

ELEMENT 10 – CAPITAL FACILITIES AND UTILITIES

10.1 INTRODUCTION

In the 2025 Comprehensive Plan update, Island County chose to combine the Capital Facilities and Utilities Elements to demonstrate how closely the two elements relate and create a shared responsibility between County service providers and non-County service providers. This shared duty allows the County to create well-coordinated and proactive planning measures that address current and future facility, utility, and service needs.

The Capital Facilities and Utilities elements are both required under Washington's Growth Management Act (GMA). Each element has a unique purpose and set of requirements, however, there are many similarities in ways that make addressing them together particularly valuable in ensuring sufficient facilities and utilities are planned to address population growth for the County.

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

- A. An inventory of existing facilities owned by public entities, including green infrastructure, showing their locations and capacities;
- B. A forecast of the future needs;
- C. The proposed locations and capacities of expanded or new capital facilities;
- D. At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- E. 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.

GMA Requirements for the Utilities Element (RCW 36.70A.070(4)):

- A. Include the general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical, telecommunications, and natural gas systems.
- B. The county or city shall identify all public entities that own utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its utilities element the information required in (a) of this subsection. However, if, after a good faith effort, the county or city is unable to gather the information required in (a) of this subsection from the other public entities, the failure to include such information in the utilities element shall not be grounds for a finding of noncompliance or invalidity under chapter 228, Laws of 2023. A good faith effort must, at a minimum, include consulting the public entity's capital facility or system plans, and emailing and calling the staff of the public entity.

10.1.1 BACKGROUND

Capital Facilities and Utilities goals and policies in this comprehensive plan are an integral part of other elements, including Land Use, Housing, Climate Resiliency, Economic Development, Natural Resources, Parks, and Transportation. Public services and facilities include, but are not limited to, parks and recreation, law enforcement, fire protection, emergency preparedness,

water/sewer, roads, transit, walk and bike facilities, ferries, stormwater management, education, library services, health and human services, energy, and telecommunications.

10.1.2 WHY PLAN FOR CAPITAL FACILITIES?

Capital facilities planning has multiple benefits, including:

- *Decision Making Framework.* The Capital Facilities Plan (CFP) provides a framework for decision makers regarding what to buy, when to buy it, and how projects will be funded.
- *Link to Long Range Plans.* The CFP guides implementation of the community's comprehensive plan, subarea plans, and strategies.
- *Project Management Tool.* The CFP provides the County an organizational mechanism to prioritize capital projects and match projects with existing funding options.
- *Community Awareness.* The adoption of a CFP elevates public awareness of the needs and financial resources available for projects.
- *Eligibility for Grants and Funding.* The State of Washington Department of Community, Trade and Economic Development's Public Works Trust Fund requires that local governments have a CFE in order to be eligible for loans. Some other grants and loans have similar requirements or give preference to governments that have a CFE.
- *Best Management Practices.* Planning for major capital facilities and their costs requires Island County to demonstrate the need for facilities and the need for revenues to pay for them; estimate eventual operation and maintenance costs of new capital facilities that will impact the annual budget; take advantage of sources of revenue that require a CFE in order to qualify for the revenue; and get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Exhibit 1. Providers by Facility Type.

Capital Facility/Service	Primary Department/Provider	Description	• Applicable Plan(s)
General Administration Buildings	Island County – Facilities Management	County-owned buildings and property management related to County-owned capital.	• Island County Budget • Island County Capital Improvement Plan (updated annually)
Corrections Facilities/Law Enforcement			
Courts	Island County District Court, Superior Court, and Juvenile Court; Clerk of the Superior Court, Prosecuting Attorney's Office	Provides facilities that support courtroom functions at all levels of the judicial system.	
Sheriff	Island County – Sheriff's Department	Provides facilities that support the provision of law enforcement services.	
Jail/Corrections Facilities	Island County – Sheriff's Department (Jail)/Superior Court (Juvenile Detention Center)	Jail services can include the provision of prosecution, adjudication, indigent defense, sentencing, and incarceration services for misdemeanor and gross misdemeanor offenses.	• Jail Feasibility Study (2025)
Emergency Management			
Emergency Management	Island County – Department of Emergency Management	Supports the community and partners by preparing for, responding to, mitigating against, and facilitating recovery from all emergencies and disasters.	• Island County Multi-Jurisdictional Hazard Mitigation Plan (2020) • Island County Comprehensive Emergency Management Plan (2018)
Fire Protection/Emergency Medical Services	Fire Districts, Whidbey Health Public Hospital District, NASWI	Provides fire suppression and EMS, including technical and special operations.	• Fire District Strategic & Facility Plans
Transportation			
County Roads	Island County – Public Works, Island Regional Transportation Planning Organization (IRTPO)	Provides County roads throughout the County.	• Island County Transportation Improvement Plan (updated annually) • IRTPO Regional Transportation Improvement Program (RTIP) (2023) • Island County Regional Transportation Plan (2024) • Comprehensive Safety Action Plan

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			(2025)
Active Transportation	Island County – Public Works, IRTPO	Provides planning framework and resources for non-motorized and human powered forms of transportation.	<ul style="list-style-type: none"> • Island County Transportation Improvement Plan (TIP) (adopted annually) • RTIP (2023) • Island County Non-Motorized Trails Plan (2018)
State Highways	Washington State Department of Transportation (WSDOT), IRTPO	Provides highways throughout the County.	<ul style="list-style-type: none"> • Regional Transportation Plan (2024) • RTIP (2023)
Ferries	WSDOT	Provides effective and efficient ferry services between Clinton – Mukilteo and Coupeville – Port Townsend.	<ul style="list-style-type: none"> • WA State Ferries Long Range Plan (2020 – 2040)
Transit	Island Transit	Provides safe, efficient, and effective transportation for residents and visitors of Island County.	<ul style="list-style-type: none"> • Six Year Transit Development Plan (adopted annually)
Health and Human Services	Island County Public Health and Human Services Departments	Provides a variety of health and human services to the residents of the County.	<ul style="list-style-type: none"> • Community Health Improvement Plan (2024)
Libraries	Sno-Isle Libraries	Provides access to books, movies, music, and other community services like free wireless internet and community meeting space.	<ul style="list-style-type: none"> • Sno-Isle Libraries Budget
Water	Community Water Systems, Water Districts, Cities	Infrastructure for providing potable water and water for fire suppression to county residents.	<ul style="list-style-type: none"> • Coordinated Water System Plan (1990) • Water Resource Management Plan (1992) • Groundwater Management Plan (2005)
Parks & Recreation (see also the Parks, Recreation, and Open Space Element)	Island County, Cities and Town, North Whidbey Parks District, South Whidbey Parks District, Washington State Parks, and more.	Parks, trails, and recreation facilities.	<ul style="list-style-type: none"> • Parks, Recreation, and Outdoor Space Element • Individual Parks District Plans
Sanitary Sewer	Island County, Sewer Districts, Cities	Domestic and commercial wastewater systems using a combination of municipal systems and onsite wastewater disposal.	<ul style="list-style-type: none"> • Individual District Sewer Plans

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Schools	School Districts, Skagit Valley College, Washington State University Extension	Provides public education from kindergarten through grade 12.	<ul style="list-style-type: none"> • School District Strategic or Improvement Plans
Solid Waste Management	Island County – Public Works	Solid waste disposal, prevention, and recycling.	<ul style="list-style-type: none"> • Solid Waste and Moderate Risk Waste Management Plan (2020)
Stormwater Management	Island County, Cities	Manages water quality and flood risks to reduce flooding, improve water quality, and preserve natural resources.	<ul style="list-style-type: none"> • Stormwater Design Manual • Drainage District Plans • Surface Water Improvement Program
Private Utilities not included in the Capital Facilities Plan			
Telecommunications	Service Providers	Services include telephone, cable, personal wireless communication, and broadband internet.	<ul style="list-style-type: none"> • Island County Broadband Action Plan (2023) • Washington State BEAD 5-year Action Plan • Service Provider Individual Plans • Washington State Digital Equity Plan
Energy	Puget Sound Energy (PSE), Sno-PUD	Provides electric power	<ul style="list-style-type: none"> • PSE Integrated Resource Plan (2023) • Sno-PUD Integrated Resource Plan (2023)
Natural Gas	Cascade Natural Gas Corporation, Service Providers	Provides natural gas, predominantly in the Oak Harbor area.	<ul style="list-style-type: none"> • Cascade Natural Gas' Washington Integrated Resource Plan (2025)

10.2 LEVEL OF SERVICE (LOS) METHOD FOR ANALYZING CAPITAL FACILITIES

10.2.1 EXPLANATION OF LOS

Level of Services (LOS) are usually quantifiable measures of the capacity of capital facilities. LOS may also measure the quality of some capital facilities. LOS should be set to reflect realistic expectations consistent with the achievement of growth aims. Setting such levels too high, such as requiring 100 acres of parks per every resident, could be unrealistic and costly. Setting levels too low, such as only needing to have a solid waste transfer station process a pound of waste per 10,000 residents per day, when in reality each resident is producing much more than that, could result in inadequate facilities. LOS Standards are generally an established minimum capacity for capital facilities or services that is planned to be provided per unit demand or other appropriate measure of need and is used as a gauge for measuring the quantity of service.

LOS is not the exclusive determinant for capital improvement needs. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities as determined by the Board of Island County Commissioners (Board), or the construction of capital facilities in excess of the minimum LOS Standards adopted in this Element, may be constructed or acquired at any time as long as the following conditions are met:

1. The capital improvement does not make financially infeasible any other capital improvement that is needed to achieve or maintain the LOS Standards adopted in this Element, and
2. The capital improvement does not contradict, limit, or substantially change the goals and policies of any Element of this Comprehensive Plan, and one of the following conditions is met:
 - a. The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain LOS Standards (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the LOS).
 - b. The excess capacity provides “economies of scale” making it less expensive than a comparable amount of capacity if acquired at a later date.
 - c. The asset acquired is land that is environmentally sensitive or designated by the County as necessary for conservation or recreation.
 - d. The excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

Any capital improvement that is needed as a result of any of the factors listed above shall be included in the regular schedule of capital improvements contained in both the Capital Facilities Plan (CFP) and the Capital Improvements Program (CIP).

The County may provide non-capital alternatives to achieve and maintain the adopted LOS Standards. Non-capital alternatives use programs, strategies, or methods other than traditional “brick and mortar” capital standards. Non-capital alternatives include, but are not limited to the following:

- Programs that reduce or eliminate the need for the capital facility.
- Programs that provide a non-capital substitute for the capital facility (e.g. electronic home monitoring or other sentencing alternatives to incarceration in traditional jail facilities).
- Programs that reduce the demand for a capital facility or the service it provides (e.g. telecommuting as an alternative to commuting to work; transit as an alternative to cars; recycling as an alternative to landfills).
- Programs that use alternative methods to provide the same LOS (e.g. “natural” drainage

- in managed flood basins as an alternative to levees and dikes).
- Programs that use existing facilities more efficiently to reduce the need for additional facilities (e.g. night court as an alternative to more courtrooms during the day; flextime and evening and night shifts as an alternative to additional space for government staff).

More information regarding the non-capital alternatives that may be used for each type of facility can be found in the CFP.

Concurrency is another important factor in setting LOS Standards. Currently, the County's concurrency ordinance only includes transportation systems. Not meeting the road LOS Standards requires a moratorium on development. LOS Standards are valuable planning and budgetary tools even if concurrency is not required for that facility. The Island County Concurrency Ordinance can be found in ICC Chapter 11.04.

Because the CFE is an open public process, development of the CFE enables citizen participation in decision making and ensures accountability of public funds. Also, participation in the capital planning process helps the community understand why a project may be given priority over others and what the funding limitations are. When seen in the context of a comprehensive planning and budgetary framework, prioritization and sequencing decisions are more clearly understood.

10.2.2. SETTING LOS STANDARDS

Because the need for capital facilities is largely determined by the adopted LOS Standards, one of the primary purposes of the CFE is the selection of these standards. LOS Standards should be based on the community's vision and values for the future. The regionally established LOS Standards for State highways and ferries are to be developed jointly with the State Department of Transportation to encourage consistency across jurisdictions. Island County, Oak Harbor, Langley, and Coupeville have established LOS Standards for their own arterial roadway systems and intersections and transit routes. By establishing LOS Standards as the basis for providing capital facilities and ensuring the adequacy of capital facilities during the division of land and building permit processes, the CFE helps maintain the quality of life in this community.

The LOS Standards are provided in detail in CFU goal 1. The adopted standards:

1. Determine the need for capital improvements projects.
2. Provide the benchmark, when required, for testing the adequacy of capital facilities for each proposed development pursuant to the concurrency requirements.

In the 2025 Comprehensive Plan update, the Board decided to remove LOS Standards for General Administration, Law Enforcement, District Court, and Superior Court due to the dynamic nature of these facilities. These facilities will continue to be maintained and upgraded as needed. Alternatives to capital projects for those facilities can be found in the CFP.

10.3 COUNTY MANDATES

10.3.1 COUNTYWIDE PLANNING POLICIES (CPP)

Many capital facilities either cross jurisdictional boundaries or are used by both rural and urban citizens. The Countywide Planning Policies (CPP) establishes policies for inter-jurisdictional coordination and planning around capital facilities, including essential public facilities. CPP 3.6 includes restrictions on where certain capital facilities should be sited and which jurisdictions

should be involved in the planning process. Interlocal agreements may be utilized to coordinate facilities within unincorporated urban growth areas (UGAs).

10.3.2 NON-COUNTY CAPITAL FACILITIES

The CFE contains LOS Standards for certain non-County, publicly- and privately-owned facilities. By this means adequacy will be determined and ensured. Non-County providers will need to decide their relationship to the County's Element and how they intend to provide services at an acceptable LOS. During the development of this update, non-county facility and utility providers, as well as special purpose districts were contacted. Non-county providers may update their plans out of cycle with the County's comprehensive plan and should be contacted for the most up to date information.

10.3.3 ESSENTIAL PUBLIC FACILITIES

The GMA (RCW 36.70A.200) requires that each local jurisdiction planning under the GMA provide a process within its comprehensive plan for identifying and siting essential public facilities. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020. These facilities require special consideration and planning when selecting appropriate sites. The GMA does not directly require that Federal facilities be included when identifying essential public facilities. Federal lands are not subject to local land use regulations under GMA. The GMA prohibits local jurisdictions from imposing outright bans on essential public facilities. Goal CFU 4 and subsequent policies relate to the siting of essential public facilities. CPP 3.7 includes additional policies related to the siting of essential public facilities.

10.4 UTILITIES

10.4.1 INVENTORY & ANALYSIS

The exact location of many utilities are unknown, but the GMA requires the County to include the general location of those utilities. This Element identifies existing utility systems within the County and describes improvements that are necessary to meet anticipated demand. Descriptions of these systems are supplemented with maps which illustrate the utility systems and any anticipated or proposed improvements necessary to provide adequate service to the community.

Most of the information contained in this inventory is excerpted from plans developed by the utilities themselves, as well as coordinating with the utility providers. Detailed written plans are not always available from all utilities, and some utility providers are reluctant to share information regarding existing and proposed facilities, due to security concerns.

10.4.2 NATURAL GAS

10.4.2.1 CASCADE NATURAL GAS CORPORATION

Cascade Natural Gas Corporation (Cascade), a privately owned for-profit corporation, is the sole provider of natural gas in Island County. Cascade is a subsidiary of the Montana-Dakota Utilities Co. Washington State requires gas providers to demonstrate that existing rate payers will not subsidize new customers. Thus, gas transmission line extensions are not planned in advance, but are initiated only when there is sufficient customer demand. Cascade serves more than 272,000 customers in 96 communities, 68 of which are in Washington and 28 in Oregon.

10.4.2.1.1 EXISTING SYSTEM

Natural gas is supplied to the County through a 6 inch high-pressure line which follows SR 532 onto Camano Island. A limited service area exists on northeastern Camano Island. A submarine 6 inch high- pressure main originates at Brown's Point on Camano Island and connects Whidbey Island at Strawberry Point. Service on Whidbey Island is limited to the City of Oak Harbor, Naval Air Station Whidbey Island, and surrounding unincorporated areas within reasonable distance of the transmission main.

10.4.2.1.2 FUTURE DEMAND AND PROPOSED FACILITIES

The location, capacity, and timing of any improvements to the existing Cascade distribution system are driven purely by demand. This includes installation service for new development and conversion from electricity or oil to natural gas. Also, unlike some utility providers, natural gas service may legally be refused to potential customers if the extension is not cost effective to the company.

No major new facilities, upgrades, or extension of services beyond existing service areas are planned or anticipated within the next 20 years, but Cascade is willing to serve major new development outside existing service areas if the development occurs relatively close to existing mains.

10.4.3 ELECTRICAL UTILITIES

Electricity is vital to any community, but the vast network of generating facilities, transmission lines, switching stations, and distribution lines are rarely given a thought until the power goes out because of a problem. Electrical service providers must coordinate and plan their activities to a much greater degree than less critical utilities. Under State law, electrical utilities must provide electricity upon demand.

Roughly 70 percent of the electricity in the Pacific Northwest comes from hydroelectric generation. Diminishing natural resources, lack of available sites for new generating stations, and growing needs pose significant regional challenges for electric utilities. Local issues involve the siting of transmission systems, substations, and distribution lines.

Possible health effects from proximity to electrical transmission facilities have concerned some members of the public. Although research is ongoing, electromagnetic fields of the type and levels found near electrical power facilities have not been conclusively demonstrated to cause adverse effects in humans. In response to these concerns, new facilities are sometimes designed or located to reduce exposure to electromagnetic fields. The Environmental Protection Agency has not adopted any standards relating to electromagnetic fields.

10.4.3.1 SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT

Since 1949, Camano Island has been provided electrical utilities by the Snohomish County Public Utility District (SnoPUD), the second largest publicly-owned utility in the Pacific Northwest in terms of number of customers. The three elected commissioners of the district set policies and adopt rates and charges for services. The main offices of the PUD are located in Everett, with five regional offices, including one in Stanwood.

10.4.3.1.1 EXISTING SYSTEM

The PUD's electric system covers approximately 2,200 square miles in Snohomish County and on Camano Island with a total 6,195 power line miles. There are approximately 303.44 circuit miles of power lines on Camano Island, with 203.55 overhead miles and 99.89 underground miles. Due to security concerns, Snohomish PUD has chosen not to share the location of existing utilities and proposed projects.

10.4.3.2 PUGET SOUND ENERGY

Puget Sound Energy is an investor-owned utility provider of electric and natural gas service to homes and businesses in Puget Sound. With a 6,000 square mile service territory encompassing 10 counties, PSE provides power to more than 1.2 million electric customers and 900,000 natural gas customers.

PSE creates 46 percent of electricity from its own hydro, thermal, solar and wind facilities; the company has 3,500 megawatts of power-generating capacity and purchases the rest of its power supply from other utilities, independent power producers, and energy marketers across the United States and Canada. In 2022, PSE provided 3,794,770 megawatt hours of renewable energy produced from wind and hydropower facilities. Electric and natural gas planning efforts are integrated and centered on providing safe, reliable, and efficient energy service.

10.4.3.2.1 EXISTING FACILITIES

PSE maintains an extensive integrated electric system consisting of generating plants, transmission lines, substations, switching stations, sub- systems, overhead and underground distribution systems, attachments, appurtenances, and metering systems. Electricity provided by PSE to customers is often produced elsewhere, then interconnected to the Pacific Northwest grid. For example, wind generation from the 248 MW Beaver Creek windfarm in Montana may soon power Whidbey Island. PSE serves Skagit, Island, Whatcom, and King Counties with electricity by linking transmission facilities.

The PSE transmission facilities in Island County are important components of the regional grid. Whidbey Island is electrically connected to Skagit County via two 115 kV transmission lines from March Point Substation terminating at Whidbey Switching Station (March Point-Whidbey #1 and March Point-Whidbey #2). A second pair of 115 kV transmission lines connects Whidbey Switching Station to Greenbank Substation. Finally, three 115 kV transmission lines form a loop around the southern end of the island. Langley Substation is fed radially from the southern loop via Maxwelton Substation (Maxwelton-Langley).

The 87,000 residents of Island County are served via 38,000 upgraded AMI meters. Twelve distribution stations reach customers along the isle north to south: Crescent Harbor, Porter, Clover Valley, Hillcrest, Faber, Coupeville, Swantown, Greenbank, Freeland, Brooks Hill, Maxwelton, and Langley.

Due to its unique geographic location, Whidbey Island customers experience longer and more frequent outages in comparison to other customers on the PSE system. These storm-related outages account for a significant portion of the customer interruptions on Whidbey Island. Substation outages due to loss of transmission are also a factor, and exceed the PSE System average. Outages caused by trees and vegetation account for 46 percent of the total outages on Whidbey Island, which is why vegetation management occurs on three-to-six-year cycles. Avian protection measures are also in place to safeguard wildlife.

10.4.3.2.2 FUTURE DEMAND AND PROPOSED FACILITIES

PSE will maintain existing energy facilities and embrace new clean energy technology in order to improve reliability and meet increasing demand on the island. A transition to electric vehicles will require increased infrastructure to ensure there is a safe, reliable, and effective source of energy for charging. Infrastructure modifications may include:

- Roadway Turn Outs for Electric First Responders to make safe aerial repairs.
- 2024 Greenbank Substation Replacement
- 2025 Clover Valley Substation Replacement
- 2026 Langley Substation Replacement
- Siting Clean Energy Projects such as Solar+ Storage
- PSE Up & Go Electric
- Municipal Public Pole Charging Program
- Ferry Electrification
- Public Safety Power Shutoffs for Wildfire Prevention
- Projects from the Whidbey Solutions Report

10.4.4 TELECOMMUNICATIONS UTILITIES

Telecommunication utilities can be broken down into subcategories for telephone (landline), cellular, cable television, and internet. Service providers may supply all four utilities, a mixture, or just one. The Washington Utilities and Transportation Commission regulates rates and services of telephone companies operating in Washington State, but does not regulate cable, internet, wireless phones, or “voice over internet protocol” (VOIP). Island County coordinates provisions of these services through the development permitting process.

10.4.4.1 TELEPHONE

Standard wired telephone services are becoming less common, as users are moving more to cell phones or VOIP. Two standard telephone utilities service Island County. Frontier serves all of Camano Island and northern and central portions of Whidbey Island. Whidbey Telecom existing service area begins at Greenbank and covers the southern part of Whidbey Island.

The Washington Utilities and Transportation Commission regulates rates and services of telephone companies operating in Washington State, but does not regulate cable, internet,

wireless phones, or VOIP. It would be to the economic advantage of Island County to have rates restructured to eliminate intra county toll charges.

Standard telephone facilities include a central plant, which houses switching gear (often in the same building as central offices), remote switching stations, microwave and the familiar utility poles and overhead lines. Underground installation of telephone lines and use of efficient fiber optic systems is becoming more common as technology advances and the regulatory framework responds to aesthetic concerns.

While standard telephone service is becoming less demanded, Digital Subscriber Line (DSL), for internet access is still an important service offered through telephone companies.

10.4.4.1.1 FRONTIER COMMUNICATIONS

Frontier's service area in Island County includes the incorporated areas of the City of Oak Harbor and the Town of Coupeville. Most of Frontier's major facilities are located on the mainland. Frontier has office facilities located in Oak Harbor.

Existing telephone facilities and some minor upgrades, mainly at the distribution level, will adequately serve the County's needs during the planning period, and no new major facilities are planned by Frontier. New facilities and provisions of these services are coordinated with Island County through the development permitting process.

10.4.4.1.2 WHIDBEY TELECOM

Whidbey Telecom is an independently owned and operated telephone utility serving roughly the southern half of Whidbey Island, with main offices in Freeland. In addition to its standard telephone service, the company also provides cable television, marine communications, and access to the Internet. Whidbey Telecom has added an extensive network of optic fiber systems to its existing wire line system.

Whidbey Telecom provides internet, WiFi, voice and security alarm services. Established as Whidbey Telephone company in 1908, the company remains proudly independent. The company continues to grow, currently employing over 100 skilled local professionals and provides outstanding broadband-based services over both its fiber optic network and legacy copper network.

To ensure long-term sustainability and growth, Whidbey Telecom is actively investing in its delivery capacity, primarily focusing on a Fiber-to-the-Premise (FTTx) network, branded as "The BiG GiG® Fiber Network". Whidbey Telecom has significantly upgraded its core network to a 600 Gigabit per second (Gbps) capacity via an optical transport network, which connects its service area to internet connection points in Seattle and other regional locations. This high-capacity network is designed to support not only current needs but also future growth in data usage. Whidbey Telecom currently offers home service up to 5 Gbps and Commercial service up to 10 Gbps. Traditionally a 100 percent buried infrastructure company, starting with its copper network (DSL), Whidbey Telecom continues to bury infrastructure that is critical to customer connectivity. Redundancy is critical to Whidbey Telecom's success; the company owns 4 fiber optic submarine cables that connect Whidbey Island to diversified internet connections. Should the need arise, Whidbey Telecom is also capable of provisioning service aerially and via fixed wireless. The company is proud to currently deliver 99.99999 percent uptime. When the demand exists, the company is well positioned to be able to deliver the consumer 100 Gbps from this scalable network. Ready to accommodate projected population growth, the company anticipates

supporting the increasing demand for high-speed internet without requiring fundamental changes to the core structure of the network.

Whidbey Telecom believes that this region is ripe for superior, local customer service to the consumer, extraordinary performance of fiber optic broadband, and is excited to grow beyond South Whidbey. Whidbey Telecom was awarded an NTIA grant to add Middle Mile submarine fiber optic broadband capacity from Whidbey Island, into the San Juan Islands and Point Roberts, Washington. Additionally, the "Middle Mile" plan includes building out The BiG GiG Fiber Network north of its current terrestrial termination in Greenbank/Coupeville, north up through Oak Harbor to make the submarine connection. Whidbey Telecom plans to deliver fiber optic internet service to North Whidbey Island in the near future. In addition to Whidbey Island growth, the company will be expanding Fiber-to-the-Home, via its existing submarine fiber, to the currently underserved areas of South Camano Island. This work is funded by a USDA Rural Development grant awarded to Whidbey Telecom subsidiary FiberCloudNW.

The Whidbey Telecom Customer Experience Center and headquarter office locations currently serve as key points for operations and customer service. FiberCloudNW currently operates out of the headquarter in Langley with future plans to expand onto Camano Island.

10.4.4.2 CELLULAR TELEPHONE SERVICE

Cellular telephone service is the main form of communication resident's use. A cellular network consists of cells (a geographic area served by a transmitting and receiving tower), cell sites (the tower site, also including a base station radio and interconnecting equipment), a switching station (which receives and distributes signals from the cell sites via conventional land lines and microwave signals). In order to cover broad service areas, cell sites must be located close enough to one another so that service is uninterrupted as the user moves from one location to another.

Cellular towers can pose siting problems. The towers can be free-standing structures but are often placed on top of existing structures where convenient; this is more common in urban areas and creates less of a visual impact than free-standing towers. As service expands or changes, existing cell sites may need to be reconfigured.

Due to the rural nature of Island County, many areas are without adequate cellular service. This is not only a nuisance for customers but is increasingly becoming a public safety concern as few residents have landlines and rely on cell phones for emergency calls.

At the Federal level, cellular phone facilities are regulated by the Federal Communications Commission (FCC), which has jurisdiction over the public airwaves, assigning frequencies and licensing operators. The FCC requires that transmitting towers be located such that transmission of signals is unobstructed. Local jurisdictions can regulate tower siting to the extent that a Federally licensed use is not impeded.

Thus, a local jurisdiction can deny approval of a tower at a particular site but cannot impose an outright ban on towers within its jurisdiction.

The Federal Aviation Administration (FAA) and WSDOT Aviation Division also review proposed towers when they exceed 200 feet in height (above ground level) or when the proposed location is within 20,000 feet of a major airport (serving military and commercial aircraft) or within 10,000 feet of a smaller airport. While not having the authority to deny potential sites, the FAA coordinates its review process with the FCC, who may deny a particular site if the FAA objects.

Identifying specific cellular companies who service Island County is difficult, since most of the cellular networks are lease or sub-leased to various companies. Instead of describing these companies individually, this Element includes a map of the existing cellular antennas which have been installed or proposed through the FCC.

10.4.4.3 CABLE TELEVISION

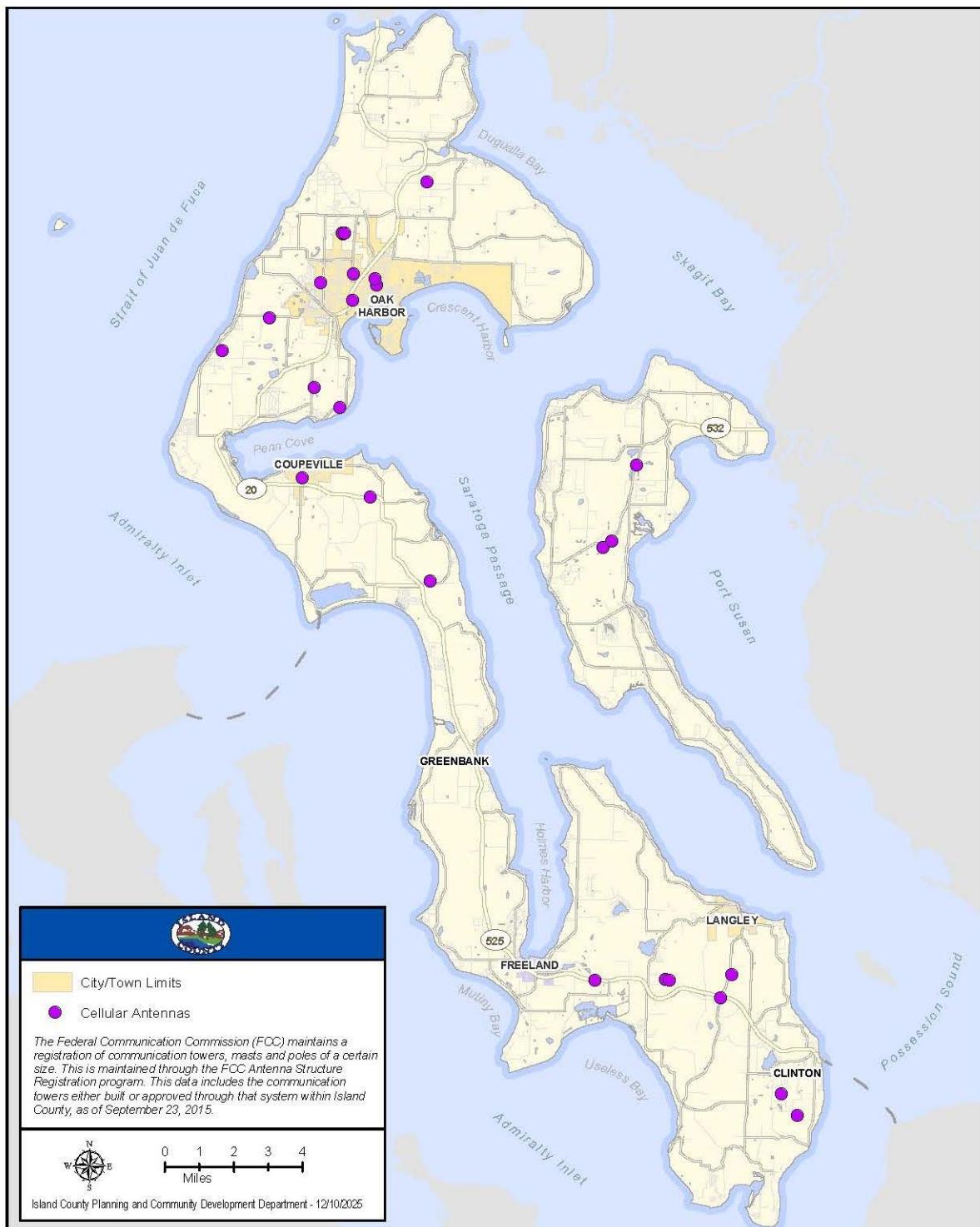
Cable carries data through coaxial cable from trunk lines, which originate at a head end site, which processes information and distributes it through the distribution system. Though the term “cable” implies wiring throughout the system, many cable systems also utilize satellite dishes and microwave antennae. Cable distribution lines are often run using leased overhead utility poles, but underground installation of cable systems is becoming more common.

Frontier, Whidbey Telecom, and Comcast are the main cable providers in Island County. Cable companies and cable service change often and require relatively minor facilities. No new major facilities are expected to meet anticipated growth in Island County.

10.4.4.4 INTERNET

Generally, internet service is not provided by a separate utility, but rather through a cable, telephone, or cellular provider. As such, no detailed company information is provided in this Element.

Map 1. Cellular Antennas.



10.1 GOALS AND POLICIES

GOALS AND POLICIES

Level of Service

Goal 1. Define types of public facilities and services, establish standards for their level of service, and determine what improvements are needed to achieve and maintain those standards. Establish Level of Service (LOS) Standards for each type of capital facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations and to repair or replace existing capital facilities.

~~CF 1.1. The County's adopted LOS Standards for Categories A and B capital facilities are as follows:~~

~~CFU 1.1.4.~~ Category A. The LOS Standards of each type of capital facility in Category A, as defined above, shall apply to development permits issued by the County after the effective date of implementation of this Element, as described in ~~CF 3.3~~Chapters 11.04 and 11.05 ICC, the County's annual budget, the County's ~~CIP~~ Capital Improvements Program, and other Elements of this Comprehensive Plan.

~~CFU 1.1.1 Category A Capital Facilities (County Roads – rural/urban arterials/transit routes/their intersections, as well as city/town arterials/transit routes/their intersections) can be found in the Transportation Element.~~

~~CFU 1.2. 1.1.2.~~ Category B. The LOS Standards of each type of capital facility in Category B, as defined above, shall apply to development permits issued by the County after the effective date of implementation of this ~~Element, as described in CF 3.3, and other Elements of this~~ Comprehensive Plan. Category B capital facilities are provided by entities other than Island County, therefore the LOS Standards shall not apply to the County's annual budget or the County's Capital Improvements Program.

~~CFU 1.2.1 Category B Capital Facilities (City and Town Roads – rural/urban arterials/transit routes/their intersections) can be found in the Transportation Element.~~

~~CFU 1.3 The Active Transportation Network and associated pedestrian and bicycle LOS standards are not included in the concurrency requirements for development permit review but are required to be included in the Annual Report on the Capacity and Multi-Modal LOS of Capital Facilities described in the Transportation Element.~~

~~CF 1.1.3. Categories C and D. The LOS Standards for those capital facilities in Categories C and D, as defined above, that are required to be found adequate pursuant to RCW 58.17 or required to be found adequate for building permits, shall apply to development permits issued by the County, as applicable.~~

~~CF 1.2. The LOS Standards for capital facilities shall be as follows. The County recognizes that the methodology used to determine the LOS Standards for capital facilities may need to be revisited and adjusted with future updates to this element. These standards apply to the unincorporated area of the County. Municipalities may establish different LOS Standards.~~

~~CF 1.2.1. Category A Capital Facilities:~~

~~CF 1.2.1.1. County Roads (rural arterials & transit routes): See the Transportation Element~~

~~CF 1.2.1.2. County Roads (urban arterials & transit routes): See the Transportation Element~~

~~CF 1.2.1.3. County Arterial/Transit Route Intersections: See the Transportation Element~~ CF 1.2.2. Category B Capital Facilities

~~CF 1.2.2.1. City and Town Arterials/Transit Routes/Their Intersections: As specified in the CFE of the city/town.~~

CFU 1.4.1.2.3. Category C. The LOS standards for Category C capital facilities located within unincorporated areas of the County ~~Capital Facilities~~ shall be as follows (municipalities may establish different LOS standards). ~~The LOS Standards for those capital facilities in Categories y C and D, as defined above, that are required to be found adequate pursuant to RCW 58.17 or required to be found adequate for building permits, shall apply to development permits issued by the County, as applicable.~~

CFU 1.4.1 1.2.3.1. Sanitary Sewage: Approving authority standard.

CFU 1.4.2 1.2.3.2. Solid Waste Processing: 5.~~96~~8 pounds per capita per day.

CFU 1.4.3. 1.2.3.3. Corrections and Detention: 0.~~50~~1.00 beds per 1,000 total County population. ~~Facilities should be built using a 40-year planning period.~~

CFU 1.4.4. 1.2.3.4. Juvenile Detention: 0.0675 beds per 1,000 total County population.

~~CF 1.2.3.5. County Buildings~~

~~CF 1.2.3.5.1. General Administration Buildings: 1,000 square feet per 1,000 County population~~

~~CF 1.2.3.5.2. District Court: 1 courtroom or hearing room per judicial position~~ CF 1.2.3.5.3. ~~Superior Court: 1 courtroom per judicial position~~

~~CF 1.2.3.5.4. Law Enforcement Buildings: 120 sq. ft. per 1,000 people in the unincorporated area~~

CFU 1.4.5. 1.2.3.6. Trails: 0.~~5~~18.1 miles per 1,000 population in the unincorporated area.

CFU 1.4.6. 1.2.3.7. Community Parks: 3.~~5~~10.2 acres per 1,000 population in the unincorporated area.

CFU 1.4.7. Before the 2035 Periodic Update, develop a LOS standard for open space and natural assets (such as forests, shorelines, and freshwater systems).

~~CF 1.2.3.8. Stormwater Management Systems:~~

CFU 1.4.8. 1.2.3.8.1. ~~Stormwater management systems~~ ~~M~~must be designed to control both stormwater quantity and quality impacts.

CFU 1.4.8.1 1.2.3.8.2. Surface Water – Habitat – Both areas: Restore in-stream flows, reduce peaks, and maintain clear fish passage.

CFU 1.4.8.2. 1.2.3.8.3. Surface Water – Quality - Both areas: Federal/State water quality standards for receiving waters.

CFU 1.5. 1.2.4. Category D Capital Facilities. The LOS standards for Category D capital facilities located within unincorporated areas of the County shall be as follows. The LOS Standards for those capital facilities in Categories D, as defined above, that are required to be found adequate pursuant to RCW 58.17 or required to be found adequate for building permits, shall apply to development permits issued by the County, as applicable. Municipalities may establish different LOS standards.

CFU 1.5.1. 1.2.4.1. Fire Protection Services: Fire Protection Class #8 (Washington State Surveying and Rating Bureau).

CFU 1.5.2. 1.2.4.2. School District Facilities: The minimum acreage of the site should be five usable acres and one additional usable acre for each one hundred students or portion thereof of projected maximum enrollment plus an additional five usable acres if the school contains any grade above grade six, per WAC 392-342-020. Five usable acres and one additional usable acre per 100 students and for any school housing students above grade six, an additional usable five acres, as specified in WAC 180-26-020, and

CF 1.2.4.3. Stormwater Management Systems:

CFU 1.5.3. 1.2.4.3.1. Stormwater management systems ~~M~~must be designed to control both stormwater quantity and quality impacts.

CFU 1.5.3.1. 1.2.4.3.2. Surface Water – Habitat – Both areas: Restore in-stream flows, reduce peaks, and maintain clear fish passage.

CFU 1.5.3.2. 1.2.4.3.3. Surface Water – Quality – Both Areas: Federal/State water quality standards for receiving waters.

CFU 1.5.4. 1.2.4.4. Domestic Water: Refer to State Department of Health and Island County Code for proof of water availability requirements.

~~CF 1.2.4.5. State Transportation Facilities:~~

CFU 1.5.5. 1.2.4.5.1. Regional Facilities: As adopted by Island Regional Transportation Planning Organization (IRTPO) in the Regional Transportation Plan (RTP).

CFU 1.5.6. 1.2.4.5.2. State-wide Facilities: As adopted by WSDOT/Legislature.

CFU 1.5.7. 1.2.4.5.3. Washington State Ferries: As adopted by WSDOT/Legislature.

~~CF 1.3. Determining Capital Facility Needs. The County shall determine the quantity of capital improvements needed to eliminate existing deficiencies and to meet the needs of future growth. The following methodology shall be used in determining capital facility needs.~~

~~CF 1.3.1. The quantity of capital improvements shall be determined by the following calculation: $Q = (S \times D) - I$,~~

~~Where: Q is the quantity of capital improvements needed, S is the standard for LOS, D is the demand, such as the population, and I is the inventory of existing facilities.~~

~~CF 1.3.2. The calculation shall be used for existing demand in order to determine existing deficiencies. The calculation shall be used for projected demand in order to determine needs of future growth.~~

~~CF 1.3.3. LOS is not the exclusive determinant for capital improvement needs. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities as determined by the Board of Island County Commissioners, or the construction of capital facilities in excess of the minimum LOS Standards adopted in this Element, may be constructed or acquired at any time as long as the following conditions are met:~~

~~CF 1.3.3.1. The capital improvement does not make financially infeasible any other capital improvement that is needed to achieve or maintain the LOS Standards adopted in this Element, and~~

~~CF 1.3.3.2. The capital improvement does not contradict, limit or substantially change the goals and policies of any Element of this Comprehensive Plan, and~~

~~CF 1.3.3.3. One of the following conditions is met:~~

~~CF 1.3.3.3.1. The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain LOS Standards (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the LOS).~~

~~CF 1.3.3.3.2. The excess capacity provides "economies of scale" making it less expensive than a comparable amount of capacity if acquired at a later date.~~

~~CF 1.3.3.3.3. The asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation or recreation.~~

~~CF 1.3.3.3.4. The excess capacity is part of a capital project financed by general obligation bonds approved by referendum.~~

~~CF 1.3.4. The County may provide non-capital alternatives to achieve and maintain the adopted LOS Standards. Non-capital alternatives use programs, strategies or methods other than traditional "brick and mortar" capital standards. Non-capital alternatives include, but are not limited to the following:~~

~~CF 1.3.4.1. Programs that reduce or eliminate the need for the capital facility.~~

~~CF 1.3.4.2. Programs that provide a non-capital substitute for the capital facility (e.g. electronic home monitoring or other sentencing alternatives to incarceration in traditional jail facilities).~~

~~CF 1.3.4.3. Programs that reduce the demand for a capital facility or the service it provides (e.g. telecommuting as an alternative to commuting to work; transit as an alternative to cars; recycling as an alternative to landfills).~~

~~CF 1.3.4.4. Programs that use alternative methods to provide the same LOS (e.g. "natural" drainage in managed flood basins as an alternative to levees and dikes).~~

~~CF 1.3.4.5. Programs that use existing facilities more efficiently to reduce the need for additional facilities (e.g. night court as an alternative to more courtrooms during the day; flextime and evening and night shifts as an alternative to additional space for government staff).~~

~~CF 1.3.5. Any capital improvement that is needed as a result of any of the factors listed in CF 1.3.3 shall be included in the regular schedule of capital improvements contained in both the Capital Facilities Plan (CFP) and the Capital Improvements Program (CIP). All such capital~~

~~improvements shall be approved in the same manner as the capital improvements that are needed according to the quantitative analysis described in CF 1.3.1.~~

~~CF 1.4. Priorities.~~ The relative priorities among capital improvements projects are as follows:

~~CF 1.4.1. Priorities Among Types of Capital Facilities.~~ Relative priorities among types of capital facilities (i.e., roads, septic, etc.) should be established by adjusting the LOS Standards and the available revenues until the resulting capital facilities needs become financially feasible. This process should be repeated with each update of the Capital Facilities Element to allow for changes in priorities among types of capital facilities.

~~CF 1.4.2. Priorities of Capital Improvements Within a Type of Capital Facility.~~

~~Capital improvements within a type of capital facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.~~

~~CF 1.4.2.1. New capital facilities, and improvements to existing capital facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to CF 1.4.2.2 of CF 1.4.2.3.~~

~~CF 1.4.2.2. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining LOS adopted in this Element.~~

~~CF 1.4.2.3. New or expanded facilities that reduce or eliminate deficiencies in LOS for existing demand.~~

~~CF 1.4.2.4. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of capital facilities on future operating budgets.~~

~~CF 1.4.2.5. New facilities that exceed the adopted LOS for new growth during the next six fiscal years by either~~

- ~~Providing excess capital facility capacity that is needed by future growth beyond the next six fiscal years, or~~
- ~~Providing higher quality capital facilities than are contemplated in the County's normal design criteria for such facilities.~~

~~CF 1.4.2.6. Facilities not described in CF 1.4.2.1 through CF 1.4.2.5, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to the adoption of this Element.~~

~~CF 1.4.3. All facilities scheduled for construction or improvement in accordance with this policy shall be evaluated to identify any plans of State or local governments or districts that affect, or will be affected by, the proposed County capital improvement.~~

~~CF 1.4.4. Project evaluation may also involve additional criteria that are unique to each type of capital facility, as described in other Elements of this Comprehensive Plan.~~

Financial Feasibility

Goal 2. Ensure the costs of County-owned capital facilities are within the County's funding capacity, and fairly distributed between users and the County ~~in-general~~.

CFU 2.1. Financial Feasibility. The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. ~~Conservative estimates need not be the most pessimistic estimate, but cannot exceed the most likely estimate.~~

CFU 2.2. Financing Policies. Capital improvements shall be financed, and debt shall be managed as follows:

CFU 2.2.1. Capital improvements for County enterprise funds (e.g. solid waste) shall be financed by one of the following:

CFU 2.2.1.1. Debt to be repaid by user fees and charges and connection or capacity fees for enterprise services.

CFU 2.2.1.2. Current assets (e.g. reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements).

CFU 2.2.1.3. A combination of debt and current assets.

CFU 2.2.2. Capital improvements financed by non-enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be most cost effective, consistent with prudent asset and liability management, appropriate to the useful life of the project to be financed, and the most efficient use of the County's ability to borrow funds.

CFU 2.2.3. Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise capital facilities ~~unless one of the conditions of CF 2.3.3.3 is met~~. For REET 1, REET 2, and Conservation Futures Funds, the total 6-year planning period obligations to debt service shall not exceed 50% of the total 6-year planning period revenue of the individual funds.

CFU 2.3. Operating and Maintenance Costs. Except for open space and habitat areas, the County shall not provide a capital facility, nor shall it accept the provision of a capital facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility. Non-capital alternatives, as provided in ~~CF 1.3.3~~the CFP, shall be utilized to meet LOS standards if operating and maintenance cost restrictions prohibit capital construction.

CFU 2.4. Revenues Requiring Referendum (voter approval). In the event that sources of revenue require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, this Comprehensive Plan shall be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

- Reduce the LOS for one or more capital facilities;

- Increase the use of other sources of revenue;
- Decrease the cost, while retaining the quantity of the facilities that is inherent in the standard for LOS;
- Decrease the demand for and subsequent use of capital facilities; or
- A combination of the above alternatives.

CFU 2.5. Conditional Permits for Projects Waiting Approved Financing. All development permits issued by the County which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring a referendum) shall be conditioned on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

CFU 2.6. Funding Shortage. The Land Use Element will be reassessed if probable funding falls short of meeting existing needs and to ensure that the Land Use Element, Capital Facilities Element, and financing plan within the Capital Facilities Element are coordinated and consistent.

Provide Needed Improvements and Concurrency Management

Goal 3. Provide concurrent and adequate capital facilities by constructing needed capital improvements which repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan (CFP) and the Capital Improvement Program (CIP).

CF 3.1. Schedule of Capital Improvements. The County shall provide the County-owned capital improvements listed in the CIP. The CIP may be modified as follows:

CFU 3.1. Maintain a prioritization system for possible planned capital facilities and services within the CFP.

CFU 3.2. 3.1.1. Utilize the CFP to identify and prioritize necessary capital improvements during the annual update of the CIP. The CIP shall be updated annually.

CFU 3.3. Plan for capital facilities necessary to support development based on adopted housing and employment growth targets.

CF 3.1.2. Pursuant to the Growth Management Act, amendments to the CIP may only occur during the annual update.

CF 3.1.2.1. In certain cases, the CIP may be adjusted by budgetary amendment rather than through an amendment to the Comprehensive Plan. The conditions under which this may occur include: correction of errors, updates of data, emergencies, reallocation of funds between projects appearing within the adopted plan regardless of year, or modifications concerning costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the approved CIP; or the date of construction (so long as it is completed within the 6 year period) of any facility enumerated in the schedule of capital improvements.

~~CF 3.1.3. Any act, or failure to act, that causes any project listed in the CIP for which concurrency is required to be scheduled for completion in a fiscal year later than the fiscal year indicated in the CIP shall be effective only if the act, or failure to act, causing the delay is subject to one of the following:~~

~~CF 3.1.3.1. Projects providing capacity equal to, or greater than the delayed project are accelerated within, or added to the CIP, in order to provide capital facility capacity in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the subject project.~~

~~CF 3.1.3.2. Amendment of the Comprehensive Plan (during the allowable annual amendment) to reduce the adopted LOS Standards for capital facilities until the fiscal year in which the delayed project is scheduled to be completed.~~

~~CF 3.2. Budget Appropriation of CIP. The County shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the CIP for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional capital facility projects that conform to CF 1.3.3 and CF 1.4.2.6.~~

~~CF 3.3. Adequate Capital Facility Concurrency. The county shall condition the issuance of development permits on a determination that there is sufficient capacity of Category A and Category B capital facilities to meet the LOS Standards for existing and approved development and the impacts of the proposed development are concurrent with the proposed development.~~

~~CF 3.3.1. In implementing ordinances, the County should consider setting specific development permit threshold levels depending upon the classification and/or ownership of the transportation facility.~~

~~CF 3.3.2. A finding of concurrency should be a prerequisite of applying for a permit for a non-exempt development activity.~~

~~CF 3.3.3. For the purpose of this policy and the County's land development regulations, "concurrent with" shall be defined as follows and the availability of capital facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:~~

~~CF 3.3.3.1. For all Category A and B capital facilities except arterial roads and transit routes:~~

~~CF 3.3.3.1.1. The necessary facilities and services are in place at the time a development permit is issued; or~~

~~CF 3.3.3.1.2. Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or~~

~~CF 3.3.3.1.3. The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or~~

~~CF 3.3.3.1.4. The necessary facilities are the subject of a binding executed contract which provides for the actual construction of the required facilities and guarantees that the necessary facilities will be in place when the impacts of the development occur; or~~

~~CF 3.3.3.1.5. The necessary facilities are guaranteed in an enforceable development agreement that must guarantee that the necessary facilities will be in place when the impacts of the development occur.~~

~~CF 3.3.3.2. For arterial roads and transit routes:~~

~~CF 3.3.3.2.1. Any of the provisions of CF 3.3.3.1; or~~

~~CF 3.3.3.2.2. The County has in place binding financial commitments to complete the necessary capital facilities within six years, provided that:~~

- ~~— The CIP and Transportation Improvement Program (TIP) must be financially feasible.~~
- ~~— The County uses a realistic, financially feasible funding system based on revenue sources available according to laws adopted at the time the CIP is adopted.~~
- ~~— Improvements, strategies, or other mitigation measures which will achieve or maintain an operating level at or above the LOS Standard for the affected arterial, transit route, or their intersection are in place, planned, and reasonably funded, and the CIP must demonstrate that the actual construction of the arterial roads and transit routes are scheduled to commence on or before the sixth year of the CIP.~~
- ~~— The CIP must include necessary facilities to maintain the adopted LOS Standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate existing deficiencies.~~
- ~~— The concurrency period may be shorter than 6 years if the impact on the LOS of the facility is severe.~~

~~CF 3.3.3.3. For those capital facilities that are not designated as Category A or B capital facilities and for which the State Subdivision Law (RCW 58.17) requires a finding that appropriate provisions have been made for specified capital facilities, regulations/policies will be enacted to support the “approving authorities” finding and/or action in approving or disapproving the proposal. The check for adequacy logically occurs during the preliminary approval process of a regulated division of land or in the case of a building permit, prior to its issuance.~~

~~CF 3.3.4. The County will evaluate and update current development regulations to identify non-exempt development and ensure all non-exempt development demonstrates that there is adequate capacity for Category C and Category D facilities to meet the LOS Standards.~~

~~CF 3.3.5. No permit for an identified non-exempt development activity shall be issued by the County without a determination of the concurrency of Category A and Category B capital facilities. Verifying that concurrency exists should be a prerequisite of submittal of a permit for a non-exempt development activity.~~

~~CF 3.3.6. As specified in the implementing regulation, non-exempt development permits issued pursuant to CF 3.3.4 and CF 3.3.5 shall be subject to the following requirements:~~

~~CF 3.3.6.1. For the following capital facilities, the capacity must meet the LOS Standards prior to the issuance of the building permit.~~

- ~~— Domestic water~~

- Sanitary sewer
- Surface water

~~CF 3.3.6.2. For the following capital facilities, the capacity must be available within the area of impacts as determined by a traffic report/study at the time of development, as defined in the implementing ordinance, or be the subject of a specific financial commitment, strategies, or mitigation to meet the standards within 6 years of the issuance of the final development permit:~~

- County Arterial roads
- County Transit routes
- State Route 20
- State Route 525

~~CF 3.3.6.3. The determination that facility capacity is available to meet the LOS Standards shall apply only to specific uses, densities, and intensities based on information provided by the applicant and included in the development permit.~~

~~CF 3.3.6.4. The determination that facility capacity is available to meet the LOS Standards shall be valid for the same period of time as the underlying development permit, including any extensions of the underlying development permit. If the underlying development permit does not have an expiration date, the capacity shall be valid for a period not to exceed two (2) years.~~

~~CF 3.3.6.5. The determination that facility capacity is available to meet the LOS Standards shall be binding on the County.~~

~~CF 3.3.6.6. The LOS Standards of Category A and Category B capital facilities shall be applied to the issuance of development permits, as defined in the implementing ordinance, on geographical basis.~~

~~CF 3.3.6.7. Capital facilities shall achieve and maintain the LOS Standards within the service area as determined by a concurrency management process. No development permit application for a non-exempt development activity, as defined in the implementing ordinance, may be submitted if the LOS Standards are not achieved and maintained for the following capital facilities and assigned service areas:~~

~~CF 3.3.6.7.1. County arterials/transit routes/intersection – the service area includes those County arterials/county transit routes and their intersections impacted by the proposed development as determined by a traffic report/study submitted in compliance with the requirements of the County concurrency management program.~~

~~CF 3.3.6.8. No further determination of capacity for the subject property shall be required prior to the expiration of the determination of capacity for the development permit provided that the capacity has been reserved for the development permit. The subject property may extend the reservation of capacity to subsequent development permits for the same property. Any change in the density, intensity, or land use that requires additional capital facilities or capacity is subject to review and approval or denial by the County.~~

~~CF 3.3.6.9. The check for adequacy shall be performed only for certain capital facilities that are designated herein as Category C or D capital facilities and for which the State Subdivision Law~~

~~(RCW 58.17) requires a finding that appropriate provisions have been made for the specified capital facility prior to preliminary approval of the development activity.~~

- Drainage ways
- County parks
- Potable water supplies
- Sanitary wastes
- School sites
- Streets and roads
- Transit stops

~~CF 3.3.7. The County should evaluate development regulations as they relate to vested rights and ensure vested rights provisions are consistent with state statutes and recent Washington case law.~~

CFU 3.43.3.8. Island County will continually evaluate and seek opportunities to enhance the effectiveness of County established drainage systems and when possible, invest in additional drainage infrastructure to mitigate flooding within the County.

CFU 3.5. Follow the established requirements for concurrency as defined in WAC 365-196-840.

CFU 3.5.1. Approve development permits only when adequate capacity of facilities is reasonably available when concurrency is required per ICC 11.04, 11.05, and 14.02A.

Coordination and Consistency with Other Plans and Policies

~~Goal 4. Implement the Capital Facilities Element in a manner that coordinates and is consistent with the plans and policies of other Elements of the Island County Comprehensive Plan, the Countywide Planning Policies (CWPP), and the Growth Management Act of the State of Washington. Where possible, the Capital Facilities Element will also coordinate and be consistent with the plans and policies of other regional entities, adjacent counties, and municipalities.~~

~~CF 4.1. Land Development. Manage the land development process to ensure that all development receives capital facility LOS equal to, or greater than the standards adopted in CF 1.2 by implementing the CIP and projects contained in the Capital Facilities Plan (CFP), and by using the fiscal resources provided for in Goal 2 and its supporting policies.~~

~~CF 4.1.1. All Category A and Category C capital facility improvements shall be consistent with the goals and policies of other Elements of this Comprehensive Plan. The location and LOS provided by projects in the CIP shall maintain adopted LOS Standards for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.~~

~~CF 4.1.2. The County shall integrate its land use planning and decisions with its planning and decisions for capital facility improvements by developing, adopting, and using the programs listed in the Goal 6.~~

~~CF 4.1.3. The land development regulations shall be amended to the extent permissible under State law to expedite land use decisions for County and non-County capital facility projects included in adopted CIP reviewed by the County. Such regulatory amendments will help ensure~~

~~that capital facilities are provided in a timely, predictable, and cost effective manner and encourage the development of CIP by special purpose districts.~~

CF 4.2. CWPP Implementation. Implementation of the Capital Facilities Element shall be consistent with the requirements of adopted CWPP.

~~CF 4.2.1. The County will evaluate capital facilities of State or Regional significance as required by CWPP and State statute.~~

~~CF 4.3. Sewer service may not be extended outside of an Urban Growth Area unless consistent with the exemptions listed in CWPP 3.6.1.~~

Implementation Programs

~~Goal 5. Implement the following programs by the effective date as adopted by the County, to ensure that the goals and policies established in the Capital Facilities Element will be achieved or exceeded and that the necessary capital improvements will be constructed. Each implementation program will be adopted by ordinance as appropriate for each implementation program.~~

~~CF 5.1. Review of Applications for Development Permits. The County shall maintain its land development regulations to provide for a system of review of various classes of applications for development permits which applications, if granted, would impact the LOS of Category A and Category B capital facilities or for which a finding that appropriate provisions must be made pursuant to the State Subdivision Law (RCW 58.17). Such system of review shall assure that no final development permit, as defined in the implementing ordinance, shall be issued which results in a reduction in the LOS below the standards adopted in CF 1.2.1 and CF 1.2.2 for Category A and Category B capital facilities.~~

~~CF 5.2. The land development regulations shall include, at a minimum, the provisions of CF 3.3 in determining whether a development permit can be issued. These regulations may also establish a class or classes of development that are exempt from concurrency requirements.~~

~~CF 5.2.1. The land development regulations shall also address the circumstances under which capital facilities may be provided by applicants for development permits. Applicants for development permits may offer to provide capital facilities at the applicant's own expense in order to ensure sufficient capacity of Category A and Category B capital facilities. Development permits may be issued subject to the provision of capital facilities by the applicant subject to the following requirements:~~

~~CF 5.2.1.1. The County and the applicant enter into an enforceable development agreement which shall provide, at a minimum, a schedule for construction of the Category A and/or Category B capital facilities and mechanisms for monitoring to ensure that the capital facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed.~~

~~CF 5.2.1.2. The capital facilities to be provided by the applicant are contained in the CIP and will achieve and maintain the adopted LOS Standards concurrent with the impacts of development.~~

~~CF 5.3. Annual Budget. The annual budget shall include in its capital appropriations all projects in the CIP that are planned for expenditure during the subsequent fiscal year. Individual Conservation Futures projects will be identified annually consistent with I.C.C. 3.22A and~~

~~miscellaneous courthouse, park, and solid waste improvements may or may not be specifically identified in the annual budget.~~

~~CF 5.4. Update of Capital Facilities Plan (CFP). The CFP shall be reviewed and updated annually. The update shall include:~~

- ~~• Review of population projections~~
- ~~• Update of inventory of capital facilities~~
- ~~• Update of capital facilities requirements analysis (actual LOS compared to adopted standards)~~
- ~~• Update of revenue forecasts~~
- ~~• Revision and development of the CIP for the next six fiscal years~~
- ~~• Amendments to the CFP, including amendments to LOS Standards, capital projects, and the financing plan sources of revenue.~~

~~CF 5.5. Concurrency Implementation and Monitoring System. The county shall establish and maintain Concurrency Implementation and Monitoring Systems. The systems shall consist of the following components:~~

~~CF 5.5.1. Annual Report on the Capacity and LOS of Capital Facilities for which concurrency is required. The County should create an annual report that summarizes the actual capacity of capital facilities compared to the LOS Standards adopted in CF 1.2.1 and CF 1.2.2, and forecast the capacity of capital facilities for the six succeeding fiscal years. The forecast shall be based on the most recently updated CIP. The annual report shall provide the initial determination of the capacity and LOS of capital facilities for the purpose of issuing development permits during the 12 months following completion of the annual report.~~

~~CF 5.5.2. Capital Facility Capacity Review of Development Applications. The county shall use the procedures specified above, to enforce the requirements of CF 3.3 at the time each application for development in the unincorporated area is reviewed. Reviews of applications for development within municipal boundaries will be conducted according to the terms of interlocal agreements between the county and each city/town. Records shall be maintained during each fiscal year to indicate the cumulative impacts of all development permits approved during the fiscal year to date on the capacity of capital facilities as set forth in the most recent annual report on capacity and LOS of capital facilities.~~

~~CF 5.5.3. Review of Changes to Planned Capacity of Capital Facilities. The County shall review each amendment to this Capital Facilities Element, in particular any changes in LOS Standards and changes in the CIP, in order to enforce the requirements of CF 3.1.3.~~

~~CF 5.5.4. Concurrency Implementation Strategies. The County shall annually review the concurrency implementation strategies that are developed to implement CF 3.3 of this Capital Facilities Element. Such strategies may include, but are not limited to, the following:~~

~~CF 5.5.4.1. LOS Standards may be phased to reflect the County's financial ability to increase capital facility capacity, and resulting LOS, from year to year. LOS Standards may be phased to~~

~~specific fiscal years in order to provide clear, unambiguous standards for issuance of development permits. Phased standards, if any, will appear in CF 1.2.~~

~~CF 5.5.4.2. LOS Standards may be applied according to the timing of the impacts of development on capital facilities. Final development permits which impact capital facilities in a matter of months are issued subject to the availability of capital facilities prior to the issuance of the building permit (except roads and transit which must be available within a maximum of 6 years of the final development permit, as defined in the implementing ordinance).~~

~~CF 5.6. Evaluation Reports. Evaluation reports will address the implementation of the goals and policies of the Capital Facilities Element. The monitoring procedures necessary to enable the completion of evaluation include:~~

- ~~Review of Annual Reports of the Concurrency Implementation and Monitoring System.~~
- ~~Review of Annual Updates of this Capital Facilities Plan, including updated supporting documents.~~

~~CF 5.7. Contractor Performance System. The County will develop a system of monitoring the actual performance of contractors who design or construct capital facilities for the County. The monitoring system shall track such items as actual vs. planned time schedule, and actual vs. bid cost. The performance of contractors shall be considered when the County awards contracts for capital facilities.~~

Essential Public Facilities

Goal 46. **Provide for the siting of essential public facilities.**

CFU 4.1. ~~6.1.~~ Provision shall be made in the comprehensive plan and development regulations for siting important and essential public or quasi-public facilities of County or State-wide significance. Examples include, but are not limited to, airports, state education facilities, solid waste handling facilities, and public and private utilities.

CFU 4.2. ~~6.2.~~ Siting requirements will be important factors in determining whether essential public facilities will be located in urban or in rural areas.

CFU 4.2.1. ~~6.2.1.~~ Siting requirements for County facilities within UGAs will be jointly and cooperatively established with the municipalities.

CFU 4.3. ~~6.3.~~ Essential public facilities should not be located in Resource Lands and Critical Areas, as defined by Chapter 17.02B ICC, unless there is a demonstrated need, and no alternative siting options are reasonable/feasible.

~~CF 6.3.1. Siting of essential Public Facilities within Resource and Critical Lands must be consistent with the Comprehensive Plans of the County and Municipalities and must be compatible with adjacent land use and consistent with development regulations adopted pursuant to RCW 36.70A.~~

CFU 4.4. ~~6.4.~~ Essential public facilities located outside of Urban Growth Areas should be self-contained and designed in a manner that will not promote urban sprawl. Utility and service considerations must be incorporated into site planning and development. Essential public facilities

~~sited outside of urban growth areas must be self supporting and not require the extension of urban services and facilities.~~

CFU 4.5. 6.5. The siting of major energy facilities, including throughput transmission facilities, shall not be considered essential public facilities and therefore, comprehensive plans, development regulations, and local policies will apply to the siting of such facilities.

CFU 4.6. 6.6. Essential public facilities shall not be sited in the Commercial Agriculture land use zone.

CFU 4.7. Essential public facilities such as schools and libraries that generate substantial travel demand should first be considered in UGAs and then, along or near major transportation corridors and public transportation routes.

CFU 4.8. Site and design public facilities with consideration of current and projected climate-related hazards, including flooding, sea level rise, and extreme weather events, to enhance community resilience, reduce long-term risks, and protect public investment.

CFU 4.9. Encourage easy to access facilities for reuse, recycling, and composting.

~~CF 6.7 No new essential public facilities should be sited within the AICUZ noise contours.~~

Public Services

~~Goal 5.7. Coordinate the provision of public services, as defined in WAC 365-196-200(16), to align with emergency, health, and other relevant plans. Ensure that those public services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current LOS below locally established minimum standards.~~

CFU 5.1. 7.1. Promote Implement the adopted Comprehensive Emergency Response Management Plan. The objective is to avoid duplication, foster rapid efficient communication and insure prompt delivery of emergency services.

CFU 5.2. 7.2. Promote the development of a comprehensive social and health service delivery program focusing on the identification of valid social and health needs and implementation of action programs.

CFU 5.3. 7.3. Coordinate and plan for the provision of public services, and their related facilities, in the most cost effective manner incorporating both the public and private sector.

Goal 6. Provide adequate public facilities to UGAs.

CFU 6.1. Require urban-level sanitary sewer or equivalent service in all UGAs.

CFU 6.1.1. Establish regulations for development that require sewer connectivity between UGA parcels or tracts.

CFU 6.1.2. Utilize large on-site sewage systems (LOSS), community septic systems, or individual on-site sewage systems combined with the installation of dry lines as an interim means to achieve urban densities within the UGA until such time sanitary sewer service is available.

CFU 6.1.3. In accordance with Island County Health and Washington State requirements, require connection to a public sewer system for new or extensively remodeled development located within 200 feet of a public sewer system.

CFU 6.1.5. Pursue wastewater solutions for the Freeland Non-Municipal Urban Growth Area (NMUGA).

CFU 6.1.4. In the Freeland NMUGA, consider the use of alternative sewage treatment techniques in areas that contain a significant concentration of critical areas, will be impacted by extreme rain and coastal flooding, or which have topographic challenges, discharge constraints, or critical aquifer recharge areas.

CFU 6.2. Research tools and methods for capital facilities and amenities to meet or exceed the baseline goals needed to address growth needs.

CFU 6.3. Prioritize Island County expenditures for public services and capital facilities in UGAs as an incentive to encourage development in urban areas.

CFU 6.4. Negotiate with municipalities and other providers of public facilities to coordinate planning for and development of UGAs.

CFU 6.4.1. The County and all municipalities shall conduct joint planning of associated UGAs to identify methods, costs, and funds to extend urban services and achieve urban densities or to define alternative UGA boundaries.

CFU 6.5. The coordination of capital improvements and land development must be accessible to all communities, especially those that have been historically underserved and marginalized, and provide clear, transparent, and timely information for impacted parties.

CFU 6.6. ~~CF 4.2.2. The County will coordinate with municipalities and use its Capital Facilities Element to support the CWPPs pertaining to serving Urban Growth Areas~~ UGAs with urban services.

~~Utilities Goals & Policies~~

~~Goal 1. Facilitate the provision of utilities at levels of service and rates appropriate to accommodate planned development within Island County and its incorporated areas.~~

~~U 1.1. Encourage communication among the Washington Utilities and Transportation Commission (WUTC), and utilities regulated by the WUTC, regarding the requirements of the Growth Management Act, especially the requirement that service be provided concurrently with or in advance of demand.~~

~~U 1.2. Planning for utilities is the primary responsibility of the utility providers and must be coordinated with the County Comprehensive Plan.~~

~~Goal 72. Coordinate with utility providers including water, wastewater, electricity, natural gas, telecommunications, transportation systems, etc. to ensure environmentally sensitive, equitable, reliable, and affordable access to utilities and facilities for all County residents. Ensure that utility service is provided in a manner that is environmentally~~

~~sensitive, safe, reliable, economical, and aesthetically compatible with surrounding land uses.~~

CFU 7.1 ~~2.4~~. When reasonable and feasible, promote the co-location of public and/or private utility distribution facilities. Coordinate construction timing to minimize disruptions to the public and disturbances to the environment and archaeological resources, and to reduce the cost to the public for utility delivery.

CFU 7.2 ~~2.2~~. Use utility corridors for shared uses, such as trails, open space, wildlife corridors, and recreation.

CFU 7.3. Buffer trees away from utility lines and transportation corridors.

CFU 7.4 ~~2.3~~. Provide timely and effective notification to utility~~ies~~ providers of road construction, and of maintenance and upgrades of existing roads to facilitate coordination of public and private utility trenching activities, where possible.

CFU 7.5 ~~2.4~~. Encourage efficient, cost-effective, and reliable utility service by ensuring that land will be made available for the locations of utility lines, including location within public transportation corridors, consistent with franchise terms and conditions including the possible payment of annual fees.

CFU 7.6 ~~2.5~~. Coordinate land use and facility planning to allow eventual siting and construction of distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

CFU 7.7 ~~2.6~~. New electrical and telecommunication distribution lines should be installed underground where feasible to increase climate resilience. Promote underground placement of existing distribution lines through such tools as local improvement districts. Encourage system design practices intended to minimize the number and duration of interruptions to customer service, including underground utility lines where practical.

CFU 7.7.1. Implement “Dig Once” policies to lay conduit for all infrastructure and coordinate with roadwork to ensure tax dollars are only spent once.

~~U 2.7. Facilitate and encourage conservation of resources to delay the need for additional utility facilities.~~

CFU 7.9 ~~2.8~~. New utility facilities should be located outside of critical areas to minimize disturbance. Once in place, continuing maintenance of utility facilities may disturb sensitive areas. Utility facilities should therefore be located outside such sensitive areas.

CFU 7.10 ~~2.9~~. While harmful biological effects due to proximity to utility facilities such as electrical transmission lines or cellular tower sites have not been conclusively demonstrated, significant concerns remain, and study of the issues is ongoing. To address these environmental and health concerns, the County and affected utilities should:

CFU 7.10.1 ~~2.9.1~~. Promote siting of facilities with respect for climate-related hazards and environmental, watershed, and local ecological resources. ~~natural features, sensitive areas, and water quality and quantity~~.

CFU 7.10.2 ~~2.9.2~~. Monitor research into the health effects from utility facilities.

CFU 7.10.3 ~~2.9.3~~. Adopt standards as necessary to protect the public from known health hazards.

CFU 7.10.4 ~~2.10~~. Consider changes to regulations and policies as appropriate to allow new utility technologies.

CFU 7.11 ~~1.2~~. Planning for utilities is the primary responsibility of the utility providers and must be coordinated consistent with the County Comprehensive Plan.

CFU 7.12. Incentivize enhancement, repairs, and replacements of obsolete or worn-out facilities to eliminate existing gaps or deficiencies in utility service and quality to meet the needs of current and future development.

CFU 7.13. Incentivize repair and replacement of utilities to improve utility resilience to climate impacts, prioritizing improvements in areas that are disproportionately affected by climate change.

CFU 7.14. Explore the creation of public utility districts (PUDs) to serve the community with water and/or wastewater.

CFU 7.15 ~~1.1~~. Encourage communication among the Washington Utilities and Transportation Commission (WUTC), and utilities regulated by the WUTC, regarding the requirements of the Growth Management Act, especially the requirement that service be provided concurrently with or in advance of demand.

~~Goal 3. Process permits and approvals for utility facilities in a fair and timely manner, and in accordance with predictable development regulations.~~

~~U 3.1. Implement timely, predictable, and reasonable permit processes for utility service.~~

~~U 3.2. Review and amend existing regulations as necessary to allow maintenance, repair, installation and replacement of utilities, where consistent with the overall goals of this Comprehensive Plan.~~

~~U 3.3. Work with utility providers to enhance County and private Geographic Information Systems (GIS) development to help increase efficiency in permit processes.~~

~~U 3.4. Exercise flexibility in reviewing proposals using innovative new technologies.~~

~~Goal 4. Improve accessibility to government through interactive audio/visual communication, considering the geography of Island County.~~

~~Goal 5. Manage and protect ground water withdrawals and provide for resource protection through a common goal of non-degradation for existing and future residents of Island County.~~

~~U 5.1. Water utilities must work with the Island County Health Department, and Washington Departments of Health and Ecology to make best use of available data and new technology.~~

~~U 5.2. When converting land to a use that requires water availability, refer to policy NR 12.2 in the Natural Resources Element.~~

~~Goal 86. Plan and manage groundwater resources using the best available science to protect the quantity and quality and ensure their sustainable use for the benefit of current and future residents. Manage water systems in a way that protects the quantity and quality of groundwater resources for existing and future residents of Island County.~~

CFU 8.1~~6.1~~. Provide water utilities with incentive programs to encourage participation in water conservation and aquifer recharge area protection programs.

CFU 8.2~~6.2~~. Continue to participate with State agencies and with the public in developing, updating, and implementing tools to improve management of Island County's limited groundwater resources, such as the Coordinated Water System Plan (CWSP), the Groundwater Management Program, and the Water Resource Management Plan.

CFU 8.3~~6.3~~. Development must not be allowed to outstrip known water supplies. Consideration shall be given to the availability, susceptibility, and vulnerability of known groundwater resources when siting new development and making land use decisions, per Chapter 8.09 ICC and related policies.

~~U 6.4. Water utilities must follow NR 7.1.2 in the Natural Resources Element.~~

~~U 6.5. Continue to provide for adequate groundwater analysis, commensurate to the scale and nature of the proposed development.~~

~~U 6.6. Water utilities must follow NR 9.1 in the Natural Resources Element.~~

CFU 8.4. New development shall connect to a public water system if located within the boundaries of a public water system.

CFU 8.5. Enact regulations to require that if a developed parcel needs to replace its well, the parcel shall be connected to a public water system if the parcel is located within water system boundaries.

CFU 8.6. Encourage the consolidation of smaller water systems into larger water districts to improve resiliency and long-term viability.

CFU 8.7~~7.1~~. Island County will prohibit service overlaps for the expansion of existing water systems and the formation of new water systems per the CWSP.

CFU 8.8~~7.2~~. New or expanding water systems will be required to meter and document report water usage at the source and impose conservation strategies and implementation measures per the CWSP.

~~Goal 7. Ensure that Island County plans for water systems in a manner that utilizes the best available information regarding water resources, so that the resource will be preserved for current and future use.~~

~~U 7.1. Implement the existing Coordinated Water System Plan (CWSP) to effectively guide the development, expansion, combination, and coordination of water systems in the County.~~

~~U 7.2. Island County will prohibit service overlaps for the expansion of existing water systems and the formation of new water systems per the CWSP.~~

~~U 7.3. New water systems will be required to meter and document water usage at the source and impose conservation strategies and implementation measures per the CWSP.~~

~~U 7.4. Water systems will be encouraged to upgrade facilities to provide adequate water distribution, pressure, storage, and treatment for domestic use and fire protection.~~

~~U 7.5. Provide water conservation education to water utilities.~~

~~U 7.6. Development will be restricted unless adequate water supplies are available per ICC 8.09 and related policies.~~

~~U 7.7. Prior to any final plat approval, water availability must be reviewed and approved in accordance with ICC 8.09 and other related water policies.~~

~~U 7.8. Reuse of water, recharge of aquifers, and alternative storage systems will be encouraged in water system designs.~~

~~U 7.9. Incentives will be offered for the retrofit of existing fixtures with water conservation fixtures.~~

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