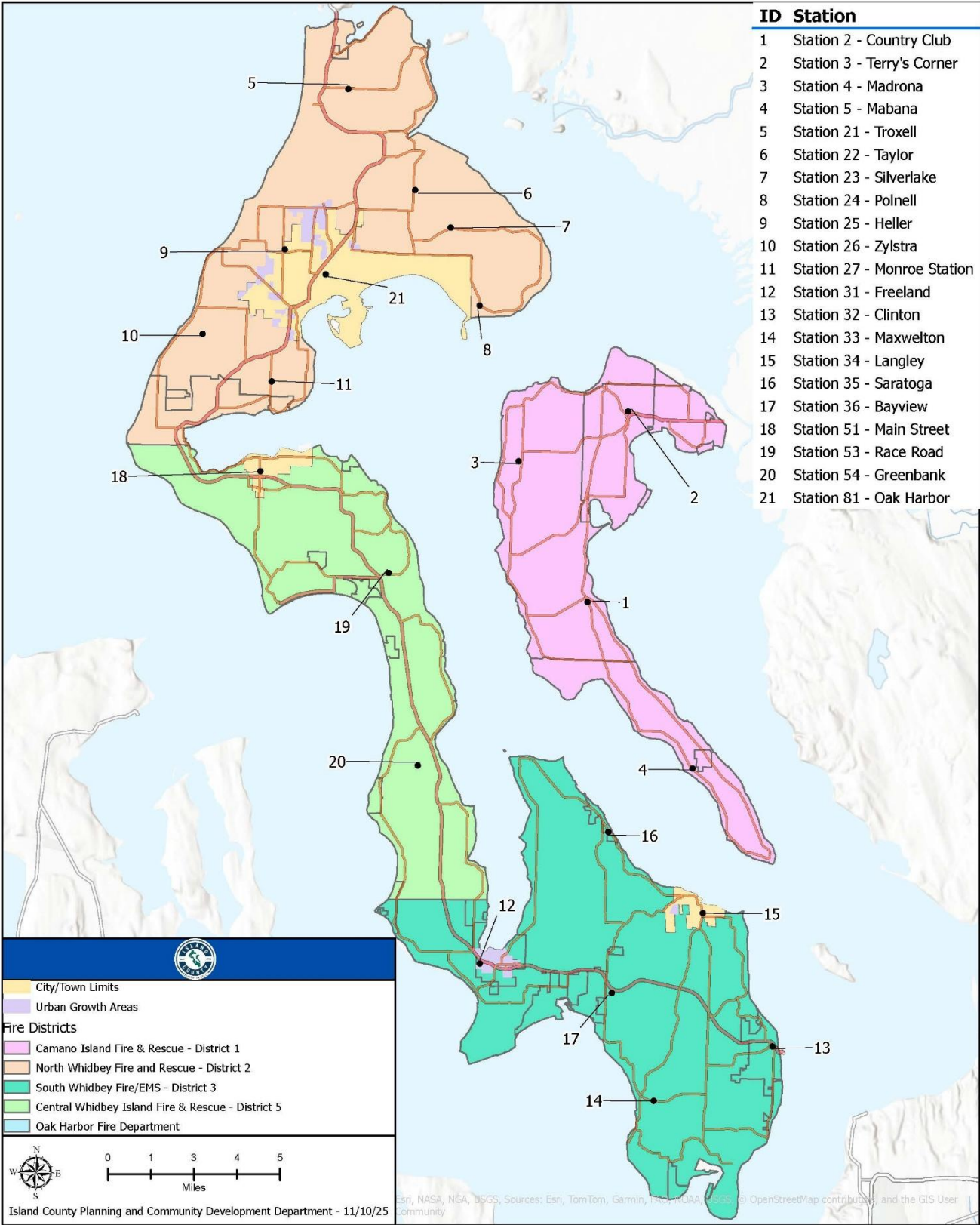
While Island County is the authority having jurisdiction for the unincorporated areas of the county for fire code enforcement, the fire departments operate independently, receiving no regular funding or governance from Island County.

##### **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**

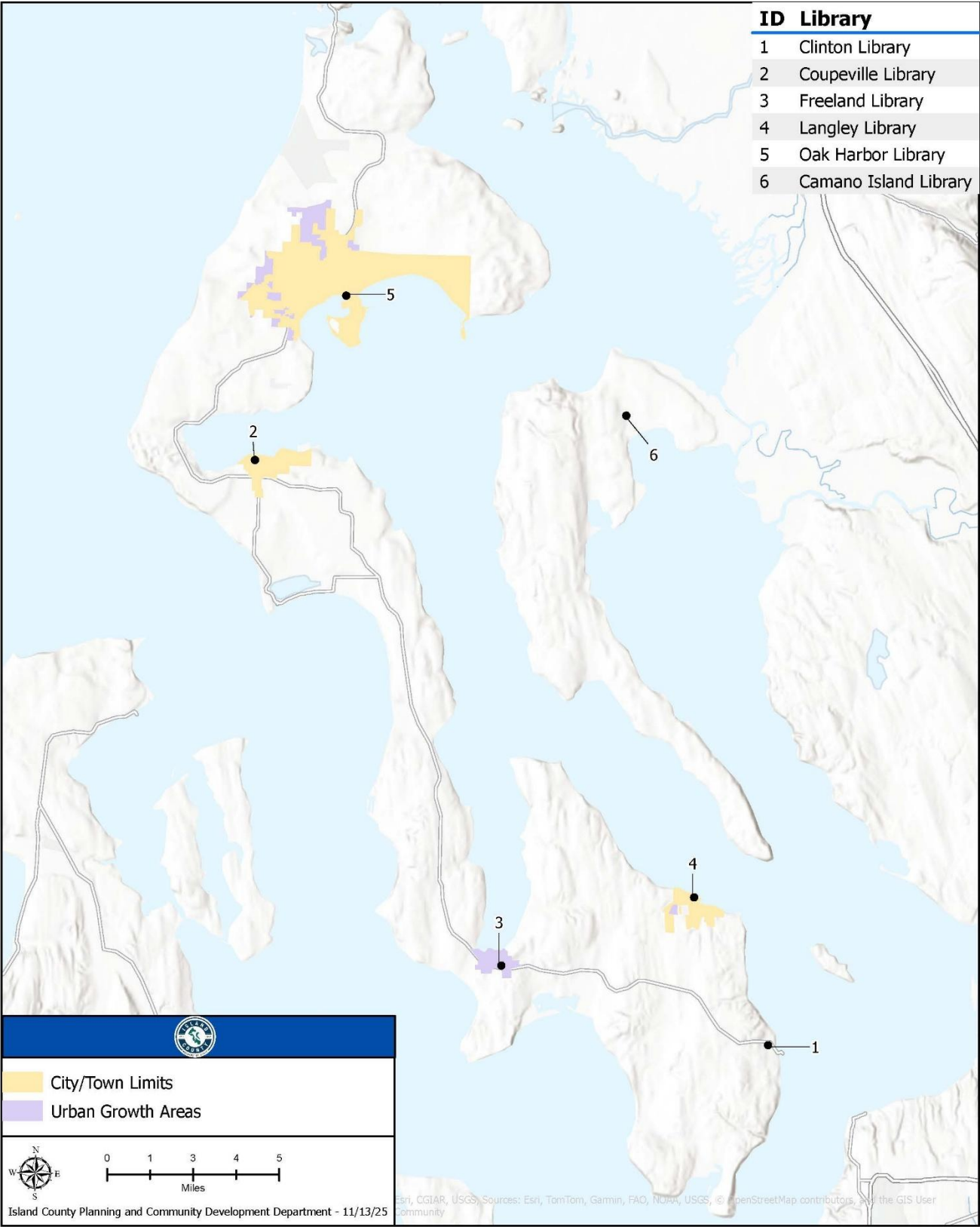
The Langley Library occupies a 100-year-old historical site. Passionate community members, including the Friends of the Langley Library, established library service in Langley in 1923. The City of Langley owns the 4,985 square foot building, where Sno-Isle Libraries recently completed a remodel project 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.



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

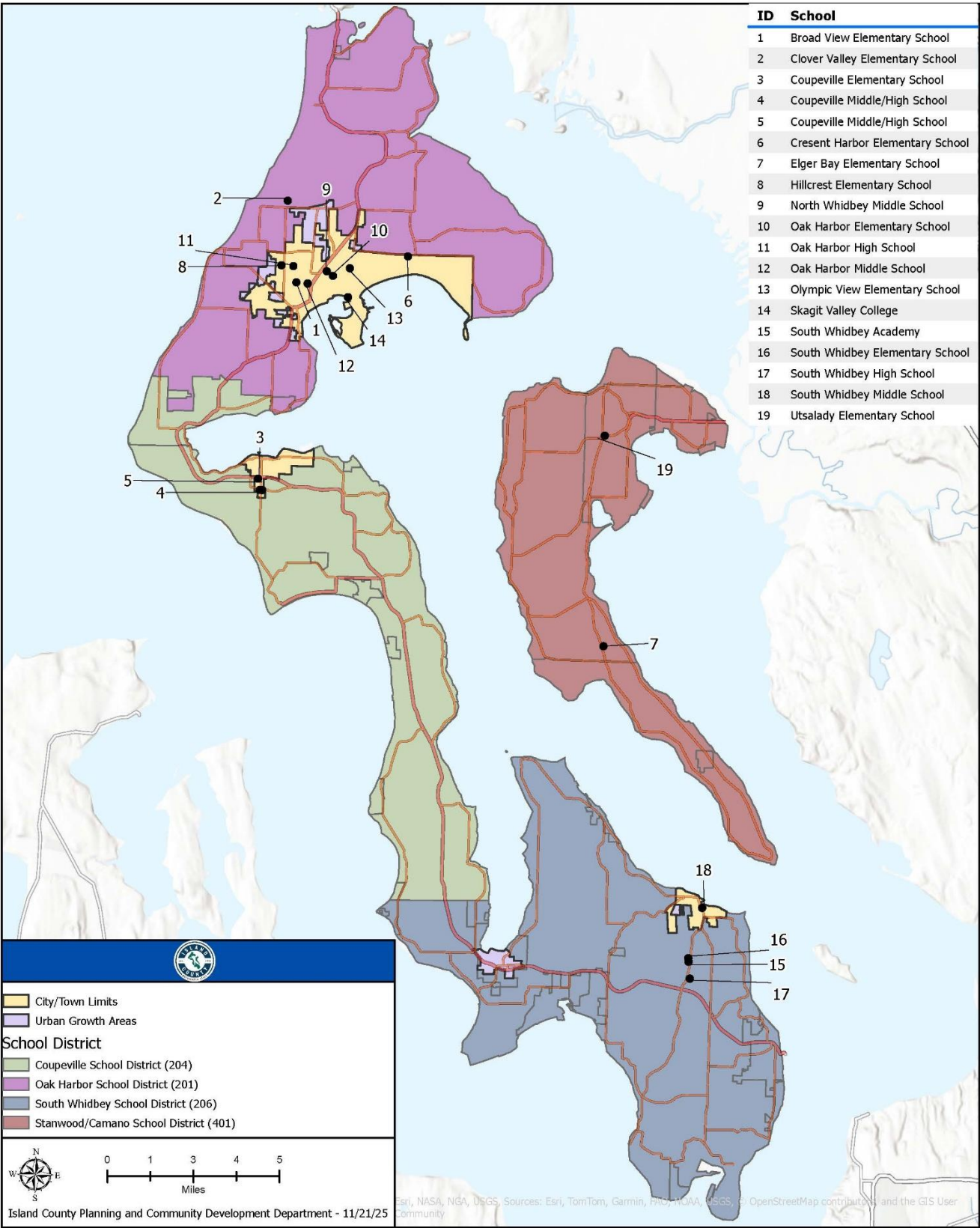
\*There are other schools within OHSD that span multiple divisions and are therefore not called out in this table.

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 Ziply 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**

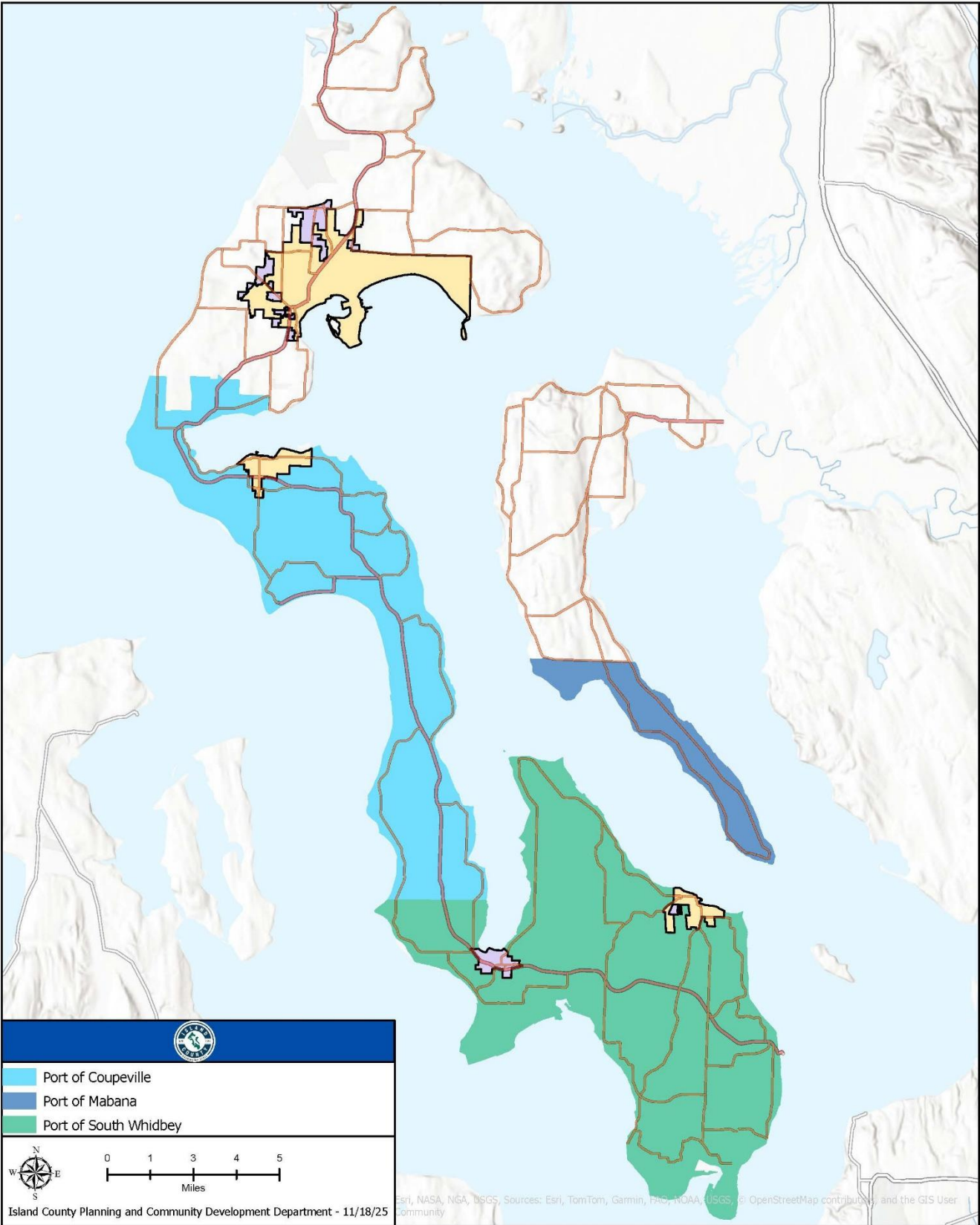
The Port of South Whidbey owns and operates six facilities on South Whidbey. These include the South Whidbey Harbor at Langley, Whidbey Island Fairgrounds & Events Center, Humphrey Road Ferry Parking Lot, Bush Point Boat Ramp, Possession Beach Waterfront Park, and Clinton Beach Park, Pier, and Dock. 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.







### **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**

<b>Water System Type</b>	<b>Number of Connections</b>
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**

<b>System Name</b>	<b>Group A or B</b>	<b>Description</b>	<b>Total Connections</b>	<b>Approved Connections</b>	<b>Storage Capacity</b>
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

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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
BAKERVUE 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

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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
CAMALOGH 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
MC FARLAND 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
DREYLLLEN 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
CAPIES 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

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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

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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

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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

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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

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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
CAMALOECH 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.

## **4.2. FACILITIES INVENTORY**

DRAFT

**Building:** **FACILITIES MANAGEMENT BUILDING**  
**Location:** 107 NE 6<sup>th</sup> STREET COUPEVILLE, WA 98239  
**Department:** 28 FACILITIES MANAGEMENT  
**Built/Acquired:** 1958  
**Historical:** NO  
**Total Sq. FT.:** 1,950  
**Basement:** NO  
**Basement Sq. Ft.:**  
**Condition:** FAIR  
**Occupancy:** GOB – OFFICE BUILDING RESD - RESIDENTIAL  
**Frame Type:** WOOD  
**ISO Construction Class:** 1 – FRAME/COMBUSTIBLE  
**GPS Lat and Long:** 48.21775, -122.68431  
**Fire & Alarm:** FIRE EXTINGUISHERS 100%  
**Sprinkler Type:** NONE  
**Security System:** NONE

**Building Secondary Attributes**

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

**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)

**Site Features**

Converted 2 Car Garage/Workshop

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
Interior Carpet	REET 1		\$5,000					\$8,000	\$13,000
EV Fleet Charging	PSE Grant, REET 2	\$100,000							\$100,000

**Building:** PUBLIC HEALTH NATURAL RESOURCES  
 Location: 504 HALLER STREET COUPEVILLE, WA 98239  
 Department: 28 FACILITIES MANAGEMENT  
 Built/Acquired: 1958  
 Historical: NO  
 Total Sq. FT.: 1,120  
 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: 48.21757, -122.68429  
 Fire & Alarm: FIRE EXTINGUISHERS 100%  
 Sprinkler Type: NONE  
 Security System: NONE

**Building Secondary Attributes**

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

**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**

Future site for Facilities Management Admin/Custodial Storage

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
ADA Upgrades	REET 1			\$5,000					\$5,000
Roof Repair	REET 1				\$50,000				\$50,000
Interior Repairs	REET 1	\$10,000							\$10,000





**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 MULTI-PURPOSE BUILDING  
**Location:** 141 N EAST CAMANO DRIVE CAMANO ISLAND, 98282  
**Department:** 70 PARKS AND RECREATION  
**Built/Acquired:** 1960/1960  
**Historical:** NO  
**Total Sq. Ft.:** 3,030  
**Basement:** NO  
**Basement Sq. Ft.:**  
**Condition:** FAIR  
**Occupancy:** GRC – RECREATION SPACE  
**Frame Type:** STEEL  
**ISO Construction Class:** 3 – NON-COMBUSTIBLE  
**GPS Lat and Long:** 48.216047, -122.478272  
**Fire & Alarm:** FIRE EXTINGUISHERS 100%  
**Sprinkler Type:** NONE  
**Security System:** NONE

**Building Secondary Attributes**

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

**Valuation Conclusions**

**As of Date:** 08/31/2024  
**Valuation Source:** APPRAISAL  
**Replacement Cost New:** 513,000.00  
**Exclusion Amount:** 30,800.00  
**Modeled Contents Value:** 18,800.00



**Site Services**

Electrical, Plumbing, Heating – Unit Heaters/Forced Warm Air

**Features**

Covered Entryway

**NOTES**

Community Room, carpet replaced 2021, exterior paint 2021.

Project Description	Funding Source	2026	2027	2028	2029	2030	2031	2032-2045	Total 2026-2045
Exterior Paint	REET 1				\$12,000			\$15,000	\$27,000
Parking Lot Resurface	REET 2	\$50,000				\$40,000		\$50,000	\$140,000
Security Upgrades	REET 1	\$5,000							\$5,000



**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, Local Program, REET 1		\$130,000						\$130,000
Interior Flooring								\$50,000	\$50,000
Security Upgrades		\$25,000							\$25,000
Parking Lot Resurface	REET 2	\$60,000					\$40,000		\$100,000

<b>Building:</b>	<b>FREELAND HALL COMMUNITY BUILDING</b>
<b>Location:</b>	1515 SHOREVIEW DRIVE FREELAND, WA 98249
<b>Department:</b>	20 PUBLIC WORKS
<b>Built/Acquired:</b>	1914/1950
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	4,850
<b>Basement:</b>	YES
<b>Basement Sq. Ft.:</b>	800
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	GRC – RECREATION CENTER
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.015621, -122.534335
<b>Fire &amp; Alarm:</b>	FIRE ALARM 100%, FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	NONE

### Building Secondary Attributes

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

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	1,061,000.00
Exclusion Amount:	63,600.00
Modeled Contents Value:	54,200.00

## NOTES

COMMUNITY CENTER/BANQUET HALL/MULTIPURPOSE ROOM, STORAGE, MEETING ROOM, KITCHEN, & RESTROOMS. ALSO HAS WOOD DECK, CONCRETE ADA RAMP W/WOOD RAILS. UPDATES: HVAC (2023), ELECTRICAL (2023)

[illegible]



<b>Building:</b>	<b>FOUR SPRINGS HOUSE AND LAKE PRESERVE</b>
<b>Location:</b>	585 LEWIS LANE CAMANO ISLAND, WA 98232
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1991/2003
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	4,168
<b>Basement:</b>	YES
<b>Basement Sq. Ft.:</b>	2,064
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	RESD – RESIDENCE/RECREATION CENTER
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.191131, -122.512592
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	INTRUSION SYSTEM 100%

### Building Secondary Attributes

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

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	1,008,000.00
Exclusion Amount:	60,500.00
Modeled Contents Value:	54,600.00



### Site Services

ELECTRICAL PLUMBING, HEATING - FORCED WARM AIR, AIR CONDITIONING - UNIT

### Site Features

WOOD BALCONY W/RAILS, FIREPLACE - INOPERABLE, SKYLIGHT, LOFT ("SECOND STORY")

## NOTES

MAIN HOUSE, MEADOW ROOM MEETING FACILITY, RESTROOMS AND APARTMENT.  
FORMERLY A 4 BEDROOM RESIDENT W/2 BATHROOMS AND A MOTHER-IN-LAW  
QUARTERS.

[illegible]

<b>Building:</b>	<b>FOUR SPRINGS HOUSE AND LAKE PRESERVE MEETING ROOM</b>
Location:	585 LEWIS LANE CAMANO ISLAND, WA 98232
Department:	70 PARKS AND RECREATION
Built/Acquired:	1990/2005
Historical:	NO
Total Sq. Ft.:	1,728
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	RESD – RESIDENCE/RECREATION CENTER
Frame Type:	WOOD
ISO Construction Class:	1 – FRAME/COMBUSTIBLE
GPS Lat and Long:	48.191264, -122.512801
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:	CERAMIC TILE
Ceiling Type:	DRYWALL
Partitions:	DRYWALL/WOOD PANELING/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	12

### Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	382,700.00
Exclusion Amount:	23,000.00
Modeled Contents Value:	6,300.00



### Site Services

ELECTRICAL PLUMBING, HEATING – WOOD STOVE

### Site Features

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

## NOTES

KITCHENETTE; DANCE/MEETING ROOM; UPDATES: ROOF (2017)

[illegible]

<b>Building:</b>	<b>CORNET BAY DOCK AND PIER</b>
<b>Location:</b>	296 CORNET BAY ROAD, OAK HARBOR, WA 98277
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1955/1955
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	4,568
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	A001 – DOCKS AND SEAWALLS
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.398385, -122.630681
<b>Fire &amp; Alarm:</b>	NONE
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	NONE

### Building Secondary Attributes

Exterior Walls:	N/A
Roofing Type:	N/A
Flooring Type:	N/A
Ceiling Type:	N/A
Partitions:	N/A
Foundation Type:	N/A
Avg Story Height:	

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	815,100.00
Exclusion Amount:	0.00
Modeled Contents Value:	0.00



## NOTES

WOOD PIER - 768 SF, 204 SF METAL GANGWAY, 3800 SF WOOD W/CONCRETE FLOATING DOCK W/WOOD PILINGS

[illegible]

[illegible]



[illegible]





<b>Building:</b>	<b>COUPEVILLE ROAD SHOP &amp; EQUIPMENT STORAGE</b>
<b>Location:</b>	1055 W TERRY ROAD COUPEVILLE, WA 98239
<b>Department:</b>	20 PUBLIC WORKS
<b>Built/Acquired:</b>	1998/1998
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	4,536
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	A028 – PUBLIC WORKS GARAGE/EQUIPMENT STORAGE
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.20684, -122.673503
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	INTRUSION SYSTEM 100%

### Building Secondary Attributes

Exterior Walls:	METAL SIDING ON STUDS
Roofing Type:	METAL
Flooring Type:	SEALER
Ceiling Type:	ACOUSTIC TILE
Partitions:	WOOD PANELING ON STUDS
Foundation Type:	CONCRETE SLAB ON GROUND, CONCRETE FOOTING
Avg Story Height:	14

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	369,400.00
Exclusion Amount:	14,800.00
Modeled Contents Value:	0.00



## Site Services

Electrical

### Site Features

10' X 10' OVERHEAD GARAGE DOOR

## NOTES

(8) OPEN & (1) ENCLOSED BAYS W/OVERHEAD GARAGE DOOR.

[illegible]

<b>Building:</b>	<b>BAY VIEW ROAD SHOP MAINTENANCE OFFICE</b>
<b>Location:</b>	14566 STATE ROUTE 20 LANGLEY, WA 98260
<b>Department:</b>	20 PUBLIC WORKS
<b>Built/Acquired:</b>	2000/2000
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	5,360
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	A086 – PUBLIC WORKS GARAGE
<b>Frame Type:</b>	STEEL
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.002108, -122.457993
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	NONE

### Building Secondary Attributes

Exterior Walls:	METAL SIDING ON GIRTS
Roofing Type:	METAL
Flooring Type:	SEALER, VINYL
Ceiling Type:	ACOUSTIC TILE
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:	754,100.00
Exclusion Amount:	30,200.00
Modeled Contents Value:	402,800.00



### Site Services

Electrical, Plumbing, Heating – Unit Heaters/Forced Warm Air

### Site Features

(3) OVERHEAD GARAGE DOORS 12' X 14', 24' X 3.6' UNDERBELLY PIT, AUTOLIFT - 12,000 LBS,  
MEZZANINE - 40 FT BY 20 FT

## NOTES

OFFICE FURNITURE AND EQUIPMENT, BREAK ROOM FURNITURE AND APPLIANCES, MAINTENANCE SHOP FURNITURE AND EQUIPMENT/TOOLS, RADIO EQUIPMENT, PARTS STORAGE, 5-TON PORTABLE HOIST, AND MISCELLANEOUS STORAGE ITEMS.

[illegible]

<b>Building:</b>	<b>BAY VIEW ROAD SHOP EQUIPMENT SHED</b>
<b>Location:</b>	14566 STATE ROUTE 20 LANGLEY, WA 98260
<b>Department:</b>	20 PUBLIC WORKS
<b>Built/Acquired:</b>	1970/2000
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	7,208
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	A028 – PUBLIC WORKS SHED/EQUIPMENT STORAGE
<b>Frame Type:</b>	STEEL
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.002693, -122.458243
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	NONE

### Building Secondary Attributes

Exterior Walls:	METAL SIDING/STUD
Roofing Type:	METAL
Flooring Type:	SEALER
Ceiling Type:	NONE
Partitions:	NONE
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	11

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	565,700.00
Exclusion Amount:	22,600.00
Modeled Contents Value:	25,200.00



## Site Services

Electrical

## NOTES

CONTENTS INCLUDE: TRAFFIC CONE STORAGE, SHORING, SUPPLY/MATERIAL STORAGE, AND MISCELLANEOUS STORAGE ITEMS. (1) ENCLOSED BAY INSIDE (16) BAY EQUIPMENT SHELTER.

[illegible]



<b>Building:</b>	<b>CAMANO ISLAND PUBLIC WORKS SHOP</b>
<b>Location:</b>	71 N. EAST CAMANO DRIVE, CAMANO ISLAND 98232
<b>Department:</b>	20 PUBLIC WORKS
<b>Built/Acquired:</b>	2002/2002
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	6352
<b>Basement:</b>	NO
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	GPWG – PUBLIC WORKS GARAGE PES PRE-ENGINEERED STEEL

Frame Type:	
ISO Construction Class:	3 – NON -COMBUSTIBLE
GPS Lat and Long:	48.213532, -122.478473
Fire & Alarm:	FIRE ALARM – MANUAL 100%, FIRE ALARM – AUTOMATIC 100%
Sprinkler Type:	AUTOMATIC 100%
Security System:	NONE

### Building Secondary Attributes

Exterior Walls:	METAL SIDING/STUDS, DECORATIVE CONCRETE BLOCK
Roofing Type:	METAL
Flooring Type:	SEALER
Ceiling Type:	VINYL ACCOUSTIC
Partitions:	DRYWALL/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	12

### Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	1,492,000.00
Exclusion Amount:	74,600.00
Modeled Contents Value:	462,000.00



## Site Services

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

### Site Features

(1) Auto lift {15,000lbs capacity}; (1) {5-ton capacity}; Automatic Bay Doors

[illegible]

<b>Building:</b>	<b>CAMANO PUBLIC WORKS TRUCK &amp; EQUIPMENTS STORAGE</b>
<b>Location:</b>	71 N. EAST CAMANO DRIVE, CAMANO ISLAND 98232
<b>Department:</b>	20 PUBLIC WORKS
<b>Built/Acquired:</b>	2021/2021
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	7,380
<b>Basement:</b>	NO
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	GSB2 – STORAGE BUILDING POLE BARN
<b>Frame Type:</b>	
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.214698, -122.47902
<b>Fire &amp; Alarm:</b>	NONE
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	NONE

## Building Secondary Attributes

Exterior Walls:	METAL SIDING/STUDS
Roofing Type:	METAL
Flooring Type:	CONCRETE/GRAVEL
Ceiling Type:	NONE
Partitions:	NONE
Foundation Type:	CONCRETE FOOTING
Avg Story Height:	15

[illegible]



[illegible]





[illegible]

[illegible]





Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	2003/2003
Historical:	NO
Total Sq. Ft.:	298
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	WWHW – HEADWORKS BUILDING
Frame Type:	LBW – LOAD BEARING WALLS
ISO Construction Class:	6 – FIRE RESISTIVE
GPS Lat and Long:	48.210768, -122.647169
Fire & Alarm:	NONE
Sprinkler Type:	NONE
Security System:	NONE

## Building Secondary Attributes

Exterior Walls:	POURED CONCRETE
Roofing Type:	N/A
Flooring Type:	SEALER
Ceiling Type:	N/A
Partitions:	CONCRETE
Foundation Type:	CONCRETE FOUNDATION WALLS
Avg Story Height:	

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	435,500.00
Exclusion Amount:	26,100.00
Modeled Contents Value:	0.00



## Site Services

## Electrical, Plumbing

## Site Features

CONCRETE STAIRS W/METAL RAILS

## NOTES

1" CLEARING COARSE BARSCREEN, 3/8" MECHANICALLY CLEANED BAR SCREEN, 6.7 CU FT/DAY SCREENINGS TO DISPOSAL; PREVIOUSLY OVERVALUED LAST APPRAISAL BASED ON OCCUPANCY

[illegible]





<b>Building:</b>	<b>COUPEVILLE SOLID WASTE ANEROBIC DIGESTER 1 &amp;2</b>
Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	1993/1993
Historical:	NO
Total Sq. Ft.:	3,608
Basement:	NO
Basement Sq. Ft.:	
Condition:	GOOD
Occupancy:	WWDF – WASTE DIGESTER W/FLOATING COVER
Frame Type:	RC – REINFORCED CONCRETE
ISO Construction Class:	6 – FIRE RESISTIVE
GPS Lat and Long:	48.211064, -122.647054
Fire & Alarm:	NONE
Sprinkler Type:	NONE
Security System:	NONE

### Building Secondary Attributes

Exterior Walls:	POURED CONCRETE
Roofing Type:	N/A
Flooring Type:	SEALER
Ceiling Type:	N/A
Partitions:	CONCRETE
Foundation Type:	CONCRETE FOUNDATION WALLS
Avg Story Height:	16

### Valuation Conclusions

As of Date	06/30/2023
Valuation Source:	APPRAISAL
Replacement Cost New:	1,533,000.00
Exclusion Amount:	92,000.00
Modeled Contents Value:	0.00



### Site Services

Electrical, Plumbing

## NOTES

82' X 44' X 16' Open-Air Aerobic Digester

[illegible]

<b>Building:</b>	<b>COUPEVILLE SOLID WASTE ANEROBIC DIGESTER 3 &amp;4</b>
Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	2017/2018
Historical:	NO
Total Sq. FT.:	3,690
Basement:	NO
Basement Sq. Ft.:	
Condition:	GOOD
Occupancy:	WWDF – WASTE DIGESTER W/FLOATING COVER
Frame Type:	RC – REINFORCED CONCRETE
ISO Construction Class:	6 – FIRE RESISTIVE
GPS Lat and Long:	48.211057, -122.647331
Fire & Alarm:	NONE
Sprinkler Type:	NONE
Security System:	NONE

## Building Secondary Attributes

Exterior Walls:	POURED CONCRETE
Roofing Type:	N/A
Flooring Type:	SEALER
Ceiling Type:	N/A
Partitions:	CONCRETE
Foundation Type:	CONCRETE FOUNDATION WALLS
Avg Story Height:	16

### Valuation Conclusions

As of Date	06/30/2023
Valuation Source:	APPRAISAL
Replacement Cost New:	1,568,000.00
Exclusion Amount:	94,100.00
Modeled Contents Value:	0.00



### Site Services

## Electrical, Plumbing

## NOTES

82' X 45' X 16' Aerobic Digester

[illegible]



**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, NSBHASO Recovery Navigator, REET 1					\$150,000			\$150,000
Flooring Replacement							\$60,000		\$60,000
Monument Sign		\$8,000							\$8,000
Security Upgrades							\$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, NSBHASO Recovery Navigator, REET 1							\$100,000	\$100,000
Interior Carpet								\$10,000	\$10,000
Security Upgrades		\$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 1<sup>st</sup> 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 8<sup>th</sup> 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:** 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



<b>Building:</b>	<b>ISLAND COUNTY SHERIFF NORTH PRECINCT</b>
<b>Location:</b>	695 MOBIUS LOOP, OAK HARBOR, WA 98277
<b>Department:</b>	50 LAW AND JUSTICE
<b>Built/Acquired:</b>	2006/2017
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	6,007
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	A057 – LAW AND JUSTICE
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.32187, -122.652746
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	NONE
<b>Security System:</b>	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 6<sup>th</sup> 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, Local Program, FPHS Grant, REET 1							\$250,000	\$250,000
Plumbing Re-sleeve								\$300,000	\$300,000
Electrical Upgrades								\$300,000	\$300,000
Roof Repair								\$500,000	\$500,000
Elevator Modernization						\$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 7<sup>th</sup> 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

[illegible]





<b>Building:</b>	<b>CAMANO PARK PLAYGROUND</b>
<b>Location:</b>	121 EAST CAMANO DR CAMANO ISLAND WA 98282
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1997
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	1,000
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	RECREATIONAL FACILITY
<b>Frame Type:</b>	
<b>ISO Construction Class:</b>	STEEL/ HDPE
<b>GPS Lat and Long:</b>	48.216161, -122.478469
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type:  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE FOOTINGS  
Avg Story Height:

## Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	\$150,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Water

## NOTES

SWING SET, SLIDE, CLIMBING WALL, SPRING RIDER, PLAYGROUND BORDER,  
BENCH

[illegible]







<b>Building:</b>	<b>DAN PORTER BATHROOM</b>
Location:	4871 DEER LAKE ROAD CLINTON WA 98236
Department:	70 PARKS AND RECREATION
Built/Acquired:	1974/2000
Historical:	NO
Total Sq. FT.:	200
Basement:	NO
Basement Sq. Ft.:	
Condition:	GOOD
Occupancy:	RECREATION FACILITY
Frame Type:	CONCRETE
ISO Construction Class:	3 – NON-COMBUSTIBLE
GPS Lat and Long:	47.977941, -122.360178
Fire & Alarm:	
Sprinkler Type:	
Security:	

### Building Secondary Attributes

Exterior Walls:	CONCRETE
Roofing Type:	CONCRETE
Flooring Type:	CONCRETE
Ceiling Type:	CONCRETE
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:	150,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Water, Electrical, Septic

## NOTES

[illegible]

Modeled Contents Value:



SWING SET, SLIDE, CLIMBING WALL, PLAYGROUND BORDER, PICNIC SHELTER

[illegible]

<b>Building:</b>	<b>FREELAND HALL COMMUNITY BUILDING</b>
<b>Location:</b>	1515 SHOREVIEW DRIVE FREELAND, WA 98249
<b>Department:</b>	20 PUBLIC WORKS
<b>Built/Acquired:</b>	1914/1950
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	4,850
<b>Basement:</b>	YES
<b>Basement Sq. Ft.:</b>	800
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	GRC – RECREATION CENTER
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.015621, -122.534335
<b>Fire &amp; Alarm:</b>	FIRE ALARM 100%, FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

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

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	1,061,000.00
Exclusion Amount:	63,600.00
Modeled Contents Value:	54,200.00



## Site Services

### Electrical, Plumbing, Mini-Split System

### Site Features

STONE FIREPLACE, FRENCH DOORS, BAY WINDOWS W/BUILT-IN BENCHES, STAGE W/CURTAINS, WOOD DECK W/RAILS, ADA RAMP W/RAILS.

## NOTES

COMMUNITY CENTER/BANQUET HALL/MULTIPURPOSE ROOM, STORAGE, MEETING ROOM, KITCHEN, & RESTROOMS. ALSO HAS WOOD DECK, CONCRETE ADA RAMP W/WOOD RAILS. UPDATES: HVAC (2023), ELECTRICAL (2023)

[illegible]



<b>Building:</b>	<b>FOUR SPRINGS HOUSE AND LAKE PRESERVE</b>
<b>Location:</b>	585 LEWIS LANE CAMANO ISLAND, WA 98232
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1997/2003
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	4,168
<b>Basement:</b>	YES
<b>Basement Sq. Ft.:</b>	2,064
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	RESD – RESIDENCE/RECREATION CENTER
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.191131, -122.512592
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	
<b>Security System:</b>	INTRUSION SYSTEM 100%

### Building Secondary Attributes

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

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	1,008,000.00
Exclusion Amount:	60,500.00
Modeled Contents Value:	54,600.00



### Site Services

ELECTRICAL PLUMBING, HEATING - FORCED WARM AIR CONDITIONING - UNIT

### Site Features

WOOD BALCONY W/RAILS, FIREPLACE - INOPERABLE, SKYLIGHT, LOFT ("SECOND STORY")

## NOTES

MAIN HOUSE, MEADOW ROOM MEETING FACILITY, RESTROOMS AND APARTMENT.  
FORMERLY A 4 BEDROOM RESIDENT W/2 BATHROOMS AND A MOTHER-IN-LAW  
QUARTERS.

[illegible]

<b>Building:</b>	<b>FOUR SPRINGS MEADOW ROOM</b>
<b>Location:</b>	585 LEWIS LANE CAMANO ISLAND, WA 98232
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1997/2005
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	1,728
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	RESD – RESIDENCE/RECREATION CENTER
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.191264, -122.512801
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:	WOOD SIDING ON STUDS
Roofing Type:	ASPHALT
Flooring Type:	CERAMIC TILE
Ceiling Type:	DRYWALL
Partitions:	DRYWALL/WOOD PANELING/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	12

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	382,700.00
Exclusion Amount:	23,000.00
Modeled Contents Value:	6,300.00



### Site Services

ELECTRICAL PLUMBING, HEATING – WOOD STOVE

### Site Features

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

## NOTES

KITCHENETTE; DANCE/MEETING ROOM; UPDATES: ROOF (2017)

[illegible]

<b>Building:</b>	<b>CORNET BAY DOCK AND PIER</b>
<b>Location:</b>	296 CORNET BAY ROAD, OAK HARBOR, WA 98277
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1955/1955
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	4,568
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	A001 – DOCKS AND SEAWALLS
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.398385, -122.630681
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

## Building Secondary Attributes

Exterior Walls:	N/A
Roofing Type:	N/A
Flooring Type:	N/A
Ceiling Type:	N/A
Partitions:	N/A
Foundation Type:	N/A
Avg Story Height:	

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	815,100.00
Exclusion Amount:	0.00
Modeled Contents Value:	0.00



## NOTES

WOOD PIER - 768 SF, 204 SF METAL GANGWAY, 3800 SF WOOD W/CONCRETE FLOATING DOCK W/WOOD PILINGS

[illegible]



<b>Building:</b>	<b>FOUR SPRINGS BARN</b>
<b>Location:</b>	585 LEWIS LANE CAMANO ISLAND WA 98282
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1997
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	2,300
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	PARKS GARAGE/STORAGE
<b>Frame Type:</b>	WOOD POLE BARN
<b>ISO Construction Class:</b>	1 - COMBUSTABLE
<b>GPS Lat and Long:</b>	48.190827, -122.513315
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	
<b>Security System:</b>	DOOR LOCKS

### Building Secondary Attributes

Exterior Walls:	METAL SIDING ON GIRTS
Roofing Type:	METAL, SINGLE MEMBRANE
Flooring Type:	CONCRETE
Ceiling Type:	
Partitions:	
Foundation Type:	CONCRETE SLAB ON GROUND/CONCRETE FOOTING
Avg Story Height:	12

## Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	250,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Electrical, Plumbing, Heating – Unit Heaters/Radiant

## Site Features

## SHOP, STORAGE

## NOTES

[illegible]

<b>Building:</b>	<b>DOUBLE BLUFF BATHROOM</b>
<b>Location:</b>	6325 DOUBLE BLUFF RD FREELAND WA 98249
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1997/2006
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	200
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	PARKS RECREATION FACILITY
<b>Frame Type:</b>	CONCRETE
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	47.98195, -122.51431
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:	CONCRETE
Roofing Type:	CONCRETE
Flooring Type:	CONCRETE
Ceiling Type:	
Partitions:	
Foundation Type:	CONCRETE SLAB ON GROUND/CONCRETE FOOTING
Avg Story Height:	8

### Valuation Conclusions

As of Date:	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	150,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Electrical, Plumbing,

### Site Features

## NOTES

## VAULT TIOLETS

[illegible]



<b>Building:</b>	<b>FREELAND BATHROOM</b>
<b>Location:</b>	1535 SHOREVIEW ROAD FREELAND WA 98249
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1980
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	600
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	POOR
<b>Occupancy:</b>	PARKS RECREATION FACILITY
<b>Frame Type:</b>	CONCRETE BLOCK
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.01557, -122.53087
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:	WOOD SIDING ON CONCRETE BLOCK
Roofing Type:	METAL
Flooring Type:	CONCRETE
Ceiling Type:	
Partitions:	
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	10

## Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	320,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Electrical, Plumbing, Water, Septic

### Site Features

SKYLIGHTS, WATER FOUNTAIN

## NOTES

**BUILDING DEMOLISHED AND REPLACED ABOVE FLOOD PLAIN IN 2025**

[illegible]

<b>Building:</b>	<b>FREELAND DOCK &amp; BOAT RAMP</b>
Location:	1535 SHOREVIEW AVE FREELAND WA 98249
Department:	70 PARKS AND RECREATION
Built/Acquired:	1997/2024
Historical:	NO
Total Sq. Ft.:	2500
Basement:	NO
Basement Sq. Ft.:	
Condition:	GOOD /NEW
Occupancy:	PARKS AND RECREATION FACILITY
Frame Type:	WOOD FRAMING
ISO Construction Class:	
GPS Lat and Long:	
Fire & Alarm:	
Sprinkler Type:	
Security System:	
<b><u>Building Secondary Attributes</u></b>	
Exterior Walls:	
Roofing Type:	
Flooring Type:	FIBERGLASS GRATE/CONCRETE
Ceiling Type:	
Partitions:	
Foundation Type:	CONCRETE SLAB ON GROUND, CONCRETE FOOTING
Avg Story Height:	1
<b><u>Valuation Conclusions</u></b>	
As of Date	12/31/2024
Valuation Source:	ESTIMATE
Replacement Cost New:	550,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Boat Ramp, Dock, Parking

### Site Feature

## LIGHTING

## NOTES

DOCK UPGRADED IN 2024

[illegible]

<b>Building:</b>	<b>FREELAND PLAYGROUND</b>
Location:	1535 SHOREVIEW AVE FREELAND WA 98249
Department:	70 PARKS AND RECREATION
Built/Acquired:	2023
Historical:	NO
Total Sq. Ft.:	10,000
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	RECREATION FACILITY
Frame Type:	STEEL/HDPE
ISO Construction Class:	3 - NON-COMBUSTIBLE
GPS Lat and Long:	48.01522, -122.52966
Fire & Alarm:	
Sprinkler Type:	
Security System:	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type:  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE  
Avg Story Height:

## Valuation Conclusions

As of Date	12/31/2023
Valuation Source:	COST
Replacement Cost New:	300,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Water

### Site Features

## NOTES

SWING SET, SLIDE, CLIMBING WALL, SPRING RIDER, PLAYGROUND SPINNER,  
JUNGLE GYM, PLAYGROUND BORDER

[illegible]



Building:	HASTIE LAKE BOAT RAMP
Location:	2434 HASTIE LAKE RD OAKK HARBOR WA 98277
Department:	70 PARKS AND RECREATION
Built/Acquired:	1956
Historical:	NO
Total Sq. FT.:	1.5 acres
Basement:	
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	PARKS RECREATIONAL FACILITY
Frame Type:	
ISO Construction Class:	3 - NON-COMBUSTIBLE
GPS Lat and Long:	48.264388, -122.748248
Fire & Alarm:	
Sprinkler Type:	
Security System:	
<b><u>Building Secondary Attributes</u></b>	
Exterior Walls:	
Roofing Type:	
Flooring Type:	
Ceiling Type:	
Partitions:	
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	
<b><u>Valuation Conclusions</u></b>	
As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	300,000
Exclusion Amount:	
Modeled Contents Value:	



## Site Services

Boat ramp, Parking

## NOTES

## ROCK REVETMENT

[illegible]



<b>Building:</b>	<b>MAPLE GROVE BOAT RAMP</b>
<b>Location:</b>	1139 BEACHVIEW LANE CAMANO ISLAND 98232
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1960/2021
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	2,500
<b>Basement:</b>	NO
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	PARKS AND RECREATION FACILITY
<b>Frame Type:</b>	
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.25273, -122.51768
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type: CONCRETE  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE  
Avg Story Height:

### Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	300,000
Exclusion Amount:	
Modeled Contents Value:	



## Site Services

Boat Ramp, Parking,

## NOTES

## BULKHEAD

[illegible]



<b>Building:</b>	<b>MARINER'S COVE BOAT RAMP</b>
<b>Location:</b>	2200 MARINER BEACH DR CAMANO ISLAND 98232
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1992
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	1,500
<b>Basement:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	PARKS AND RECREATION FACILITY
<b>Frame Type:</b>	
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.289871, -122.518092
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type: CONCRETE  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE  
Avg Story Height:

## Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	300,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

### Boat Ramp, Parking

### Site Features

LIMITED PARKING

[illegible]



<b>Building:</b>	<b>DAVE MACKIE BALLPARK</b>
<b>Location:</b>	7490 MAXWELTON RD CLINTON 98236
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1940/ 2016
<b>Historical:</b>	YES
<b>Total Sq. FT.:</b>	1.5 AC
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	PARKS AND RECREATION FACILITY
<b>Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 - COMBUSTIBLE
<b>GPS Lat and Long:</b>	47.939327, -122.442999
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

[illegible]



<b>Building:</b>	<b>MAXWELTON BOAT RAMP</b>
<b>Location:</b>	7490 MAXWELTON ROAD CLINTON WA 98236
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1975
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	2,500
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	POOR
<b>Occupancy:</b>	PARKS AND RECREATION FACILITY
<b>Frame Type:</b>	CONCRETE
<b>ISO Construction Class:</b>	6 – FIRE RESISTIVE
<b>GPS Lat and Long:</b>	47.939193, -122.444472
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type:  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE SLAB ON GROUND  
Avg Story Height:

## Valuation Conclusions

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



### Site Services

### Boat Ramp, Parking

### Site Features

## NOTES

BOAT RAMP HAS BE UN-USABLE SINCE 2007 DUE TO LONGSHORE SAND DRIFT

[illegible]



<b>Building:</b>	<b>DAVE MACKIE PLAYGROUND</b>
<b>Location:</b>	7490 MAXWELTON RD CLINTON WA 98236
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	2024
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	3,000
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	PARKS AND RECREATION FACILITY
<b>Frame Type:</b>	STEEL/HDPE
<b>ISO Construction Class:</b>	COMBUSTIBLE
<b>GPS Lat and Long:</b>	47.939271, -122.444068
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type:  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE  
Avg Story Height:

## Valuation Conclusions

As of Date	2024
Valuation Source:	COST
Replacement Cost New:	120,000
Exclusion Amount:	
Modeled Contents Value:	

## SWINGSET, SLIDE, CLIMBING WALL, PLAYGROUND BORDER

[illegible]

<b>Building:</b>	<b>MAXWELTON PUMPHOUSE</b>
<b>Location:</b>	7490 MAXWELTON ROAD CLINTON, WA 98249
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1964
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	200
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	PARKS AND RECREATION PUMPHOUSE
<b>Frame Type:</b>	STEEL
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:	WOOD
Roofing Type:	METAL
Flooring Type:	CONCRETE
Ceiling Type:	WOOD
Partitions:	N/A
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	8

### Valuation Conclusions

As of Date	12/31/2024
Valuation Source:	COST
Replacement Cost New:	60,0000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Electrical, Plumbing, Heating – Unit Heater, Water

### Site Features

WATER STORAGE TANK, PRESSURE TANK, BOOSTER PUMP, CLORINATOR

## NOTES

REBUILT IN 2024

[illegible]

<b>Building:</b>	<b>MONROE LANDING BOAT RAMP</b>
<b>Location:</b>	519 WEST SENIC HEIGHTS RD OAK HARBOR WA 98277
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1960
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	1,500
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	PARKS AND RECREATION BOAT RAMP
<b>Frame Type:</b>	
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.240355, -122.680601
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type:  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE  
Avg Story Height:

### Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	300,000
Exclusion Amount:	
Modeled Contents Value:	



## Site Services

Boat ramp, Parking

## Site Features

## NOTES

[illegible]



<b>Building:</b>	<b>MUTINY BAY BOAT RAMP</b>
<b>Location:</b>	6014 ROBINSON RD FREELAND WA 98249
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1975
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	1,500
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	POOR
<b>Occupancy:</b>	PARKS AND RECREATION BOAT RAMP
<b>Frame Type:</b>	
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	47.993246, -122.540921
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type:  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE  
Avg Story Height:

### Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	3,756,000
Exclusion Amount:	
Modeled Contents Value:	



## Site Services

### Boat Ramp, Parking

## Site Features

## NOTES

BOAT RAMP HAS BE UN-USABLE SINCE 2021 DUE TO LONGSHORE SAND DRIFT

[illegible]





<b>Building:</b>	<b>RHODODENDRON BATHROOMS</b>
<b>Location:</b>	<b>502 PATMORE RD COUPEVILLE WA 98239</b>
<b>Department:</b>	<b>70 PARKS AND RECREATION</b>
<b>Built/Acquired:</b>	<b>2000</b>
<b>Historical:</b>	<b>NO</b>
<b>Total Sq. Ft.:</b>	<b>500</b>
<b>Basement:</b>	<b>NO</b>
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	<b>GOOD</b>
<b>Occupancy:</b>	<b>PARKS AND RECREATION BATHROOMS</b>
<b>Frame Type:</b>	<b>CONCRETE MASONRY</b>
<b>ISO Construction Class:</b>	<b>3 – NON-COMBUSTIBLE</b>
<b>GPS Lat and Long:</b>	
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:	CONCRETE MASONRY
Roofing Type:	METAL
Flooring Type:	CONCRETE
Ceiling Type:	WOOD/OPEN
Partitions:	WOOD STUDS
Foundation Type:	CONCRETE
Avg Story Height:	12

## Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	350,000
Exclusion Amount:	
Modeled Contents Value:	



## Site Services

Electrical, Plumbing, Septic

## NOTES

RENOVATED IN 2025

[illegible]

<b>Building:</b>	<b>RHODODENDRON CAMPGROUND BATHROOMS</b>
<b>Location:</b>	20265 STATE HWY 20 COUPEVILLE WA 98239
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	2025/1990
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	3 @ 100
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	GOOD
<b>Occupancy:</b>	PARKS AND RECREATION BATHROOMS
<b>Frame Type:</b>	CONCRETE
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.205858, -122.652268
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

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

### Valuation Conclusions

As of Date	2025
Valuation Source:	COST
Replacement Cost New:	175,000
Exclusion Amount:	
Modeled Contents Value:	

## NOTES

## RESTROOMS REPLACED IN 2025

[illegible]



<b>Building:</b>	<b>RHODODENDRON PARK PLAYGROUND</b>
<b>Location:</b>	502 PATMORERD COUPEVILLE, WA 98239
<b>Department:</b>	70 PARKS AND RECREATION
<b>Built/Acquired:</b>	1994
<b>Historical:</b>	NO
<b>Total Sq. Ft.:</b>	2,000
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	POOR
<b>Occupancy:</b>	PARKS AND RECREATION FACILITY
<b>Frame Type:</b>	METAL HDPE
<b>ISO Construction Class:</b>	3 – NON-COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.197335, -122.644082
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:  
Roofing Type:  
Flooring Type:  
Ceiling Type:  
Partitions:  
Foundation Type: CONCRETE  
Avg Story Height:

### Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	75,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

Water

### Site Features

SWING SET, GEODESIC CLIMBING DOME, SPRING RIDER, PLAYGROUND BORDER

## NOTES

REPLACEMENT NEEDED

[illegible]

Building:	<b>RHODODENDRON PUMP HOUSE</b>
Location:	504 PATMORE ROAD COUPEVILLE WA 98249
Department:	70 PARKS AND RECREATION
Built/Acquired:	2023/1975
Historical:	NO
Total Sq. Ft.:	300
Basement:	NO
Basement Sq. Ft.:	
Condition:	GOOD
Occupancy:	PARKS AND RECREATION PUMPHOUSE
Frame Type:	WOOD
ISO Construction Class:	1 – FRAME/COMBUSTIBLE
GPS Lat and Long:	48.196570, -122.645822
Fire & Alarm:	
Sprinkler Type:	
Security System:	

### Building Secondary Attributes

Exterior Walls:	WOOD SIDING ON STUDS,
Roofing Type:	METAL
Flooring Type:	CONCRETE
Ceiling Type:	OPEN WOOD
Partitions:	DRYWALL/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	8

## Valuation Conclusions

As of Date	2023
Valuation Source:	COST
Replacement Cost New:	50,000
Exclusion Amount:	
Modeled Contents Value:	



## Site Services

Electrical, Plumbing, Heat

### Site Features

## PRESSURE TANKS, CHLORINATOR

## NOTES

REBUILT IN 2023.

[illegible]









## FREELAND PARK PICNIC SHELTER

1535 SHOREVIEW AVE FREELAND WA 98249

## 70 PARKS AND RECREATION

2005

NO

600

NO

GOOD

## PARKS AND RECREATION FACILITY

WOOD

1 - COMBUSTIBLE

48.015294, -122.530223

es

## WOOD POLES

METAL

CONCRETE

10

04/02/2025

ESTIMATE

100,000



## Site Services

Water

## Site Features

PLAYGROUND, PICNIC TABLES, BBQ, BATHROOM

[illegible]

<b>Building:</b>	<b>FREELAND HALL PICNIC SHELTER</b>
Location:	1515 SHOEVIEW AVE FREELAND WA 98249
Department:	70 PARKS AND RECREATION
Built/Acquired:	2005/1990
Historical:	NO
Total Sq. Ft.:	600
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	PARKS AND RECREATION FACILITY
Frame Type:	WOOD
ISO Construction Class:	1 - COMBUSTIBLE
GPS Lat and Long:	
Fire & Alarm:	
Sprinkler Type:	
Security System:	

### Building Secondary Attributes

Exterior Walls:	WOOD POLE
Roofing Type:	METAL
Flooring Type:	
Ceiling Type:	
Partitions:	
Foundation Type:	CONCRETE
Avg Story Height:	12

## Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	75,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

BBQ, Picnic Tables

## NOTES

[illegible]

#### **4.4.SOLID WASTE INVENTORY**

DRAFT

<b>Building:</b>	<b>COUPEVILLE SOLID WASTE TRANSFER STATION SCALE HOUSE</b>
<b>Location:</b>	20062 SR 20 COUPEVILLE, WA 98239
<b>Department:</b>	65 SOLID WASTE
<b>Built/Acquired:</b>	-
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	220
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	WWAD – WASTE – ADMINISTRATION BUILDING
<b>Frame Type:</b>	WOOD
<b>ISO Construction Class:</b>	1 – FRAME/COMBUSTIBLE
<b>GPS Lat and Long:</b>	48.208727, -122.649363
<b>Fire &amp; Alarm:</b>	FIRE EXTINGUISHERS 100%
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:	WOOD SIDING ON STUDS
Roofing Type:	ASPHALT/SINGLE MEMBRANE
Flooring Type:	VINYL
Ceiling Type:	DRYWALL
Partitions:	DRYWALL/STUDS
Foundation Type:	CONCRETE FOOTING
Avg Story Height:	10

### Valuation Conclusions

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	100,000
Exclusion Amount:	
Modeled Contents Value:	



### Site Services

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

## NOTES

## 2 – 70 foot Truck Scales

[illegible]



Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	-
Historical:	NO
Total Sq. FT.:	688
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	WWAD – WASTE – ADMINISTRATION BUILDING
Frame Type:	WOOD
ISO Construction Class:	1 – FRAME/COMBUSTIBLE
GPS Lat and Long:	48.210527, -122.649032
Fire & Alarm:	FIRE EXTINGUISHERS 100%
Sprinkler Type:	
Security System:	

Exterior Walls:	METAL SIDING ON STUDS
Roofing Type:	METAL
Flooring Type:	VINYL
Ceiling Type:	DRYWALL
Partitions:	DRYWALL/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND, CONCRETE FOOTING
Avg Story Height:	10

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	275,200
Exclusion Amount:	



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

[illegible]

Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	-
Historical:	NO
Total Sq. Ft.:	1,620
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	WWAD – WASTE – ADMINISTRATION BUILDING
Frame Type:	WOOD
ISO Construction Class:	1 – FRAME/COMBUSTIBLE
GPS Lat and Long:	48.209830, -122.648689
Fire & Alarm:	FIRE EXTINGUISHERS 100%
Sprinkler Type:	
Security System:	

Exterior Walls:	METAL SIDING ON STUDS
Roofing Type:	METAL
Flooring Type:	CARPET/CONCRETE
Ceiling Type:	ACOUSTIC TILES
Partitions:	DRYWALL/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	10

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	486,000
Exclusion Amount:	
Modeled Contents Value:	



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

[illegible]







Location:	75 E CAMANO HILL RD, CAMANO ISLAND WA 98282
Department:	65 SOLID WASTE
Built/Acquired:	-
Historical:	NO
Total Sq. FT.:	-
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	WWAD – WASTE – ADMINISTRATION BUILDING
Frame Type:	WOOD
ISO Construction Class:	1 – COMBUSTIBLE
GPS Lat and Long:	48.211499, -122.479856
Fire & Alarm:	FIRE EXTINGUISHERS 100%
Sprinkler Type:	
Security System:	

Exterior Walls:	METAL SIDING ON STUDS
Roofing Type:	METAL, SINGLE MEMBRANE
Flooring Type:	VINYL
Ceiling Type:	DRYWALL
Partitions:	DRYWALL/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND/CONCRETE FOOTING
Avg Story Height:	10

As of Date	04/02/2025
Valuation Source:	ESTIMATE
Replacement Cost New:	100,000
Exclusion Amount:	
Modeled Contents Value:	



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

## 2 – 35 foot Truck Scales

[illegible]

Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	2003/2003
Historical:	NO
Total Sq. FT.:	1,120
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	WWAD – WASTE – ADMINISTRATION BUILDING JM –

Type:	STEEL
ISO Construction Class:	2 – JOISTED MASONRY
GPS Lat and Long:	48.210852, -122.647020
Fire & Alarm:	FIRE ALARM – AUTOMATIC 100%
Sprinkler Type:	
Security System:	INTRUSION SYSTEM 100%

### Building Secondary Attributes

Exterior Walls:	CONCRETE BLOCK
Roofing Type:	METAL
Flooring Type:	SEALER, VINYL
Ceiling Type:	ACOUSTICAL
Partitions:	DRYWALL/STUDS
Foundation Type:	CONCRETE SLAB ON GROUND
Avg Story Height:	12

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	482,800.00
Exclusion Amount:	29,000.00
Modeled Contents Value:	262,700.00



### Site Services

### Electrical, Plumbing, Heating – Unit Heaters, Mini-Split System

### Site Features

GENERATOR HOOK-UP, 8' MCC ALLEN-BRADLEY CONTROL PANELS, SOUND INSULATED WALLS,  
(2) 75 HP BLOWER PUMPS

## NOTES

OFFICE/LAB/CONTROL ROOM, UTILITY/STORAGE ROOM, BLOWER ROOM & RESTROOM.

[illegible]

<b>Building:</b>	<b>COUPEVILLE SOLID WASTE TRANSFER STATION MAINTENANCE SHOP</b>
Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	1980/1980
Historical:	NO
Total Sq. FT.:	5,250
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	GPWG – PUBLIC WORKS GARAGE
Frame Type:	WD - WOOD
ISO Construction Class:	1 – FRAME/COMBUSTIBLE
GPS Lat and Long:	48.210436, -122.649655
Fire & Alarm:	FIRE ALARM – AUTOMATIC 100% - MANUAL 100%
Sprinkler Type:	
Security System:	INTRUSION SYSTEM 100%

### Building Secondary Attributes

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

### Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	602,900.00
Exclusion Amount:	24,100.00
Modeled Contents Value:	43,900.00



### Site Services

## Electrical, Plumbing, Heating – Unit Heaters

## Site Features

HEAVY DUTY SHELVING, (4) 14' X 14' & (1) 8' X 8' OVERHEAD GARAGE DOORS

## NOTES

4-BAY SHOP (WELDING, MECHANICS), EQUIPMENT BAYS, PARTS SHOP, CONFERENCE ROOM, COMPRESSOR ROOM, 564 SF LOFT & RESTROOM.

[illegible]

[illegible]









<b>Building:</b>	<b>COUPEVILLE SEWAGE TREATMENT PLANT HEADWORKS</b>
Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	2003/2003
Historical:	NO
Total Sq. Ft.:	298
Basement:	NO
Basement Sq. Ft.:	
Condition:	FAIR
Occupancy:	WWHW – HEADWORKS BUILDING
Frame Type:	LBW – LOAD BEARING WALLS
ISO Construction Class:	6 – FIRE RESISTIVE
GPS Lat and Long:	48.210768, -122.647169
Fire & Alarm:	
Sprinkler Type:	
Security System:	

### Building Secondary Attributes

Exterior Walls:	POURED CONCRETE
Roofing Type:	N/A
Flooring Type:	SEALER
Ceiling Type:	N/A
Partitions:	CONCRETE
Foundation Type:	CONCRETE FOUNDATION WALLS
Avg Story Height:	

## Valuation Conclusions

As of Date	08/31/2024
Valuation Source:	APPRAISAL
Replacement Cost New:	435,500.00
Exclusion Amount:	26,100.00
Modeled Contents Value:	0.00



### Site Services

## Electrical, Plumbing

### Site Features

CONCRETE STAIRS W/METAL RAILS

## NOTES

1" CLEARING COARSE BARSCREEN, 3/8" MECHANICALLY CLEANED BAR SCREEN, 6.7 CU FT/DAY SCREENINGS TO DISPOSAL; PREVIOUSLY OVERVALUED LAST APPRAISAL BASED ON OCCUPANCY

[illegible]

<b>Building:</b>	<b>COUPEVILLE SEWAGE TREATMENT LAGOON</b>
<b>Location:</b>	20062 SR 20 COUPEVILLE, WA 98239
<b>Department:</b>	65 SOLID WASTE
<b>Built/Acquired:</b>	2017/2017
<b>Historical:</b>	NO
<b>Total Sq. FT.:</b>	90,240
<b>Basement:</b>	NO
<b>Basement Sq. Ft.:</b>	
<b>Condition:</b>	FAIR
<b>Occupancy:</b>	WWAP – AERATION POND
<b>Frame Type:</b>	
<b>ISO Construction Class:</b>	N – NOT APPLICABLE
<b>GPS Lat and Long:</b>	48.210986, -122.646228
<b>Fire &amp; Alarm:</b>	
<b>Sprinkler Type:</b>	
<b>Security System:</b>	

### Building Secondary Attributes

Exterior Walls:	NONE
Roofing Type:	N/A
Flooring Type:	SEALER
Ceiling Type:	N/A
Partitions:	N/A
Foundation Type:	HDPE LINER
Avg Story Height:	

### Valuation Conclusions

As of Date	06/30/2023
Valuation Source:	APPRAISAL
Replacement Cost New:	846,200.00
Exclusion Amount:	0.00
Modeled Contents Value:	0.00



### Site Services

NONE

### Site Features

HDPE LINER

## NOTES

282' X 320' X 16' 6.5 MG Lagoon

[illegible]

Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	1993/1993
Historical:	NO
Total Sq. Ft.:	3,608
Basement:	NO
Basement Sq. Ft.:	
Condition:	GOOD
Occupancy:	WWDF – WASTE DIGESTER W/FLOATING COVER
Frame Type:	RC – REINFORCED CONCRETE
ISO Construction Class:	6 – FIRE RESISTIVE
GPS Lat and Long:	48.211064, -122.647054

### Building Secondary Attributes

Exterior Walls:	POURED CONCRETE
Roofing Type:	N/A
Flooring Type:	SEALER
Ceiling Type:	N/A
Partitions:	CONCRETE
Foundation Type:	CONCRETE FOUNDATION WALLS
Avg Story Height:	16

### Valuation Conclusions

As of Date	06/30/2023
Valuation Source:	APPRAISAL
Replacement Cost New:	1,533,000.00
Exclusion Amount:	92,000.00
Modeled Contents Value:	0.00



### Site Services

Electrical, Plumbing

## NOTES

82' X 44' X 16' Open-Air Aerobic Digester

[illegible]



Location:	20062 SR 20 COUPEVILLE, WA 98239
Department:	65 SOLID WASTE
Built/Acquired:	2017/2018
Historical:	NO
Total Sq. Ft.:	3,690
Basement:	NO
Basement Sq. Ft.:	
Condition:	GOOD
Occupancy:	WWDF – WASTE DIGESTER W/FLOATING COVER
Frame Type:	RC – REINFORCED CONCRETE
ISO Construction Class:	6 – FIRE RESISTIVE
GPS Lat and Long:	48.211057, -122.647331
Fire & Alarm:	
Sprinkler Type:	
Security System:	

### Building Secondary Attributes

Exterior Walls:	POURED CONCRETE
Roofing Type:	N/A
Flooring Type:	SEALER
Ceiling Type:	N/A
Partitions:	CONCRETE
Foundation Type:	CONCRETE FOUNDATION WALLS
Avg Story Height:	16

## Valuation Conclusions

As of Date	06/30/2023
Valuation Source:	APPRAISAL
Replacement Cost New:	1,568,000.00
Exclusion Amount:	94,100.00
Modeled Contents Value:	0.00



## Site Services

## Electrical, Plumbing

## NOTES

82' X 45' X 16' Aerobic Digester

[illegible]

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:	

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

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



## Electrical Heating – Unit Heaters

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

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

[illegible]

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:	
Security System:	

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

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



## Electrical Heating – Unit Heaters

## Overhead Doors

## Modular Fiberglass Building

[illegible]





[illegible]

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.

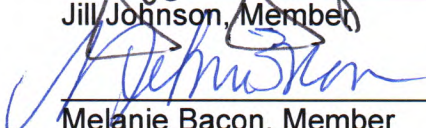
**ADOPTED** this 10<sup>th</sup> day of October, 2023.

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

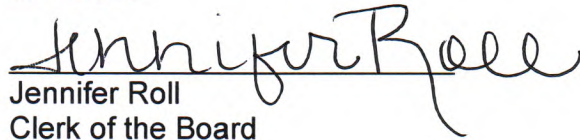


  
\_\_\_\_\_  
Janet St. Clair, Chair

  
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Jill Johnson, Member

  
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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

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### 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

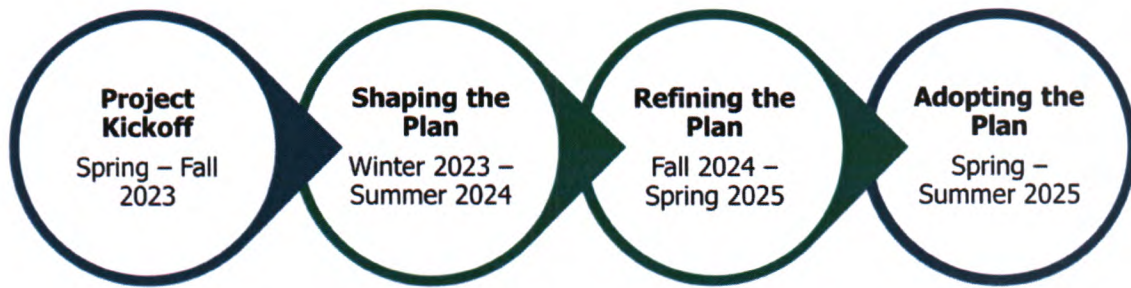


- **Environmental Groups:** Whidbey Camano Land Trust, Whidbey Island Conservation District, Snohomish Conservation District, Whidbey Environmental Action Network, Conservation Futures, Whidbey Audubon Society, Sound Water Stewards
- **Agriculture / Farm Groups:** Whidbey Island Grown, Whidbey Island 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, SNOPUD, 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>
<b>Project Kickoff</b>	
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
<b>Shaping the Plan</b>	
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
<b>Refining the Plan</b>	
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
<b>Adopting the Plan</b>	

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**

#### **Island County, Planning and Community Development**

##### **Long Range Planning**

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Mailing Address: 1 NE 7<sup>th</sup> Street, Coupeville, WA 98239

Camano Office: 121 N East Camano Drive, Camano Island, WA 98282

## **EXHIBIT B**

### **Planning Commission Findings of Fact**





## Island County Planning and Community Development

Mary Engle, Director

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Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: [PlanningDept@islandcountywa.gov](mailto:PlanningDept@islandcountywa.gov) | <https://www.islandcountywa.gov/207/Planning-Community-Development>

### ~ 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

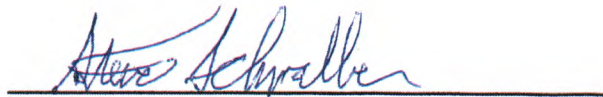
1. In order to address the requirements of the Washington State Growth Management Act, Island County first adopted a Comprehensive Plan and development regulations in 1998.
2. The GMA requires counties and cities to periodically update their comprehensive plans and development regulations (RCW 36.70A.130(5)). 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