

**COMPREHENSIVE PLAN**

**APPENDIX 7**

**INVENTORY OF CAPITAL FACILITIES  
and PROJECTED FACILITY NEEDS**

**December 30, 1996**



# APPENDIX 7

## INVENTORY OF CAPITAL FACILITIES and PROJECTED FACILITY NEEDS

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## I. INTRODUCTION

Appendix 7 contains an inventory of existing facilities, including a narrative overview of the capital facility and service provided, maps of existing and planned facilities, the baseline and recommended LOS standards, concurrency requirements, estimates of future operating and maintenance costs of new capital projects, and non-capital alternatives to achieving the LOS standard for all Category-A and -B capital facilities. For other capital facilities an inventory of existing facilities and a narrative overview is presented to provide baseline information for future planning purposes.

## II. INVENTORY OF EXISTING FACILITIES

### A. Category-A Capital Facilities

#### 1. County Solid Waste Disposal

Solid waste disposal and facilities are managed by the San Juan County Public Works Department. The Orcas Landfill was the only general purpose landfill in the County, it was closed in April 1994. Solid waste is now collected at transfer facilities on San Juan, Orcas, and Lopez islands. Solid waste on non-ferry served islands is collected in dumpsters, picked up by a state-franchised hauler, and shipped via barge to the Orcas transfer station. All solid waste is long hauled to a state-approved regional landfill in Klickitat County, Washington.

The islands experience a large seasonal increase in population due to part-time residents and tourists. The aggregate waste volume in the peak months (July, August) is approximately double the lowest winter months (January, February). Solid waste generation in San Juan County is estimated to be approximately 2.6 pounds per person per day. Approximately 32 percent of the solid waste stream is diverted for recycling purposes.

The State's top priority for solid waste management is waste reduction, which simply means to reduce the amount of waste generated, thus making the waste stream smaller from the start. San Juan County and the Town of Friday Harbor join in this policy statement, however, there is no current government sponsored waste reduction program in the San Juan Islands. There is an enthusiastic, active volunteer-run grassroots effort, which operates on several islands and is involved with educational and promotional activities.

##### a. **Waste Transfer**

The solid waste collection facilities are located on San Juan, Orcas and Lopez islands and can handle approximately 25 tons of solid waste daily at each. Forty-eight-foot-long tractor trailer trucks with a capacity of 105 cubic yards are used to haul solid waste to the mainland from the Orcas and San Juan facilities.

##### San Juan Island

The public either self-hauls waste to the San Juan Transfer Station located at the same site as the Town of Friday Harbor Landfill (closed in 1995) or contracts for pickup with San Juan Sanitation. Refuse is directly deposited in a 48-foot-long trailer for long-haul transfer to the mainland. The number of trips which can be made in a day is limited by the ferry schedule.

##### Orcas Island

The public either self-hauls waste to the Orcas Transfer Station located on Horseshoe Highway or contracts for pickup with San Juan Sanitation.

### Lopez Island

The public either self-hauls waste to the Lopez Transfer Station located on Fisherman Bay Road or contracts for pickup with San Juan Sanitation. Refuse is directly deposited in 40-yard boxes and San Juan Sanitation picks the boxes up on a roll-off truck and transfers it to the Orcas Landfill where it is collected for long-haul transfer to the mainland. The number of trips which can be made in a day is limited by the ferry schedule.

**Table 1. County Solid Waste Facilities.**

<b>Facility</b>	<b>Location</b>	<b>Disposal Capacity</b>
San Juan Island Transfer Station	Sutton Road, North of Friday Harbor	50 Tons Per Day
Orcas Island Transfer Station	Horseshoe Highway, Southwest of Eastsound	50 Tons Per Day
Lopez Island Roll-Off Box Facility	Fishermans Bay Road, next to County Public Works Shop	10 Tons Per Day

### **b. Recycling**

Public Works operates staffed recycling drop-off centers at the waste transfer facilities on San Juan, Orcas, and Lopez Islands. Filled recycling containers are transported to mainland markets by San Juan Sanitation. Filled mixed waste containers are long hauled to Klickitat County, WA.

#### San Juan Island

The San Juan Recycling Center is currently located at the Town of Friday Harbor Solid Waste Site on Sutton Road. The center accepts glass, aluminum cans, tin cans, PET and HDPE plastics, used oil, antifreeze, ferrous and non-ferrous metal. At the same site the Town of Friday Harbor accepts cardboard. According to Public Works the recycling center needs improvement at an estimated cost of \$22,000 in 1996. Office paper is collected monthly at the County Courthouse parking lot on San Juan Island. Newspaper is collected at the Mark -N- Pak grocery store. The Town of Friday Harbor offers curbside recycling services within Town limits for \$15 annually.

#### Orcas Island

The Orcas Recycling Center is located at the Orcas Landfill site on Horseshoe Highway. The center accepts glass, ferrous and non-ferrous metal, cardboard, #1 and some #2 (PETE and HDPE) plastics, antifreeze, aluminum cans, tin cans, newspaper, and used oil. White goods are stockpiled pending removal of hazardous materials and eventual compaction and recycling. Tires and mixed paper are accepted as mixed waste for landfilling on-site. Office paper is collected monthly at the community church parking lot in Eastsound. According to Public Works the recycling center needs an additional retaining wall at an estimated cost of \$29,000 budgeted for 1995.

#### Lopez Island

The Lopez Recycling Center is located on Fisherman Bay Road near Lopez Village. The Center accepts glass, ferrous and non-ferrous metal, white goods, antifreeze, aluminum cans, tin cans, cardboard, newspaper, and used oil. Tires and mixed paper are accepted as mixed waste for transfer and disposal at the Orcas Landfill. A County truck is parked on Shaw Island and acts as a collection point for brown, green, and clear glass. According to Public Works the center needs additional storage area at an estimated cost of \$16,000 budgeted for 1995.

### **c. Landfills**

#### San Juan Island

The site of the Friday Harbor Landfill and Incinerator on Sutton Road northwest of Town was used for landfilling ash residue from the incinerator until April 1994. Another part of the site was used as a landfill for inert demolition materials. The landfill was closed in 1995 and the incinerator stopped operation in 1996. Municipal solid waste is now deposited in the transfer trailers for transport off island.

#### Orcas Island

The 31-acre Orcas Landfill, located on Horseshoe Highway near Eastsound, was the only general purpose landfill in the County. The landfill closed in April 1994. Other facilities on the site are a wood waste burning pit and two septage lagoons. The Orcas Landfill will cost approximately \$1,000,000 in closure construction costs, and monitoring for groundwater contamination will last ten years.

#### Lopez Island

A third site, on Lopez Island, was operated as a general purpose landfill for several years until it was closed in 1981. The site of this former landfill is currently used for the controlled burning of wood waste and as a septage storage site. Access to the site is through a gate which is kept locked except by appointment.

#### Septage Lagoons and Incinerators

The septage lagoons at the Orcas and Lopez Landfills are nearly identical and the following description applies to either site. The lagoon consists of two lined cells, each approximately 60 by 80 feet in area with ten-foot-wide dikes. Each cell is six feet deep with a maximum septage depth of four feet. The capacity of each cell is 60,000 gallons, which was intended to provide for one year's septage volume, although current volumes allow only six-month capacity. A concrete ramp has been incorporated into the lagoon design to allow septage haulers to back down and discharge directly into the lagoon, and to ease removal of the solid material.

When a cell is filled it is left inactive for a minimum of sixty days on the advice of the San Juan County health authority. The material is then removed from the cell and spread on cropland that is not used for food production. When no land is available for spreading, the sludge is placed in the landfill, as allowed by the San Juan County health authority.

### **d. Refuse Collection**

San Juan County does not provide refuse collection service, but this service is available on San Juan, Orcas, Lopez, Shaw, Blakely, and Decatur Islands from the state-franchised commercial hauler, San Juan Sanitation Company, based in Eastsound on Orcas Island. During 1992 San Juan Sanitation provided service to an average of 788 customers in San Juan County. The cost of this service is \$3.05 per trash can for roadside pickup and \$3.95 per can for on-site pickup. The hauler operates a 20-yard compactor truck which is moved from island to island on a regular schedule. When the packer truck is full the material is taken to Orcas Island for disposal. San Juan Sanitation also offers rural recycling pickup for their customers. This is done by means of boxes placed along the sides of the hauler's 20-yard packer truck. The materials collected are taken to County Recycling Centers for transport to the mainland.

The Town of Friday Harbor operates a municipal refuse collection service for its residents, using a 16-yard compactor truck. Collection service is mandatory within town limits and rates, rules, and regulations for solid waste handling, collection, and disposal are established by ordinance. In general,

residential refuse is collected once per week and commercial establishments which generate large amounts of refuse are provided more frequent collection service as needed. Town refuse is deposited at the County's San Juan Island transfer facility on Sutton Road.

#### **e. Hazardous Waste**

A Hazardous Waste Management Plan has been adopted by the BOCC, but currently no facilities are established within the County for transporting or processing oil or other hazardous materials. Household hazardous wastes are collected periodically and transported off-island.

## **2. Community Water Systems Serving Activity Centers**

Water is a critical resource in the San Juan Islands. Available fresh water supplies result only from precipitation which is relatively low due to the Olympic Mountain rainshadow in which the islands are located. San Juan County does not have rivers fed by distant mountain runoff or snowmelt and the situation is further complicated by a general lack of many lakes which can store runoff from rainfall. Only a small percentage of the water which falls on the islands actually percolates into localized underground aquifers and drinking water supplies are variable across the county and each island, with some areas experiencing limited or declining supplies. Surface and ground water resources are not well-documented and future supplies are uncertain. Much of the county's land base is undeveloped and represents potential additional demands on the county's water resources. San Juan County does not provide water treatment or distribution services to residents.

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

Surface water sources provide water supplies to the majority of the population in San Juan County, primarily in the Friday Harbor, Eastsound, and Roche Harbor areas. On Orcas, Blakely, and San Juan Island, several large surface water sources supply the majority of the population. There are 246 small public water systems (Group A and B systems) in the county and an unknown number of individual domestic users supplied by groundwater wells. Lopez, Decatur, and Shaw Islands rely heavily on groundwater sources for potable water supplies. Additional information on water resources is contained in the Water Resources Element (Element 4) and Appendix 4 of the *Comprehensive Plan*.

### Friday Harbor

The Town of Friday Harbor supplies water to residents living within Town limits and also has commitments to supply water to some locations outside of Town limits. The Town's water supply is completely dependent on surface water drawn from Trout Lake reservoir. Town water rates increased by fifteen percent in 1994 and additional increases are expected over the next few years. The Town's water supply is threatened by on-going drought and Trout Lake was drawn down to record low levels in 1994. The Town is studying various alternative means to supply water to its residents.

### Roche Harbor

The Roche Harbor area is provided with water service by the Roche Harbor Lime and Cement Company (RHLCC) water system. This system is a Group A Community (Class 1) water system approved to serve up to 330 lots and the Roche Harbor Resort. This approval assumes a maximum water use by the resort of 90,600 gallons per day. In addition to the resort, the RHLCC water system currently provides service to about 316 residential customers and one commercial customer, the

Westcott Bay Sea Farms. The RHLCC reportedly has commitments to provide water service to about 143 more residential units in the future.

The source for the RHLCC water system is Roche Harbor Lake (a.k.a. Briggs Pond). The lake is located in the hills southeast of Westcott Bay, about two miles southeast of the Roche Harbor Resort. From the lake, raw water is conveyed by gravity through two parallel transmission pipes to a water treatment plant located on Roche Harbor Road at the head of Westcott Bay. From the treatment plant the water is pumped to the system's primary storage reservoir located on a hill east of the treatment plant. From the primary storage reservoir the water is distributed to three other reservoirs and the system's customers. The service area for the water system is mostly located within a radius of about 1.5 miles of the primary storage reservoir.

Based on a reported 1990 total treated water production of 35,122,200 gallons, and assuming a total of 6,104,460 gallons of water use by the resort, the water consumed by the system's other customers and system leakage is 29,017,740 gallons. Assuming 266 non-resort connections, the average daily use per connection, including commercial, would be about 299 gallons per day (gpd) per connection. Projecting 459 potential connections at the County Health Department's traditional value of 450 gpd per connection gives an annual demand of 75,390,750 gallons.

### Eastsound

The Eastsound Water User's Association (EWUA) provides water to association members in the greater Eastsound area. The EWUA system currently consists of ten groundwater wells in four locations, Purdue Lake, a 175 gallons per minute (gpm) treatment plant, two distribution mains, two 100,000-gallon storage tanks and a 79,000-gallon storage tank at the Lake. According to the EWUA 1996 Water System Plan Update, as of June, 1995 there were a total of 780 residential and commercial memberships served by the system, 653 of these were active memberships.

The EWUA 1996 Water System Plan Update builds on the 1990 *Water System Plan*. The 1990 *Plan's* short-term recommendations focused on distribution system improvements and assumed an adequate source capacity of 126.8 million gallons/year (MG/yr), 80.4 MG/yr groundwater, and 46.4 MG/yr surface water. The past five years of monitoring source capacity resulted in a reassessment of that assumption.

The month of July 1994 total system demand was 8.4 million gallons. Groundwater production from Wells No. 2,5,7,8 and 9 produced 91 g.p.m. and Purdue Lake produced about 100 gpm for a 24-hour continuous total of 191 gpm. Well No. 10 was held in reserve and not pumped. The wells were being pumped at or near recharge capacity. Purdue Lake was down about ten feet (measured September 1, 1994) representing 75 percent of its storage capacity. Consumer demand was approaching 75 percent or more of source capacity.

The system total water demand increased during the 1990 to 1995 period an average of 4.3 percent annually from 42 MG to 51 MG. This corresponds with the preceding ten-year period between 1979 and 1989 when the annual production rose from 29 MG to 42 MG for a 4.5 percent average annual increase. The annual demand projection for the 1996 Plan Update for the next five years will be a 4.1 percent increase per year.

The 1990 *Plan* and 1996 Update estimate potential buildout for the Eastsound Water Service Area to be between 3,500 and 4,000 units. Department of Ecology approved annual source production is 126.8 MG. The available ground and water surface water production is considerably less than the approved amount. The system produced 51 MG for the 635 active services in 1995. An estimated source capacity of 153 MG/yr may be available when proposed additional well field and Purdue Lake work is complete, roughly by the year 2005 to 2010. This new production will serve approximately an

additional 1,300 new connections for a total service capacity of about 2,000 units. This represents less than 60 percent of the estimated total buildout in the service area.

Lopez Village

The Fisherman Bay Water Association (FBWA) provides water to association members in the Lopez Village area. FBWA serves approximately 125 service connection and each is approved for a flow of 400 gpd (System-wide = 50,000 gpd). FBWA relies totally on groundwater and two wells located on Hummel Lake Road supply flows of 55 gpm each. FBWA also has two storage tanks located on Charlie Lane. Storage tank #1 has a capacity of 55,000 gallons and storage tank #2 has a capacity of 105,000 gallons. The existing wells and storage facilities are reported to be in good condition and no repairs or improvements are needed.

**Table 2. Community Water Systems that Serve Activity Centers.**

<b>Community Water System</b>	<b>Activity Center</b>	<b>Active Hookups</b>	<b>Memberships</b>	<b>Current Service Population</b>	<b>Water Source</b>	<b>Source Capacity Ave. GPM<sup>1</sup></b>
<b>Friday Harbor Municipal Water System</b>	Town of Friday Harbor	1,064	1,064	1,810	Trout Lake	900
<b>Eastsound Water User's Association</b>	Eastsound Village	653	780	1,383	Well #2	15
					Well #5	55
					Well #7	40
					Well #8	15
					Well #9	65
					Well #10	40
	Purdue Lake	175				
<b>Fisherman Bay Water User's Association</b>	Lopez Village	66	125	100	Well #1	35
					Well #2	35
<b>Roche Harbor Lime and Cement Company</b>	Roche Harbor MPR	255	255	500	Lake #2	150
					Wells	53
<b>Deer Harbor Resort<sup>1</sup> Water System</b>	Deer Harbor Hamlet	1	1	?	Well #1	12
					Wells #7 & 8	10
<b>Olga Water User's, Inc.</b>	Olga Hamlet	63	109	250	Cascade Strm	200
<b>Doe Bay Water User's Association</b>	Doe Bay Hamlet	194	194	446	Mountain Lake	800
<b>Westsound Water Assoc.</b>	Westsound Hamlet	21	34	63	Well field	12
<b>Westsound Development</b>	Westsound Hamlet	6	?	15	3 Wells	?
<b>Southenders Water Sys.</b>	Islandale Hamlet	2	2	4	Well	3
<b>Islandale Water Users</b>	Islandale Hamlet	2	2	5	Well	7
<b>Orcas Landing, Inc. Association</b>	Orcas Village	22	24	40	Well #1	4
					Well #2	2
					Well #3	6
					Well #4	2

**Table 2. Community Water Systems that Serve Activity Centers.**

<b>Community Water System</b>	<b>Activity Center</b>	<b>Active Hookups</b>	<b>Member-ships</b>	<b>Current Service Population</b>	<b>Water Source</b>	<b>Source Capacity Ave. GPM<sup>1</sup></b>
					Well #5	6
					Well #6	6
					Well #7	6
<b>Rosario Water System</b>	<b>Rosario MPR</b>	182	182	375	Cascade Lake	120

**Notes:**

1. gpm = gallons per minute
2. Deer Harbor Resort has the only community water system at this time in the Deer Harbor Hamlet.

**3. Community Sewage Treatment Facilities Serving Activity Centers**

San Juan County does not provide sewage collection or treatment services. Residents living in Friday Harbor are served by the Town's municipal sewer system and wastewater treatment plant. Eastsound and Orcas Landing are served by the Eastsound Sewer and Water District. Lopez Village and some surrounding areas are served by Fisherman Bay Sewer District. Several other small, private sewer systems also exist, such as those at Roche Harbor, Deer Harbor, and Rosario Resort. Property owners living in other unincorporated areas rely on individual sewage disposal systems.

State law requires that private utility may operate a sewer system if there is an enforceable contract with a public agency for the assumption of operation under certain conditions. In order for the county to enter such a contract it must comply with RCW 36.94.030 by adopting a general sewer plan as an element of the Comprehensive Plan.. RCW 36.94 also requires a recommendation from a committee appointed by the Board of County Commissioners and a public hearing by the Board, followed by submittal to the state Departments of Health and Ecology. The General Sewer Plan for Roche Harbor has been adopted in this manner and is included in this Plan by reference.

Friday Harbor

Residents living in Friday Harbor are served by the Town's municipal sewer system and wastewater treatment plant. Lands within the Friday Harbor Urban Growth Area (FHUGA) are or can be served by the Town's system.

Roche Harbor

The Roche Harbor sewage collection system consists of two main trunk lines serving the hotel and marina area along Waterfront Drive and the condominium units along West Point Drive. Both of these lines are gravity lines, however, two lift stations are necessary to pump sewage to the treatment plant. The sewage treatment plant consists of a surge tank, an extended aeration activated sludge plant, and effluent polishing pond. The sewage treatment plant's hydraulic capacity is 20,000 gpd. Effluent from the sewage treatment plant is pumped parallel to the West Point collection system and is discharged via an 800-foot pressurized outfall into Roche Harbor. According to the *Roche Harbor Area General Sewer Plan*, the sewage treatment plant is operating at satisfactory levels, but any expansion or upgrade of existing sewer facilities will require a reissuance of the NPDES permit.

The residential area surrounding the resort is served by individual septic systems. The *Roche Harbor Master Planned Resort Activity Center Plan* reflects potential patterns of development for the next twenty years and beyond. The twenty year improvement plan for the Roche Harbor wastewater

system calls for an expanded collection system and an increase in treatment plant capacity by 80,000 gpd to serve new resort and some residential development.

### Eastsound and Orcas Landing

Eastsound Sewer and Water District (ESWD) provides sewer collection and treatment service to approximately one square mile of the central Eastsound area lying within a Utility Local Improvement District (ULID). ESWD also serves the Orcas Landing area through a contract. The actual service area boundary of the ESWD covers approximately six square miles of Eastsound, but service is not currently provided outside of the ULID.

The ESWD has a Septic Tank Effluent Pumping (STEP) pressure collection system, with an 80,000-gpd extended aeration plant with a ten-inch-diameter outfall. Each residence and business has a District-owned individual septic tank system with an attached sump with its own small electric sump pump. The pumps send effluent through the sewer system to the secondary treatment plant. The plant then discharges the treated effluent into Puget Sound. The District pumps and disposes of sludge from all of the tanks in the District as part of its regular service to customers. The District also owns a 10,000-gallon septic tank at the Smuggler's Cove condominiums. There are no vacuum trucks on Orcas Island with the capacity to pump such a large tank and there are no disposal sites certified for dumping septic wastes of this volume. According to the ESWD 1990 Capital Improvement Plan, this tank will be replaced with ten 1,000-gallon tanks, including vaults and pumps. The estimated cost of this replacement is \$20,000.

The existing Orcas Landing sewage treatment facility is run by the ESWD and operates through a gravel filter process and has a capacity of 15,000 gpd. According to the ESWD 1990 Capital Improvement Plan, the facility is not in need of work or expansion at this time. The existing Eastsound wastewater treatment plant's capacity needs to be doubled, to 160,000 gpd, by 1995. Estimated cost for this project is \$1.2 million to \$1.6 million. Funding may come through a state Department of Ecology grant, local rate increases, a Public Works Trust Fund loan, or a combination of all of the above. Septic tanks and collection system increases over the next three years are estimated to cost \$10,000 and will be funded by the new customers requiring the service.

### Lopez Village

Fisherman Bay Sewer District (FBSD) provides sewage treatment service to residents of Lopez Village and Eastshore North. Treatment is through an aerated lagoon with an average flow capacity of 27,700 gpd and a design population of 275 *Equivalent Residential Units (ERU)*. One ERU equals 150 gpd for this district. FBSD currently is in violation of its DOE permit and has self-imposed a moratorium on additional service connections until it can provide additional capacity at its facility. A feasibility study was recently completed and FBSD has opted to build an additional aerated lagoon at an estimated cost of \$862,000. FBSD has obtained federal loan and grant money through Farmer's Home Administration (FmHA) in the amount of a \$517,000 loan and a \$345,000 grant. Loan repayment will be through a combination of rate surcharges and new connection fees.

The FBSD has a Septic Tank Effluent Pumping (STEP) pressure collection system, with an 27,700 gpd extended aeration plant with a ten-inch-diameter outfall. Each residence and business has a District-owned individual septic tank system with an attached sump with its own small electric sump pump. The pumps send effluent through the sewer system to the secondary treatment plant. The plant then discharges the treated effluent into Puget Sound. The District pumps and disposes of sludge from all of the tanks in the District as part of its regular service to customers.

**Table 3. Community Sewage Treatment Facilities that Serve Activity Centers.**

Sewer System	Activity Center	System Capacity (ERUs <sup>1</sup> )		Operating Capacity (%)	Available Capacity (%)
		Active	Design		
Eastsound Sewer and Water District (ESWD)	Eastsound Village	552			
Orcas Landing Sewer	Orcas Village	63	115	55	45
Fisherman Bay Sewer District	Lopez Village	244	275	89	11
Rosario	Rosario Resort				
Roche Harbor Area—General Sewer Plan	Roche Harbor MPR	see Note 2			

**Notes:**

1. ERUs = Equivalent Residential Units
2. Serves Resort and Condo's only

**B. Category B Capital Facilities**

**1. County Government Administration**

**a. General Administration**

San Juan County government administration buildings are primarily located in Friday Harbor, but a few branches of County government have satellite offices on Orcas and Lopez islands. At present, most citizens must travel to Friday Harbor to deal directly with government officials or to take care of business with the County. As San Juan County continues to grow and improvements in technology occur the trend is to make government more accessible to the people. This may require establishing more branch offices on Orcas and Lopez islands.

San Juan County presently owns approximately 29,824 square feet of space on San Juan, Orcas, and Lopez islands for administrative service personnel and office functions. The County also leases another 4,584 square feet of space on San Juan, Orcas, and Lopez islands for branch administrative service offices. Common space requirements including training rooms, hallways, restrooms, elevators, heating/ventilation systems, *etc.* are factored in at fifteen percent of total office space. The sum total of owned and leased space for administrative functions is 36,009 square feet.

The San Juan County Courthouse is a 17,981-square-foot complex located at the corner of Second and Court Streets in Friday Harbor. The original 6,144-square-foot, three-floor building in the complex was planned in 1903 by Seattle architect W.P. White and constructed in 1906 with voter approved funds to replace an inadequate old frame building then in use. The 11,836-square-foot two-story wing addition was built in 1983 to provide larger, more efficient floor spaces and functional areas for the expanding financial and court group functions housed in the building. The old Courthouse was placed on the National Register of Historic Places and restored using funds from a state grant in 1989. The restored Courthouse was reoccupied by the Board of County Commissioners in March 1991.

At present the Courthouse is divided among the following County administrative departments: Administrative Services, Assessor, Auditor, Commissioners, Clerk, District Court, Juvenile Court, Prosecutor, Superior Court, and Treasurer. A 96-vehicle parking lot is shared with the San Juan Community Theater and Arts Center with two access ramps from Second Street. An additional 52 public on-street spaces are provided on First, Second, and Court streets.

A new 3,750-square-foot Sheriff's Department wing will be added to the existing Courthouse in 1995-1996. The existing 1,900-square-foot Sheriff's Headquarters in the Courthouse Annex will be converted to administrative office space. This new addition is expected to cost \$697,000 and will be financed with existing cash and law and justice funds from the state.

The one-story, 8,940-square-foot Courthouse Annex is located on Rhone Street between Second Street and Blair Avenue in Friday Harbor. The building has been remodeled and adapted a number of times to accommodate each department's spatial requirements. At present the Courthouse Annex building is shared among the following County administrative departments: Sheriff, Planning, Building, and Health and Human Services. The Sheriff's department has been separated from other County general administration departments in this inventory because it is a law enforcement function and has different LOS measurements and standards.

San Juan County owns two Caretaker Cottages which are used to house park managers in summer months. The 742-square-foot Odlin Park cottage is located off of Ferry Road on Lopez Island and the 1,342-square-foot San Juan Park cottage is located off of Westside Road on San Juan Island. The county also owns an 820-square-foot Fairgrounds Administration Office and a 700-square-foot Senior Center at the County Fairgrounds on Argyle Street near Friday Harbor. The County owns approximately 970 square feet of remote storage space in Friday Harbor for administrative storage needs; 240 square feet at the Community Alcohol Recovery Center on Guard Street and 800 square feet at the former EMT garage on Rhone Street.

Leased

San Juan County has concentrated all of its leased departmental offices on Lopez in the 2,200-square-foot Cormorant Building located on Fisherman Bay Road. The Sheriff's Department uses 900 square feet, Public Health and Community Services uses 750 square feet, the County Commissioner uses 200 square feet, and the Building Department uses 350 square feet.

In Eastsound, a 1,850 square feet converted residence on North Beach Road is shared by the Permit Center, Public Health and Community Services, and the Orcas Senior Center.

The County leases administrative office space at two locations in Friday Harbor. The Agricultural Cooperative Extension Agent uses 800 square feet in the Spring Street Center. The Land Bank uses 300 square feet in the Marsden Building on Rhone Street.

**Table 4. County Owned Administrative Facilities.**

<b>Offices</b>	<b>Square Feet</b>	<b>Location</b>
<b>San Juan County Courthouse</b>		
Administrative Services	523	2nd & Court Streets, Friday Harbor
Assessor	1,350	
Auditor and Central Services	1,888	
Commissioners	2,650	
Clerk	572	
Courtroom	2,633	
District Court	582	
Juvenile Court	580	
Superior Court	250	
Prosecutor	1,100	

**Table 4. County Owned Administrative Facilities.**

<b>Offices</b>	<b>Square Feet</b>	<b>Location</b>
Public Defender	148	
Treasurer	960	
Storage and Miscellaneous	2,400	
Common Area (at 15 percent)	2,345	
<b>Courthouse Total</b>	<b>17,981</b>	
<b>Courthouse Annex</b>		
Permit Center	2,964	Rhone Street, Friday Harbor
Health and Human Services	2,685	
Planning	537	
Sheriff	1,864	
Common Area (at 9 percent)	780	
<b>Annex Total</b>	<b>8,940</b>	
<b>Other County-Owned Administrative Facilities</b>		
San Juan County Park Cottage	1,342	Westside Road, San Juan Island
Odlin County Park Cottage	742	Ferry Road, Lopez Island
Fairgrounds Administration Building	820	County Fairgrounds, San Juan Island
Old EMT Garage—Storage	800	Rhone Street, Friday Harbor
Orcas Sheriff	1,020	Public Works Building, Eastsound
<b>Other Owned Total</b>	<b>4,724</b>	
<b>Owned Total</b>	<b>31,645</b>	

**Table 5. County Leased Administrative Facilities.**

<b>Offices</b>	<b>Square Ft.</b>	<b>Location</b>
Lopez—Public Health Office	593	Cormorant Building, Lopez
Lopez—BOCC Office	200	Cormorant Building, Lopez
Lopez—Permit Center	350	Cormorant Building, Lopez
Lopez—Sheriff	900	Cormorant Building, Lopez
Common Area (At 15 Percent)	191	
<b>Lopez Total</b>	<b>2,234</b>	
Orcas—Permit Center Office	100	Senior Center, Eastsound
Orcas—Public Health Office	1,750	Senior Center, Eastsound
<b>Orcas Total</b>	<b>1,850</b>	
San Juan—Land Bank Office	300	Marsden Building, Friday Harbor
San Juan—Agriculture Extension Office	800	Spring Street Center, Friday Harbor
San Juan—Solid Waste Office	300	Journal Building, Friday Harbor
<b>San Juan Total</b>	<b>1,400</b>	
<b>County Leased Total</b>	<b>5,484</b>	

**Table 5. County Leased Administrative Facilities.**

<b>Offices</b>	<b>Square Ft.</b>	<b>Location</b>
<b>County Owned Total</b>	<b>31,645<sup>1</sup></b>	
<b>County Admin. Total</b>	<b>37,129</b>	

**Note:**

1. See Table 4.

**b. County Sheriff**

Law enforcement is provided on a County-wide basis by the San Juan County Sheriff's Department. Central dispatch and operations are located in Friday Harbor, but headquarters are also located on Orcas and Lopez Islands. Emergency 911 service is limited to San Juan, Orcas, Lopez, and Shaw Islands, but is expected to be available County-wide by 1998. Response information is not broken down by district, but county-wide the Sheriff's Department responded to 3,647 calls in 1995. This number does not include responses to fires and medical emergencies. According to the Sheriff, the number of response calls per district closely reflects the geographic distribution of population.

San Juan Island

The San Juan Island Sheriff's Department headquarters are located in the Courthouse Annex at 135 Rhone Street. There are currently six patrol officers to respond to dispatch calls. County-wide law enforcement requires an additional eleven administrative personnel at the headquarters facility. According to the County Sheriff the existing 1,950-square-foot facility is inadequate for department operations. Storage for weapons, equipment, evidence, interview rooms, etc. are substandard and space is extremely limited. Plans are to replace the existing facilities with a new 3,750-square-foot building in 1996. The County Sheriff provides police protection to the Town of Friday Harbor through an interlocal agreement.

Orcas Island

The County has constructed a substation facility of 1,020 square feet on Orcas at the Public Works property near Eastsound. There are four patrol officers to respond to dispatch calls on the island.

Lopez Island

The Lopez Sheriff's facilities are located in the Cormorant Building in Lopez Village. There are three patrol officers on Lopez Island and two reserve officers on Shaw Island to respond to dispatch calls. The existing 900-sq.-foot facility is leased and is anticipated to provide adequate service in the future.

**Table 6. County Sheriff Facilities and Services.**

<b>Station</b>	<b>Square Feet</b>	<b>Sq. Ft. per Capita</b>	<b>Officers</b>	<b>Officers/ 1,000 Pop.<sup>1</sup></b>	<b>Location</b>
San Juan Island	1,950	.32	6	1.00	Rhone Street, Friday Harbor
Orcas Island	1,020	.26	4	.97	Lover's Lane, Eastsound
Lopez Island	900	.49	3	.60	Fisherman Bay Road, Lopez
<b>County-Wide</b>	<b>3,870</b>	<b>.31</b>	<b>13</b>	<b>.94</b>	

**Note:**

1. Based on 1995 population.

**c. Public Works**

The San Juan Public Works facility is located on Guard Street in Friday Harbor. This 5,652-square-foot complex houses Public Works Administration, Engineering, Buildings and Grounds, and the Roads departments. The Orcas Public Works is housed in a 6,400-square-foot facility located on Lover's Lane in Eastsound. Lopez Public Works is housed in a 4,100 square foot facility located on Fisherman Bay Road in Lopez Village. The County also owns 20 acres on Port Stanley Road where septage lagoons are located.

The current shop building on San Juan Island was constructed in the late 1940's and a series of alterations and additions have followed over the years. According to a 1990 technical report, the actual structure which now exists is inadequate for current requirements. It contains numerous problems for both fire and occupational safety. As-built plans do not exist for either the structure or its systems. The existing maintenance area of the building is not heated and there is no provision for vehicle exhaust removal. The result is that all exterior doors must be opened if an engine is to be run in a service bay which makes for extreme working conditions during winter months. The maintenance area has one large and two small service bays, none of which has sufficient vertical clearance for proper use of hydraulic lifts or to work on the largest equipment. There is no room to expand to the required number of bays on-site, much less within the existing structure.

According to the needs assessment of the 1990 technical report approximately 1,800 square feet of office space is available at the existing facility, but a total of 3,200 square feet is needed for engineering and there is not space available on the site for office expansion.

The existing storage site has room to store bulk materials as required, until the local gravel pit closes. At that time, gravel will need to be imported, and storage for an additional 5,000 cubic yards will be needed. This will require at least five acres and there is no room at the current site for expansion on this scale. There are also not enough covered parking structures on the site, and there is not room to build more. The underground fuel storage tanks have exceeded their service life and must be replaced soon, although a recent test revealed no leakage. Vacation of the site would include removal of the tanks and possibly some decontamination of adjacent soils.

The existing 2.3-acre site on Guard Street is narrow and deep. To provide for all of the needs expressed for it, a site would need to be at least ten acres, with an aspect ratio more nearly square. Not only are larger structures and more storage space required, but open space must be available to provide maneuvering room for large trucks and construction equipment. No contiguous land is available to expand the site, nor is any likely to become available in a reasonable time as relatively new buildings are located on both sides of the existing facility.

**Table 7. County Public Works Facilities.**

<b>Public Works Facilities</b>	<b>Structure (Sq. Ft.)</b>	<b>Acreage</b>	<b>Location</b>
San Juan Island	5,652	2.3	Guard Street, Friday Harbor
Orcas Island	6,400	6.2	Lover's Lane, Eastsound
Lopez Island	4,100	3.7	Fisherman Bay Road, Lopez
Lopez Septage Lagoons	0	20.0	Port Stanley Road, Lopez
Shaw Island	2,100	1.0	Blind Bay Road, Shaw
Waldron Island	0	3.3	Waldron
Decatur	0	6.0	Decatur
<b>Total</b>	<b>18,252</b>	<b>42.5</b>	

**d. County Parks and Recreation**

Parks

The San Juan County Parks Board provides recreational opportunities for County residents at twelve County parks, a limited number of boat ramps and docks, and some road ends and rights-of-way on the shorelines. The mission of the San Juan County Parks Board is to assist and advise the Board of County Commissioners in the acquisition, development, and operation of parks and recreational sites in San Juan County which emphasize and preserve the natural or historic character of the islands. The Parks Board is made up of seven members appointed to six-year terms by the Board of County Commissioners. The County Parks Board does not receive any tax monies or funding from the annual budget. Funding for County parks is primarily through user fees, such as camping and boat launching fees. Federal, State, and private grants are available on a limited basis.

The San Juan County *Park and Recreation Plan* was completed in May 1993 to guide further development and management of the recreational opportunities in the County. This plan serves the residents of the County in examining the recreational opportunities and identifies those resources for which there will be demand. This plan states that the Park Board shall continue to accept its primary role of managing County parks and to provide for the recreational interests of the residents.

The *Park and Recreation Plan* recognizes that each island community in the County is unique and has a different perspective and identifies recreational needs of County residents by island. The Parks Board conducted a County-wide survey in the fall of 1991 and held a public meeting in the spring of 1992 to discuss the survey results. The general indication from the survey results is that more resource-based facilities are desired on all of the islands. These include public access to shorelines, boat ramps, hiking and bicycle trails, and natural areas. The San Juan County Parks Board provides facilities on San Juan, Orcas, Lopez, and Shaw islands. The County does not provide park facilities on non-ferry served islands.

**Table 8. County Parks by Island.**

<b>Park</b>	<b>Location</b>	<b>Acres</b>	<b>Shore (ft.)</b>	<b>Beach</b>	<b>Launch</b>	<b>Sites<sup>1</sup></b>	<b>Trail</b>
<b>San Juan Island</b>							
San Juan Park	San Juan I.	12.00	2,470	Yes	Yes	D5, C20	0
Eagle Cove	San Juan I.	.10	500	Yes	No	0	0
Reuben Tarte Park	San Juan I.	.50	870	Yes	No	D2	0
<b>Subtotal, San Juan Island</b>		<b>12.60</b>	<b>3,840</b>	<b>3</b>	<b>1</b>	<b>D7, C20</b>	<b>0</b>
<b>Orcas Island</b>							
Waterfront Park	Eastsound	1.50	300	Yes	No	D1	0
Eastsound Square	Eastsound	.10	0	No	No	D1	0
<b>Subtotal, Orcas Island</b>		<b>1.60</b>	<b>300</b>	<b>1</b>	<b>0</b>	<b>D2</b>	<b>0</b>
<b>Lopez Island</b>							
Agate Beach	Lopez I.	4.27	540	Yes	No	D5	0
Hughes Bay	Lopez I.	.10	6	Yes	No	0	0

**Table 8. County Parks by Island.**

Park	Location	Acres	Shore (ft.)	Beach	Launch	Sites <sup>1</sup>	Trail
Hunter Bay	Lopez I.	1.37	45	No	Yes	0	0
Islandale	Lopez I.	.10	0	No	No	D2	0
MacKaye Harbor	Lopez I.	1.67	490	No	Yes	0	0
Mud Bay	Lopez I.	.25	200	Yes	No	D1	0
Odlin Park	Lopez I.	80.00	4,115	Yes	Yes	D5, C30	0
Otis Perkins Park	Lopez I.	.50	220	Yes	No	D1	0
<b>Subtotal, Lopez Island</b>		<b>88.26</b>	<b>5,670</b>	<b>5</b>	<b>3</b>	<b>D14, C30</b>	<b>0</b>
<b>Shaw Island</b>							
Indian Cove Park	Shaw I.	59.75	4,610	2	Yes	D5, C12	0
<b>Subtotal, Shaw Island</b>		<b>59.75</b>	<b>4,610</b>	<b>2</b>	<b>1</b>	<b>D5, C12</b>	<b>0</b>
<b>Total</b>		<b>162.21</b>	<b>14,420</b>	<b>10</b>	<b>5</b>	<b>D28, C62</b>	<b>0</b>

**Note:**

1. D = Day-use site C = Campsite.

Fairgrounds

The San Juan County Fairgrounds are located on S. Argyle Avenue near Friday Harbor. This ten-acre complex includes 29 separate structures including buildings housing fairgrounds administration, the historical society, and senior services. The Fair Board has nine members appointed by the BOCC and oversees the administration of the County Fair and fairgrounds. Funding for the Fair Board's operating budget comes from the County general fund, fair revenues, County hotel/motel tax funds, joint ventures with special-interest groups. The Fair Board intends to continue upgrading existing facilities at the fairgrounds and to replace buildings as soon as capital can be raised through the use of the fairgrounds and donations.

**Table 9. County Fair Buildings.**

Building	Square Feet
Pioneer Log Cabin	400
Grey Top Inn	1,310
SJISS Administration Building	700
American Legion Lunch Stand	240
4-H Lunch Stand	256
Day Care	80
FHES	80
Storage Building	312
4-H Building	1,440
Poultry Building	1,000
Woolshed	2,160
Arts/Crafts Building	750

**Table 9. County Fair Buildings.**

<b>Building</b>	<b>Square Feet</b>
Jim Crook Building	896
Horse Barn/Stalls	6,840/1,170
Grandstand Restrooms	260
Bleachers/Grandstand	2,000
Sheep Barn	2,760
Swine Barn	1,600
Tool Shop	1,000
Cattle/Goat Barn	1,500
Administration Office	820
South Restrooms	750
Picnic Shelter	520
Family Park Shelter	1,120
Main Entrance Ticket Booth	36
Barbecue Pit	864
Boy Scout Building	750
Information Gazebo	120
Main Exhibition Building	12,361
<b>Total</b>	<b>44,095</b>

**e. General Administration Employees**

General Administration full-time employees (FTEs) include all County departments. According to the *Facilities Master Plan* prepared for San Juan County in 1991, departmental staffing would increase with population as indicated in the tables below.

The FTEs for OFM's 1993 population estimate of 11,900 represent existing conditions as reported by a recent in-house survey of department directors. The number of FTEs required for County populations of 10,000, 12,500, 15,000, and 17,500, as illustrated in Table 11, is a sum total based on recommendations by individual department directors surveyed for the *Facilities Master Plan*. According to this *Plan*, the information in these tables is accurate provided the population increases with relatively the same social and physical service characteristics as has been typical of past departmental responses.

**Table 10. General Administration Workforce, 1980-1993.<sup>1</sup>**

<b>Year</b>	<b>Population</b>	<b>Employees</b>		
		<b>Total</b>	<b>Annual Increase (%)</b>	<b>Employees per 1,000 Population</b>
1980	7,838	71	—	9.10
1981	8,034	78	9.86	9.75
1982	8,235	78	0.00	9.51
1983	8,441	83	6.41	9.88
1984	8,652	80	-3.61	9.20

**Table 10. General Administration Workforce, 1980-1993.<sup>1</sup>**

Year	Population	Employees		
		Total	Annual Increase (%)	Employees per 1,000 Population
1985	8,868	92	15.00	10.34
1986	9,090	84	-8.70	9.23
1987	9,317	84	0.00	9.03
1988	9,550	86	2.38	9.05
1989	9,789	92	6.98	9.39
1990	10,035	92	0.00	9.20
1991	10,700	111	20.65	10.37
1992	11,300	118	6.31	10.44
1993	11,900	125	5.93	10.50
<b>Total Increase, 1980-93</b>	<b>4,062</b>	<b>54</b>		
<b>Total Increase, %</b>	<b>52</b>	<b>76</b>	<b>4.4 (avg.)</b>	<b>15.38</b>

**Note:**

1. Source: San Juan County Annual Reports Statistical Information, 1980-1993.

1980-1990 population figures are based on the U.S. Census and a 2.5 percent Average Annual Growth Rate. 1991, 1992, and 1993 population figures based on OFM Estimates.

**Table 11. County Administrative Service: Estimated Workforce at Different Population Levels.**

Department	Full-Time Employees Per County Population Level				
	10,000	11,900 <sup>1</sup>	12,500	15,000	17,500
Administrative Services	4	3.7	4	4	4
Assessor	7	7.0	8	9	9
Auditor	10	10.0	11	12	12
Central Services	2	1.0	2	3	3
Commissioners	6	5.6	6	9	9
County Clerk	5	4.5	5	7	7
District Court	5	4.5	6	7	7
Juvenile Court	3	2.85	3	5	5
Prosecutor	10	6.0	10	10	10
Public Defender	1	1.0	2	2	2
Superior Court	4	6.6	4	4	4
Treasurer	4	4.0	5	5	6
Building	7	7.0	8	9	9
Health/Human Services	17	22.3	18	20	20
Planning	14	15.0	15	16	19
Cooperative Extension	2	2.0	2	2	2
Land Bank	1	2.0	2	2	2
Fair	2	2.0	2	2	2
Board of Equalization	1	1.0	1	1	1

**Table 11. County Administrative Service: Estimated Workforce at Different Population Levels.**

Department	Full-Time Employees Per County Population Level				
	10,000	11,900 <sup>1</sup>	12,500	15,000	17,500
<b>TOTAL</b>	<b>106</b>	<b>108.05</b>	<b>114</b>	<b>129</b>	<b>133</b>

**Note:**

1. 1993 OFM Population Estimate and Existing Employees Per Department.

**Table 12. County Sheriff Workforce, 1980-1993.<sup>1</sup>**

Year	Population	Employees	Annual Increase (%)	Employees per 1,000 Population
1980	7,838	17	—	2.18
1981	8,034	20	17.65	2.50
1982	8,235	20	0.00	2.44
1983	8,441	20	0.00	2.38
1984	8,652	22	10.00	2.53
1985	8,868	23	4.55	2.58
1986	9,090	22	-4.35	2.42
1987	9,317	24	9.09	2.58
1988	9,550	21	-12.50	2.19
1989	9,789	25	19.05	2.24
1990	10,035	25	0.00	2.50
1991	10,700	26	4.00	2.50
1992	11,300	24	-7.69	2.16
1993	11,900	24	0.00	2.02
<b>Total Growth (%)</b>	<b>51.82</b>	<b>41.18</b>	<b>2.84 (avg.)</b>	<b>-0.07</b>

**Note:**

1. Source: San Juan County Annual Reports Statistical Information, 1980-1993.

1980-1990 population figures are based on the U.S. Census and a 2.5 percent Average Annual Growth Rate. 1991, 1992, and 1993 population figures based on OFM Estimates.

**Table 13. Public Works Department Workforce, 1980-1993.<sup>1</sup>**

Year	Population	Employees	Annual Increase (%)	Employees per 1,000 Population
1980	7,838	34	—	4.36
1981	8,034	39	14.71	4.88
1982	8,235	35	-10.26	4.27
1983	8,441	31	-11.43	3.69
1984	8,652	33	6.45	3.79
1985	8,868	34	3.03	3.82
1986	9,090	39	14.71	4.29
1987	9,317	34	-12.82	3.66

**Table 13. Public Works Department Workforce, 1980-1993.<sup>1</sup>**

Year	Population	Employees	Annual Increase (%)	Employees per 1,000 Population
1988	9,550	36	5.88	3.79
1989	9,789	34	-5.56	3.47
1990	10,035	41	20.59	4.10
1991	10,700	45	9.76	4.21
1992	11,300	47	4.44	4.16
1993	11,900	49	4.26	4.12
<b>Total Growth (%)</b>	<b>51.82</b>	<b>44.12</b>	<b>3.13 (avg.)</b>	<b>-0.06</b>

**Note:**

1. Source: San Juan County Annual Reports Statistical Information, 1980-1993.  
1980-1990 population figures are based on the U.S. Census and a 2.5 percent Average Annual Growth Rate.  
1991, 1992, and 1993 population figures based on OFM Estimates.

**2. Public Schools**

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

The State of Washington provides matching funds to local school districts for capital facilities projects if the district can demonstrate a need. The local school district must follow State guidelines to produce a "Study and Survey" documenting existing facilities and conditions. Enrollment projections are then made by the State Superintendent of Public Instruction. The projection is then compared to space requirements of 80 square feet per student for elementary schools, 110 square feet for middle schools, and 120 square feet for high schools. If the State projection and space requirements generate a need for additional space then the State will match the funding that the local school district can provide.

Due to the rural location, high cost of land and buildings, unique facility and educational needs of each school, and a general philosophy that educational materials and resources are more important than the buildings that they are housed in, Washington State standards for school acreage and facilities do not provide an accurate measurement of school needs in San Juan County. The State Superintendent of Public Instruction Office will provide matching capital funds for new schools if these standards are used, however. Washington State Law allows counties and school districts to develop impact fee ordinances to help fund new school facilities which may be needed due to growth in local areas. The general idea is to have new development help pay for the public infrastructure that will be required as a direct result of new development. Public school facilities would be required to be provided concurrent with new development if San Juan County decides to collect impact fees for new development.

### San Juan Island School District

San Juan Island School District serves San Juan, Stuart, Pearl, Henry, and Brown Islands. The Stuart Island School building serves students in grades K-8. This school was constructed in 1980 as an addition to the old one-room school facility constructed in 1908. According to the School District the multi-purpose classroom building is in excellent condition and the one-room classroom building is maintained in fair condition for its intended use as additional teaching space. Both the new and old classroom buildings use woodburning stoves as the major heat source and the walls and ceilings are not insulated.

The Friday Harbor Elementary School building is located on Grover Street in Friday Harbor. The building was constructed in 1985, occupies 37,585 square feet and is a single-story, wood-frame structure with a pitched roof. There are sixteen classrooms serving a K-5 program. The facility also houses the Principal's office and staff, a warming kitchen, multi-purpose area, library, commons area and music room. Adjacent to the building is a covered play area of similar construction. Water supply, sewer, storm drainage, parking, and playgrounds appear to be adequate for present use. The mechanical and electric systems have useful life ranges of 25 to 35 years.

The Friday Harbor Middle and High School building is a single-story building and includes the old Elementary School which is now used by the Middle School, Superintendent, and staff. The facility was modernized in the late 1970s and appears to be in good condition, however, the roof leaks. The Middle School building is 9,689 square feet and has six classrooms. It was constructed in the 1930's and remodeled in 1977. The High School building is 45,157 square feet and has twenty classrooms. It was constructed in 1952 and remodeled in 1959 and 1977.

The school district is considering a growth rate of two percent per year. This is based on the fact that much of the growth experienced in the County and Town does not automatically translate into new students because of the high percentage of senior citizens that move to the island. Another factor considered is the addition of a private secondary school that opened in Friday Harbor in 1995. An annual two percent student growth rate will increase the number of students from the current 963 to 1,450 in twenty years.

The Board of Directors is currently considering a phased approach to school facility improvement which includes limited expansion of the elementary school, conversion, modernization, and expansion of the existing administration building into a middle school, and the modernization and expansion of the existing high school. This modernization plan will create a student capacity of approximately 1,225. In addition, the Board is pursuing the acquisition of land for a future high school, and possibly a future elementary school. There is strong interest in the near future to develop and use some of this land for athletic fields as both the high school and the community have a need for additional practice and playing fields.

### Orcas Island School District

Orcas Island School District serves Orcas and Waldron Islands. Public education is provided to school age residents of Orcas Island at the Orcas Island School complex located in Eastsound. This complex houses the elementary, middle, and high schools. The school site is on ten acres and the existing buildings total 96,000 square feet. The Orcas Island School was recently remodeled and upgraded and according to the District is not in need of improvements in the near future. Public education is provided to school age residents of Waldron Island at the Waldron School. The school has 2 multiple use classrooms and 4,000 square feet of space. According to the School District the Waldron School is not in need of any improvements in the near future.

Lopez Island School District

Public education is provided to school age residents of Lopez Island at the Lopez Island School complex located at the intersection of Center and School Roads. This complex houses the elementary, middle, and high schools. The school site is 20 acres and the existing buildings total 68,162 square feet. The Lopez Elementary School was recently expanded from 15,340 to 25,101 square feet with new classrooms, a library addition, and new offices. According to the School District the Lopez Middle School will need to be expanded by 1998 at an estimated cost of \$1,000,000. The School District also reports that the Lopez High School will need to be remodeled and expanded by 1998 at an estimated cost of \$2,000,000. For school age residents of Decatur Island public education is provided at the Decatur School. This 960-square-foot, one-room schoolhouse will need to be remodeled by 1998 at an estimated cost of \$100,000.

Shaw Island School District

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

**Table 14. Public School Facilities.**

School	Location	Acres	Sq. Ft.	Students	1993 LOS (Sq. Ft. per Student)
<b>San Juan Island School District</b>					
Friday Harbor Elementary	Grover Street, Friday Harbor	14.13	37,585	476	80.83
Friday Harbor Middle School	Blair Avenue, Friday Harbor	9.83	9,689	218	43.64
Friday Harbor High School	Blair Avenue, Friday Harbor	9.83	45,157	261	180.00
Stuart School	Stuart Island	0.96	2,000	8	400.00
<b>Shaw Island School District</b>					
Shaw School	Blind Bay Road	1.00	2,484	10	130.74
<b>Lopez Island School District</b>					
Lopez Island Elementary	School Road	20.00	25,101	142	176.76
Lopez Island Middle School	School Road	20.00	5,415	66	132.01
Lopez Island High School	School Road	20.00	37,646	94	448.16
Decatur School	Decatur	5.00	960	5	137.14

**Table 14. Public School Facilities.**

School	Location	Acres	Sq. Ft.	Students	1993 LOS (Sq. Ft. per Student)
<b>Orcas Island School District</b>					
Orcas Island Elementary	Madrona Street, Eastsound	19.28	27,000	280	95.40
Orcas Island Middle School	Madrona Street, Eastsound	19.28	28,950	77	353.04
Orcas Island High School	Madrona Street, Eastsound	19.28	32,488	199	237.13
Waldron School	Waldron	1.77	4,000	14	333.33

**C. OTHER CAPITAL FACILITIES AND SERVICES**

**1. Fire Protection and Emergency Medical Services**

**a. Fire Protection**

San Juan County residents receive organized volunteer fire protection through Fire Protection Service Junior Taxing Districts. Funding for these service districts is provided through tax levies to property owners within each district. Fire Service Districts are administered by Fire District Boards made up of three members elected to six-year terms. These Boards are responsible for establishing district policy and setting the tax levy rate. Complete fire protection coverage is provided on San Juan, Orcas, Lopez, and Shaw islands.

Most of the small, sparsely populated islands in San Juan County are not included in fire protection districts due to their geographic isolation. Individuals must provide their own fire protection or rely on loosely organized volunteer efforts. The Washington Department of Natural Resources is responsible for wild fires on State lands, but has agreements with fire districts for initial response. Washington State law allows counties to develop impact fee ordinances and to collect impact fees for fire protection facilities which are outside of independent fire districts.

There are common problems to providing fire protection service throughout San Juan County. Some homes are sited on steep hills or have narrow or brush-covered access roads with no turn-around area. Large fire-fighting vehicles that are water-laden cannot climb steep hills, make tight turns, or travel down roads without turn-arounds. The result is longer response times and potentially inadequate fire protection service. District policy is to identify these problems areas, contact individual homeowners, and explain the problems in detail. The Fire Districts urge homeowners to take voluntary steps to make their homes accessible to large fire fighting equipment.

An additional challenge to providing fire protection in some areas of San Juan County is water supply. The Washington Survey and Rating Bureau (WSRB) rates the ability of each district to provide fire protection. The WRSB rating directly affects the premiums that individual property and homeowners pay for fire insurance. To develop a rating, the WRSB evaluates both the fire district and existing water supply systems. These components are weighted equally. For example, an area with a substandard water system which is served by a good fire department will receive a poor rating and *vice versa*. Higher ratings can be achieved if the fire district has the ability to transport enough water to provide adequate on-site fire flow.

San Juan Island

San Juan County Fire District 3 serves San Juan, Brown, and Pearl Islands and consists of seven separate fire stations. Average response times are not recorded for each station, but the district-wide average is approximately eight minutes. Each station acts as a primary responder for designated areas, but multiple response is normal procedure on San Juan Island. Brown Island is served by its own fire station. Pearl Island is served by the Roche Harbor fire station and response is difficult and delayed.

Fire District 3 maintains a Mutual Aid Agreement with the Town of Friday Harbor and contracts with the Town to provide fire protection service. Fire District 3 provides the Town with almost half of all their fire fighting equipment, including one fire engine. According to Fire District #3, all seven of the stations in Fire Service District 3 must be brought up to Washington Industry and Safety Hazard Agency (WISHA) safety requirements. This includes installing smoke detection equipment, bathrooms, and adequate storage space for fire fighting equipment. The Little Mountain station is reported to need an additional bay to house one of their fire engines. The existing District Headquarters occupy approximately 1,200 square feet of leased office space.

#### Orcas Island

San Juan County Fire District 2 serves Orcas Island and consists of seven separate fire stations. Average response times are not recorded for each station, but the district-wide average is approximately eight minutes. Each station acts as a primary responder for designated areas, but multiple response is normal procedure on Orcas Island. Fire station #1 in Eastsound is in need of complete replacement estimated to cost \$300,000. Fire station #3 in Rosario is in need of an expansion/addition estimated to cost \$50,000. Fire station #5 at Obstruction Pass is in need of complete replacement estimated to cost \$30,000.

#### Lopez Island

San Juan County Fire District 4 serves Lopez Island and consists of four separate fire stations. Average response times are not recorded for each station, but the district-wide average is approximately five minutes. Fire District 4 responded to 45 fire calls and 98 aid calls during 1992. Each station acts as a primary response unit for its local area, but multiple response from all stations is normal procedure on Lopez Island. Facilities for Fire District 4 appear to be adequate, but the roofing on station #42 and station #43 needs replacement at an estimated cost of \$4,000 for each roof.

#### Shaw Island

San Juan County Fire District 5 serves Shaw Island and consists of three separate fire stations. Average response times are not recorded for each station, but the district-wide average is approximately ten minutes. Multiple response is normal procedure on Shaw Island with all stations responding to all calls. During 1992 Fire District 5 responded to four fire calls, two of which also required aid response. Station #1 is in need of repair or replacement in the near future. Repairing the existing facility may cost \$2,000 while replacing it may cost \$80,000. Station #2 is in need of expansion or replacement of existing facilities. Expansion of this station may cost \$15,000 while replacing it may cost \$80,000.

**Table 15. Fire Protection District Facilities.**

Fire Station	Location	Service Area	WSRB Rating	Response Time
<b>Orcas Island Fire District #2</b>				
Station #21	Eastsound	North Orcas	WSRB 6	8 Minutes
Station #22	Westsound	West central Orcas	WSRB 6	8 Minutes
Station #23	Rosario	East central Orcas	WSRB 6	8 Minutes
Station #24	Deer Harbor	Southwest Orcas	WSRB 6	8 Minutes
Station #25	Obstruction Pass	Southeast Orcas	WSRB 6	8 Minutes
Station #26	Orcas	South Orcas	WSRB 6	8 Minutes
Station #27	Doe Bay	East Orcas	WSRB 6	8 Minutes
<b>San Juan Island Fire District #3</b>				
Station #31	Second & West	Town/East SJ	WSRB 6	8 Minutes
Station #32	Fir & Park	South San Juan	WSRB 6	8 Minutes
Station #33	Bailer Hill Road	South San Juan	WSRB 6	8 Minutes
Station #34	Westside Road	West San Juan	WSRB 6	8 Minutes
Station #35	Cessna Drive	Northwest SJ	WSRB 6	8 Minutes
Station #36	3 Corner Lake	Northeast SJ	WSRB 6	8 Minutes
Station #37	Brown Island	Brown Island	WSRB 6	8 Minutes
Headquarters	Carter Street	District-wide	N/A <sup>1</sup>	N/A <sup>1</sup>
<b>Lopez Island Fire District #4</b>				
Station #41	Lopez Village	West Lopez	WSRB 8	5 Minutes
Station #42	Islandale	Southwest Lopez	WSRB 8	5 Minutes
Station #43	Swifts Bay	North Lopez	WSRB 8	5 Minutes
Station #44	School Road	East central Lopez	WSRB 8	5 Minutes
<b>Shaw Island Fire District #5</b>				
Station #51	Blind Bay Road	South Shaw	WSRB 9	10 Minutes
Station #52	Ben Nevis Loop	North Shaw	WSRB 9	10 Minutes
Station #53	W. Blind Bay Road	West Shaw	WSRB 9	10 Minutes

**Note:**

1. N/A = Not applicable.

**b. Emergency Medical Services**

Emergency Medical Services (EMS) in San Juan County are provided by two EMS Districts and two Fire Districts. Additional services provided at medical clinics are limited and patients in need of serious care are flown *via* Medflight helicopter to St. Joseph's Hospital in Bellingham. Emergency transport by Medflight takes 15 minutes to reach Bellingham and costs about \$3,000 per patient on average.

### San Juan Island

Emergency medical and ambulance service (EMS) is provided through the San Juan Island Public Hospital Junior Taxing District, and is based out of the San Juan Aid Building located next to the Inter-Island Medical Center on Spring Street in Friday Harbor. San Juan Island residents financed the construction of this 4,300-square-foot facility by passing a six-year EMS levy in September 1992. The building consists of a two-bay garage for the unit's two ambulances, a classroom that can accommodate 50 students, a full kitchen area, an office, two restrooms, one shower, and ample storage space. An unfinished attic area could be converted to sleeping quarters in the future. The San Juan Aid Building is expected to help meet San Juan Island's emergency medical needs for the next 50 years. The San Juan Island Hospital District holds a 30-year lease of the land under the new building.

### Orcas Island

Emergency medical and ambulance service is provided through the Orcas Island Emergency Medical Service Junior Taxing District. EMS personnel work in conjunction with Orcas Island Fire District 2 and ambulances are housed at and dispatched from fire stations. An on-call emergency medical physician at the Orcas Island Medical Clinic is also funded through the Orcas EMS tax levy.

### Lopez Island

Emergency medical services are provided and funded through Lopez Fire District 4.

### Shaw

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

### Other Islands

Emergency medical services are not generally available on islands other than San Juan, Orcas, Lopez, and Shaw Island.

## **2. Medical Clinics**

Emergency and general medical health care in San Juan County is limited. Small medical clinics serve the public only on San Juan, Orcas, and Lopez islands. Patients in need of medical services not provided at these clinics are flown *via* Medflight helicopter to St. Joseph's Hospital in Bellingham. Emergency transport by Medflight takes 15 minutes to reach Bellingham and costs \$3,000 per patient. During 1992 Medflight transported approximately 290 patients from the San Juan Islands to Bellingham.

### San Juan Island

Emergency and general health care on San Juan Island is provided by the San Juan County Hospital District through the Inter-Island Medical Center (IMC) located at 550 Spring Street. The IMC is an 8,000-square-foot outpatient facility and does not provide beds for patients to stay in for any extended length of time. Medical staff are provided at the IMC from 8:00 a.m. to 6:00 p.m. everyday, however, staff are on call 24 hours per day. The IMC serves an average of 15,000 patients per year. The IMC will need to add approximately 3,000 square feet to its current facility within the next six years, but a time frame and estimated cost has not been developed yet.

Patients in need of medical services not provided at IMC are flown *via* Medflight helicopter to St. Joseph's Hospital in Bellingham. Emergency transport by Medflight takes 15 minutes to reach Bellingham and costs \$3,000 per patient. During 1992 Medflight transported approximately 290 patients from the San Juan Islands to Bellingham.

### Orcas Island

Emergency and general health care services on Orcas Island are provided through the Orcas Island Medical Center (OIMC) located on Mt. Baker highway. Unlike San Juan Island, which has a Hospital District, medical services on Orcas Island are partially funded through Island Hospital located in Anacortes and partially through patient visits. Island Hospital has a two-year agreement to provide staff and equipment and building maintenance. Staff includes one full-time and one part-time physician.

The OIMC is an 6,000 square foot outpatient facility owned and operated by the Orcas Island Medical Building Association, a non-profit organization made up of ten directors. Nine members are elected to three-year terms and one member is appointed to a three-year term. The existing facility was completed in 1991 and there is no anticipated need for expansion or improvement at this time.

The OIMC serves an average of 5,000 patients per year, but does not provide beds for patients to stay in for any extended length of time. Patients in need of medical services not provided at IMC are flown *via* Medflight helicopter to St. Joseph's Hospital in Bellingham. Emergency transport by Medflight takes 15 minutes to reach Bellingham and costs \$3,000 per patient. During 1992 Medflight transported approximately 290 patients from the San Juan Islands to Bellingham.

### Lopez Island

Emergency and general health care on Lopez Island is provided at the Lopez Island Medical Clinic (LIMC) located at the northwest corner of Washburn Place and Village Road. Unlike San Juan Island, which has a Hospital District, medical services on Lopez Island are funded through Island Hospital located in Anacortes. The LIMC is a 2,300-square-foot outpatient facility which is owned by the Katherine Washburn Memorial Association, a non-profit organizational board made up of nine members elected to terms of varying length. Funding is provided strictly through donations and fund-raising efforts. Island Hospital has a two-year lease on the facility and an agreement to provide staff and equipment and building maintenance.

The medical clinic is open from 9:00 a.m. to 5:00 p.m. Monday through Friday, but does not provide beds for patients to stay in for any extended length of time. Two general practitioners on Lopez Island combine efforts to provide the equivalent service of one full-time physician. The LIMC serves an average of 4,000 patients per year. Patients in need of medical services not provided at LIMC are flown *via* Medflight helicopter to St. Joseph's Hospital in Bellingham. Emergency transport by Medflight takes 15 minutes to reach Bellingham and costs \$3,000 per patient. During 1992 Medflight transported approximately 290 patients from the San Juan Islands to Bellingham.

**Table 16. General Medical Facilities.**

Facility	Location	Square Feet	1992 Patients
Inter-Island Medical Center	Spring Street, Friday Harbor	8,000	15,000
Orcas Medical Clinic	Mt. Baker Road, Eastsound	6,000	5,000
Lopez Medical Clinic	Washburne/Village Roads, Lopez	2,300	4,000

### 3. Senior Centers

San Juan County Senior Services provides programs for the elderly and senior citizens on San Juan, Orcas, and Lopez islands. Funding for these programs is derived from the County general fund, Older Americans Act, State Senior Services Act, and the Northwest Regional Council's Area Agency on Aging. Services include information and assistance, individual case management, nutrition programs, meal service, home delivery of meals, transportation both on and off island, and use of an activity center.

#### San Juan Island

Senior services on San Juan Island are provided at the Gray Top Inn located on the County Fairgrounds. The senior center occupies approximately 3,000 square feet of space and is able to serve about 55 individuals at one time. Approximately 789 senior citizens were served in 1992. The San Juan Senior Center also has about 1,200 square feet of office space on the County Fairgrounds.

#### Orcas Island

The senior center on Orcas Island is located in central Eastsound across from the museum and occupies approximately 1,200 square feet of office space. Senior citizens on Orcas Island receive meal services at the Orcas Center. Approximately 479 seniors were served during 1992.

#### Lopez Island

The Lopez Island Senior Center occupies 1,400 square feet and is located in the lower level of Fire District #4's station #41 in Lopez Village. The Lopez Senior Center can accommodate about 90 individuals, but during 1992 the Center provided services for 425 Lopez Island Seniors. The facility is equipped with bathroom and kitchen facilities and is leased from Fire District 4 for exactly one dollar per year. The senior citizens of Lopez Island took it upon themselves to raise approximately \$60,000 to furnish the Senior Center.

**Table 17. Senior Center Facilities.**

<b>Senior Center</b>	<b>Location</b>	<b>Square Feet</b>	<b>Seniors Served during 1992</b>
San Juan Island	SJC Fairgrounds, Argyle Street, Friday Harbor	3,000	789
Orcas Island	North Beach Road, Eastsound	1,200	479
Lopez Island	Fire Station #41, Fisherman Bay Road	1,400	425

### 4. Public Libraries

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

#### San Juan Island

The San Juan Island Library District provides public library services to all San Juan Island residents and currently operates out of a 4,400-square-foot facility located at 1010 Guard Street in Friday Harbor. The Library owns approximately 26,000 volumes, has 1,875 lineal feet of shelving capacity, and seating capacity for 27 people. The San Juan Island Library is one of the busiest libraries in the

state. The number of books and other materials checked out of the library has more than doubled in the last five years, jumping from 56,300 items checked out in 1987 to almost 120,000 items checked out in 1992. There were almost 60,000 individual visits to the library in 1992 and more space is needed for both people and materials. The Library District is in the process of planning for an expansion of the current facilities to 9,000 square feet. This expansion will provide seating capacity for 87 people and will double the existing shelving capacity. San Juan Island voters approved a tax levy lid lift in 1993 and money collected from this measure will be used to pay for the bond required to finance the expansion and to supplement operating expenses. The estimated cost for the expansion is \$607,234 over the next eight to ten years.

#### Orcas Island

The Orcas Island Library District provides public library services to all Orcas Island residents. The library currently operates out of a 6,000 square foot facility located in Eastsound. The existing facility is new and was built to accommodate a future expansion to 8,000 square feet. The Orcas Island Library District owns approximately 16,000 volumes.

#### Lopez Island

The Lopez Island Library District provides public library services to all Lopez Island residents. The library currently operates out of a 3,100-square-foot facility located on Fisherman Bay Road and owns approximately 14,000 volumes. The existing facility is in need of expansion and preliminary discussions have indicated that the library needs to be doubled to 6,000 square feet by the year 2012. Estimated cost for this future expansion is \$400,000.

**Table 18. Public Library Facilities.**

<b>Library</b>	<b>Location</b>	<b>Square Feet</b>	<b>Volumes Owned</b>
San Juan Island	Guard Street, Friday Harbor	9,000	26,000
Orcas Island	Mt. Baker Road, Eastsound	6,000	16,000
Lopez Island	Village Road, Lopez	3,100	14,000

## **5. Museums**

Public museums in San Juan County are provided by non-profit historical societies on San Juan, Orcas, and Lopez islands. The Whale Museum in Friday Harbor is a private, non-profit museum and research center which focuses on the marine biology and environment of the San Juan Islands. Public museums rely heavily on volunteers, but also receive funding from grants, donations, fund raising efforts, and San Juan County Hotel/Motel taxes.

#### San Juan Island

The San Juan Island Historical Society was started in 1953, but wasn't formally organized until 1961. In 1968 the Society opened its museum on Price Street. The Society offers calendars, children's programs, oral histories, and special rotating exhibits in various public places. The Society relies on volunteerism and maintains a paid membership roll of over 200. Maintenance, management, and public relations, are provided through a board of directors employing a part-time administrator/curator. A ten-member Strategic Planning Committee is charged with oversight for the development of a long range plan, recommending implementation options for that plan to the Board of Directors and upgrading the Society's five-year plan.

At present the museum is made up of a cluster of buildings on one acre of land. The main visitor attraction is a restored and well-maintained historic two-story house holding collections and examples of area history, furnishings, photographs, housewares, and memorabilia. This house also serves as a meeting place for members and as a work space for an administrator/curator. Other structures include a log cabin, carriage house, milk house, root cellar, jail, and storage display/barn.

To fulfill the vision and mandate of the Society's long range plan the board has determined that not less than five acres of land is required. This minimum size allows reasonable space for the planning of a "Heritage Village" concept which will incorporate various areas in interactive representations of significant historic elements and legacies.

### Orcas Island

The Orcas Island Historical Society is a non-profit organization and was founded in 1952. The Society's museum on North Beach Road in Eastsound was opened in 1957. The museum had 3,564 visitors during 1992. Organization and operation of the Society is directed by a Board of Trustees consisting of three members elected to one-year terms while day to day management of the museum is provided by a part-time Curator. At present the Orcas Island Historical Society Museum consists of a 2,720 square foot buildings on 0.43 acre of land. The Society relies on volunteerism and maintains a paid membership roll of over 250. Museum funding is derived mostly through memberships, donations, sales of cards, books, and pamphlets, and other fund-raising efforts. Partial funding comes from San Juan County in the form of motel/hotel tax monies. The existing facility needs to be expanded or replaced within the next six years at an estimated cost of \$75,000.

### Lopez Island

The Lopez Island Historical Society is a non-profit organization and was founded in 1966. The Society's museum at the corner of Weeks Road and Washburn Place was opened in 1980. The museum collects, preserves, and documents the human history of Lopez and the San Juan Islands and had approximately 2,000 visitors during 1992. Organization and operation of the Society is directed by a Board of Trustees consisting of 3 members elected to three-year terms and four Officers elected to one-year terms while day to day management of the museum is provided by a part-time Curator. At present the Lopez Island Historical Society Museum consists of a 800-square-foot buildings on approximately 0.45 acre of land.

The Society relies on volunteerism and maintains a paid membership roll of over 250. Museum funding is derived mostly through memberships, donations, and other fund-raising efforts. Partial funding comes from San Juan County in the form of motel/hotel tax monies. The existing facility needs to be expanded to approximately 3,200 square feet within the next six years at an unknown cost. The museum also has an outdoor shelter which covers historic farm equipment and other miscellaneous memorabilia. The old Port Stanley School and one acre of land located between Hummel Lake and Spencer Spit was recently offered as a donation to the museum and could become an annex to the museum if restoration funds can be raised. Restoration of the historic schoolhouse might cost over \$100,000 but a County preservation grant and hotel/motel tax money might help pay for some of this.

**Table 19. Museum Facilities.**

<b>Museum</b>	<b>Location</b>	<b>Square Feet</b>	<b>Membership</b>
San Juan Island	Friday Harbor	2,500	200
San Juan - Whale Museum	Friday Harbor	5,000	2,500
Orcas Island	Eastsound	2,720	250
Lopez Island	Lopez	800	250

## 6. Performing Arts Centers

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

### San Juan Island

The San Juan Community Theater and Arts Center is a nonprofit charitable organization. The Theater and Arts Center is located at Blair Avenue and Second Street across from the High School in Friday Harbor. The building was constructed in 1989 with financial assistance from San Juan County through a "Party Wall" agreement and the arts are now a part of year-round island life for everyone. In 1992, the Theater presented 136 performances of 62 different events. The Art Center in the foyer of the building displays the work and exhibits of local island artists and is open year-round. Arts workshops and training are available. The theater also serves San Juan Island as a center for lectures, meetings, and receptions. The Community Arts Theater Society (CATS) is a fund-raising arm of the Community Theater, planning and producing many of the events on the Island.

### Orcas Island

The Orcas Performing Arts Center is a 9,400-square-foot community center located in Eastsound. The building was constructed in 1985 with financial assistance from San Juan County through a "Party Wall" agreement. Funding is currently provided through hotel/motel taxes, state and federal grants, proceeds from activities and events, and fund raising efforts. The center is used as a meeting place by a variety of community groups and is managed by a 15-member board. Approximately half of these Board members must be approved by the Board of County Commissioners as part of the Party Wall agreement with San Juan County.

**Table 20. Performing Arts Facilities.**

<b>Center</b>	<b>Location</b>	<b>Square Feet</b>	<b>Membership</b>
San Juan I. Performing Arts Center	Friday Harbor	9,500	1,000 (approx.)
Orcas Performing Arts Center	Eastsound	9,400	725

## 7. Community College

Limited post-secondary education is available to all San Juan County residents through Skagit Valley College (SVC). SVC is a community college based in Mount Vernon with a branch campus at San Juan Center in Friday Harbor. The College began offering courses in 1975 and has been awarding two-year Associate Degrees since 1986. SVC also offers classes on Lopez, Orcas, and Shaw islands. A site coordinator on each island organizes classes, teachers, and space at the local schools, community centers, fire halls, *etc.*, and SVC rents the space as needed. SVC will be leasing and relocating to a new building owned by the Port of Friday Harbor in 1995.

### Skagit Valley College, San Juan Center

Skagit Valley College (SVC) entered into an Inter-local Agreement with the Port of Friday Harbor to lease land near the Friday Harbor airport. The Port built a new 5,000-square-foot building in 1995 to serve the needs of SVC at an estimated cost of \$800,000. The new building was purchased from the Port by SVC and should be able to serve 250-350 students per quarter.

**Table 21. Community College Facilities.**

College	Location	Square Ft.	1992 Students
Skagit Valley College	Caines Street, Friday Harbor	2,100	100

## 8. State Park and Recreation Sites and Facilities

State-owned park and recreation sites include Park and Recreation Commission (SPRC) properties and Department of Natural Resources (DNR) properties. The University of Washington (UW) also owns properties in San Juan County, but these lands are biological preserves maintained for research purposes and in most cases are not open to the general public. Washington SPRC and DNR manage 7,006 acres in San Juan County as park and recreation sites. These parks include 282,886 linear feet of shoreline, 108 day-use sites, 368 overnight camping sites, and 46.5 miles of hiking trails. Moran State Park on Orcas Island contains 5,175 acres and is Washington's largest state park.

The state's first official water trail, Cascadia Marine Trail, was created by the Washington State Parks and Recreation Commission in January 1993. This 140-mile route begins in Olympia and travels through Puget Sound to the San Juan Islands. The "trail" was established for small, human-powered, beachable craft such as canoes and kayaks and is managed by the Washington Water Trails Association, a non-profit recreation organization. The first phase of the trail is a linear network of existing state parks which are designated as marine trail campsites, including Blind Island, Posey Island, James Island, Jones Island, Stuart Island, and Spencer Spit.

**Table 22. State Park and Recreation Sites per Island.**

Park	Acres	Shore (ft.)	Beach	Launch	Sites	Trail
<b>San Juan Island</b>						
Limekiln Point	36.32	2,550	No	No	D10	0.25
Cattle Point	100.00	2,795	Yes	No	D1	1.00
Griffin Bay	15.00	338	Yes	No	D2, C1	0.00
Mitchell Hill	320.00	0	No	No	0	0.00
Cady Mountain	40.00	0	No	No	0	0.00
<b>SUBTOTAL</b>	<b>511.32</b>	<b>5,683</b>	<b>2</b>	<b>0</b>	<b>D13, C1</b>	<b>1.25</b>

**Table 22. State Park and Recreation Sites per Island.**

<b>Park</b>	<b>Acres</b>	<b>Shore (ft.)</b>	<b>Beach</b>	<b>Launch</b>	<b>Sites</b>	<b>Trail</b>
<b>Orcas Island</b>						
Moran Park	5,175.51	47,100	Yes-2	Yes-2	D54, C166	31.10
Olga Marine Park	0.18	60	Yes	No	0	0.00
Obstruction Pass	83.00	5,300	Yes	No	D5, C4	1.00
Mt. Pickett North	160.00	5,000	No	No	0	0.00
Point Lawrence	110.00	6,000	Yes-3	No	0	0.00
Buck Mountain	80.00	0	No	No	0	0.00
Buck Mountain West	260.00	0	No	No	0	0.00
Raccoon Point	69.00	3,300	Yes	No	0	0.00
Cormorant Bay	31.00	1,365	No	No	0	0.00
Diamond Hill	40.00	0	No	No	0	0.00
Point Doughty	57.00	5,904	Yes	No	D5, C5	0.00
<b>SUBTOTAL</b>	<b>6,065.69</b>	<b>74,029</b>	<b>7M, 2F</b>	<b>2F</b>	<b>D64, C175</b>	<b>32.10</b>
<b>Lopez Island</b>						
Lopez Tidelands	0.00	4,332	Yes	No	0	0.00
Mud Bay Tidelands	0.00	11,360	Yes	No	0	0.00
Spencer Spit	129.60	7,840	Yes	No	D26, C40	0.25
Shark Reef	40.00	1,330	No	No	0	0.00
Shark Reef Road	40.00	0	No	No	0	0.00
Odlin South	82.00	4,115	Yes	No	0	0.00
Lopez Hill	400.00	0	No	No	0	0.00
Chadwick Hill	120.00	0	No	No	0	0.00
Iceberg Point	90.00	3,395	Yes	No	0	0.00
Upright Channel	20.00	11,600	Yes	No	0	0.00
<b>SUBTOTAL</b>	<b>921.60</b>	<b>43,972</b>	<b>5</b>	<b>0</b>	<b>D26, C40</b>	<b>0.25</b>
<b>Other Islands</b>						
Posey Island	1.00	1,000	No	No	C2	0.00
Stuart Island	147.65	4,130	Yes	No	C19	0.00
Turn Island	35.15	16,000	Yes	No	C10	3.00
Clark Island	55.05	11,292	Yes	No	D2, C8	0.00
Doe Island	6.11	2,050	Yes	Yes	C5	0.00
Freeman Island	0.95	720	No	No	0	0.00
Jones Island	188.09	25,000	Yes	No	C21	0.00
Matia Island	5.00	680	Yes	No	C6	1.00
NW McConnell Rock	2.50	1,400	No	No	0	0.00
Patos Island	207.50	20,000	Yes	No	C7	1.20
Skull Island	1.00	750	No	No	0	0.00
Sucia Island	564.08	77,700	Yes	No	C55	6.20

**Table 22. State Park and Recreation Sites per Island.**

<b>Park</b>	<b>Acres</b>	<b>Shore (ft.)</b>	<b>Beach</b>	<b>Launch</b>	<b>Sites</b>	<b>Trail</b>
Victim Island	5.00	1,700	Yes	No	D1	0.00
Twin Rocks	1.00	800	No	No	0	0.00
Blind Island	3.00	1,280	No	No	D4	0.00
Castle Island	2.00	1,100	No	No	0	0.00
Dot Rock	0.50	500	No	No	0	0.00
Iceberg Island	3.36	1,380	No	No	0	0.00
James Island	113.65	12,335	Yes	No	C13	1.50
Park Bay I.	2.50	2,000	No	No	0	0.00
Center Island	4.20	560	Yes	No	C2	0.00
<b>SUBTOTAL</b>	<b>1,349.29</b>	<b>182,377</b>	<b>11</b>	<b>1</b>	<b>D7, C148</b>	<b>12.90</b>
<b>TOTAL</b>	<b>8,487.90</b>	<b>306,061</b>	<b>25M,2F</b>	<b>1M, 2F</b>	<b>D108, C368</b>	<b>46.50</b>

## 9. Other Public Park and Recreation Sites and Facilities

American and British Camps are part of San Juan Island National Historic Park which is the only national park in San Juan County. Both of these areas are for day use and camping overnight is not allowed. American Camp occupies 1,223 acres of southeast San Juan Island and is situated between the Strait of Juan de Fuca and Griffin Bay. Facilities include a Visitor Center, a few historic buildings, an interpretive exhibit along unimproved footpaths, and 12 picnic tables and fire rings. The south beach facing the Strait of Juan de Fuca is approximately 10,000 feet and the north beach facing Griffin Bay is approximately 5,000 feet. British Camp occupies 529 acres of northwest San Juan Island and is situated on Bell Point between Garrison Bay and Westcott Bay. Facilities include an interpretive exhibit among several historic buildings, a formal flower garden, hiking trails, and an historic cemetery. The beach and shoreline trail provides approximately 6,000 feet of waterfront views.

The San Juan Park and Recreation District (SJPRD) is a special taxing district on San Juan Island. The District was formed in the late 1980's to promote an effort to build a community swimming pool and the service area includes the entire island. Although the swimming pool bond issue was unsuccessful, the Park and Recreation District continued with the new priority to pursue other park and recreation programs and facilities that would enhance the quality of life for island residents. The SJPRD is administered as a junior taxing district and an elected five person commission develops policy and administers programs. The revenues of the District come from a tax levy to island property owners, but many of the recreational activities offered through the District are carried out through volunteer efforts. SJPRD manages Turn Point Park, a County road end which provides water access. This park includes parking and a boat ramp for hand carried boats.

The Port of Friday Harbor owns and operates two parks on San Juan Island. Approximately 13 acres are available for public use at Jackson Beach located immediately south of the Friday Harbor Sand and Gravel Pit. According to Port authorities the restrooms need to be reconstructed at Jackson Beach by 1995 and are estimated to cost \$40,000. The Port also oversees the 0.5-acre Waterfront Park adjacent to its administrative offices. Three covered picnic tables and paved walkways are available with a view overlooking the Port docks and marina.

The County Fairgrounds are located on Argyle Street approximately 0.5 miles from town. Facilities include fair buildings, show areas, a senior center, and Fairgrounds Family Park. This newly developed park has picnic tables, park benches, barbecues, a covered picnic shelter, a fully-equipped children's play area, a sand volleyball court, horseshoe pits, a grassy area, and paved walkways. The Town of Friday Harbor provides several small parks, both developed and undeveloped.

Buck Park is a 17.5-acre combination community park and school athletic fields. The park is owned by the Orcas Island School District and is currently being completed. The School District is in need of approximately \$85,000 by 1995 in order to complete construction of one ballfield. Hummel Lake is located due east of Lopez Village where Hummel Lake Road and Center Road intersect. This 38-acre lake provides a small-boat launch for non-motorized craft.

**Table 23. Other Public Parks and Recreation Sites.**

<b>Park</b>	<b>Acres</b>	<b>Shore (ft.)</b>	<b>Beach</b>	<b>Launch</b>	<b>Sites</b>	<b>Trail</b>
<b>San Juan Island</b>						
American Camp	1,223.00	24,288	Yes	No	D3	3.25
British Camp	529.00	7,920	Yes	No	D2	1.75
Eagle Cove	0.10	500	Yes	No	0	0
Jackson Beach	6.00	4,300	Yes	Yes	D2	0
Waterfront Park	0.50	100	No	No	D4	0
Turn Point Park	0.10	20	No	No	D3	0
Cahail Park	0.50	0	No	No	D2	0
Memorial Park	0.10	0	No	No	0	0
Sunken Park	0.75	0	No	No	D1	0
West Street Park	0.25	0	No	No	D2	0
<b>SUBTOTAL</b>	<b>1,760.30</b>	<b>37,128</b>	<b>4</b>	<b>2</b>	<b>D19</b>	<b>5.0</b>
<b>Orcas Island</b>						
Buck Park	17.50	0	No	No	D5	0
<b>SUBTOTAL</b>	<b>17.50</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>D5</b>	<b>0</b>
<b>TOTAL</b>	<b>1,777.80</b>	<b>37,128</b>	<b>4</b>	<b>2</b>	<b>D21</b>	<b>0.0</b>

## **10. Private Recreation Sites and Facilities**

In addition to County, State, and other public parks there are several private marinas, resorts, and campgrounds which provide recreational opportunities and facilities at various prices. On San Juan Island these include Lakedale Campground with 125 campsites, Pedal Inn Bicycle Park with 25 campsites, Snug Harbor Resort with 20 campsites, and Town and Country with 1.5 campsites. Doe Bay Resort on Orcas Island offers 40 campsites and West Beach Resort offers 70 campsites.

**Table 24. Private Recreation Facilities.**

<b>Park</b>	<b>Beach Access</b>	<b>Boat Launch</b>	<b>Day-Use and Camp Sites</b>	<b>Trail Miles</b>
<b>San Juan Island</b>				
Lakedale Campground	No	No	C 125	0
Pedal Inn	No	No	C 25	0
Roche Harbor Resort	Yes	Yes	0	0
Shipyards Cove	No	Yes	0	0
Snug Harbor Resort	No	Yes	C 20	0
<b>SUBTOTAL</b>	<b>1</b>	<b>3</b>	<b>C 172</b>	<b>0</b>
<b>Orcas Island</b>				
Bartwood Lodge	No	Yes	0	0
Camp Orkila	?	No	?	?
Captain Cook RV Resort	No	No	C 72	0
Cayou Cay Marina	No	Yes	0	0
Deer Harbor Resort	No	Yes	0	0
Doe Bay Resort	Yes	No	C 40	0
Rosario Resort	No	Yes	0	0
West Beach RV Resort	No	Yes	C 70	0
<b>SUBTOTAL</b>	<b>1</b>	<b>5</b>	<b>C 182</b>	<b>0</b>
<b>Lopez Island</b>				
Islands Marine Center	No	Yes	0	0
Hummel Haven Bike Camp	No	No	C 12	0
<b>SUBTOTAL</b>	<b>0</b>	<b>1</b>	<b>C 12</b>	<b>0</b>
<b>Other Islands</b>				
Blakely Marina	No	Yes	0	0
Canoe Island French Camp	Yes	No	C 35	0
<b>SUBTOTAL</b>	<b>1</b>	<b>1</b>	<b>C 35</b>	<b>0</b>
<b>TOTAL</b>	<b>2</b>	<b>9</b>	<b>C 366</b>	<b>0</b>

### III. ANALYSIS OF FACILITY NEEDS

This section of the Appendix contains an analysis of capital facility needs in San Juan County according to baseline or proposed level of service (LOS) standards. Each table displays the 1994 population estimate and the projected population increase for six years and for 20 years. The proposed LOS is measured against projected population increases to determine facility requirements. Facility requirements are measured against existing facilities to determine space and acreage reserve or deficiency. Needed facilities and acreage are listed for six years and 20 years.

#### A. Category-A Capital Facilities

##### 1. County Solid Waste Disposal

The solid waste transfer facilities on San Juan and Orcas Islands are each capable of handling up to 25 tons of solid waste per day. The actual capacity of these facilities is subject to non-facility factors, such as the number of trucks hauling waste, the ferry schedule, and seasonal changes in population. The 1994 solid waste disposal figure of 1.93 pounds per resident per day is used to calculate future facility capacity per day.

**Table 25. Maintaining Baseline for Solid Waste Facilities.**

Baseline Facility LOS = 50 Tons per Day Proposed Facility LOS = 50 Tons per Day			
Time Period	County-wide Population	Capacity Required at Baseline LOS (Tons per Day)	Capacity Reserve or Deficiency (Tons per Day)
1993 Actual	12,206	11.8	+13.2 (53%)
1993–2000 Growth	2,011	1.9	+11.3
2000 Total	14,217	13.7	+11.3 (45%)
<b>Facility Projects</b>			
1. None			
2000–2012 Growth	4,995	4.8	+6.5
2012 Total	19,212	18.5	+6.5 (26%)
<b>Facility Projects</b>			
1. Consider Additional Haul Trucks			

The proposed LOS is measured against projected population increases to determine facility requirements. Facility requirements are measured against existing facilities to determine space and acreage reserve or deficiency. Needed facilities and acreage are listed for six years and 20 years.

##### Facility Analysis Summary

Table 26, *above*, shows that based on existing solid waste disposal practices by County residents (1.93 pounds per capita per day) the existing solid waste transfer stations have sufficient capacity throughout the 20-year planning period. The LOS trigger mechanism is set at 75 percent in the Capital Facilities Element. This means that when less than 25 percent capacity is available then plans must be made to expand facility capacity. The capacity of the existing facilities could be doubled immediately

with the addition of a second haul truck at each facility. Solid waste is hauled by a private contractor and adding additional trucks is simply increased business for the contractor.

## 2. Community Water and Sewer Systems Serving Activity Centers

Community water and sewer systems are inventoried, analyzed, funded, and provided by independent sewer and water purveyors. However, County approval of new development in Village Activity Centers is subject to the availability of community water and community sewer service. County approval of new development in Hamlet Activity Centers is subject to the availability of community water service only. Availability of service should be determined by each independent service district. The County Capital Improvement Committee should consult with sewer and water purveyors which serve Village and Hamlet Activity Centers to study available system capacities and develop a capital improvement plan.

### B. Category-B Capital Facilities

#### 1. County Government Services

##### a. General Administration

**Table 26. Maintaining Baseline LOS for Administration Facilities.**

Baseline Facility LOS = 2.7 General Administrative Square Feet per Capita Proposed Facility LOS = 2.3 General Administrative Square Feet per Capita			
Time Period	County-wide Population	Square Feet Required at Baseline LOS	Space Reserve or Deficiency (sq. ft.)
1993 Actual	11,900	27,370	+4,618
1993–2000 Growth	2,317	5,329	+711
2000 Total	14,217	32,699	+711
<b>Facility Projects</b>			
1. Convert Sheriff to Admin. Offices: 1996	+1,950		1,950 <u>-711</u> +1,239
2000–2012 Growth	5,075	11,673	-10,434
2012 Total	19,292	44,372	-10,434
<b>Facility Projects</b>			
1. Construct or Purchase Additional Space		-10,434	0

#### Facility Analysis Summary

San Juan County general administration facilities are primarily located in Friday Harbor on San Juan Island. While some departments may require branch offices on other islands, it is expected that most County government offices will continue to be located in Friday Harbor. An additional 1,950 square feet will become available when the existing Sheriff offices are vacated. The square footage additions mentioned above will provide the County with adequate administrative space until 2002. If the proposed facility LOS is to be maintained over the entire 20-year planning period then there will be a need for an additional 10,434 square feet by 2012.

**b. County Sheriff**

San Juan Island

The San Juan Island Sheriff's Department occupies 1,950 square feet of space at the Courthouse Annex in Friday Harbor. There are currently six patrol officers to respond to dispatch calls.

**Table 27. Maintaining Baseline LOS for Sheriff—San Juan Island.**

Baseline Facility LOS = 0.33 Square Feet per Capita      Proposed Facility LOS = 0.50 Square Feet per Capita					
Baseline Officer LOS = 1.03 Sheriff Officers per 1,000 Residents					
Proposed Officer LOS = 1.00 Sheriff Officers per 1,000 Residents					
<b>Time Period</b>	<b>San Juan Island Population</b>	<b>Square Feet at Proposed Facility LOS</b>	<b>Space Reserve or Deficiency</b>	<b>Officers at Proposed LOS</b>	<b>Officer Reserve or Deficiency</b>
1993 Actual	5,836	2,918	-1,018	5.8	+2
1993–2000 Growth	1,173	587	-587	1.2	-1
2000 Total	7,009	3,505	-1,605	7	-1
<b>Facility Projects</b>		4,000			
1. Build Sheriffs Wing		<del>-3,505</del>	+495		
2. Additional Officers				+1	0
2000–2012 Growth	2,589	1,295	-300	2.6	-2.6
2012 Total	9,598	4,799	-300	9.6	-2.6
<b>Facility Projects</b>					
1. Additional Officers				+2.6	0

San Juan Island Facility Analysis Summary

According to both the 1991 *Facilities Master Plan* and the County Sheriff, the existing 1,950 square foot facility in the Courthouse Annex is inadequate for present operations. The San Juan Island office responds to calls for Town residents as well as the County which adds up to approximately 50 percent of all County Sheriff service calls annually. The Sheriffs Wing addition to the County Courthouse is scheduled to be constructed in 1996 and will result in a new Sheriff's Department Headquarters consisting of 4,000 square feet. This will provide adequate space for San Juan Island Sheriff operations through the year 2000. Over 20 year planning period an additional 800 square feet will be needed. As the population of San Juan Island continues to increase so will the need for additional enforcement officers. If the proposed LOS is to be maintained then there will be a need for 2.6 additional officers over the 20-year planning period.

Orcas Island

The Orcas Island Sheriff's Department occupies 1,020 square feet of space at the Public Works building in Eastsound. There are currently four patrol officers to respond to dispatch calls.

**Table 28. Maintaining Baseline LOS for Sheriff—Orcas Island.**

Baseline Facility LOS = 0.13 Square Feet per Capita      Proposed Facility LOS = 0.13 Square Feet per Capita					
Baseline Officer LOS = 1.05 Sheriff Officers per 1,000 Residents					
Proposed Officer LOS = 1.00 Sheriff Officers per 1,000 Residents					
Time Period	Orcas Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Officers at Proposed LOS	Officer Reserve or Deficiency
1993 Actual	3,802	494	+6	3.8	+2
1993–2000 Growth	718	94	-94	.7	-.7
2000 Total	4,520	588	-88	4.5	-.5
<b>Facility Projects</b>					
1. Build or Lease Space		+88	+88		
2. Additional Officers				+5	0
2000–2012 Growth	1,559	202	-202	1.6	-1.6
2012 Total	6,079	790	-202	6.1	-1.6
<b>Facility Projects</b>					
1. Build or Lease Space		+202	0		
2. Additional Officers				+1.6	0

Orcas Island Facility Analysis Summary

According to the County Sheriff, the Orcas Island Sheriff's office is sufficient for current operations. If the proposed LOS is to be maintained then there will be a need for an additional 88 square feet by 2000 and 202 square feet of space between 2000 and 2012. This is an increase of 290 total square feet over the 20-year planning period. If the proposed LOS for officers is to be maintained there will be a need for an additional 0.5 officers by 2000 and an additional 1.6 officers between 2000 and 2012. This is an increase of 2.1 enforcement officers over the 20-year planning period.

Lopez Island

The Lopez Island Sheriff's Department occupies 800 square feet of leased space at the Cormorant Building in Lopez Village. There are currently three patrol officers on Lopez and two reserve officers on Shaw to respond to dispatch calls.

**Table 29. Maintaining Baseline LOS for Sheriff—Lopez Island.**

Baseline Facility LOS = 0.45 Square Feet per Capita      Proposed Facility LOS = 0.29 Square Feet per Capita					
Baseline Officer LOS = 1.67 Sheriff Officers per 1,000 Residents					
Proposed Officer LOS = 1.00 Sheriff Officers per 1,000 Residents					
Time Period	Lopez Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Officers at Proposed LOS	Officer Reserve or Deficiency
1993 Actual	1,765	512	+288	1.8	+1.2
1993–2000 Growth	334	97	+191	.3	+.9
2000 Total	2,099	609	+191	2.1	+.9
<b>Facility Projects</b>					
1. None					

**Table 29. Maintaining Baseline LOS for Sheriff—Lopez Island.**

Baseline Facility LOS = 0.45 Square Feet per Capita      Proposed Facility LOS = 0.29 Square Feet per Capita					
Baseline Officer LOS = 1.67 Sheriff Officers per 1,000 Residents					
Proposed Officer LOS = 1.00 Sheriff Officers per 1,000 Residents					
Time Period	Lopez Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Officers at Proposed LOS	Officer Reserve or Deficiency
2000–2012 Growth	723	210	-19	.7	+.2
2012 Total	2,822	819	-19	2.8	+.2
<b>Facility Projects</b>					
1. Build or Lease Space		+19	0		

Lopez Island Facility Analysis Summary

According to the County Sheriff, the Lopez Island Sheriff's office is sufficient for current operations. If the proposed building LOS is to be maintained then there will be a need for an additional 19 square feet of space in 2012. If the proposed LOS for officers is to be maintained there will not be a need for additional enforcement officers over the 20-year planning period.

**c. Public Works**

San Juan Island Facility Analysis Summary

According to a 1990 Public Works technical report, the actual structure which now exists is inadequate for current requirements. None of the three service bays have sufficient vertical clearance for proper use of hydraulic lifts or to work on the largest equipment. The existing 2.3-acre site cannot accommodate additional service bays which are necessary and the existing structure cannot be expanded. The existing storage site has room to store bulk materials as required, until the local gravel pit closes. At that time, gravel will need to be imported, and storage for an additional 5,000 cubic yards will be needed. This will require at least five acres and there is no room at the current site for expansion on this scale.

According to the needs assessment in the 1990 technical report, approximately 1,800 square feet of office space is available at the existing facility, but a total of 3,200 square feet is needed and there is not space available on the site for office expansion. The total building square footage of 9,402 includes offices, garages, and storage. If the proposed LOS is to be maintained (*see* Table 30) then an additional 1,889 square feet will be needed by 2000 and an additional 4,168 square feet will be needed between 2001 and 2012. This is an increase of 6,051 square feet over the 20-year planning period.

Also according to the 1990 technical report, an adequate storage site would be at least ten acres. If the proposed acreage LOS is to be maintained then an additional 8.3 acres will be needed by 2000 and an additional 3.9 acres will be needed between 2001 and 2012. This is an increase of 12.2 acres over the 20-year planning period.

**Table 30. Maintaining Baseline LOS for Public Works—San Juan Island.**

Baseline Facility LOS = 1.61 Square Feet per Capita		Proposed Facility LOS = 1.61 Square Feet per Capita			
Baseline Acreage LOS = 0.0005 Acres per Capita		Proposed Acreage LOS = 0.0015 Acres per Capita			
Time Period	San Juan Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Acreage at Proposed LOS	Acreage Reserve or Deficiency
1993 Actual	5,836	9,402	0	8.8	-6.5
1993–2000 Growth	1,173	1,889	-1,889	1.8	-8.3
2000 Total	7,009	11,291	-1,889	10.6	-8.3
<b>Facility Projects</b>					
1. Build or Lease Space		+1,889	0		
2. Additional Acreage				+8.3	0
2000–2012 Growth	2,589	4,168	-4,168	3.9	-3.9
2012 Total	9,598	15,459	-4,168	14.5	-3.9
<b>Facility Projects</b>					
1. Build or Lease Space		+4,168	0	+3.9	0
2. Additional Acreage					

Orcas Island Facility Analysis Summary

According to Public Works officials, the Orcas facility is adequate for the 20-year planning period (see Table 31).

**Table 31. Maintaining Baseline LOS for Public Works—Orcas Island.**

Baseline Facility LOS = 2.5 Square Feet per Capita		Proposed Facility LOS = 1.6 Square Feet per Capita			
Baseline Acreage LOS = 0.0016 Acres per Capita		Proposed Acreage LOS = 0.001 Acres per Capita			
Time Period	Orcas Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Acreage at Proposed LOS	Acreage Reserve or Deficiency
1993 Actual	3,802	6,083	+3,487	3.80	+2.4
1993–2000 Growth	718	1,149	+2,348	.70	+1.7
2000 Total	4,520	7,232	+2,348	4.50	+1.7
<b>Facility Projects</b>					
1. None					
2000–2012 Growth	1,559	2,494	-146	1.60	+0.1
2012 Total	6,079	9,726	-146	6.10	+0.1
<b>Facility Projects</b>					
1. Build or Lease Space		+146	0		

Lopez Island Facility Analysis Summary

According to Public Works officials, the Lopez facility is adequate for the 20-year planning period (see Table 32).

**Table 32. Maintaining Baseline LOS for Public Works—Lopez Island.**

Baseline Facility LOS = 3.3 Square Feet per Capita		Proposed Facility LOS = 2.1 Square Feet per Capita			
Baseline Acreage LOS = 0.0021 Acres per Capita		Proposed Acreage LOS = 0.0013 Acres per Capita			
Time Period	Lopez Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Acreage at Proposed LOS	Acreage Reserve or Deficiency
1993 Actual	1,765	3,707	+2,193	2.3	+1.4
1993–2000 Growth	334	701	+1,492	0.4	+1.0
2000 Total	2,099	4,408	+1,492	2.7	+1.0
<b>Facility Projects</b>					
1. None					
2000–2012 Growth	723	1,518	-26	0.9	+0
2012 Total	2,822	5,926	-26	3.6	+0
<b>Facility Projects</b>					
1. Build or Lease Space					

Shaw Island Facility Analysis Summary

According to Public Works officials, the Shaw facility is adequate for the 20-year planning period (see Table 33).

**Table 33. Maintaining Baseline LOS for Public Works—Shaw Island.**

Baseline Facility LOS = 10.8 Square Feet per Capita		Proposed Facility LOS = 6.5 Square Feet per Capita			
Baseline Acreage LOS = 0.005 Acres per Capita		Proposed Acreage LOS = 0.003 Acres per Capita			
Time Period	Shaw Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Acreage at Proposed LOS	Acreage Reserve or Deficiency
1993 Actual	194	1,261	+839	0.58	+0.42
1993–2000 Growth	37	241	+598	0.11	+0.31
2000 Total	231	1,502	+598	0.69	+0.31
<b>Facility Projects</b>					
1. None					
2000–2012 Growth	79	514	+85	0.24	+0.07
2012 Total	310	2015	+85	0.93	+0.07
<b>Facility Projects</b>					
1. None					

Waldron Island Facility Analysis Summary

According to Public Works officials, the Waldron facility is adequate for the 20-year planning period (see Table 34).

**Table 34. Maintaining Baseline LOS for Public Works—Waldron Island.**

Baseline Facility LOS = 0.0 Square Feet per Capita		Proposed Facility LOS = 0.0 Square Feet per Capita			
Baseline Acreage LOS = 0.04 Acres per Capita		Proposed Acreage LOS = 0.025 Acres per Capita			
Time Period	Waldron Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Acreage at Proposed LOS	Acreage Reserve or Deficiency
1993 Actual	83	0	0	2.08	+1.22
1993–2000 Growth	16	0	0	0.4	+0.82
2000 Total	99	0	0	2.48	+0.82
<b>Facility Projects</b>					
1. None					
2000–2012 Growth	34	0	0	0.85	-0.03
2012 Total	133	0	0	3.33	-0.03
<b>Facility Projects</b>					
1. None					

Decatur Island Facility Analysis Summary

According to Public Works officials, the Decatur facility is adequate for the 20-year planning period (see Table 35).

**Table 35. Maintaining Baseline LOS for Public Works—Decatur Island.**

Baseline Facility LOS = 0.0 Square Feet per Capita		Proposed Facility LOS = 0.0 Square Feet per Capita			
Baseline Acreage LOS = 0.09 Acres per Capita		Proposed Acreage LOS = 0.055 Acres per Capita			
Time Period	Decatur Island Population	Square Feet at Proposed Facility LOS	Space Reserve or Deficiency	Acreage at Proposed LOS	Acreage Reserve or Deficiency
1993 Actual	64	0	0	3.52	+2.48
1993–2000 Growth	12	0	0	0.66	+1.82
2000 Total	76	0	0	4.18	+1.82
<b>Facility Projects</b>					
1. None					
2000–2012 Growth	27	0	0	1.49	+0.33
2012 Total	103	0	0	5.67	+0.33
<b>Facility Projects</b>					
1. None					

**d. County Parks and Recreation**San Juan Island Facilities Analysis Summary

In examining existing County Park facility needs on San Juan Island other recreational opportunities must be accounted for. Approximately 150 acres of State lands at Limekiln, Cattle Point, and Griffin Bay are managed specifically for recreation and some facilities are available at these sites.

Approximately 32,000 acres of federal land at American Camp and British Camp are managed specifically for recreation and some facilities are available at these sites. San Juan Island Park and Recreation District provides many year-round recreational opportunities for islanders. The Port of Friday Harbor provides approximately 6.5 acres of recreational land at Jackson Beach and Waterfront Park. The Town of Friday Harbor provides approximately 1.6 acres of recreational land at four small pocket parks. In addition to the public lands mentioned above there are some privately owned campgrounds and recreational resorts available.

If the proposed LOS's at San Juan Island County Parks are to be maintained (*see* Table 36) in the short term then there will be a need for an additional 2.5 acres, 0.10 beach access points, 0.19 boat launches, and 4.5 overnight campsites by 2000. If the proposed LOS's are to be maintained for the long term then there will be a need for an additional 5.5 acres, 0.78 beach access points, 0.44 boat launches, and 9.1 overnight campsites by 2012. The existing number of picnic sites is adequate for the entire 20-year planning period. No developed hiking trails currently exist and none are proposed during the 20-year planning period.

**Table 36. Maintaining Baseline LOS for County Parks—San Juan Island.**

		<b>Baseline</b>				<b>Proposed</b>	
		Acreage LOS = 0.00214 per Capita				Acreage LOS = 0.00214 per Capita	
		Beach Access LOS = 0.0003 per Capita				Beach Access LOS = 0.0003 per Capita	
		Boat Launches LOS = 0.00017 per Capita				Boat Launches LOS = 0.00017 per Capita	
		Day Use Site LOS = 0.00119 per Capita				Day Use Site LOS = 0.0007 per Capita	
		Campsite LOS = 0.00342 per Capita				Campsite LOS = 0.00017 per Capita	
		Hiking Trails LOS = 0.0 per Capita				Hiking Trails LOS = 0.0 per Capita	
<b>Time Period</b>	<b>San Juan Pop.</b>	<b>Acreage at Proposed LOS</b>	<b>Beach Access</b>	<b>Boat Launch</b>	<b>Day Use Sites</b>	<b>Campsites</b>	<b>Hiking Trails</b>
1993 Actual	5,836	12.5 (+0.0)	1.75 (+.25)	0.99 (+.01)	4.08 (+2.92)	20.4 (-0.4)	0
1993–2000 Growth	1,173	2.5 (-2.5)	0.35 (-.10)	0.20 (-.19)	.82 (+2.10)	4.1 (-4.5)	0
2000 Total	7,009	15.0 (-2.5)	2.10 (-.10)	1.19 (-.19)	4.90 (+2.10)	24.5 (-4.5)	0
<b>Facility Projects</b>							
1. Add Acreage		+2.5					
2. Add Beach Access			+0.10				
3. Add Boat Launch				+0.19			
4. Add Campsites						+4.5	
2001–2012 Growth	2,589	5.5 (-5.5)	0.78 (-.78)	.44 (-.44)	1.82 (+0.28)	9.1 (-9.1)	0
2012 Total	9,598	20.5 (-5.5)	2.88 (-.78)	1.63 (-.44)	6.72 (+0.28)	33.6 (-9.1)	0
<b>Facility Projects</b>							
1. Add Acreage		+5.5					
2. Add Beach Access			+0.78				
3. Add Boat Launches				+0.44			
4. Add Campsites						+9.1	

### Orcas Island Facilities Analysis Summary

In examining existing County Park facility needs on Orcas Island other recreational opportunities must be accounted for. Approximately 5,655 acres of State lands are managed specifically for recreation at a variety of sites and many facilities are available at these sites. Moran State Park

accounts for approximately 5,175 acres of this total and is the largest State Park in Washington. No federal lands are managed for recreation on Orcas Island. Approximately 17.5 acres are available for recreation at Buck Park which is owned by the Orcas Island School District. In addition to the public lands mentioned above there are some privately owned campgrounds and recreational resorts available.

In general, the facilities available at Orcas Island County Parks are adequate for the entire 20-year planning period. If the proposed LOS's are to maintained (*see* Table 37) in the short term then there will not be a need for additional acreage or facilities by 2000. If the proposed LOS's are to be maintained for the long term then there will be a need for an additional 0.4 acres, 0.03 beach access points, and 0.08 day use sites by 2012. There are no public marine boat launches available on Orcas Island and none are proposed during the 20-year planning period.

**Table 37. Maintaining Baseline LOS for County Parks—Orcas Island.**

<b>Baseline</b>		<b>Proposed</b>					
Acreage LOS = 0.00042 per Capita		Acreage LOS = 0.00027 per Capita					
Beach Access LOS = 0.00026 per Capita		Beach Access LOS = 0.00017 per Capita					
Boat Launches LOS = 0.0 per Capita		Boat Launches LOS = 0 per Capita					
Day Use Site LOS = 0.0015 per Capita		Day Use Site LOS = 0.001 Per Capita					
Campsite LOS = 0.0 per Capita		Campsite LOS = 0.0 per Capita					
Hiking Trails LOS = 0.0 per Capita		Hiking Trails LOS = 0.0 per Capita					
<b>Time Period</b>	<b>Orcas Pop.</b>	<b>Acreage at Proposed LOS</b>	<b>Beach Access</b>	<b>Boat Launch</b>	<b>Day Use Sites</b>	<b>Campsites</b>	<b>Hiking Trails</b>
1993 Actual	3,802	1.03 (+.57)	.65 (+.35)	0	3.80 (+2.20)	0	0
1993–2000 Growth	718	.19 (+.38)	.12 (+.23)	0	.72 (+1.48)	0	0
2000 Total	4,520	1.22 (+.38)	.77 (+.23)	0	4.52 (+1.48)	0	0
<b>Facility Projects</b>							
1. None							
2001–2012 Growth	1,559	.42 (-.04)	.26 (-.03)	0	1.56 (-0.08)	0	0
2012 Total	6,079	1.64 (-.04)	1.03 (-.03)	0	6.08 (-0.08)	0	0
<b>Facility Projects</b>							
1. Add Acreage							
2. Add Beach Access							
3. Add Day Use Sites							
		+0.4	+0.3		+0.8		

Lopez Island Facilities Analysis Summary

In examining existing County Park facility needs on Lopez Island other recreational opportunities must be accounted for. Approximately 260 acres of State lands at Spencer Spit, Shark Reef, and Iceberg Point are managed specifically for recreation, but very few facilities are available at these sites. No federal lands are managed for recreation on Lopez Island. In addition to the public lands mentioned above there are some privately owned campgrounds and recreational resorts available.

In general, the facilities available at Lopez Island County parks are adequate for the entire 20-year planning period. If the proposed LOS's at Lopez Island County Parks are to maintained (*see* Table 38) in the short term then there will not be a need for an additional acreage or facilities by 2000. If the

proposed LOS's are to be maintained for the long term then there will be a need for an additional 0.7 acres, 0.08 beach access points, 0.67 boat launches, and 0.10 day use sites by 2012. The existing number of overnight campsites is adequate for the entire 20-year planning period. No developed hiking trails currently exist and none are proposed during the 20-year planning period.

**Table 38. Maintaining Baseline LOS for County Parks—Lopez Island.**

		<u>Baseline</u>				<u>Proposed</u>	
		Acreage LOS = 0.05 per Capita				Acreage LOS = 0.0313 per Capita	
		Beach Access LOS = 0.0028 per Capita				Beach Access LOS = 0.0018 per Capita	
		Boat Launches LOS = 0.0017 per Capita				Boat Launches LOS = 0.0013 per Capita	
		Day Use Site LOS = 0.0079 per Capita				Day Use Site LOS = 0.005 per Capita	
		Campsite LOS = 0.017 per Capita				Campsite LOS = 0.01 per Capita	
		Hiking Trails LOS = 0.0 per Capita				Hiking Trails LOS = 0.0 per Capita	
Time Period	Lopez Pop.	Acreage at Proposed LOS	Beach Access	Boat Launch	Day Use Sites	Campsites	Hiking Trails
1993 Actual	1,765	55.2 (+33.0)	3.18 (+1.82)	2.29 (+.71)	8.8 (+5.2)	17.6 (+12.4)	0
1993–2000 Growth	334	10.5 (+22.6)	.6 (+1.22)	.43 (+.27)	1.7 (+3.5)	3.4 (+9.0)	0
2000 Total	2,099	65.7 (+22.6)	3.78 (+1.22)	2.73 (+.27)	10.5 (+3.5)	21 (+9.0)	0
<b>Facility Projects</b>							
1. None							
2001–2012 Growth	723	22.60 (-.07)	1.30 (-.08)	.94 (-.67)	3.6 (-0.1)	7.2 (+1.8)	0
2012 Total	2,822	88.33 (-.07)	5.08 (-.08)	3.67 (-.67)	14.1 (-0.1)	28.2 (+1.8)	0
<b>Facility Projects</b>							
1. Add Acreage		+07					
2. Add Beach Access			+08				
3. Add Boat Launches				+67			
4. Add Day Use Sites					+10		

Shaw Island Facilities Analysis Summary

In examining existing County Park facility needs on Shaw Island other recreational opportunities must be accounted for. No state or federal lands are managed for recreation and there are no privately owned campgrounds and recreational resorts available on Shaw Island. In general, the facilities available at the Shaw Island County Park are adequate for the entire 20-year planning period (see Table 39).

**Table 39. Maintaining Baseline LOS for County Parks—Shaw Island.**

<b>Baseline</b>		<b>Proposed</b>					
Acreage LOS = 0.308 per Capita		Acreage LOS = 0.193 per Capita					
Beach Access LOS = 0.01 per Capita		Beach Access LOS = 0.006 per Capita					
Boat Launches LOS = 0.0051 per Capita		Boat Launches LOS = 0.003 per Capita					
Day Use Site LOS = 0.0258 per Capita		Day Use Site LOS = 0.016 per Capita					
Campsite LOS = 0.0619 per Capita		Campsite LOS = 0.0387 per Capita					
Hiking Trails LOS = 0.0 per Capita		Hiking Trails LOS = 0.0 per Capita					
<b>Time Period</b>	<b>Shaw Pop.</b>	<b>Acreage at Proposed LOS</b>	<b>Beach Access</b>	<b>Boat Launches</b>	<b>Day Use Sites</b>	<b>Camp-sites</b>	<b>Hiking Trails</b>
1993 Actual	194	37.4 (+22.4)	1.2 (+.8)	.58 (+.42)	3.1 (+1.9)	7.5 (+4.5)	0
1993–2000 Growth	37	7.2 (+15.1)	0.2 (+.6)	.11 (+.31)	0.6 (+1.3)	1.4 (+3.1)	0
2000 Total	231	44.6 (+15.1)	1.4 (+.6)	.69 (+.31)	3.7 (+1.3)	8.9 (+3.1)	0
<b>Facility Projects</b>							
1. None							
2001–2012 Growth	79	15.2 (-0.2)	0.5 (+.1)	.24 (+.07)	1.3 (+0.0)	3.1 (+0.0)	0
2012 Total	310	59.8 (-0.2)	1.9 (+.1)	.93 (+.07)	5.0 (+0.0)	12.0 (+0.0)	0
<b>Facility Projects</b>							
1. Add Acreage							
		+0.20					

## 2. Public Schools

This Appendix includes an inventory of public school facilities. Facility needs are determined by the individual school districts. The County Capital Improvement Committee should consult with the school districts in planning for long-range facility needs.

## C. Other Capital Facilities and Services

Other capital facilities and services are provided by independent service purveyors. This Appendix includes an inventory of these facilities. Facility needs are determined by the service purveyors. The County Capital Improvement Committee should consult with as many of these service purveyors as possible in an effort to achieve sentiments expressed in the Vision Statement.

## IV. INITIAL FINANCIAL PLAN FOR COUNTY CAPITAL FACILITIES

This section is intended to provide a financial overview of the County's capital revenue and expenditure plan for the six-year period 1996-2001 for County capital facilities. Table 40, *below*, outlines the expenditures and revenue sources for this initial six-year *Capital Facilities Plan*. Subsequently, the 6-Year *Capital Facilities Plan* will be developed by the County and approved by the BOCC in a manner analogous to the procedure currently used for the development and adoption of successive 6-Year *Road Plans*.

## Revenues

Generally the County may use most of its revenue sources for capital expenditures though quite often the expenditure must be tied to the source. For example **Road Funds** may only be used to construct road related facilities.

Over the next several years the County will be embarking upon several capital projects. One source of funds for these projects will be the **Current Expense Reserve Account**. This Account which totals approximately \$1,000,000 has been accumulated over the years to assist the County during periods of financial loss. To provide for essential facilities the Board of Commissioners have decided to use some of these funds.

The state several years ago provided **Law & Justice funds** for operational and capital expenses related to the law and justice community. A portion of these funds will be used to pay for essential improvements including the new Sheriffs wing.

The County also owns several pieces of land and buildings. To finance purchase and construction of new facilities some of these assets may be sold.

The County may also receive grants from state sources for example the IAC provides grant funds for recreational facilities such as boat ramps, restrooms, and ball fields.

## Expenditures

The County will purchase at least ten acres of land for a new shop and gravel storage on San Juan Island for Public Works. Current facilities are inadequate and there is insufficient land to store gravel.

A new 3,740-square-foot Sheriff's wing addition to the courthouse will be constructed in 1996 and a substation on Orcas of 1,020 square feet. A second story with additional courtroom and administrative offices will be constructed during the year 2000.

Additional County Park facilities will be constructed at the existing San Juan Island Park and land acquired.

**Table 40. Projected Capital Facilities Sites and Structures, 1996–2001.**

FACILITY	FUND AMOUNT (\$) AND SOURCE*					
	1996	1997	1998	1999	2000	2001
Public Works Site—SJ		300,000 <sup>(4)</sup>				
Public Works Building—SJ				1,000,000 <sup>(3, 4)</sup>		
Public Safety Sheriff's Wing	657,000 <sup>(1, 2)</sup>					
Public Safety Orcas Sheriff's Office	130,000 <sup>(2)</sup>					
Justice Administration Offices					540,000 <sup>(1, 2)</sup>	
District Courtroom					720,000 <sup>(1, 2)</sup>	
County Parks—SJ		50,000 <sup>(1, 2)</sup>		25,000 <sup>(1, 2)</sup>		300,000 <sup>(1)</sup>

\*Funding Sources:

- |                  |               |
|------------------|---------------|
| 1. Local Revenue | 3. Road Funds |
| 2. State         | 4. Park Funds |