Skagit County Washington
Incorporated 1890
www.townoflaconner.org

TOWN OF LA CONNER PLANNING COMMISSION

Meeting Notice

February 4, 6PM
Upper Maple Center, La Conner WA, and Livestreamed
Information is below and on the Town Website

Agenda

I. Convene

II. Public Comments (Topics not otherwise on the Agenda) – Time Limit 3 Minutes

III. Minutes: Approve Minutes from the January 21, 2025 meeting.

IV. Old Business

1. Status Report – Talmon Development
2. Status Report – Public Participation Program
3. Youth Advisor
   a. Application Review
4. WWU Intern Update
   a. Critical Areas Ordinance and ADA Transition Teams

V. New Business

1. Public Hearing: LU25-04HDR 512 S. 1st Street
2. Draft Review: Introduction – Chapter 1
3. Draft Review: La Conner Profile – Chapter 3
4. Draft Review: Capital Facilities – Chapter 9

VI. Closing Comments:

Live Streaming Info: https://laconnerwa.portal.civicclerk.com/

TOWN OF LA CONNER
PLANNING COMMISSION MEETING
January 21, 2025

The Planning Commission meeting was called to order at 6:00 p.m.

Commissioners present: Sommer Holt, Bruce Bradburn, John Leaver, Cynthia Elliott, Carol Hedlin

Commissioners absent: None

Staff: Michael Davolio, Ajah Eills

PUBLIC COMMENT

Linda Talman asked if there were be opportunities for public comment later on in the meeting. She expressed an interest in commenting on the Comprehensive Plan Elements that were listed on the agenda.

Commissioner Leaver responded that there would be opportunities for public comment.

MINUTES:

Commissioner Bradburn moved to approve the minutes with corrections from the January 7, 2025 meeting. Seconded by Commissioner Elliott. **Motion to approve the minutes with corrections carried unanimously.**

OLD BUSINESS:

Applicants have submitted new plans in regards to the 306 Center Street building. Staff are reviewing these plans internally. The plans are available online for the public. The new submitted plans appear to comply with the required elevator dimensions.

Staff has begun to receive application for the Youth Advisor position. The application will be open until the end of January.

NEW BUSINESS:

Staff presented the draft Economic Element for Commissioner review. Commissioners and members of the public asked questions regarding the language used in policies within the element, questions regarding parts of the "Strength and Weaknesses" section, and questions involving grammar and writing convention. There was a discussion of the Element. Commission Elliot moved to recommend to Town Council conditional approval of the Economic Element with changes discussed. Seconded by Commissioner Holt. **Motion carried unanimously.**

Staff presented the draft Utility Element for Commissioner review. There was an extended discussion about EV chargers, and Commissioner Holt, along with other Commissioners, requested that language addressing EV chargers be added to the Utility Element. Staff agreed to add the language, and stated that EV charges would also be discussed in the Climate Element. Commission Leaver moved to recommend to Town Council conditional approval of the Utility Element with changes discussed. Seconded by Commissioner Elliott . **Motion carried unanimously.**

COMMISSIONER COMMENTS/STAFF COMMENTS:

There were no closing comments.

With no further business Commissioner Hedlin moved to adjourn the meeting at 6:56 p.m. Seconded by Commissioner Bradburn. **Motion carried unanimously**.

_____ _____

Chair Date

M E M O R A N D U M

TO: Planning Commission
FROM: Planning Staff
SUBJECT: Youth Adviser Applications
DATE: January 31, 2025

Please see attached the applications received for the Youth Advisor position on the Planning Commission. In total, we received submittals from three different applicants, although only one had both a complete application and a letter of recommendation. A summary of the submitted application materials is below:

Maxwell Page: Completed application, letter of recommendation
Jasio Borusinski: Completed application
Mason Magill: Letter of recommendation

005

La Conner Youth Advisor Planning Commission

Thank you for your interest in becoming a La Conner Youth Advisor for the Planning Commission! Please click here for a full position description.

Email *

maxwellp27@lc.k12.wa.us

Name (First and last name)

Maxwell Page

Email

maxwellp27@lc.k12.wa.us

Phone number

3603993465

006

Grade level in 2024-2025

- ○ 9th Grade
- ◉ 10th Grade
- ○ 11th Grade
- ○ 12 Grade

Current GPA

4.0

Do you attend LCSD full-time?

- ◉ Yes
- ○ No

Are you a Running Start student or attend NWCTA? Please explain how many days/hours you are on campus daily or a weekly average.

No, on campus 8:05-2:40 daily

Name of Parents/Guardians

Blair Page (father), Judith Page (mother)

007

Why are you interested in serving as a Youth Advisory to the La Conner Planning Commission?

I'm interested in serving as a Youth Advisor because I care about the town and its future. I would like to be able to influence positive changes to La Conner and believe that students and young people my age would benefit from somebody being represented in the committee as a student myself.

What skills, knowledge, and approach would you bring to the La Conner Planning Commission?

As a student who has attended La Conner schools from kindergarten to 10th grade, I have first-hand experience of La Conner and its schooling. My performance in school and dedication to sports are qualities that have taught me to work towards goals, collaborate well in groups or teams, and make plans. These are all essential skills relating to the planning commission to benefit the community.

How would your involvement in the Planning Commission help promote the goals, policies, and objectives set forth in the Town's adopted Comprehensive Plan?

My involvement in the Planning Commission would help promote the goals and policies of the comprehensive plan because I would bring a unique perspective from the point of view of a student. These views would cater to the needs and wants of younger residents and would allow final decisions to be made by varying ages.

What extracurricular activities are you currently involved in? (both in and outside of school)

Soccer, track & field, t&f Winter training

What are your plans after high school?

Four-year college

008

Submit your letter of recommendation

MPLOR - MAXWE...

Add file

The undersigned volunteer understands the nature and content of their duties, and in consideration of being permitted to participate in the volunteer program, agrees as follows:

1. To waive and release any and all claims for injuries or damages against the Town of La Conner, its officers, agents or employees which may arise out of, or in any way be connected with the manner in which the duties are conducted; and,

2. To defend, indemnify, and hold harmless the Town of La Conner, its officers, agents and employees, from any liability for damage or claims for damage for personal injury, including death and property damage, which may arise out of or in any way be connected with the manner in which the duties of a planning commissioner are carried out.

I authorize the Town of La Conner, its agents at the time of my application for volunteer, or anytime during my service, to verify the information contained in this application as it relates to the volunteer position. I certify my statements in this application are true, complete and correct to the best of my knowledge and belief. I understand any falsification or omission of information may bar me from continued volunteerism.

- (●) Yes

To Whom It May Concern,

I am delighted to recommend Maxwell Page, a distinguished student in my Physical Science class at La Conner High School. Throughout the year, I have witnessed Maxwell's exceptional academic abilities and his remarkable aptitude for both independent and collaborative work. His proficiency in technology, including his adept use of both Windows OS and MacOS, has been invaluable in our curriculum.

Maxwell's dedication extends beyond the classroom, as evidenced by his active involvement in athletics, music, and various interests like gaming and literature. This multifaceted engagement, coupled with his consistent achievement of the Honor Roll since the 6th grade, underscores his capacity to balance and excel in diverse areas. His intellectual curiosity and commitment to personal growth are commendable and speak to his potential for future success.

In addition to his academic and extracurricular accomplishments, Maxwell's personal attributes are equally impressive. He displays a maturity, professionalism, and positive attitude that set him apart from his peers. His natural leadership abilities and willingness to take on challenges demonstrate a resilience and adaptability that are essential for any endeavor he undertakes. I am confident that Maxwell will bring the same level of dedication, enthusiasm, and excellence to any opportunity he pursues. His blend of academic strength, diverse interests, and personal qualities make him an outstanding candidate for any position. Please feel free to contact me for any further information or clarification regarding Maxwell's abilities and character.

Sincerely,

Todd Hinderman
La Conner High School
Science

010

La Conner Youth Advisor Planning Commission

Thank you for your interest in becoming a La Conner Youth Advisor for the Planning Commission! Please click here for a full position description.

Email *

janerichb27@lc.k12.wa.us

Name (First and last name)

Jasio Borusinski

Email

janerichb27@lc.k12.wa.us

Phone number

3604663232

011

Grade level in 2024-2025

- ○ 9th Grade
- ◉ 10th Grade
- ○ 11th Grade
- ○ 12 Grade

Current GPA

3.4

Do you attend LCSD full-time?

- ◉ Yes
- ○ No

Are you a Running Start student or attend NWCTA? Please explain how many days/hours you are on campus daily or a weekly average.

No

Name of Parents/Guardians

Bart Borusinski and Anna Borusinski

012

Why are you interested in serving as a Youth Advisory to the La Conner Planning Commission?

I would love to give ideas to the community and give them my prospective as a High schooler living in La Conner my whole life. My house is also right next to the old cannery and I know the area very well.

What skills, knowledge, and approach would you bring to the La Conner Planning Commission?

I'm a quick thinker and problem solver. I communicate with people very well and I believe my ideas are worth acknowledging.

How would your involvement in the Planning Commission help promote the goals, policies, and objectives set forth in the Town's adopted Comprehensive Plan?

I believe I could attract people to La Conner as well as boosting the local market for towns folk.

What extracurricular activities are you currently involved in? (both in and outside of school)

I have been learning coding in my free time and I play soccer.

What are your plans after high school?

I am planning on going to a business school and am aiming at a business degree and going into the real estate market.

Submit your letter of recommendation

Add file

013

The undersigned volunteer understands the nature and content of their duties, and in consideration of being permitted to participate in the volunteer program, agrees as follows:

1. To waive and release any and all claims for injuries or damages against the Town of La Conner, its officers, agents or employees which may arise out of, or in any way be connected with the manner in which the duties are conducted; and,

2. To defend, indemnify, and hold harmless the Town of La Conner, its officers, agents and employees, from any liability for damage or claims for damage for personal injury, including death and property damage, which may arise out of or in any way be connected with the manner in which the duties of a planning commissioner are carried out.

I authorize the Town of La Conner, its agents at the time of my application for volunteer, or anytime during my service, to verify the information contained in this application as it relates to the volunteer position. I certify my statements in this application are true, complete and correct to the best of my knowledge and belief. I understand any falsification or omission of information may bar me from continued volunteerism.

- (●) Yes

Peter Voorhees
13211 Wilson Drive
Mt. Vernon, WA 98273
(360) 420-0423
Pvoorhees@lc.k12.wa.us

17 January 2025

La Conner Planning Commission,

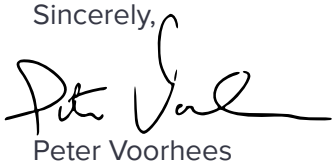
It is with great enthusiasm that I recommend Mason Magill for the Youth Advisor role. I have had the pleasure of being one of Mason's teachers for the last three years at La Conner High School. In addition to being an excellent student, Mason is a member of the Knowledge Bowl team, which I am an assistant coach.

In every single interaction I have had with Mason he shows the utmost respect, maturity, and a palpable desire to be helpful. He is a student I can trust to do the right thing. One of my other roles on campus is the Head Track & Field coach at LCHS and multiple times Mason has volunteered his time and talents to help out at track meets.

Mason is an excellent choice for this role and I think you will find him a diligent worker who will surpass your expectations.

If you have any further questions or require additional information, please feel free to contact me at pvoorhees@lc.k12.wa.us.

Sincerely,



Peter Voorhees

Social Studies & Culinary Teacher

LCHS Head Track Coach

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff
SUBJECT: WWU Intern Update
DATE: January 31, 2025

This year, the Planning Department is working with interns from Western Washington University to help update our Comprehensive Plan. You may recall that we have already started working with a team of interns that are assisting with our ADA map and transition plan.

We had an opportunity to gain an additional intern team, which will be assisting with our Critical Area Code update. Because we got the opportunity to gain an additional intern team, we will be postponing the Critical Area update review so that they have a chance to assist. Staff met with both intern teams during the last week of January and feel confident that this will be a successful collaboration. All work produced by the intern teams will be reviewed by staff.

Town of La Conner

Post Office Box 400
La Conner, Washington 98257

Staff Report

TO:	Planning Commission
FROM:	Michael Davolio, AICP, Planning Director Ajah Eills, Assistant Planner
APPLICANT:	Mike Girdner
PROPERTY OWNER:	Grupa Fiducia LLC
PROJECT LOCATION:	512 S. 1st Street, La Conner WA, P74458, P74457
DATE:	January 29, 2025
APPLICATION FILE#:	LU25-04HDR Historic Design Review

PROJECT DESCRIPTION

The applicant is asking for several changes to 512 S. 1st Street, which currently houses several commercial businesses, including Jennings Yarn and Needlecrafts and La Conner Electric Co. The applicant is asking to put in a new ADA accessible ramp and walkway in the northern parking lot, construct a deck floor raised to floor level in the north-east corner, replacing the stairs to the second floor along the south of the building, repair and extend the second level walkway 5 feet to the south, and create a new octagonal deck. In addition, the applicant is asking to relocate the lighthouse on top of the new octagonal office space, which would also result in the lighthouse conforming with the maximum building height limit. The lighthouse is currently above the height limit. No color changes have been requested.

The property is 512 S. 1st Street, located on the west side of 1st Street. The applicant, Mike Girdner, owns the property, and a potential tenant has asked for the ADA improvements specifically.

FINDINGS of FACT

1. The subject property is located within the town's Commercial Zone. The subject property contains uses that are allowed within the Commercial zone.

2. The subject property is located within a floodplain, but the proposed changes do not qualify as substantial improvements to the structure under LCMC 15.70.070 and so elevation certificates and a floodplain permit are not required. The subject property is located within 200' of the shoreline, so a shoreline exemption permit will be required, as the project falls under WAC exemption for repair and general maintenance. SEPA determination is not required.

3. The following sections of the Town of La Conner Municipal Code apply to this application:
   - Chapter 15.35 Commercial Zone
   - Chapter 15.50 Historic Preservation District

4. The subject property is located within the Historic Preservation District.

5. The proposed addition of an ADA ramp would increase the accessibility of the building.

6. The applicant is not proposing any changes to the exterior color. The proposed additions are wooden or ADA compliant building materials, such as pavement and steel.

7. Dimensional Requirements: Section 15.35.040 of the LCMC sets forth dimensional standards. The existing building is a known non-conforming structure, however, the expansion and repairs do not increase the extent of the nonconformity and are eligible for approval.

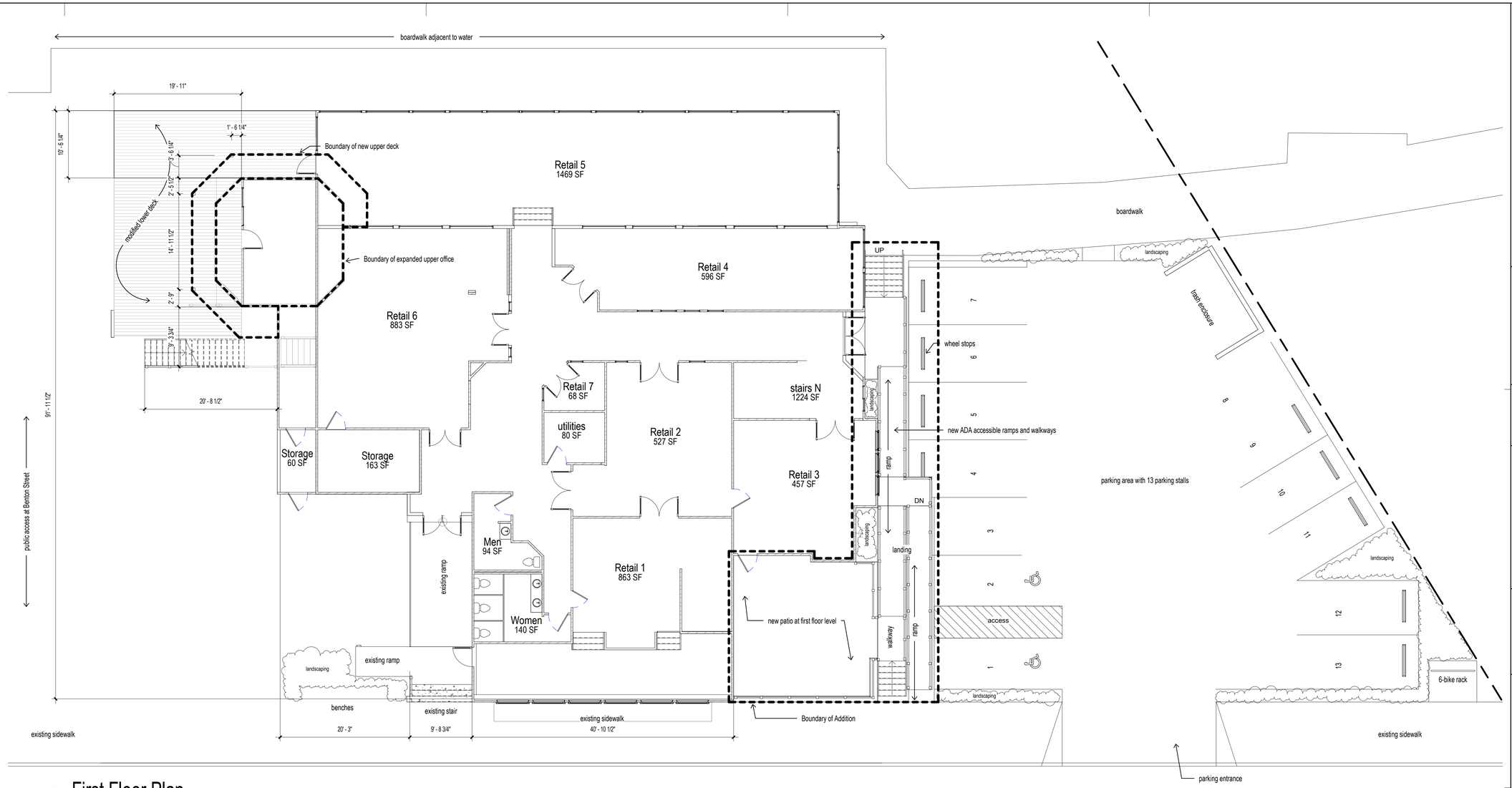
8. The lighthouse is a well-known and unique feature within the First Street Commercial District, and was the inspiration for the original business at this location, named The Lighthouse Inn. The purpose of the Historic Preservation District, as reflected in LCMC 15.50.010, includes both preserving diverse architectural styles that reflect phases of the Town's history and provides for protection of the structures within the town that reflect special elements of the towns economic and social heritage. The lighthouse has previously been relocated, and this proposed relocation would result in the lighthouse being slightly closer to its original position.

Staff Recommendation:
Staff has determined that this application be partially approved, pending review and comment by the Planning Commission. Staff recommends approval for the addition of the ADA ramp, walkway, and raised deck to the north of the building, and the replacement of the stairs and second level deck expansion on the south of the building. Staff does not have a recommendation for the relocation of the lighthouse, and will leave that decision up to the discretion of the planning commission. It is further recommended that the following conditions be attached to the approval of this proposal:

1. A shoreline exemption permit or a shoreline substantial permit must be obtained from the Town of La Conner.
2. All appropriate permits must be obtained before the start of construction.
3. All contractors and subcontractors must be licensed to conduct business in the Town of La Conner.
4. The permit holder must provide contact information on all contractors and subcontractors to the Town of La Conner prior to commencement of construction.
5. All contractors and subcontractors must report sales tax transactions within the Town of La Conner. The La Conner sales tax number is 2905.
6. All of the worked performed shall be fully consistent in terms of colors and materials with the information provided in the applicant's submittal.

Nothing in this approval shall be construed to exempt the proposal from any Federal, State or local regulations.

Michael Davolio, AICP
Town of La Conner



1 First Floor Plan
1/8" = 1'-0"

The Galleria

La Conner, Washington

Project Description

South Side
1. Replacing an old stairs to the second floor on the south, and extend second level walkway 5' to the south.
2. Remove top portion of non-conforming lighthouse.
North Side
1. Install ramp and stairs to new side entry and deck.
2. Construct a raised deck to floor level at the existing BBQ.

Project Directory

Owner: Grupa Fiducia, LLC
c/o Michael J Girdner
3079 E Palm Ave. #101
Manteca, CA 95337

Architect: Underwood & Associates, LLC
1005 4th Street
Anacortes, Wa 98221
Mike Underwood, AIA
360-588-0471

Building Information

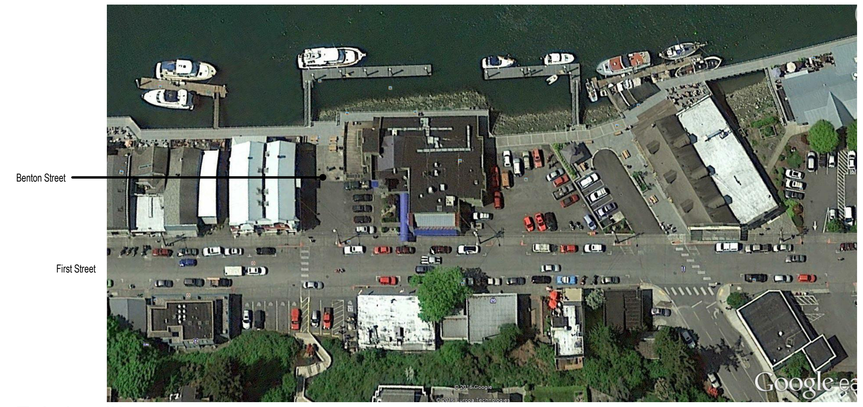
Site Address: 512 1st Street
La Conner, WA 98257

Parcel ID: P74458
Legal Description: LA CONNER TIDE LANDS 1ST CLASS S36 T34 R2 S 114' OF TR 7 PLATE 18

Parcel ID: P74457
Legal Description: LA CONNER TIDE LANDS 1ST CLASS S36 T34 R2 TR 7 PLATE 18 LESS SLY 114FT

Pacel ID: P74105
Legal Description: LA CONNER FRAC BLK 2

Quarter: 04 Section: 36 Township: 34 Range: 02



2 Existing Site Image
1/4" = 1'-0"

P:\LaConner - Main St 2015-23\LaConner_ramp and stair plans.rvt

UNDERWOOD
& ASSOCIATES, LLC
1005 4th Street
anacortes, washington 98221

9878 Registered ARCHITECT
Michael G. Underwood
State of Washington
9-22-25

stair and ramp

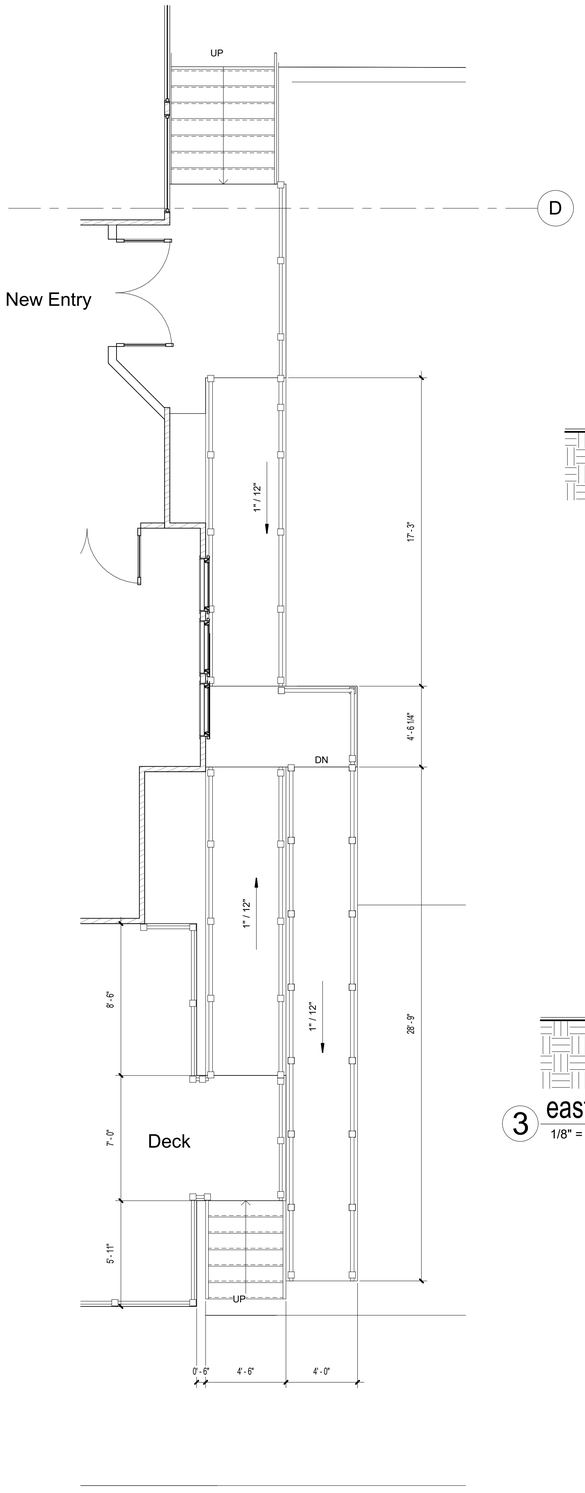
Project name:
The Galleria

Revisions		
No.	Date	Description
24	6-25-15	add roof to top of tall parapet

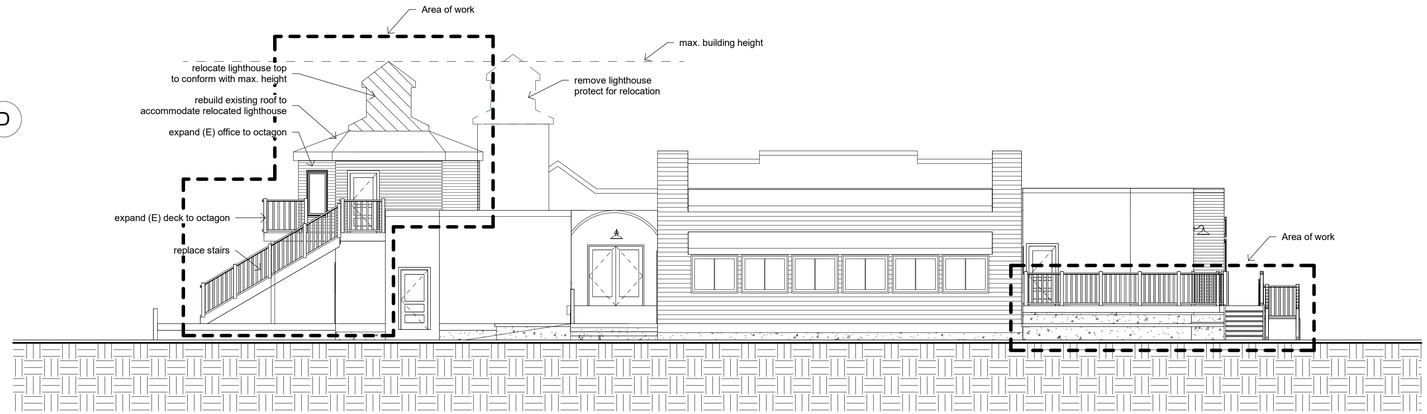
Main Floor Plan

H0.0

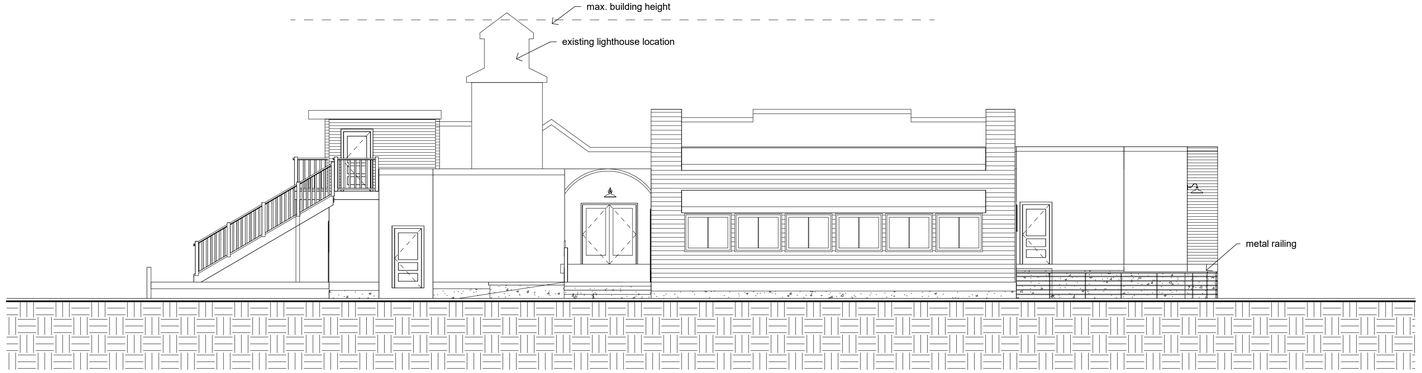
1/30/2025
2:37:44 PM



2 (N) First Floor ramp Plan
1/4" = 1'-0"



1 east new
1/8" = 1'-0"



3 east existing
1/8" = 1'-0"

P:\LaConner - Main St 2015-23\LaConner_ramp and stair plans.rvt

UNDERWOOD
& ASSOCIATES, LLC
1005 4th Street
anacortes, washington 98221

9878 Registered ARCHITECT
Michael G. Underwood
State of Washington
9-22-25

stair and ramp

Project name:
The Galleria

Revisions		
No.	Date	Description

Elevations

H1.0

1/30/2025
2:37:45 PM

CHAPTER 1

INTRODUCTION

Why Comprehensive Planning?
Skagit County began Comprehensive Planning in 1965. The need sprang from the concern that development was occurring in a haphazard way, and the regulation of development was inconsistent. Since there were no overarching plans or visions of development, the communities did not have tools to establish consistent policies.

Following the Skagit County plan in 1965, La Conner established its first Comprehensive Plan in October 1969. The original Comprehensive Plan was only eleven pages, but did attempt to initiate policies to govern code implementation and development. The adopting ordinance specifically stated that "All ordinances or parts of ordinances in conflict with any provision of this ordinance [Comprehensive Plan] are hereby repealed."

The subsequent plan adopted in 1978 combined zoning codes with the comprehensive plan. This version lost its policy framework and became the development code standards.

It became evident that plans establishing the goals and policies must be separate from the codified development standards. The goals and policies of a community must be amended less frequently and provide long-term continuity. In contrast, development codes can be amended frequently to be responsive to the needs of development, but reflect the goal and policy agenda of the comprehensive plan.

What's the Connection to Growth Management?
In the 1980's, uncontrolled growth had become a major concern of Washington State citizens, which set the stage for the "Growth Management Act". In 1990, the Washington State Legislature passed the Growth Management Act (GMA). The GMA established the comprehensive plan as the cornerstone of ~~the Growth Management Act~~community planning. It gave comprehensive plans more legal weight, and is the instrument by which jurisdictions became accountable for consistent regulation of development.

New terms entered into the language (i.e. consistency, concurrency) and invigorated old terms with new meaning (i.e. classification, designation, protection and conservation). The GMA also provided an organizing structure beyond each jurisdiction. Local municipal comprehensive plans must be

coordinated with county plans with regard to population growth and development planned allocations.

It also required integration with other planning efforts such as shorelines, transportation and capital facilities. In addition to being internally consistent and consistent with other local planning efforts, the GMA requires that La Conner coordinate with Skagit County and adhere to the County-adopted Countywide Planning Policies (CWPPs) and the original thirteen (now fifteen) GMA planning goals listed in RCW 36.70A.020. These statewide goals, which have been revised over the years, currently state ~~are~~:

1) **Urban growth**. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.~~.~~

2) **Reduce sprawl**. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

3) **Transportation**. Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans. ~~Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.~~

4) **Housing**. Plan for and accommodate housing affordable ~~Encourage the availability of affordable housing~~ to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

5) **Economic development**. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

6) **Property rights**. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

7) **Permits**. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

8) **Natural resource industries**. Maintain and enhance natural resource-based industries, including productive timber, agriculture, and fisheries

industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

9) **Open space and recreation**. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

10) **Environment**. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

11) **Citizen participation and coordination**. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts. ~~Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.~~

12) **Public facilities and services**. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

13) **Historic preservation**. Identity and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

14) **Climate change and resiliency.** Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

15) **Shorelines of the state.** For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

Formatted: Font: Not Bold
Formatted: Font: Not Bold
Formatted: Font: Not Bold
Formatted: Font: Not Bold
Formatted: Font: Not Bold
Formatted: Font: Not Bold
Formatted: Font: Not Bold
Formatted: Font: Not Bold
Formatted: Font: Not Bold

Consistency Countywide Planning Policies

In addition to the above GMA planning goals developed by the State, Skagit County developed Countywide Planning Policies (CWPPs) which are written policy statements establishing a Countywide planning framework to ensure consistency between county and city comprehensive plans as required in RCW 36.70A.100.

The Town developed its Plan in conformance with the CWPP. The CWPP with particular relevance to the Town of La Conner include:

Urban Growth: (Note that in this context urban growth area refers to the town limits. ~~as well as any unincorporated urban growth area~~With the exception of a small area used for municipal purposes, the town has no urban growth area).

- Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Urban growth areas shall include greenbelt, open space, and encourage the preservation of wildlife habitat areas.
- Urban growth areas shall provide for urban densities of mixed uses and shall direct development of neighborhoods which provide adequate and accessible urban governmental services concurrent with development. The GMA defines urban governmental services as those governmental services historically and typically delivered by cities, and includes storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.

Transportation:

- Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- The development of new transportation routes and improvements to existing routes shall minimize adverse social, economic, and environmental impacts and costs.
- Primary arterial access points shall be designed to ensure maximum safety while minimizing traffic flow disruptions.
- The Transportation Element of the Comprehensive Plan shall be designed to; facilitate the flow of people, goods and services so as to strengthen the local and regional economy; conform with the Land Use Element of the Comprehensive Plan; be based upon an inventory of the existing Skagit County transportation network and needs; and encourage the conservation of energy.
- Level of service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New development shall mitigate transportation impacts concurrently with the development and occupancy of the project.
- Cost effectiveness shall be a consideration in transportation expenditure decisions and balanced for both safety and service improvements.

Housing:

- Plan for and accommodate housing affordable ~~Encourage the availability of affordable housing~~ to all economic segments of the population; promote a

wide variety of residential densities and housing types, and encourage preservation of existing housing stock.
- Allow for an adequate supply of land use options to provide housing for a wide range of incomes, housing types, and densities.
- The Comprehensive Plan should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments and the transfer of development rights.
- The existing affordable housing stock should be maintained and efforts to rehabilitate older and substandard housing should be encouraged.
- Accessory dwelling units (ADUs) shall be permitted on all residential properties.

Economic development:
- Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- The development of environmentally sensitive industries shall be encouraged.
- A diversified economic base shall be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- Tourism, recreation, and land preservation shall be promoted provided they do not conflict with the long-term commercial significance of natural resources and critical areas or rural lifestyles.
- Commercial and industrial activities directly related to or dependent on local aquatic resource areas should be encouraged in shoreline areas provided they are shoreline dependent and/or related.
- The Comprehensive Plan shall support and encourage economic development and employment to provide opportunities for prosperity.

Open Space and Recreation:
- Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- Open space corridors within and between urban growth areas shall be identified. These areas shall include lands useful for recreation, fish and wildlife habitat, trails, and connection of critical areas.
- Expansion and enhancement of parks, recreation and scenic areas and viewing points shall be identified, planned for and improved in shore lands, and urban areas.
- Property owners shall be encouraged to site and design new construction to minimize disruption of visual amenities and solar resources of adjacent property owners, public road ways, parks, lakes, waterways and beaches.

- Expansion and enhancement of parks, recreation and scenic areas and viewing points shall be identified, planned for, and improved in shorelands, urban, and rural designated areas.
- A park and recreation system shall be promoted which is integrated with existing and planned land use patterns

Environment:

- Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- Natural resource lands, including aquatic resource areas and critical areas shall be classified and designated, and regulations adopted to assure their long-term conservation. Land uses and developments which are incompatible with critical areas shall be prohibited except when impacts from such uses and developments can be mitigated.
- Protect natural resource lands, aquatic resource areas, and critical areas.
- Usual and accustomed activities on natural resource lands and aquatic resource areas shall be protected from interference when they are conducted in accordance with best management practices and environmental laws.
- In cooperation with appropriate local, state, and Federal agencies, develop and implement flood hazard reduction programs consistent with and supportive of the Corps Feasibility Study.
- Skagit County and Cities and Towns shall work together to provide ongoing public education about flooding in a coordinated and consistent program, and shall adopt a flood hazard reduction plan, that works together with the natural and beneficial functions of floodplains.

Citizen participation:

- Encourage citizen participation throughout the planning process..
- For land use proposals, including those within the marine environment, all applicants shall bear the costs for public notification, by mail, and by posting of signs. Affected neighbors and surrounding shoreline owners shall be notified as prescribed by ordinance.

Historic Preservation:

- Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- Skagit County shall cooperate with local historic preservation groups to ensure coordination of plans and policies by the State Office of Archeology and Historic Preservation.

~~Beginning in the fall of 1990, the Skagit County government conducted an extensive public participation process to determine how the GMA's thirteen goals could guide Skagit County's comprehensive planning processes. The County collected over 1,500 vision statements from participants at meetings throughout the County. This citizen input became the basis for Countywide Planning Policies adopted in July, 1992, and amended in August, 1996 and 2007 after extensive~~

~~consultation with citizens in communities throughout the County.~~For more than a year, beginning in July 2024, Skagit County has developed and implemented an extensive public participation effort designed to the cities and towns within the county to become actively involved in their planning efforts. Their stated public participation plan goals are:

- Commit to early and continuous engagement
- Broadly disseminate proposals and information in accessible formats
- Provide equitable opportunities for public participation in all areas of Skagit County
- Provide timely information at key milestones
- Use concise, plain, and easy to understand language
- Consult with local tribes
- Consult with neighboring jurisdictions, and federal and state agencies.
- Provide multilingual engagement opportunities and materials
- Update the project website with current information
- Utilize a variety of outreach mediums including local media, print, web, social media, emails, community meetings, and open houses.

Early in 2024, Skagit County conducted an online public survey to gather feedback. The County identified the following goals for the survey.

1. Identify broad priorities from Skagit County residents;
2. Identify Skagit County's greatest strengths;
3. Identify Skagit County's greatest weaknesses;
4. Identify key topics for the Comprehensive Plan to focus on;
5. Use the survey to advertise the start of the year-long project; and
6. Collect emails from interested residents to build a network for future input.

The County's survey results showed that the highest-ranking values of the respondents were "family-oriented, stewardship of natural resources, and health and safety." The highest-ranking strengths listed were "rural character, Environment, and healthy food access." The highest-ranking weaknesses were identified as "housing supply and affordability, transportation options, and local industry and employment." Respondents to public participation efforts in La Conner are in general agreement with these statements.

The Town of La Conner's Plan must be consistent with the GMA's goals and with the Skagit County Countywide Planning Policies. As the town has worked toward its Comprehensive Plan update, we have built upon the county's public participation goals. But at least as importantly, the Town's Plan must serve the needs of the people who live, work, visit, and play in the Town of La Conner. It must also be internally consistent and externally consistent with the development regulations that implement it.

The legislature has amended the GMA many times to address issues that have arisen through the implementation, and this process continues. In 2002, the legislature established a 7-year cycle for a full "periodic review" of comprehensive

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5"

plans to ensure that they reflect the most current requirements of GMA. Each "periodic review" considers a ~~20 year~~20-year planning period. In 2005 La Conner completed its first "periodic review" covering the years 2005-2025~~.—~~. A subsequent periodic review in 2016 planned for the years 2016 to 2036. The Current update is also a required "periodic review" and reflects the planning period encompassing the years ~~2016-2036~~2025 to 2035.

La Conner Vision Statement

The Town of La Conner is a waterfront village that seeks to preserve its rural flavor, small town livability and historic authenticity while recognizing its status as a visitor destination and a haven for artists. Keeping a balance between preservation and promotion is the key to maintaining a satisfactory quality of life in La Conner. The goals cited below provide direction toward that balance.

Mission Statement:

The mission of Town government is:

1. To deliver the basic services to its people and visitors; public safety, water, sewer, streets, and zoning, in an economical and efficient manner.
2. To promote a business climate that will maximize sales and use tax revenues while controlling expenditures.
3. To advance La Conner as a cultural center, to preserve its heritage, and to support the arts.
4. To maximize public access to, and enjoyment of, the water whenever possible.
5. To prepare for natural disasters and climate change.

Goals:

1. Provide effective stewardship of the environment to protect critical areas, conserve land, air, water, and energy resources, and preserve the Town's historic heritage.
2. Encourage changes that promote livability, pedestrian orientation and high quality design, and limit stress factors such as noise pollution and traffic congestion.
3. Identify the responsibilities of public and private agencies~~ts~~ at the local and regional level for providing emergency and social services.
4. Use local resources whenever possible to encourage local involvement in community actions and to enhance community pride.
5. Encourage the local economy by providing a predictable development atmosphere through development regulations.
6. Enhance opportunities for recreational and cultural activities for all ages by encouraging diversity in available choices.

7. Open space and public access to the waterfront are priorities whenever possible.

ଓ ଌ

CHAPTER 3

LA CONNER PROFILE

Community History and Profile

La Conner is a historic rural town settled in the 1860's that has preserved much of its small-town character. It is located approximately 12 miles southwest of the City of Mount Vernon, Washington between the Swinomish Channel, Sullivan Slough, and Skagit Bay in the agriculturally rich Skagit Valley of Washington State. Most of the community is at or near sea level**, indicating that approximately 70% of the town is located within a flood plain**. The topography of the Town area is characterized by a basaltic hill with flat agricultural lands to the east and the Swinomish Channel to the west

The arrival of Native American groups in the Pacific Northwest cannot be dated with great precision. However, archaeological investigations at the Manis Mastodon site near Sequim on the Olympic Peninsula indicate man was in the area as early as 12,000 years ago.

Swinomish, Samish, Sauk-Suiattle, and Upper Skagit Indians are the Tribes native to the Skagit River valley and each has reservation lands in the Valley. Swinomish Indian Tribal Community is composed of approximately 900 tribal members with the majority of members residing on the Swinomish Reservation or nearby in Skagit County. Most tribal members reside in the Swinomish Village area located on the southeast corner of the Reservation near the tribal offices. The Swinomish Indian Tribal Community is a federally recognized Indian Tribe that is governed by a Constitution and Bylaws that were originally adopted in 1936 and by the Swinomish Senate, the tribe's governing body, which is comprised of 11 elected members that serve staggered five-year terms.

The Swinomish are a community of Coast Salish peoples descended from groups and bands originating from the Skagit and Samish River valleys, coastal areas surrounding nearby bays and waters, and numerous islands including Fidalgo, Camano, Whidbey and the San Juan Islands. For thousands of years, these Coast Salish tribes maintained a culture centered on abundant salt water resources that included salmon, shellfish, and marine mammals, as well as upland resources such as cedar, camas, berries, and wild game.

They lived in large villages during the winter and in summer encampments that followed the seasonal cycle of resource gathering from the mouths of rivers and streams where salmon was taken, to coastal shorelines where shellfish and herring and other forage fish were taken, to marine waters where finfish and sea

mammals were taken, and to inland forests where wild game and berries were taken.

The Swinomish Tribal Community has a reservation across the Swinomish Channel from La Conner. Members of the community attend schools in La Conner and participate in various recreational opportunities within the town. The Swinomish Tribal Community also has interlocal agreements with Skagit County, the La Conner School Distirct, the La Conner Library, and Fire District 13 regarding assessment, collection, and distribution of taxes on permanent improvement on land owned by the United States and held in trust for the Tribe.

Although the Town of La Conner currently has an official population of **995** people, its infrastructure serves residents outside the Town limits from Pleasant Ridge to Kiket Island (approximately 5,000 people within 30 square miles). The Town is projected to reach a total of **1,191** people by **2045**. La Conner town limits cover approximately 255 acres, of which 51 acres is within a National Historic Preservation District. The La Conner Comprehensive Plan provides for increased population densities by encouraging in-fill. No expansion of the Town limits is planned.

Climate and Geography

Washington State's climate is strongly influenced by moisture-laden air masses created in the Pacific Ocean. The airflow from the Pacific Ocean is interrupted first by the Olympic Mountains and then significantly by the Cascade Mountains. As a result of the mountain ranges, the west or windward sides of the Cascades receive moderate to heavy precipitation. Due to its unique location in the "rain shadow" of the Olympic Mountains, La Conner receives less precipitation than areas outside the “rain shadow”, an average of only 30" of rain per year. This location and mild marine temperatures help make La Conner a popular recreation area, and a pleasant tourist destination.

Mean temperatures vary from a high of 70 degrees in July to a low of 40 degrees Fahrenheit in January with extreme variations recorded at -3 to a high of 102 degrees Fahrenheit. The average annual growing season is about 170-190 days. Approximately 80 percent of the precipitation occurs from October through March

Topography ranges from 0 to about 100 feet above Puget Sound on the hills. The main residential hill, facing the Downtown district, drops off abruptly in places with slopes ranging from 40 to 100 percent.

The Town was established along the Swinomish Channel before it was dredged for navigational purposes and the tidal waters surrounded much of the Town periodically from Sullivan Slough to the Channel. Following the dredging, seawalls and agricultural dikes defined and expanded the Town beyond the rock outcrops. Until recently, this was a stable and predictable defense against natural forces. As weather patterns have shifted in the last ten years, this defense is now

vulnerable. **The town has seen an increase of flooding events in recent years, and is developing plans to address this issue.**

Increased population density and tourist activity will place greater demands upon existing parks, open spaces and public spaces. Additional land for recreational use may be ~~desired but not available or affordable in the future~~ **developed as the property that is currently zoned as Transitional Commercial becomes more accessible.**

CHAPTER 9

CAPITAL FACILITIES ELEMENT

Introduction

The Capital Facilities Element sets policy direction for determining capital improvement needs and for evaluating proposed capital facilities projects for the next twenty years. It also establishes funding priorities and a strategy for utilizing various funding alternatives. This element represents the community's policy plan for the financing of public facilities for the next 20 years, and includes a six-year financing plan for capital facilities from 2024-2030.

Level of Service (LOS) Standards

Standards are provided in Appendix 9-A.

Major Capital Facilities Considerations and Goals

The Capital Facilities Element is the mechanism the Town uses to coordinate its physical and fiscal planning. On-going coordination between the Public Works Director, Sewer Plant Manager, Finance Director, and the Planning Director is essential to identification, prioritization, and efficient management of capital facilities needs and improvements. The Town revises the Six-Year Capital Facilities Plan annually. The Capital Facilities Element of the Comprehensive Plan guides the development of the Six-Year Capital Facilities Plan and the goals as outlined in the Vision Statement Chapter 1. The Six-Year Capital Facilities Plan is incorporated into the Capital Facilities Element as Appendix B.

The Six-Year Capital Facilities Plan for La Conner School District determines the School Impact fees assessed to new residential development. This plan is revised within a 6-year timeframe and impact fees are adjusted accordingly. In order for La Conner to assess the School Impact Fee, La Conner School District is required to submit an updated School Capital Facilities Plan every six-year.

GOALS AND POLICIES

GOAL A

Protect the value and maximize the use of existing facilities.

Policies

9A-1 Develop and use cultural and community facilities with other government or community organizations in areas of mutual concern and benefit.

9A-2 Encourage capital improvement projects which promote the conservation, preservation or revitalization of commercial, industrial, residential areas, and the environment in La Conner.

9A-3 Invest in facilities, which if left unimproved, will cost more in the future or will require higher expenditures for operations and/or maintenance.

9A-4 Require public facilities to incorporate energy generation when and where possible

9A-4 Eliminate capital investments toward new construction in present and future vulnerable/hazard-prone areas, while investing in retrofitting facilities already existing in these areas to be more resilient.

GOAL B

Correct existing deficiencies to replace worn out or obsolete facilities and to accommodate future growth, as indicated in the Six-Year Schedule of Improvements of this element (Appendix 9-B)

Policies:

9B-1 Evaluate and prioritize capital projects using the following guidelines. The project must:

a. Be identified in the 6-Year Capital Facilities Plan

b. Meet one of the following criteria:

   i. Correct existing deficiencies, replace facilities, or provide facilities needed for future growth to maintain Level of Service standards

   ii. Remove or mitigate a public hazard

   iii. Correct any existing condition of a public facility that would create a capacity deficit.

c. Be financially feasible

d. Conform to future land uses and needs based on projected growth patterns

e. Assess impact on the local budget

9B-2 Identify all capital projects greater than $10,000 in value.

9B-3 Adopt an annual capital budget and a six-year capital improvement plan as part of the budgeting process.

9B-4 Advocate for renewable energy when replacing or upgrading aging infrastructure.

9B-5 Use recycled materials in the renovation of facilities or construction of new infrastructure where possible.

GOAL C

Future development shall bear a fair share of facility improvement costs necessitated by development in order to achieve and maintain adopted Level of Service standards.

Policies:

9C-1 Implement funding mechanisms such as SEPA mitigation, impact fees and utility development fees for future capital improvements.

9C-2 Verify that Level of Service standards and concurrency have been met by a permitted development prior the issuance of a Certificate of Authorization.

9C-3 Expansion or extension of public facilities and services must be provided by new development through Uniform Development Code concurrency requirements. These facilities shall meet adopted Level of Service standards.

GOAL D

Manage Town fiscal resources to support needed capital improvements for all development.

Policies

9D-1 Secure grants or private funds whenever available.

9D-2 Maintain indebtedness below that which would endanger any Level of Service standards in the town.

9D-3 Meet capital facilities needs in the most cost-effective manner.

9D-4 Apply for grants and loans for capital facilities from state and federal agencies rather than rely solely on commercial sources.

GOAL E

Coordinate land use decisions and financial resources with a schedule of

capital improvements to meet adopted Level of Service standards.

Policies

9E-1 Allocate Town sewer and water connection fee revenues primarily for capital improvements related to expansion of those facilities.

9E-2 Ensure that fiscal policies are consistent with other Comprehensive Plan elements to direct expenditures for capital improvements.

GOAL F

Ensure consistency between the Capital Facilities Plan, the Comprehensive Plan and the Shoreline Master Program.

Policies

9F-1 Comply with the La Conner Shoreline Master Program for the provision or extension of capital facilities in shoreline areas in accordance shoreline uses.

9F-2 Ensure the Capital Facilities Plan meets the goals and policies of the Comprehensive Plan and the La Conner Shoreline Master Program.

9F-3 Update the Capital Facilities Plan annually to maintain consistency with other plans.

Town Facilities Inventory & Needs Assessment

Please see the Six-Year Capital Facilities Plan, attached as appendix B, for the Town Facilities Inventory & Needs Assessment.

Plan Implementation and Monitoring

Implementation

The Six-Year Schedule of Improvements is the mechanism by which the Town can stage the timing, location, projected cost, and revenue sources for the capital improvements identified for implementation in the other Comprehensive Plan elements.

Appendix 9-B lists the capital improvement projects by facility type, indicates which projects are needed to correct existing deficiencies, and provides estimates of project costs by year. Projects less than $10,000 and not related to Level of Service standards are excluded. Top priority is generally given to projects that correct existing deficiencies.

When projects require impact fees to be collected, identification of public facilities on which the money is spent must be provided in accordance with state law.

Monitoring and Evaluation

This is essential to ensuring the effectiveness of the Capital Facilities Plan Element. This element will be reviewed annually and amended to verify that fiscal resources are available to provide public facilities needed to support LOS standards.

The annual review will be the responsibility of the Mayor, Administrator, Financial Director, Public Works Director, and the Planning Director. The review will include an examination of the following considerations in order to determine their continued appropriateness:

a. Any corrections, updates, and modifications concerning costs, revenue sources, acceptance of facilities following dedication which are consistent with the element; or the date of construction of any facility enumerated in the element.

b. The Capital Facilities Element's continued consistency with the other elements and its support of the Land Use Element.

c. The priority assignment of existing public facility deficiencies.

d. The Town's progress in meeting needs determined to be existing deficiencies.

e. The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority.

f. The Town's effectiveness in maintaining the adopted LOS standards.

g. The Town's effectiveness in reviewing the impacts of state agencies that provide public facilities within the Town's jurisdiction.

h. The effectiveness of impact fees or fees assessed on new development for improvement costs.

i. Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

j. The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment.

k. Capital improvements needed for the latter part of the planning period, for updating the Six-Year Schedule of Improvements.

l. Concurrency status, following any annexation or rezone.

APPENDIX 9-A

LEVEL OF SERVICE (LOS) STANDARDS

The Town will use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

1. Community Parks: 6 acres per 1,000 residents (now have minimum of 12 acres for Pioneer Park).

2. Open Space: 25% of total Town area.

3. Drainage: Stormwater Management System to retain the runoff from a 25-year, 24-hour storm event at peak discharge rates. Development will be regulated to ensure the post-development runoff to the Town system does not exceed the pre-developed discharge volume and/or rate to ensure the level of service of the existing stormwater system is not compromised.

4. Traffic Circulation: Roadway link specific for all streets in the Town. The LOS of C is desirable for major access streets during peak traffic times. LOS designations are listed in the Transportation Element.

5. Sanitary Sewer: 85 gallons per capita per day; 300 milligrams per liter strength (BOD).

6. Potable Water: 170 gallons per capita per day at 55 psi; with a minimum of three days storage reserve.

7. Fire flow: Minimum of 1,000 gallons per minute.

Town of La Conner

Six-Year

Capital Facilities Plan

2024-2030

Table of Contents

Introduction

The Town of La Conner is located on the shores of the Swinomish Channel adjacent to the Skagit River delta and the Swinomish Tribal Community. The Town provides utility functions for sewer, water and stormwater. In addition, public services for fire protection, parks, and recreation are provided by the Town. Police and public safety services are provided under contract with the Skagit County Sheriff's office. Library services are provided through the La Conner Swinomish Library. Capital outlays in La Conner have varied from year to year, depending on need and the ability of the Town to secure grants to fund particular projects. In the past, La Conner has not typically allocated General Fund revenues for large capital projects. Instead, these projects have been funded through bond issues, state and federal grants, and revenues from enterprise funds such as water and sewer revenues. For example, when the Town built the sewer system in the early 1970's, it used 90% grants from the federal and state governments, and issued unlimited general obligation bonds for the balance.

The first La Conner Comprehensive Plan compliant with GMA was adopted in 1996. It included a Capital Facilities Element and a 6-year Capital Facilities component. The first Capital Facilities Plan, separate from the Comprehensive Plan, was adopted by the Town Council in 2006 and is updated annually. The annual updating process includes Departmental reviews, Council review, Town commissions (Parks and Planning), public workshops, SEPA review and a Town Council public hearing. The next update of the Comprehensive Plan is due in 2025.

Purpose and Definitions

This Capital Facilities Plan (CFP) is an update of the Capital Facilities Element in the Town's Comprehensive Plan. The objectives of the CFP are to:

- Complete a physical inventory and catalogue of existing capital facilities and equipment, including green infrastructure;
- Provide goals and policies to support appropriate public investment in these facilities;
- Provide and coordinate the list of current and future projects to be undertaken in utilities, infrastructure and facilities over the next twenty years, to be reviewed annually by Town staff, the Mayor and the Town Council, as part of the budget process;
- Tabulate the costs and optimum financing methods to ensure that those improvements that are most important to public health and safety are achieved, considering the Town's limited ability to pay; and
- Provide a projection of financing for a six-year plan cycle and identify funding sources. Coordinate funding requests with other plans (i.e. Comprehensive Water System Plan, Comprehensive Sewer and Facility Plan, Stormwater Management Plan, 6-Year Transportation Improvement Plan, Natural Hazard Mitigation Plan, Parks and Recreation Plan). Look for grant combinations for matching local funds, grants and loans.

This plan is intended to outline the improvements necessary to keep the Town's facilities in full compliance with county, state, and federal laws and regulations, maintain and improve public services to citizens, and accommodate orderly growth. Major investments to be completed within the next six years include water, street and stormwater projects. In 1996, the Town completed more than two million dollars worth of work on their wastewater collection and treatment system. In 2003, as part of

a Skagit County project, storm water utility and street improvements on Morris Street were completed and the project reflected sensitivity to maintaining the small town appearance of the town's streets. The project included a stormwater treatment facility adjacent to the wastewater treatment facility in the Urban Growth Area east of Town.

DEFINITION OF CAPITAL PROJECT

The Capital Facilities Plan covers needed improvements that are of relatively large scale, are generally non-recurring, and which may require multi-year financing. For the purposes of this plan, a capital item or project is defined as one requiring expenditures greater than $10,000 with a life span of at least ten years.

Abbreviations for funding sources and agencies are as follows:

CCWF	Centennial Clean Water Fund
CDBG	Community Development Block Grant
CERB	Community Economic Revitalization Board
CTED	Washington Department of Community, Trade and Economic Development
DOC	Department of Commerce
DOE	Washington Department of Ecology
DOH	Washington Department of Health
DOT	Washington Department of Transportation
EPA	U.S. Environmental Protection Agency
IAC	Interagency Committee for Outdoor Recreation
LCGF	Town of La Conner General (Current Expense) Fund
LCSF	Town of La Conner Sewer Funds
LCDF	Town of La Conner Drainage Funds
LCStF	Town of La Conner Street Funds
LCPPF	Town of La Conner Park & Port Funds
LCWF	Town of La Conner Water Funds
PWTF	Public Works Trust Fund
RCO	Recreation and Conservation Office
SRF	State Revolving Funds (Water and Wastewater)
TIB	Transportation Improvement Board
TIA	Transportation Improvement Account, Department of Transportation
USDA/FS	U. S. Department of Agriculture/Forest Service
USDA/RD	U. S. Department of Agriculture/Rural Development

Section 1. Goals, Policies and Statutory Regulation

The Goals and Policies of the La Conner Capital Facilities Plan per the Capital Facilities Element of the La Conner Comprehensive Plan are as follows:

Goals:

1. La Conner shall endeavor to provide needed public facilities to all residents within its jurisdiction in a manner that protects investments in and maximizes the use of existing facilities.

2. Capital improvements shall be provided to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate future growth, as indicated in the Six-Year Schedule of Improvements of this element.

3. Future development shall bear a fair share of facility improvement costs necessitated by development in order to achieve and maintain adopted level of service standards and measurable objectives.

4. The Town shall manage its fiscal resources to support the provision of needed capital improvements for all development.

5. The Town shall coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted level of service standards, measurable objectives, and provide existing and future facility needs.

6. The Town shall implement a Shoreline Master Plan for the provision or extension of capital facilities in shoreline areas in accordance with existing and future shoreline uses, and the carrying capacity of the shoreline ecosystem.

Policies:

1. Capital improvement projects costing more than $10,000 identified for implementation shall be included in the Six-Year Schedule of Improvement of this element. Capital improvements costing less than $10,000 should be reviewed for inclusion in the Six-Year Capital Improvement Program and the annual capital budget.

2. Proposed capital improvement projects shall be evaluated and prioritized using the following guidelines as to whether the proposed action would:

   a. Be needed to correct existing deficiencies, replace needed facilities, or to provide facilities needed for future growth

   b. Mitigate a condition that contributes to a public hazard

   c. Negatively contributes to any existing condition of public facility capacity deficits

d. Be financially feasible

e. Conform to future land uses and needs based on projected growth patterns

f. Generate public facility demands that exceed capacity increases planned in the Six-Year Schedule of Improvements

g. If left unaddressed, would have a detrimental impact on the local budget

3. Town sewer and water connection fee revenues shall be allocated primarily for capital improvements related to expansion and/or rehabilitation of those facilities.

4. Appropriate funding mechanisms and development's contribution of a fair share of other public facility improvements for (such as recreation and drainage) will be considered for implementation as they are developed by the Town.

5. Prior to the issuance of Certificates of Occupancy, the Town and/or developers shall provide for public facilities at the level of service standards needed to serve development for which development permits were previously issued.

6. The Town shall continue to adopt an annual capital budget and a six-year capital improvement program as part of its budgeting process.

7. Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

8. Fiscal policies to direct expenditures for capital improvements will be consistent with other Comprehensive Plan elements.

9. The Town and/or developers shall provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of the Comprehensive Plan. These facilities shall meet adopted Level of Service Standards.

10. The Town will support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.

11. The Town will emphasize capital improvement projects, which promote the conservation, preservation or revitalization of commercial, industrial, and residential areas in La Conner.

12. The Town shall ensure the Capital Facilities Plan meets the goals, objectives and policies of the Comprehensive Plan and the Shoreline Master Program.

13. The Town government or Town Council will not incur any indebtedness that would endanger any level of services in the town.

Statutory Requirements

This Capital Facilities Plan (CFP) is consistent with the provisions of the current La Conner Comprehensive Plan. The Comprehensive Plan is due to be updated in 2025. Capital Facilities planning is cited in RCW 36.70A Growth Management Act (GMA). The CFP is consistent with the requirements of the GMA, as outlined in the CTED publication, Making Your Comprehensive Plan a Reality, subtitled "A Capital Facilities Plan Preparation Guide." The La Conner CFP will also meet the requirements of those state and federal agencies that mandate a thoughtful process for prioritizing projects as a prerequisite to offering loans and grants to solve infrastructure problems. Consistent with the requirements of the GMA, the planning period for this CFP is 2024 - 2030.

State mandated programs, such as the State Transportation Improvement Program (STIP), are not under direct local control, but require annual updating. The Town undertakes an annual update of the Capital Improvement Program (CIP) to identify capital projects for the Town's infrastructure.

Capital Facilities Plan Amendments and Updating

The Capital Facilities Plan is updated annually as a component of the annual budgeting process. The process begins with the Capital Improvement Program (CIP) for the Town's utility infrastructure and departmental budget reviews. Completed projects are removed from the plan and new projects are identified for maintenance of the Town's infrastructure and responding to changing conditions.

Once the draft plan is complete, a SEPA review notice is issued with a Threshold Determination. Following a comment period, the Town Council conducts a public hearing. Following the SEPA comment period and public hearing, the Town Council determines the final content of the Capital Facilities Plan and adopts the annual CFP by resolution.

Section 2 - Population Impact

2.1 Population History

Although the Town currently has an official population of 995 people, its infrastructure serves residents outside the Town limits from Skagit Beach to the Swinomish Tribal Community (approximately 5,000–7,000 people within 30 square miles). The Town has a potential growth of 1,019 people by 2025[1] and a total residential capacity of 1,226. In addition, La Conner is a popular tourist destination with an average daily visitation of 1,400 people (500,000 annually). La Conner town limits covers 255 acres, of which 51 acres is within a National Historic Preservation District. The La Conner Comprehensive Plan provides for increased population densities by encouraging in-fill, and no expansion of the Town limits is planned.

YEAR	POPULATION	CHANGE
1890	398	
1900	564	+166
1920	516	- 48
1940	624	+108
1960	638	+14
1980	660	+22
1990	690	+30
2000	761	+71
2001	765	+4
2002	775	+10
2003	760	-15
2004	785	+25
2005	795	+10
2006	839	+44
2007	901	+62
2008	886	-15
2009	870	-16
2010	870	0
2011	885	+15
2012	895	+10
2013	890	-5
2014	895	+5
2015	895	0
2016	905	+10
2017	925	+20

[1] Population and Land Use Analysis Updated 2017, John Doyle

2.2 Population Projections

Population Changes

The analysis of population projections for the next 20 years are based on the 2023 Skagit County Population, Housing and Employment Growth Allocations as directed by the Washington State Department of Commerce. The full methodology of the 2023 Skagit County Population, Housing and Employment Growth Allocations is included in the Land Use Element Appendix 5D. La Conner has been projected to experience 1% population growth between 2022 – 2045, resulting in a projected population increase of 211 people, resulting in a 2045 population target of 1,191 people. La Conner's population has increased slowly but steadily over the past 50 years as shown in Table 5-3 below.

TABLE 5-3

HISTORICAL POPULATION GROWTH

(US Census and OFM Official Count)

Year	Population	Change
1890	398	
1900	564	166
1920	516	-48
1940	624	108
1950	594	-30
1960	638	44
1970	639	1
1980	660	21
1990	686	26
2000	761	75
2010	870	109
2022	980	110
Population Trends 2000-2017		
2000	761	-39
2001	765	4
2002	775	10
2003	760	-15
2004	785	25
2005	795	10
2006	839	44

2007	901	62
2008	886	-15
2009	870	-16
2010	870	0
2011	885	15
2012	895	10
2013	890	-5
2014	895	5
2015	895	0
2016	905	10
2017	925	20
2022	980	55

No analysis of the components of population change (births, deaths and migration) has been done for the Town. It is so small and influenced so heavily by nearby employment centers that the proportional share of County population is probably as good or a better indicator of population growth. The County's estimate is provided by the Office of Financial Management and summarized by Employment Security, which has taken into consideration many indicators including natural increase, migration and economic factors.

Infill strategies are used by the Town of La Conner for accommodating growth within the Town limits at densities consistent with current zoning. New development in the small area outside the existing Town limits will only be served in a manner consistent with the Comprehensive Plan, the Water System Plan, the Sewer Comprehensive Plan and Capital Facilities Plan.

Section 3 - Level of Service Standards and Forecast Demands

La Conner Municipal Code (LCMC) 15.135.030 - Concurrency Management Systems And LOS Standards.

Level of service standards (LOS) are established in the LCMC in the Administration and Enforcement section of Chapter 15 (LCMC 15.135). The current LOS standards are:

> Adopted Levels of Service Standards (LOS). The town shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:
>
> (a) Community parks – Six acres per 1,000 residents (now have minimum of 12 acres for Pioneer Park).
>
> (b) Open space – 25 percent of total town area.
>
> (c) Drainage – Storm water management system to retain the runoff from a 25-year, 24-hour storm event at peak discharge rates. Development will be regulated to ensure that the post-development runoff to the town system does not exceed the pre-developed discharge volume and/or rate to ensure the level of service of the existing storm water system is not compromised.
>
> (d) Traffic circulation – Roadway link specific for all streets in the town. The LOS of C (occasional backups may develop, but delay to vehicles is short-term and still tolerable) is desirable for major access streets during peak traffic times. LOS designations are listed in the transportation element of the comprehensive plan.
>
> (e) Sanitary sewer – 85 gallons per capita per day; 300 milligrams per liter strength (BOD).
>
> (f) Potable water – 170 gallons per ERU / per day at 55 psi; with a minimum of three days storage reserve.
>
> (g) Fireflow – Minimum of 1,000 gallons per minute.

Currently, La Conner meets all the LOS standards.

Section 4 – Capital Facilities

4.1 Water System[2]

Overview

The City of Anacortes is the historic and current source of water for the Town. The Town of La Conner provides retail water service to five areas:

- Within the Town of La Conner Limits
- Skagit County Platted Residential (Skagit Beach)
- Swinomish Tribal Reservation (Shelter Bay)
- Skagit County Commercial/Industrial (Port of Skagit County and La Conner properties within the La Conner UGA)
- Skagit County Agricultural (Surrounding Farmlands)

Skagit Beach

The Town provides water for the Skagit Beach (Channel Drive) area outside the Town limits. Skagit Beach is a small community of residential lots on the eastern bank of the Swinomish Channel. Skagit Beach Development deeded its water system to the Town in 1996. Under the terms of their agreement, the Town operates and maintains the system, including routine repairs. The property owners are responsible for paying for major improvements to the system and for system expansion.

Port of Skagit County & La Conner UGA

The Town of La Conner has established a 14 acre UGA east of the Town which contains the Fire Department, Sewer Treatment Plant, Composting Facility and a 3-acre Stormwater Detention Facility. The stormwater utility currently has approximately 2000 linear feet of 24 inch force main, 3000 linear feet of 12 inch collector pipe, installation of a construction infiltration pond and settling basin begun in 2002 and completed in 2003.

In addition to the UGA facilities, the Port owns approximately 35 acres of industrial and commercial properties within the Town limits. The Port has a separate stormwater system. The Town provides water to the Port through a meter at North Third Street, just south of the new marina, which measures the Port's water use.

Agricultural Lands

The Comprehensive Water System Plan assumes that all the agricultural use will remain so. The Town of La Conner's current Comprehensive Water System is in the middle of an extended update process, with the final updated document expected to be approved by Town Council in 2025.

Shelter Bay

The Town is a wholesale purveyor of water to the Shelter Bay Community. The Town and Shelter Bay Community have signed a new agreement for 2011. The service area shall be the roughly 942 platted lots and the marina/clubhouse complex of Shelter Bay, plus the plat of Eagles Nest and a portion of the Dr. Joe Division #2 lots. The Customer agrees not to expand its service area in a manner that would increase its water requirements by more than 10 percent

[2] The Town of La Conner completed an update to its Comprehensive Water Plan in 2010.

without prior approval by the Town. It is agreed that, if the Customer develops needs for water over and above the ability of the Town to supply, then the Customer shall have the right to seek other sources of water The service is provided through a six-inch master meter located on the east side of the Swinomish Channel. In the 2011 Water Supply Agreement with Shelter Bay, the Town agreed to supply a peak load of 75 million gallons per year. This agreement excludes the Town from providing fire flow prevention requirements to Shelter Bay and any liability associated with fire flow requirements. Shelter Bay Community, Inc. serves their individual customers. Shelter Bay owns, operates, and maintains the entire water system on their side of this master meter.

SOURCE

The Town's water supply source has been from the City of Anacortes since the 1930's. In the 1960's, Anacortes constructed a water filtration plant and since then has been providing treated water to the Town, the Swinomish Tribe and its other major customers such as the City of Oak Harbor, the Refineries and the Whidbey Naval Air Station and upgraded the plant in 2013.

Over time, the supply line from Anacortes has been increased in diameter and included booster pumps to increase its capacity. In 1969, a 14-inch line was constructed from the Anacortes transmission line to the La Conner system, paralleling an 8-inch supply line that had been built in 1951, making booster pumps unnecessary. Between the two transmission lines, they provide additional reliability for the Town's customers and transmission capacity of approximately 3,000 gallons per minute.

The parallel transmission mains continue from SR 20 to the town along La Conner-Whitney Road. The 10-inch Skagit Beach line runs along Downey Road about 2000 feet and serves Channel Drive via 4 inch asbestos cement line.

For the past twenty years, the estimated amounts of water and costs to provide it have been incorporated in annual amendments to the basic contract between the Town and the City of Anacortes. Water charges are based on a three-year moving average of capital costs and a combination of fixed costs and costs that vary depending on prospective water usage. In the agreement signed in May 1999, the parties agreed that the Town purchased 143,696,420 gallons of water in 1998. In 2006, the agreement was revised and Anacortes agreed to commit to provide 162,000,000 gallons per year. The meter equivalency for the Town is 933 in 2007. In 2014, La Conner reduced the committed volume to 150,000,000 gallons per year.

Anacortes will remain as the long-term supplier of water for the Town. However, Skagit County PUD has water supply lines within reach of the Town if it becomes necessary to seek an alternate supplier.

STORAGE AND QUALITY

A 1,500,000-gallon steel, above-grade reservoir constructed in 1979 and renovated in 2001[3] in Pioneer Park provides the Town's water storage. According to CHS Engineers, "steel reservoirs are typically not subject to rupture. Steel tanks such as La Conner's are designed to flex and possibly even deform, but seldom fail during severe earthquakes." This tank has been valued at $1,572,300.[4] Its full volume is available for the water system because the bottom

[3] The service life is estimated to 2020.
[4] Provided by the Washington Cities Insurance Authority 2017.

elevation of the tank is above the highest point in the service area. It is an auxiliary water supply and pressure balancing in the Town's system and is filled directly from the Town's 8-inch transmission main.

The reservoir was evaluated in 1993. Several suggestions were made for structural and coating improvements to the tank. During the summer of 1999, additional inspection and testing was performed. Repairs were completed in 2001 with roof support beam replacement and interior and exterior coatings replaced.

CHS Engineers analyzed all of the storage requirements established in law and regulation by health and fire officials. After reviewing operational, equalizing, standby, and fire suppression requirements, CHS has concluded that the Town's storage facility has sufficient capacity and years of life to serve at least until 2020. The Town's storage capacity and reservoir strength will be reviewed during the ongoing Comprehensive Water System Update, due in 2025.

Distribution System Inventory

The mains, distribution piping and service lines within the water system are of varying ages and varying types of pipe. The distribution system includes approximately 20 miles of 3/4" to 14" diameter water mains and a variety of appurtenances described on the next two pages. Lines extending to Skagit Beach are inadequate for fire flow.

Water System Inventory Summary (by CHS Engineers) PIPING

		Lineal Feet				
Diameter	**Material**	**Town**	**Service Area**	**Total**	***Unit Cost**	**Replacement Value ($)**
3/4 in. 1 in. 1 1/2 in.	Iron and PVC Iron and PVC	190 330 690		1,210		Will be replaced by 4 in. or larger pipe
2 in.	Iron and PVC	4,500 100	2,600	7,200		"
3 in.	Steel and PVC	120		120		"
4 in.	Iron and PVC AC	1,520 800	11,300	13,620 (22,150)	32	$ 708,800
6 in.	AC & DI	10,025 580		10,600	40	$ 424,000
8 in.	AC, DI, PVC	16,270 1,650 1,670	19,800	39,390	45	$ 1,772,550
10 in.	DI & PVC	4,645 1410	1,960	8,015	52	$ 416,780
12 in.	AC	2,590		2,590	64	$ 165,760
14 in.	AC	4,520	19,200	23,720	73	$ 1,731,560
Total water system piping			**106,465lineal feet (20.2miles)**			
**** Unit cost excludes surface restoration***						

Appurtenances

Part	Size	Town #	Service Area #	Total #	Unit cost ($)	Replacement Value ($)
Regular (Isolation) Valves	2 in.	9		9		Will be replaced by 4 in. or larger valves
	4 in.	8	5	13	$700	$ 9,100
	6 in.	27		27	$1,000	$ 27,000
	8 in.	41	4	45	$1,200	$ 54,000
	10 in.	10		11	$1,600	$ 17,600
	12 in.	4		4	$1,800	$ 7,200
	14 in.	5	6	11	$2,100	$ 23,100
Pressure Reduction Valves		6	1	7	$15,000	$ 105,000
Air Release Valves		2		2	$2,500	$ 5,000
Fire Hydrants		70	4	74	$4,800	$ 355,200

All fire hydrants have a single “pumper” port and two 2.5 inch ports. All valves are checked by Town staff and kept functional. Hydrants are exercised every six months and valves annually in conformance with national (American Water Works Association) and state (Department of Health) guidelines. Town staff are currently replacing out-of-date fire hydrants on a cost-dependent schedule, while maintaining appropriate convertors for each type of fire hydrant.

Water Meters

The Town has approximately 600 connections (meters), sized as follows:

Diameter (inches)	Number	2006 Unit Cost ($)	Replacement Value ($)
3/4	599	$275	$ 164,725
1	67	$325	$ 21,775
1 1/2	9	$465	$4185
2	19	$925	$17575
3	6	$1,800	$10,800
4	0	$2,600	$0
6	1	$3,400	$3,400

The Town has specialized water system equipment valued at $20,000 and material stock valued at $10,000.

Because it is impossible to predict how or when undeveloped property will be improved, new mains will need to be designed and constructed at the time the actual property layout is determined. All new water mains should be designed in accordance with the Town design criteria as described in the Water System Plan and good engineering practices. All improvements must be designed by a professional engineer and constructed in accordance with the current policies and procedures of the Town.

The Town continues to plan to maintain and improve fire flow. Interior service within the Town should be constructed with a minimum sizing of eight-inch mains that are looped so that the flow patterns are relatively short within a given area.

In 2004, the Town purchased and began the installation of an automated meter reading system. That system is an ORION/ Badger Meter Automated Reading System purchased for $30,000. The system includes: In 2014 The ORION/Badger Automated Reading System had $18,000 of hardware and software upgrades

- Hardened laptop with touch screen
- GPS system for locating the reading vehicle and meters
- GIS data base for meter reading
- Map base user interface
- Unread meter list interface
- Monitors meters for potential leak and tampering
- ORS –ORION reading software
- RADIX hand held data collector
- 625 meter transmitters

From 2005 to 2007, the Town purchased and installed annually "Badger" meters with transmitters. The installations are complete. The Public Works staff will still have to manually read the larger meters (1.5" and greater) with the handheld. There are a total of 47 larger meters. Town has contracted with an asset management company to enhance the ability to collect data and monitor needed repairs to capital facilities, including water meters.

Projected Demand

CHS Engineers prepared the original 2001 Water Comprehensive Plan, they collected data about the amount of water bought from Anacortes and the amount sold to customers through master and residential meters. After correction, the loss of water through maintenance and unaccounted for water losses annually is below 10%. This amount is acceptable to analysts of municipal water systems. The Comprehensive Water Plan was updated in 2009 and approved in 2010.

The system loss also indicated to CHS that the "overall system is in acceptable condition with isolated locations requiring repair. The majority of system repairs have been made on the Town's oldest pipes and service lines."

In 1998, CHS performed a hydraulic capacity analysis on the La Conner water system. They used data describing the system and placed hypothetical demand on it by using actual customer water use records. By modeling the system and using special software, they were able to identify areas in need of upgrades.

For planning purposes the demand forecast for residential water service connections is 800 gallons per connection per day. Based upon historical water usage and conservation efforts, future water usage by residential connections should be less than 600 gallons per connection per day.

Future water usage by non-residential customers will also be impacted by conservation efforts (e.g., special summer rates and a conservation education program as recommended in the Water Comprehensive Plan). For planning purposes, the forecasts for non-residential water usage is based upon published demand formulas provided by the Washington State Department of Ecology.

Future demand forecasts are expressed as:

- Maximum Instantaneous Demand - Fire flows, designs of booster pumps, and line sizing
- Average Daily Demand - General planning purposes and obtaining water rights
- Maximum Daily Demand - Design of source and storage

Water System Improvement Program Summary

Please see attached the 2025 Water Capital Improvement Plan.

4.2 Wastewater System

Overview

La Conner owns, operates, and maintains a domestic wastewater collection and treatment system. Much of the system was constructed in the mid 1970's to replace the on-site septic systems and old sewer lines that drained directly to the Swinomish Channel, without treatment. The Town joined many other communities at that time in obtaining 90% grants directly from the federal government to build wastewater systems. Almost the entire Town has sanitary sewer service.

The collection system has two main interceptors. One extends west of the Wastewater Treatment Plant to the intersection of Maple and Morris Streets. A 21" line continues south southwesterly along Maple Avenue while a 12" line continues west along Morris Street. This 12" line transports most of the downtown flows and the pumped wastewater from the Tribal connection and the marina area. Other sewer lines (typically 8") branch off these two interceptors to form the rest of the collection system. Individual residences are connected to the collection system by gravity side sewers. Side sewer connections are tied into the main with 6-inch risers. The length of side sewers is not shown in the Town's collection system inventory below since they are on private property and are privately owned and maintained.

COLLECTION INVENTORY

CHS Engineers inventoried the collection system as follows:

Piping	Diameter in inches	Length in feet
Gravity Pipe	8	20,049
" "	10	0
" "	12	2,974
" "	15	1,696
" "	18	256
" "	21	7,143
Pressure Pipe		30
Total Length		**32,148**

The system has 136 utility access manholes.

There is one lift station, located near N. 3rd Street and Dunlap Street, with a pumping capacity for each of two pumps of 225 gpm/16' head. The station is wet well mounted, with a vacuum prime.

Sewer Plant Facilities Inventory

Facility	Value
Influent Well	$200,000
Office / Lab	$200,000
Aeration Basin	$720,000
Screening Area	$100,000
Secondary Clarifier	$450,000
Aerobic Digester	$130,000
UV System	$96,000
Lift Station	$30,000
Total Value	**$1,926,000**

As part of their preparation of the Town's Sewer Comprehensive Plan and Facility Plan in 1996, CHS Engineers performed a computerized analysis of the hydraulic capacity of the wastewater collection system. The results indicated that most of the system is using less than half of its capacity "with most lines having 70% or more available capacity." The Sewer Plant Manager estimates that the system is still operating at half its capacity.

The analysis indicated that the 12-inch interceptor line in Morris Street should be replaced between the lift station and Maple Avenue. CHS has analyzed this system subsequently and concluded that the Tribal flow could be redirected as an alternative to replacing this pipeline. The hydraulic model indicated that the Town's lift station was operating well below design capacity. A telemetry system has been installed at the lift station so that staff at the Treatment Plant could be notified there of any problems at the lift station. This has saved frequent trips to the lift station for personal examination of its operational status.

Data review suggests that Inflow and Infiltration remains a significant portion of the wastewater flows. Video inspection was performed in 2015 to identify pipe repairs and further visual inspection is scheduled to help identify the specific areas of I/I contribution.

Current Treatment

The Wastewater Treatment Plant is located east of La Conner, on the south side of Chilberg Road. The Town's National Pollutant Discharge Elimination System (NPDES) permit from the Environmental Protection Agency through the Department of Ecology describes the wastewater treatment process prior to the significant plant improvements referred to under "Treatment" (below).

A new permit has been issued to the Town incorporating the changes and increasing the allowed capacity of the plant. The new NDPES permit allows for a maximum monthly flow of 520,000 gallons per day and loading of (BOD_5) of 1,300 pounds a day.

Potential Collection System Improvements

As mentioned elsewhere in this plan, Morris Street is a new collector. A recent analysis has determined that if flows from the Tribe or multi-family housing or commercial/industrial uses in the south end of Town require it, a by-pass to Caledonia Street may be required and the new development with pay for the by-pass costs.

As noted elsewhere, there are a number of utility access holes in the low-lying areas of the town, which get direct storm flow. By sealing the frames and covers of the access holes, Town officials will prevent this flow and minimize inflow into the wastewater collection system. This will reduce treatment costs at the Wastewater Treatment Plant. The Town's contracted wastewater operator is performing this sealing and although it could be characterized as capital cost, it is being managed as an operational expense.

The Town will evaluate the wastewater system to determine if Inflow and Infiltration improvements will qualify as capital projects and seek appropriate funding for system improvements.

Treatment

In the 1996 Sewer Comprehensive Plan, improvements to the Wastewater Treatment Plant were identified and completed in 2001.

If federal or state standards mandate that the treatment standards be increased to a significantly higher standard than at present, the next stage of improvements to the plant would be a third clarifier. Without the benefit of design, the rough cost estimate for such a facility would be $400,000 in 2000 dollars.

Wastewater System Improvement Program Sumary

Project Name	Description	Cost est.	Finance Source	Year
Plant Improvement	Rebuild Clarifier	$110,000	Sewer Rates and Reserves	2019
Influent Screening	Upgrade	$220,000	Sewer Rates and Reserves	2020
Plant Technical Upgrade	Next generation upgrade of water	$550,000	Sewer Rates and Reserves	2022
	Total	**$880,000**		

La Conner has contracted with David Evans and Associates in 2023 to perform an updated inventory and analysis of the Wastewater Treatment Plan which will include potential options for expansion.

4.3 Composting Operation

Overview

LaConner produces Class A Exceptional Quality (EQ) Biosolids Compost. EQ is a category used by Washington State Department of Ecology to designate biosolids which have met Class A pathogen reduction requirements. LaConner complies with all Department of Ecology requirements which are more stringent than EPA Part 503 requirements.

In recent years, the composting operation has expanded its use of the Wastewater Treatment Plant site. This has been done for two reasons:

1. Marketing and quality control review by industry experts has indicated that an increased curing time improves the compost quality and market acceptance. An increased curing time requires additional space and site improvements.
2. After an initial increase in septage receiving in 2008-2010 and a commensurate increase in biosolids production, septage receiving and compost production are steady at 2,000 cubic yards per month.

Inventory

Facility	Value
Yardwaste Slab	$300,000
Belt Filter Press and Building	$300,000
R.A.S Building	$70,000
Compost Site	$50,000
Front-End Loader	$170,000
Photovoltaic Array (10kW)	$120,000
Total	**$860,000**

Treatment

Class A Biosolids Compost undergoes advanced treatment to further reduce pathogen levels. Heat drying, composting, and high-temperature aerobic digestion are treatment processes that typically achieve Class A pathogen reduction requirements. Class A biosolids may be sold in bags or in bulk and can be beneficially used without pathogen related restrictions at the site. La Conner's compost also meets vector reduction requirements and EPA concentration limits for metals. This Class A EQ biosolids compost can be used to improve soil quality and add nutrients similar to any other fertilizer or soil amendment product.

Potential Facilities Improvements

The site reconfiguration reveals several needed improvements and activities. The old public works area must be reconfigured for use in the composting operation. The old public works building must be demolished and the fuel tank relocated. Added curing space on the east side of the facility will be a priority.

Compost Improvement Program Summary

Project Name	Description	Cost est.	Finance Source	Year
Site Improvements	Reconfigure Public Works Site and East Pad Addition	$258,000	Septage Receivables and Reserves	2018
Solar Photovoltaic	5,000 square foot array installation	$60,000	Septage Receivables and Reserves	2018
2 Septage receiving areas	Add 2nd septage receiving dump station with screen	$50,000	Septage Receivables and Reserves	2019
Septage Screen	Upgrade septage screening	$45,000	Septage Receivables and Reserves	2020
Compost Cover	Cover for pads 1 and 2	$115,000	Septage Receivables and Reserves	2021
	Total	**$528,000**		

4.4 Stormwater System

The most significant climactic impact on the Town's capital facilities are problems associated with ponding from excessive stormwater. In summer, rainfall is typically light, but rain is frequent throughout the rest of the year. The mean annual precipitation at the nearest weather station (the Washington State University Research Station west of Mount Vernon) is 34.20 inches, with a maximum rainfall of 44.20 inches (1990) and a minimum of 20.71 inches (1987.) Temperatures are moderate ranging from an average of 60 F in summer and 37 F in winter, but extremes of hot and cold are rare. The average frost-free season is from 160 to 210 days per year.

In 1992, the Town engaged Sturdy Engineering to complete a storm water management plan. The Stormwater section of the Capital Facilities Plan relies heavily on the Sturdy plan but uses cost estimates that were revised by CHS Engineers. The Town has adopted the most recent edition of the Stormwater Management Manual for Western Washington, a publication of the DOE for standards to be applied to all stormwater mitigation and development.

La Conner's geography creates three natural drainage systems:

- Maple and Caledonia Streets area that drains the south and east portions of the town,
- Morris Street area that drains Morris, portions of the hill and areas north to the Drainage District 15 Slough. The School District is within this basin and maintains a separate storm drainage system.
- Port area north of Drainage District 15.

The Port and the School District systems were not included in the Sturdy study and are not therefore included in this Capital Facilities Plan.

As discussed in the beginning of the Capital Facilities Plan, the Town is, for the most part, at sea level and has for many years experienced localized flooding during modest storm events. The flooding is due to the town's geography, its proximity to the Swinomish Channel, its high water table and what Sturdy Engineering called "an inadequate storm drainage system." In 2022, La Conner experienced a major flooding event. This led to the creation of the Emergency Management Commission (EMC). The EMC has reviewed flooding protocol in the La Conner Comprehensive Emergency Management Plan, which has been adopted by Town Council.

Current System

In the Maple Avenue area, the Town built a storm water collection system in 1986. This system provides street storm connections. New development is required to connect to the existing street structures. This piping is crucial since much of the land in this area is below the elevations of the adjacent roadway. As a result, water ponds in low-lying areas until it can percolate into the ground water. In many instances, the Town's system does not collect stormwater from these low-lying areas. For Maple Avenue, Sturdy Engineering determined that the piping systems and pump stations that have been installed in La Conner would be unable to handle a 25-year storm event of 2.7 inches in a 24-hour period.

A new system has been installed in the Morris Street area. The main trunk line follows Center Street from First Street to Sixth Street, then south to a pump station on Sixth Street between

Morris and Road Streets. This station is designed so that it will handle all storm water from the east, west, north and a portion of the south parts of the Town. (The storm water to a treatment facility located southeast of the wastewater treatment plant on Chilberg Road.) The treatment facility consists of a settling pond and an infiltration pond.

Proposed Projects

Sturdy Engineering used computer-based hydrologic modeling to determine the impact of a 25-year storm event on the Town's limited storm water management facilities. The plan proposed by Sturdy and incorporated into this Capital Facilities Plan includes upgrading the drainage management system in the Maple-Caledonia area.

The Town updated the Stormwater Management Plan in 2007. The plan specifies the detention/retention basin to filter the storm water through specially designed grass swales that will remove oil, grease, chemicals and sediments before discharging the storm water into Sullivan Slough. This system eliminates the storm water discharge that currently flows from the First and Morris Street pump station directly into Swinomish Channel.

The Town plans to use the updated study as the basis for improvements within budgetary constraints. Projects of smaller scope will be performed by Public Works personnel where appropriate, coordinating with the Town's engineering firm to replace and repair aging structures, and extend drainage into prioritized areas.

The Town's numerous pump stations require that a depreciation schedule be implemented to fund replacement of pumps and control equipment over a finite amount of time. Under the Town's UDC, new development is responsible for installing new and upgrading existing systems serving those areas.

Stormwater System Improvement Program Summary

The 2025 Storm Water Capital Improvement Plan is attached to this document.

Funding Sources for Stormwater Utility Improvements:

1. The Town created a stormwater utility in 2002. The current system rate for funding stormwater projects is $11.55- $16.12/residential water meter per month. Commercial customers are charged an Equivalent Residential Unit (ERU) based on 2,100 square feet of impervious surface. These accounts raise $135,955- $189,748 annually

2. Real Estate Excise Tax

3. Department of Ecology stormwater program grants.

4.5 Streets and Sidewalks

Current System

Streets and sidewalks

The La Conner street system consists of arterial streets, collector streets and local access streets. The majority of the streets are asphalt with some concrete streets and a handful of gravel alleys. As part of the development of this Capital Facilities Plan, an inventory of the town's streets was completed. CHS Engineers prepared a map that reflects the inventory, indicating the condition of all of the streets. It also shows the location of stop signs, street lights, and sidewalks. The projects listed in the Town's Six Year Street Plan, as required by the Department of Transportation are also shown on the map. The map is the basis for ongoing plans for improving the streets and sidewalks. [See TIP Program.]

Please see attached the 2025 6-year Transportation Improvement Program, as well as the 20 year Transportation Planning horizon.

4.6 Parks

The Town of La Conner, La Conner School District, Skagit County, and other public and private agencies have assembled land devoted exclusively to park, recreation and open space uses within or adjacent to La Conner.

These lands provide a variety of park, recreation and open space activities including picnic facilities, athletic fields and playgrounds, community centers, and related park supporting administrative and maintenance facilities.

Approximately 24 acres (Pioneer Park and waterfront sites) or 60% of the park total, recreation and open space inventory are regionally significant sites. City and County residents, regardless of where they reside within La Conner or the surrounding region, use these sites. Out-of-area visitors and tourists also use a significant portion of these regional sites and facilities.

The remaining 16 acres, or 40% of the total park, recreation and open space inventory, are locally significant sites and properties used by residents who reside within the immediate area.

For a full list of the park facilities within La Conner, please see the Parks and Recreation Element.

4.7 Town Facilities

INVENTORY AND PROPOSED PROJECTS

Town Hall

Town Hall, located at Second and Douglas, is a historic building. The building was built in 1883 as a bank. It is valued at $350,000. The Town has performed major remodeling to the east portion of the building. It is presently used to house the La Conner Sheriffs Detachment. Although there is no handicapped access to the upper two floors of the building, none could be constructed without major damage to the architectural integrity of this handsome historic structure.

Maple Hall / Maple Center

Located next to Town Hall on property donated by the Louisa A. Conner family, Maple Hall has served as a community center for nearly three-quarters of a century. In recent years, the Town obtained grants and invested local funds to rebuild and remodel the building to make it extremely attractive for community social and cultural activities.

Within Maple Hall is a substantial auditorium. It can accommodate three hundred and fifty people who are standing and somewhat fewer people in theater and table seating arrangements. There is a full service kitchen and an attractive fireside room, including a gas-fired fireplace. Maple Hall has full conference facilities.

Adjoining the Maple Hall complex is the Maple Center. It includes seating for twenty-five people, with tables, with direct street and courtyard access in the Lower Maple Center. Upstairs has elevator access and has additional seating area for forty people. The Maple Hall / Maple Center facilities are valued at $500,000.

Fire Station

The Fire Station is located east of Town on 12154 Chilberg Road. The building houses the fire fighting equipment owned by the Town of La Conner. The Town acquired sole ownership of the Fire Station in 2017.

The Town houses at the station a 1996 Freightliner pumper with a 1,000-gallon storage tank and a 1,500 gallon per minute pump. Also owned by the Town and housed at the station are nine self-contained breathing apparatuses (SCBA), each valued at $1,800, fifteen sets of turnout gear (boots, helmet, pants, coat, hood, gloves), each valued at $1,100 and a considerable amount of hose of various lengths and miscellaneous.

The building is valued at $1,100,000. They valued the contents at only $25,000. This value does not include the individual fire apparatus.

Public Works Building

This building located at 604 North Third Street serves as the office for the Public Works Department, as a facility to perform vehicle maintenance and for the storage of public works equipment. The site is leased from the Port of Skagit County and includes a shop facility. The Town owns a one story 510 square foot mobile commercial office. It is valued at $36,000.

Pioneer Park Kitchen

The Town owns and maintains a small kitchen facility for public use in Pioneer Park. It was constructed in the 1930's, re-roofed with a metal roof in 2000, and will need major repairs/replacement within 20 years. It was valued at $27,689.

Public Restrooms

The Town maintains three public restrooms:

- South First – 613 South First Street valued at $50,000
- Morris – 304 Morris Street valued at $50,000
- Pioneer Park valued at $50,000

They are wood frame buildings.

Civic Garden Club Building

The Town acquired the Civic Garden Club, a key structure from La Conner's early history, as a gift in 2000. The building dates from 1875, when it was built as a grange hall. It served as the first federal courthouse north of Seattle, the District Court for Whatcom County and as the first Courthouse for Skagit County. Later it became a schoolhouse, a church, a lodge building and a community center. Major foundation work and restoration was done in 2002, with the building being moved away from a rock fault and a new concrete foundation added. The Garden Club building is valued at $125,000.

TOWN EQUIPMENT

INVENTORY

Public Works:

Year	Vehicle	Condition	Price
1988	310-C John Deere back hoe	Fair	$18,000.
1999	F-550 Ford Service Truck	Good	$20,000
1994	Ford New Holland 445 D tractor	Good	$25,000.
1994	Chevrolet C2500 Pickup Truck	Fair	$1,000.
1995	International 4900 Dump Truck	Good	$30,000
1988	Ford Tymco Sweeper 7000	Good	#25,000
1992	GMC C2500 P/U	Poor	$2,500
1994	Chevrolet C3500 Pickup Truck	Good	$16,000.
2004	Kubota KX161-3 Excavator	Excellent	$45,000
2007	Spoilvac System	New	$38,000
2014	Ford F-150 Pick-up	New	$20,000
2009	Dodge Ram 2500 Snowplow	Good	$37,000

Fire Department:

Year	Apparatus	Condition	Value
1995	Freightliner Pumper Truck with 1,000 gallon storage and a 1,500 per minute pump.	Fair	$ 195,000
2009	Floating Moorage	Excellent	$ 14,000
1985	Aid Van	Fair	$ 1
1982	Support Aid Van	Fair	$ 1,900
2015	New Pumper Truck	Excellent	$ 421,344

Proposed Fire Department Capital Projects:

New fire and rescue boat ~$360,000.00

PROPOSED EQUIPMENT AND SOURCES OF FUNDING

Long-term equipment needs can be anticipated and planned for, with appropriate levels of reserve funds being appropriated to replace equipment. Water and stormwater are enterprise funds fully capable of meeting these demands with proper management. Equipment service life needs to be ascertained and prorated to determine replacement schedules.

Section 5 Overall Financial Capacities

5.1 Debt Capacity

There are two major methods of municipal borrowing; these are general obligation (GO) bonds and revenue bonds. General obligation bonds are backed by the value of the property within the jurisdiction. Voter approved GO bonds increase property tax rate and use the increased revenue to repay bondholders. Councilmatic bonds (also called limited-tax general obligation bonds) do not increase taxes and are repaid with general revenues, usually property tax revenues. State statue and the state constitution limit the amounts which can be raised through these bonds to 1.5% of the total assessed value for Councilmanic bonds, and an additional 1% for voter-approved bonds. However, since these bonds do not raise taxes, the Town must consider its capacity to make payments from existing revenue. A Councilmatic bond will only be issued if a project in progress requires funding not available from alternative sources, if matching fund monies are available which may be lost if not applied for in a timely manner, or if emergency condition exists. It is also considered prudent to keep some Councilmatic bond capacity in reserve for emergencies, though this is not required by statute.

In La Conner's case, there is approximately 3.7 million dollars of GO bond capacity available.

Town policy on bond debt limitation states that the following individual percentages shall not be exceeded in any specific debt category:

- General Debt - 2.5% of assessed valuation
- Utility Debt - 2.5% of assessed valuation
- Open Space and Park Facilities - 2.5% of assessed valuation

Revenue bonds are financed directly from the income of the utility which benefits by them. Interest rates tend to be higher than for general obligation bonds, and issuance of the bonds may be approved by the Council without a voter referendum. There is no statutory limit on the amounts of revenue which may be raised in this way; however, utility rates must be raised sufficiently to cover the cost of bond repayment.

Current Expense Fund

The Current Expense Fund is the revenue source for the Fire Department and general government operations of the Town Hall. The primary sources of Current Expense Fund revenue are general property taxes and retail sales taxes. There are also smaller revenue sources; some of these are under the Town's control but many are not.

The following table shows Current Expense revenue trends for 2016 to 2022

Current Expense Fund Revenue History – Table 1

Revenues/Year	2016	2017	2018	2019	2020	2021	2022
Taxes	$897,932	$809,574	$860,795	$905,360	$842,807	$998,915	$1,052,057
License, Fees and Permits	$84,525	$103,313	$70,397	$79,002	$83,740	$100,050	$134,086
Miscellaneous	$16,320	$30,432	$11,599	$103,434	$245,046	$750,767	$134,781
Total Revenue	**$998,777**	**$943,319**	**$942,791**	**$1,087,796**	**$1,171,593**	**$1,849,732**	**$1,320,924**

Change per year		-5.6%	-0.1%	15.4%	7.7%	57.9%	-28.6%

This table shows that Current Expense Fund revenue has increased between 2016 and 2022, primarily as a result of the increase of retail sales tax, even though there was a decrease in grants acquired by the Town.

In order to budget for capital purchases for the departments which use the current Expense Fund, it is first necessary to determine how much must be budgeted for the ongoing operations of each department. The following table shows trends in maintenance and operations costs of each of the Current Expense Fund departments, not including capital improvement costs.

Current Expense Fund 001: Expenditures History – Table 2

Revenues/Year	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**
Mayor/Admin	$304,660	$314,930	$400,938	$367,398	$418,074	$411,276	$439,326
Fire Department	$116,051	$128,149	$154,300	$109,169	$101,159	$141,112	$185,333
Total Law Enforcement Exp.	$408,098	$309,300	$312,127	$317,628	$329,620	$331,154	$375,232
Miscellaneous	$44,675	$100,887	$48,562	$86,932	$112,270	$567,636	$163,964
Total Expense	**$873,484**	**$853,265**	**$915,928**	**$881,128**	**$961,123**	**$1,451,179**	**$1,163,855**
Change per year		-2.3%	7.3%	-3.8%	9.1%	51.0%	-19.8%

Section 6 - Selection of Projects

Decision Criteria

As with all jurisdictions, La Conner has to prioritize projects and funding sources to ensure infrastructure and services are maintained. Priorities are first established by the Department Heads. Departmental budgets were presented in August. This year department heads were requested to budget expenditures and capital expensed at a minimum viable to maintain service.

The Town undertook a utility rate study to determine current and future rate revenue coverage of operating and capital expenses. The Town Council will make a determination based on the rate study whether or not to ramp utility rates to meet budget demands.

Please see the attached approved improvement programs to view the priority projects for capital facility management or improvement.

Appendix A – Funding Sources

This appendix identifies the historic and potential funding sources for the Town of La Conner. They include federal, state and local sources. Most projects include multiple funding sources (i.e. grants requiring a local match).

Local Funding Sources

Local funding for projects will generally come from either taxes or reserve funds generated from utility revenues. The Town periodically considers the need for bonds and levies to meet long term financial obligations. The following sources are typically used:

- Debt Financing
- Local Multipurpose Levies
- Local Single-purpose Levies
- State Grants and Loans
- Federal Grants and Loans

Debt Financing

Short Term Borrowing: Borrowing from local banks is sometimes necessary if short-term financing is needed to complete a project or bridge to receipt of long-term funding. La Conner does not use this mechanism historically.

Revenue Bonds: Bonds financed directly by those benefiting from the capital improvement. Revenue from these bonds typically finance public owned facilities, such as parking areas, port facilities etc.

General Obligation Bonds: These bonds are backed by the value of property within the jurisdiction and are voter approved. They increase property taxes and are dedicated to the repayment of the bonds.

Local Multi-Purpose Levies

Ad Valorem Property Taxes: The tax rate in mills (1/10 cent per taxable dollar value) for La Conner is 1.7141 per $1,000 of assessed valuation. The Town is prohibited from raising its levy more than 1 % of the highest amount levied in the last three years before adjustments for new construction and annexation. A temporary or permanent excess levy may be assessed with voter approval. The revenue may be used for new capital facilities or maintenance and operations of existing facilities.

Local Option Sales Tax: Retail sales and use tax of up to 1%. Local governments that levy the second 0.5% may participate in a sales tax equalization fund. Assessment of this option tax requires voter approval. The revenue may be used for new capital facilities or operational expenses of existing facilities.

Utility Tax: Taxes may be assessed on gross receipts of utilities such as electric, gas, telephone, cable TV, water, sewer and stormwater. La Conner collects for electric, gas, telephone and cable. However, we do not assess a utility tax on Town delivered utilities (water, sewer and stormwater). The Town can assess as much as a

6% tax on the receipts of each utility. Voter approval is required to increase the rate above 6%. Revenues from this tax may be used for either capital or operational expenses.

Real Estate Excise Tax: The original tax authorized for general purpose is .25 %. Additional increments of .25 % have been authorized for capital facilities. Revenue use is restricted to finance new capital facilities or maintenance and operations of existing facilities, as specified in the Capital Facilities Plan.

Local Single-Purpose Levies

Motor Vehicle Fuel Tax: Tax paid by gasoline distributors. The town receives 11.53% of total tax receipts. State shared revenue is distributed by the Department of Licensing. Revenues must be spent for highway (town streets, county roads, and state highways) construction, maintenance, or operation; policing of local roads; or related activities.

Local Option Fuel Tax: A county-wide voter approved tax equivalent to 10% of statewide Motor Vehicle Fuel Tax and a special fuel tax of 2.3 cents per gallon. Revenue is distributed to the town on a weighed per capita basis. Revenues must be spent for highway (town streets, county roads, and state highways) construction, maintenance, or operation; policing of local roads; or highway related activities.

Local Non-Levy Financing Mechanisms

Reserve Funds: Revenue that is accumulated in advance and earmarked for capital improvements. Sources of funds can be surplus revenues, funds in depreciation reserves, or funds resulting from the sale of capital assets.

Fines, Forfeitures and Charges for Services: This includes various administrative fees and user charges for services and facilities operated by the jurisdiction. Examples are franchise fees, sales of public documents, fines, forfeitures, licenses, permits, income received as interest from various funds, sale of public property, rental income, and all private contributions to the jurisdiction. Revenue from these sources may be restricted in use.

User Fees and Program Fees: Fees or charges for using park and recreational facilities, solid waste disposal facilities, sewer services, water services, and surface water drainage facilities. Fee may be based on measure of usage, a flat rate, or design features. Revenues may be used for new capital facilities or maintenance and operations at existing facilities.

Special Assessment District: District created to service entities completely or partially outside of the jurisdiction. Special assessments are levied against those who directly benefit from the new service or facility. The districts include Local Improvement Districts, Road Improvement Districts, Utility Improvement Districts, and the collection of development fees. Funds must be used solely to finance the purpose for which the special assessment district was created.

Lease Agreements: Agreement allowing the procurement of a capital facility through lease payments to the owner of the facility. Several lease packaging methods can be used. Under the lease-purchase method the capital facility is built by the private sector and leased back to the local government. At the end of the lease, the facility may be turned over to the municipality without any future payment. At that point, the lease payments will have paid the construction cost plus interest.

Privatization: Privatization is generally defined as the provision of a public service by the private sector. Many arrangements are possible under this method ranging from a totally private venture to systems of public/private arrangements, including industrial revenue bonds.

Impact Fees: Fees paid by new development based upon its impact to the delivery of services. Impact fees must be used for capital facilities needed by growth, not for current deficiencies in levels of service, and cannot be used for operation expenses. These fees must be equitably allocated to the specific entities which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements. Impact fees may be imposed for public streets and roads, publicly-owned parks, open space, recreational facilities, school facilities, and fire protection facilities (in jurisdictions that are not part of a fire district).

State Grants and Loans

Community Development Block Grant: Grant funds available for public facilities, economic development, housing, and infrastructure projects which benefit low and moderate income households. Grants are distributed by the Department of Commerce to applicants who indicate prior commitment to project. Revenue is restricted in type of project and may not be used for maintenance and operations.

Community Economic Revitalization Board: Low interest loans (rate fluctuates with state bond rate) and occasional grants to finance infrastructure projects for a specific private sector development. Funding is available only for projects which will result in specific private developments or expansions in manufacturing and businesses that support the trading of goods and services outside of the state's borders. Projects must create or retain jobs. Funds are distributed by the Department of Commerce primarily to applicants who indicate prior commitment to a project. Revenue restricted in type of project and may not be used for maintenance and operations.

Historic Preservation Grants: On an annual basis, the state Department of Archaeology and Historic Preservation (DAHP) makes available grants to local historic preservation programs for four purposes: (1) historic preservation planning; (2) cultural resource survey and inventory; (3) nomination of properties to the National Register of Historic Places; and (4) public education and awareness efforts. To be eligible for grants, communities must be a Certified Local Government (CLG) as approved by OAHP. In addition, when funds are available, OAHP awards grants for acquisition or rehabilitation of National Register listed or eligible properties. Grant awards are predicated on the availability of funds and require a match.

Public Works Trust Fund: Low interest loans to finance capital facility construction, public works emergency planning, and capital improvement planning. To apply for the loans the town must have a capital facilities plan in place and must be levying the original ¼% real estate excise tax. Funds are distributed by the Department of Commerce. Loans for construction projects require matching funds generated only from local revenues or state shared entitlement revenues. Public works emergency planning loans are at 5% interest rate, and capital improvement planning loans are no interest loans, with a 25% match. Revenue may be used to finance new capital facilities, or maintenance and operations at existing facilities.

State Parks and Recreation Commission Grants: Grants for parks capital facilities acquisition and construction. They are distributed by the Parks and Recreation Commission to applicant with a 50% match requirement.

Urban Arterial Trust Account (UATA): Revenue available for projects to alleviate and prevent traffic congestion. Entitlement funds are distributed by the State Transportation Improvement Board subject to UATA guidelines and with a 20% local matching requirement. Revenue may be used for capital facility projects to alleviate roads that are structurally deficient, congested with traffic, or have accident problems.

Intermodal Surface Transportation Efficiency Act (ISTEA): ISTEA provides grants to public agencies for historic preservation, recreation, beautification, and environmental protection projects related to transportation facilities. These enhancement grants are administered by the state Department of Transportation and regional transportation planning organizations (RTPO's).

Transportation Improvement Account: Revenue available for projects to alleviate and prevent traffic congestion caused by economic development or growth. Entitlement funds are distributed by the State Transportation Improvement Board with a 20% local match requirement. For cities with a population of less than 500 the entitlement requires only a 5% local match. Revenue may be used for capital facility projects that are multi-modal and involve more than one agency.

Centennial Clean Water Fund: Grants and loans for the design, acquisition, construction, and improvement of Water Pollution Control Facilities, and related activities to meet state and federal water pollution control requirements. Grants and loans distributed by the Department of Ecology with a 50%-25% matching share. Use of funds is limited to planning, design, and construction of Water Pollution Control Facilities, stormwater management, ground water protection, and related projects.

Water Pollution Control State Revolving Fund: Low interest loans and loan guarantees for water pollution control projects. Loans are distributed by the Department of Ecology. The applicant must show water quality need, have a facility plan for treatment works, and show a dedicated source of funding for repayment.

Federal Grants and Loans

Federal Aid Urban System: Revenue available for construction and reconstruction improvements to arterial and collector roads that are planned for by and MPO and the Federal Highway Administration. Funds may also be used for non-highway public mass transit projects. Funds are distributed by Washington State Department of Transportation with a 16.87% local match requirement.

Federal Aid Safety Programs: Revenue available for improvements at specific locations which constitute a danger to vehicles or pedestrians as shown by frequency of accidents. Funds are distributed by Washington State Department of Transportation from a statewide priority formulae and with a 10% local match requirement.

Federal Aid Emergency Relief: Revenue available for restoration of roads and bridges on the federal aid system which are damaged by extraordinary natural disasters or catastrophic failures. Local agency declares an emergency and notifies the Washington State Department of Transportation, upon approval entitlement funds are available with a 16.87% local matching requirement.

Farmers Home Administration Water Project Support: Funding through grants, loans, and loan guarantees for water projects serving rural residents. Funds must be used for capital facilities construction and related costs or projects which serve rural residents in cities of less than 10,000 people. Funds are distributed by the Federal Farmers Home Administration with a 45% to 25% local matching requirement.

Department of Health Water Systems Support: Grants for upgrading existing water systems, ensuring effective management, and achieving maximum conservation of safe drinking water. Grants are distributed by the state Department of Health through intergovernmental review and with a 60% local match requirement.

Appendix B – Street Inventory

Street Name	**Length in feet**
Maple Ave.	2595
Morris	1898
Center	1898
State	1898
Whatcom	1774
Sixth	1680
N. Third	1870
Washington Ave.	1337
2nd,State-Douglas	1360
Caledonia	920
Sherman Ave.	912
Douglas	700
Moore&3rd-Caledonia	626
Hill	497
4th, Douglas-Caledonia	482
N. First	458
Total	20905

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE - Summary

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **Transportation Planning**
20 year horizon

Date: 7/29/2024
By: WEG
Checked: ZAW
Type: Pre-design

#	Project	Location	Type	Status	P. Cost
1	South 1st Street	Commercial to Caledonia	Extension	Proceed	$ 293,000.00
2	Morris Street Mill/Overlay	Maple & Morris	Rehab	Proceed	$ 1,185,000.00
3	S 1st St Reconfiguration w/Flood	Morris to Commercial	Repair	Study	$ 1,632,000.00
4	Whatcom	Myrtle to Washington	Repair	Proceed	$ 349,000.00
5	S 3rd Overlay	Washington to Douglas	Repair	Proceed	$ 356,000.00
6	N 4th Improvements	Morris to State	Repair	Proceed	$ 392,000.00
7	N 2nd Overlay and Sidewalk	Morris to Center	Repair	Proceed	$ 159,000.00
8	Divided T Intersection	Hill & Whatcom	Rehab	Proceed	$ 166,000.00
9	Pioneer Park Entrance	Pioneer Parkway	Rehab	Study	$ 237,000.00
10	Conner Way Loop	South end	Extension	Proceed	$ 142,000.00
11	S 4th Resurfacing	Caledonia to Sherman	Repair	Proceed	$ 166,000.00
12	N 1st Easement (loop)	N 1st through Basin St	Traffic	Proceed	$ 39,000.00
				Total	**$ 5,116,000.00**

Status Legend
Proceed = Project ready to implement.
Study = Predesign Study required to further define scope.

Town of La Conner

Six Year Transportation Improvement Program

2023-2028

Annual Funding Requirements

Town of La Conner - 2025 Transportation Improvement Plan

Prepared: **7/29/2024**

(All costs in $1,000.00s)

Priority	Project	2025			2026			2027			2028			2029			2030			TIB Eligible Project Totals	Total Project
		Fed	State	Local	Fed	State	Local	Fed	State	Local	Fed	State	Local	Fed	State	Local	Fed	State	Local		
A	**S 1st Extension**			86																	
			207																	**293**	
																					293
B	**Morris Street Mill/Overlay**			167																	
	include water main as TIB Ineligible (local)		950																	**1117**	
																					1117
C	**S First Street Reconfiguration**						164		1092												
	include water main as TIB Ineligible (local)									376										**1256**	
																					1632
D	**Whatcom Reconstruction**						44														
						288														**332**	
																					332
E	**S 3rd Overlay - Washington to Douglas**												44								
										74		298								**416**	
																					416
F	**N 4th Overlay and Ped.**												49								
															343					**392**	
																					392
G	**N 2nd Overlay and Sidewalk**												21							**159**	
															138						
																					159
H	**Divided T Intersection**															25				**165**	
															140						**165**
I	**Pioneer Park Entrance**															31				**237**	
																		206			**237**
J	**Conner Way Loop**															19				**142**	
																		123			**142**
K	**N 1st Easement (loop)**																		2	**39**	
																		37			**39**
	Transportation Annual Totals	0	1157	253	0	288	208	0	1092	450	0	298	114	0	621	75	0	366	2		4924

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **South 1st Street**
Commercial to Caledonia

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	18000		$ 18,000.00	$ 18,000.00
2	Traffic Control	1	LS		2100.00	$ 2,100.00	$ 2,100.00
3	Grading	1	LS		21000.00	$ 21,000.00	$ 21,000.00
4	Crushed Rock	350	TN		43.00	$ 43.00	$ 15,050.00
5	HMA CL 1/2" PG 64-22	120	TN		250.00	$ 250.00	$ 30,000.00
6	Pavement Striping	0	LF		1.40	$ 1.40	$ -
7	Landscape/Restoration	1	LS		3600.00	$ 3,600.00	$ 3,600.00
8	Post Signage	2	EA		720.00	$ 720.00	$ 1,440.00
9	Conc. Sidewalk	3100	SF		15.00	$ 15.00	$ 46,500.00
10	Conc. C&G	0	LF		29.00	$ 29.00	$ -
11	Seat wall	26	CY		570.00	$ 570.00	$ 14,820.00
12	Wage Rate Affidavits	2	EA		60.00	$ 60.00	$ 120.00
13							

	Subtotal		$ 152,630.00
	Tax		$ -
10.0%	CM		$ 15,270.00
25.0%	Contingency		$ 38,160.00
	Construction (CN)		$ 207,000.00
15.0%	Engineering (PE)		$ 32,000.00
	Permitting Allowance		$ 31,000.00
	Survey & Alts Allowance		$ 23,000.00
	Project Total		**$ 293,000.00**

Construct new single lane road and sidewalk w/seat-wall on one side of street'. 500 lf 12' wide road and 5' wide sidewalk on grade. Cross slope to east, no drainage.
**Needs ALTA survey before scope and alignment are valid.
Excludes marine bank improvements or widening.

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 8/1/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: **2024 TIP**

Subject: **Morris Street Mill/Overlay**
1st to LAC-Whitney RDB

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	$ 62,000.00		$ 62,000.00	$ 62,000.00
2	Asphalt Planing	13500	SY		9.00	$ 9.00	$ 121,500.00
3	Geosynthetic Fabric	12000	SY		6.00	$ 6.00	$ 72,000.00
4	HMA overlay	2100	Ton		180.00	$ 180.00	$ 378,000.00
5	Haul	2200	CY		18.00	$ 18.00	$ 39,600.00
6	Striping	8400	LF		1.40	$ 1.40	$ 11,760.00
7	Thermo X-Walk Marking	24	EA		1600.00	$ 1,600.00	$ 38,400.00
8	Erosion Control	1	LS		16400.00	$ 16,400.00	$ 16,400.00
9	Traffic Control/Temp Markings	14	Day		4100	$ 4,100.00	$ 57,400.00
10	Adjust Iron	44	EA		816	$ 816.00	$ 35,904.00
11						$ -	$ -
12						$ -	$ -
13						$ -	$ -
14						$ -	$ -
						$ -	$ -
						$ -	$ -

		Subtotal	$ 832,964.00
		Tax	$ -
	12.0%	CM	$ 99,960.00
NT	15.0%	Contingency	$ 124,950.00
		Construction (CN)	$ 1,058,000.00
12.0%		Engineering (PE)	$ 127,000.00
		Transp Total	**$ 1,185,000.00**

2000 LF X 46' wide on Morris, Town limits to 1st, 40' radius at intersecting streets, 250 LF x 45 on N 1st to Center
3" grind, local stockpile, geotextile fabric, 3" overlay, .
no drainage or water
no sidewalk

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 8/1/2024
By: WEG/ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **S 1st St Reconfiguration w/Flood Morris to Commercial**

Checked: ZAW

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	77000		$ 77,000.00	$ 77,000.00
2	Demo sidewalk and haul	600	CY		23	$ 23.00	$ 13,800.00
3	Conc. C&G	2600	LF		33	$ 33.00	$ 85,800.00
4	Crushed Rock	500	TON		39	$ 39.00	$ 19,500.00
5	Conc. Sidewalk	22500	SF		15	$ 15.00	$ 337,500.00
6	Striping	4500	LF		1.10	$ 1.10	$ 4,950.00
7	Thermo X-Walk Marking	5	EA		1000	$ 1,000.00	$ 5,000.00
8	ADA Ramps	14	EA		4300	$ 4,300.00	$ 60,200.00
9	Storm Drain Mods - Allowance	1	LS		46000	$ 46,000.00	$ 46,000.00
10	Traffic/Temp Ped	1	LS		67000	$ 67,000.00	$ 67,000.00
11						$ -	$ -
12	Flood Wall Allowance	2800	SF		51	$ 51.00	$ 142,800.00
13						$ -	$ -
14						$ -	$ -
15						$ -	$ -
16						$ -	$ -
						$ -	$ -
						Subtotal	$ 859,550.00
						Tax	$ -
					12.0%	CM	$ 103,150.00
				NT	15.0%	Contingency	$ 128,940.00
						Construction (CN)	$ 1,092,000.00
				15.0%		Engineering (PE)	$ 164,000.00
						Transp Total	**$ 1,256,000.00**
	Related 8" Water Main						**$ 376,000.00**
						Project	**$ 1,632,000.00**

Morris to Douglas -1400 LF remove/replace east/west sidewalk, 6' on east, 10' on west, ADA ramps, restripe to one-way with angled parking. Preserve concrete roadway where possible. Allowance for flood protection structure on west.

has a related 8" water main

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **Whatcom**
Myrtle to Washington

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	46000		$ 46,000.00	$ 46,000.00
2	Subgrade Repair	5000	SF		9.2	$ 9.20	$ 46,000.00
3	Asphalt Paving	380	TON		250	$ 250.00	$ 95,000.00
4	Crushed Rock	120	TON		43	$ 43.00	$ 5,160.00
5	12" CPP Storm Pipe	0	LF		95	$ 95.00	$ -
6	18" CPP Storm Pipe	0	LF		110	$ 110.00	$ -
7	Type 1-L Catch Basin	0	EA		2600	$ 2,600.00	$ -
8	Type 1 Catch Basin	0	EA		2300	$ 2,300.00	$ -
9	Burlington Inlet	0	EA		1430	$ 1,430.00	$ -
10	Asphalt Planing	2400	SY		10	$ 10.00	$ 24,000.00
11	Traffic/Ped Control	1	LS		22000	$ 22,000.00	$ 22,000.00
12						$ -	$ -
13						$ -	$ -
14						$ -	$ -
15						$ -	$ -
16						$ -	$ -

Reconstruct full width (22') x 870 lf on Whatcom - Myrtle to Washington, Whatcom drainage prior in-place. Grind and roll in place.

No curbing or sidewalks

		Subtotal	$ 238,160.00
		Tax	$ -
	12.0%	CM	$ 28,580.00
NT	15.0%	Contingency	$ 35,730.00
		Construction (CN)	$ 303,000.00
15.0%		Engineering (PE)	$ 46,000.00
		Project Total (K)	**$ 349,000.00**
		Project	**$ 349,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **S 3rd Overlay**
Washington to Douglas

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	$ 30,000		$ 30,000.00	$ 30,000.00
2	Asphalt Planing	3210	SY		10	$ 10.00	$ 32,100.00
3	HMA overlay	600	Ton		250	$ 250.00	$ 150,000.00
4	Ex. & Haul	500	CY		17	$ 17.00	$ 8,500.00
5	Striping	3500	LF		1.5	$ 1.50	$ 5,250.00
6	Thermo X-Walk Marking	4	EA		1500	$ 1,500.00	$ 6,000.00
7	Erosion Control	1	LS		5200	$ 5,200.00	$ 5,200.00
8	Traffic/Temp Ped	1	LS		8200	$ 8,200.00	$ 8,200.00
9					0	$ -	$ -
10						$ -	$ -
11						$ -	$ -
12						$ -	$ -
13						$ -	$ -
14						$ -	$ -
						$ -	$ -

1110 LF , Inplace grind , 2" overlay, X 24' wide.
no drainage
no sidewalk
Related 8" water main replacement, no restoration

		Subtotal	$ 245,250.00
		Tax	$ -
	12.0%	CM	$ 29,430.00
NT	15.0%	Contingency	$ 36,790.00
		Construction (CN)	$ 312,000.00
14.0%		Engineering (PE)	$ 44,000.00
Related WATER main			$ 211,000.00
		Transp Total	**$ 356,000.00**
		Proj Total	**$ 567,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **N 4th Improvements**
Morris to State

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	28000		$ 28,000.00	$ 28,000.00
2	Subgrade Repair	5000	SF		9.2	$ 9.20	$ 46,000.00
3	Asphalt Paving - Overlay	160	TON		250	$ 250.00	$ 40,000.00
4	Crushed Rock	170	TON		43	$ 43.00	$ 7,310.00
5	5' Conc. Sidewalk	2300	SF		12	$ 12.00	$ 27,600.00
6	ADA ramp	4	EA		4300	$ 4,300.00	$ 17,200.00
7	Concrete C&G	440	LF		40	$ 40.00	$ 17,600.00
8	Striping	1480	LF		1.5	$ 1.50	$ 2,220.00
9	N 4th Storm Ext (sub)	1	LS		64000	$ 64,000.00	$ 64,000.00
10						$ -	$ -
11						$ -	$ -
12						$ -	$ -
13						$ -	$ -
14						$ -	$ -
15						$ -	$ -

460 LF road resurfacing, sidewalk on east side
Some C&G replacement expected. Survey and staking required

Includes drainage sub

Subtotal		$ 249,930.00
Tax		$ -
12.0% CM		$ 30,000.00
25.0% Contingency		$ 62,490.00
Construction (CN)		$ 343,000.00
14.0% Engineering (PE)		$ 49,000.00
Project Total (K)		**$ 392,000.00**
Project		**$ 392,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **N 2nd Overlay and Sidewalk Morris to Center**

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	9000		$ 9,000.00	$ 9,000.00
2	Subgrade Repair	1800	SF		9.2	$ 9.20	$ 16,560.00
3	Asphalt Paving	90	TON		340	$ 340.00	$ 30,600.00
4	Crushed Rock	100	TON		50	$ 50.00	$ 5,000.00
5	5' Conc. Sidewalk	1300	SF		15	$ 15.00	$ 19,500.00
6	ADA ramp	2	EA		4500	$ 4,500.00	$ 9,000.00
7	Concrete C&G	260	LF		40	$ 40.00	$ 10,400.00
8						$ -	$ -
9						$ -	$ -
10						$ -	$ -
11						$ -	$ -
12						$ -	$ -
13						$ -	$ -
14						$ -	$ -
15						$ -	$ -

260 LF road resurfacing, sidewalk on east side
Some C&G replacement expected. Survey and staking required.

Higher unit costs due to small quantites

Subtotal		$ 100,060.00
Tax		$ -
12.0% CM		$ 12,010.00
25.0% Contingency		$ 25,020.00
Construction (CN)		$ 138,000.00
15.0% Engineering (PE)		$ 21,000.00
Project Total (K)		**$ 159,000.00**
Project		**$ 159,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **Divided T Intersection**
Int. of Hill & Whatcom

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		10000	$ 10,000.00	$ 10,000.00
2	Traffic Control (Detour)	1	LS		5000	$ 5,000.00	$ 5,000.00
3	Grind in Place (Zip)	340	SY		30	$ 30.00	$ 10,200.00
4	HMA Paving	150	TN		300	$ 300.00	$ 45,000.00
5	Crushed Rock	300	TN		43	$ 43.00	$ 12,900.00
6	8'x3' Mountable Curb Planter	3	ES		4000	$ 4,000.00	$ 12,000.00
7	Signage and Striping	1	LS		4500	$ 4,500.00	$ 4,500.00
8						$ -	$ -
9						$ -	$ -
10							
11							
12							
13							
14							
						Subtotal	$ 99,600.00
	Re-align Hill & Whatcom to form a T intersection with a Three way stop. Whatcom divided by center curbing planters to provide traffic calming.				8.5%	Tax	$ 8,470.00
					12.0%	CM	$ 11,960.00
					20.0%	Contingency	$ 19,920.00
						Construction (CN)	$ 139,950.00
				18.0%		Engineering (PE)	$ 25,200.00
						Project Total (K)	**$ 166,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **Pioneer Park Entrance**
Pioneer Parkway

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	16000		$ 16,000.00	$ 16,000.00
2	Traffic Control & TESC	1	LS		11800	$ 11,800.00	$ 11,800.00
3	Grubbing	5400	SF		5	$ 5.00	$ 27,000.00
4	Rock Removal	600	CY		47	$ 47.00	$ 28,200.00
5	Grading	2500	SF		13	$ 13.00	$ 32,500.00
6	Crushed Rock	75	TN		45	$ 45.00	$ 3,375.00
7	HMA CL 1/2" PG 64-22 (2" Ovl)	50	TN		300	$ 300.00	$ 15,000.00
8	Pavement Striping	300	LF		1.5	$ 1.50	$ 450.00
9	Landscape/Restoration	1	LS		5500	$ 5,500.00	$ 5,500.00
10	Post Signage	2	EA		620	$ 620.00	$ 1,240.00
11	Guardrail	80	LF		140	$ 140.00	$ 11,200.00
12						$ -	$ -
13						$ -	$ -
14	Wage Rate Affidavits	2	EA		60	$ 60.00	$ 120.00
15							

Construct new paved park entrance aprox 80 lf west of current. Remove rock ridge. Pave 3/6 single lift. Guardrail on east shoulder.

Subtotal		$ 152,385.00
Tax		$ -
10.0%	CM	$ 15,240.00
25.0%	Contingency	$ 38,100.00
Construction (CN)		$ 206,000.00
15.0%	Engineering (PE)	$ 31,000.00
Project Total		**$ 237,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **Conner Way Loop**
Traffic Circle

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	5096.69		$ 5,096.69	$ 5,096.69
2	Traffic Control	1	LS		4500	$ 4,500.00	$ 4,500.00
3	Grading	1	LS		8200	$ 8,200.00	$ 8,200.00
4	Crushed Rock	120	TN		43	$ 43.00	$ 5,160.00
5	HMA CL 1/2" PG 64-22 (2" Ovl)	200	TN		300	$ 300.00	$ 60,000.00
6	Pavement Striping	1800	LF		1.5	$ 1.50	$ 2,700.00
7	Landscape/Restoration	1	LS		3500	$ 3,500.00	$ 3,500.00
8	Post Signage	2	EA		620	$ 620.00	$ 1,240.00
9						$ -	$ -
10						$ -	$ -
11						$ -	$ -
12	Wage Rate Affidavits	2	EA		60	$ 60.00	$ 120.00
13							

Construct paved turn around loop at the park entrance with overlay extending northward to park cross walk. 360 lf overlay and 80' traffic loop.

		Subtotal	$ 90,516.69
		Tax	$ -
10.0%		CM	$ 9,060.00
25.0%		Contingency	$ 22,630.00
		Construction (CN)	$ 123,000.00
15.0%		Engineering (PE)	$ 19,000.00
		Project Total	**$ 142,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **S 4th Resurfacing**
Caledonia to Sherman

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	9174.05		$ 9,174.05	$ 9,174.05
2	Exc. and haul	180	TN		18	$ 18.00	$ 3,240.00
3	Grinding	1500	SY		15	$ 15.00	$ 22,500.00
4	Crushed Rock	590	TN		43	$ 43.00	$ 25,370.00
5	Overlay Fabric	0	SY		8.5	$ 8.50	$ -
6	Asphalt Paving	160	TN		300	$ 300.00	$ 48,000.00
7	Striping	1500	LF		1.5	$ 1.50	$ 2,250.00
8	12" SD	0	LF		95	$ 95.00	$ -
9	8" SD	0	LF		85	$ 85.00	$ -
10	SD CB - Type 1	0	EA		2300	$ 2,300.00	$ -
11	Geotextile Subgrade Fabric	0	SY		8.5	$ 8.50	$ -
12						$ -	$ -
13						$ -	$ -
14						$ -	$ -
15						$ -	$ -

60% repair and resurface 500 LF residential roadway

Subtotal		$ 110,534.05
Tax		$ -
8.0% CM		$ 8,850.00
25.0% Contingency		$ 27,640.00
Construction (CN)		$ 148,000.00
12.0% Engineering (PE)		$ 18,000.00
Project Total (K)		**$ 166,000.00**
Project		**$ 166,000.00**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 8/2/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: **2025 TIP**

Subject: **N 1st Easement (loop)**

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS			$ -	$ -
2	Survey and Easement Prep	1	LS	10000		$ 10,000.00	$ 10,000.00
3	Signage and striping	1	LS		18000	$ 18,000.00	$ 18,000.00
4						$ -	$ -
5						$ -	$ -
6						$ -	$ -
7						$ -	$ -
8						$ -	$ -
9						$ -	$ -
10						$ -	$ -
11						$ -	$ -
12						$ -	$ -
13							

Provide for one way loop from 3rd ST and Basin ST to N 1st and State St. Signage and delineation only, no ADA or roadway improvements.

Subtotal		$ 28,000.00
Tax		$ -
5.0% CM		$ 1,400.00
25.0% Contingency		$ 7,000.00
Construction (CN)		$ 37,000.00
5.0% Engineering (PE)		$ 2,000.00
Permitting Allowance		$ -
Project Total		**$ 39,000.00**

Town of La Conner

2025 Water Capital Improvement Plan

Map Letter	Year	Project Name	Description	Estimated Project Cost
A	**2025**	**Skagit Beach Replacement**	Downey Rd, Channel Dr.	$3,911,000
B	**2026**	**S 1st St Replacement (*sub)**	Commercial to Morris - AC and sizing replacement (see Transportation)	$380,000
C	**2027**	**S 3rd St Replacement**	8" replacement from Washington to Douglas	$340,000
D	**2028**	**AC Trans Main Ph 2**	AC Main replacement in conjunction with TIP Mill and Overlay of Round-About, Morris and Maple (100' S of Morris)	$240,000
E	**2029**	**AC Trans Main Ph 3**	AC Main replacement along La Conner/Whitney	$3,390,000
F	**2030**	**Water Reservoir Interior Paint**	Prep and recoat interior	$330,000
G	**2031**	**Rainier St Replacement**	Undersized Replacement	$210,000
H	**2032**	**N 4th St Replacement**	Replace 2" from Center to State, Fire Flow	$250,000
I	**2032**	**AC Trans Main Ph 4**	AC Main replacement from end Ph 3 in Maple (100' S of Morris) to reservoir	$1,290,000
		(*sub) denotes projects that are a subcomponent of a larger multi-utility project and may not contain all costs associated with single utility construction.		**$10,341,000**

DAVID EVANS AND ASSOCIATES INC.

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

Project: **TOLC00002005**
Owner: **Town Of LaConner**
Ref: **Channel Lane Water Main**

Subject: **Waterline Replacement**
Fireflow Estimate

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		210000	$ 210,000.00	$ 210,000.00
2	Traffic Control	15	DY	2000	2800	$ 4,800.00	$ 72,000.00
3	6" DI or PVC Water Main	300	LF		85	$ 85.00	$ 25,500.00
4	8" DI or PVC Water Main	6698	LF		100	$ 100.00	$ 669,835.00
5	10" DI or PVC Water Main	4915	LF		120	$ 120.00	$ 589,770.00
6	Near Side Service	39	EA		2200	$ 2,200.00	$ 85,800.00
7	Far Side Service	66	EA		2750	$ 2,750.00	$ 181,500.00
8	Near Side Service - Reconnect Onl	21	EA		1200	$ 1,200.00	$ 25,200.00
9	Far Side Service - Reconnect Only	35	EA		1600	$ 1,600.00	$ 56,000.00
10	Fire Hydrant	14	EA		9000	$ 9,000.00	$ 126,000.00
11	Connection to Existing	2	EA		7000	$ 7,000.00	$ 14,000.00
12	DI Fittings	3000	LB		10	$ 10.00	$ 30,000.00
13	Grading & Spoils removal	200	CY		20	$ 20.00	$ 4,000.00
14	Crushed Rock	5160	TN		35	$ 35.00	$ 180,595.15
15	HMA CL 1/2" PG 64-22	413	TN		200	$ 200.00	$ 82,649.11
16	Landscape/Restoration	1	LS		61000	$ 61,000.00	$ 61,000.00
17	Haul and Disposal	5160	TN		10	$ 10.00	$ 51,598.61
18							
19							

		Subtotal	$ 2,465,447.88
	8.7%	Tax	$ 214,500.00
	10.0%	CM	$ 246,550.00
	20.0%	Contingency	$ 493,090.00
		Construction (CN)	$ 3,420,000.00
12.0%		Engineering (PE)	$ 411,000.00
		Permitting Allowance	$ 80,000.00
		Project Total	**$ 3,911,000.00**

Initial Routing:
Project Length = 11,613 lf
Overlay= 0 sf
Assumes 5' wide final trench patch
30% native backfill
Parrallel main installation via open cut

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

Project: **200002**
Owner: **Town of La Conner**
Ref: 2021

Subject: **S 1st AC Main Replacement (sub to Trans-S 1st))**

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		29000	$ 29,000.00	$ 29,000.00
2	8" C909 PVC	1340	LF		90	$ 90.00	$ 120,600.00
3	8" Gate Valve, box and cover	3	EA		2600	$ 2,600.00	$ 7,800.00
4	2" Gate Valve, box and cover	1	EA		1500	$ 1,500.00	$ 1,500.00
5	Service Tap to Existing Meter	42	EA		1800	$ 1,800.00	$ 75,600.00
6	Asphalt Repair (3ac/6cr)	450	SY			$ -	$ -
7	Rock Excavation	150	LF		35	$ 35.00	$ 5,250.00
8	Fire Hydrant Assembly	3	EA		8000	$ 8,000.00	$ 24,000.00
						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
						Subtotal	$ 263,750.00
	Replace 6" AC main under east sidewalk along S 1st from Morris to Douglas w/ 8"				8.2%	Tax	$ 21,630.00
					4.0%	CM	$ 10,550.00
				NT	15.0%	Contingency	$ 39,570.00
	Project to be a sub-component of Transportation - S 1st Improvements Sidewalks/Curbing/Paving under seperate estimate					Construction (CN)	$ 335,500.00
				12.0%		Engineering (PE)	$ 40,300.00
	Result unit costs $ 280.60					**Project Total (K)**	**$ 376,000.00**

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

Project: **200002**
Owner: **Town of La Conner**
Ref:

Subject: **S 3rd Watermain Replacement (Revised Scope)**

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		20000	$ 20,000.00	$ 20,000.00
2	8" PVC C909	1050	LF		90	$ 90.00	$ 94,500.00
3	8" Gate Valve, box and cover	2	EA		2600	$ 2,600.00	$ 5,200.00
4	Service Tap to Existing Meter	20	EA		1800	$ 1,800.00	$ 36,000.00
5	Connection to exist main	3	EA		7000	$ 7,000.00	$ 21,000.00
6	Fire Hydrant	2	EA		8000	$ 8,000.00	$ 16,000.00
7	Asphalt	180	TN		200	$ 200.00	$ 36,000.00
8	Rock Excavation	200	LF		35	$ 35.00	$ 7,000.00
9	Crushed Rock	250	TN		35	$ 35.00	$ 8,750.00
10	Gravel Borrow	100	TN		23	$ 23.00	$ 2,300.00
11	Striping (CL only)	1100	LF			$ -	$ -
						Subtotal	$ 246,750.00
					8.2%	Tax	$ 20,240.00
					5.0%	CM	$ 12,340.00
					10.0%	Contingency	$ 24,680.00
						Construction (CN)	$ 304,010.00
				10.0%		Engineering (PE)	$ 30,500.00
						Project Total (K)	**$ 335,000.00**

Construct 8" Water along S3rd, from Washington to Douglas. Place new service taps and reconnect to exist meters.
6' T-patch w/3" HMA

Small Works Program
Town Inspection

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: 2013 CIP

Subject: AC Transmission Main
Replacement - Phase 2
Maple/Morris Int

Type: Concept

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	0	20000	$ 24,235.13	$ 24,235.13
2	12" PVC C909	300	LF	130		$ 157.53	$ 47,258.51
3	8" PVC C909	300	LF	90		$ 109.06	$ 32,717.43
4	Connect to Existing Main	4	EA		7000	$ 8,482.30	$ 33,929.18
5	Traffic Control	6	DY	2200		$ 2,665.86	$ 15,995.19
6						$ -	$ -
7						$ -	$ -
8						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
						Subtotal	$ 154,135.44
					8.2%	Tax	$ 12,640.00
					5.0%	CM	$ 7,710.00
				5 yr	20.0%	Contingency	$ 30,830.00
						Construction (CN)	$ 205,315.44
				15.0%		Engineering (PE)	$ 30,800.00
						Project Total (K)	**$ 237,000.00**

Replace AC main under Morris/Maple Intersection in combination with either Maple roundabout or Morris overlay.
300' feet of 14" and 6" replaced

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: 2013 CIP

Subject: AC Transmission Main
Replacement - Phase 3
Lac Whitney

Type: Concept

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	175000		$ 175,000.00	$ 175,000.00
2	12" HDPE by pipebursting	11200	LF		175	$ 175.00	$ 1,960,000.00
3	Service tap to Existing Meter	60	EA		1800	$ 1,800.00	$ 108,000.00
4	Connect to Existing Main	4	EA		7000	$ 7,000.00	$ 28,000.00

Replace existing 8" AC main from Mclean (Downey) to Roundabout, on La Conner Whitney Road, via pipe bursting

		Subtotal	$ 2,271,000.00
	8.2%	Tax	$ 186,230.00
	5.0%	CM	$ 113,550.00
5 yr	20.0%	Contingency	$ 454,200.00
		Construction (CN)	$ 3,024,980.00
12.0%		Engineering (PE)	$ 363,000.00
		Project Total (K)	**$ 3,388,000.00**

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

Project: **200002**
Subject: **Reservoir Int. Recoat**
Owner: **Town of La Conner**
Ref:

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		$ 19,000.00	$ 19,000.00	$ 19,000.00
2	Int. Prep and Paint	1	LS		175000	$ 175,000.00	$ 175,000.00
3	Startup	1	LS		15000	$ 15,000.00	$ 15,000.00
						Subtotal	$ 209,000.00
					8.2%	Tax	$ 17,140.00
					15.0%	CM	$ 31,350.00
					10.0%	Contingency	$ 20,900.00
						Construction (CN)	$ 278,390.00
				18.0%		Engineering (PE)	$ 50,200.00
						Project Total (K)	**$ 329,000.00**

Public Bid
Increased values for coordination and special inspections required for coatings

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

Project: **200002** Subject: **Rainier St Replacement**
Owner: **Town of La Conner**
Ref:

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		12445	$ 12,445.00	$ 12,445.00
2	8" PVC C909- in place	450	LF		90	$ 90.00	$ 40,500.00
3	8" Gate Valve, box and cover	2	EA		2600	$ 2,600.00	$ 5,200.00
4	Service Tap to Existing Meter	10	EA		1800	$ 1,800.00	$ 18,000.00
5	Hot Tap to Existing Main	2	EA		3400	$ 3,400.00	$ 6,800.00
6	Fire Hydrant	1	EA		8000	$ 8,000.00	$ 8,000.00
7	Asphalt Repair (3ac/6cr)	550	SY		79	$ 79.00	$ 43,450.00
8	Archeological Consult	1	LS	2500		$ 2,500.00	$ 2,500.00

		Subtotal	$ 136,895.00
	8.2%	Tax	$ 11,230.00
	5.0%	CM	$ 6,850.00
5 yr	20.0%	Contingency	$ 27,380.00
		Construction (CN)	$ 182,355.00
10.0%		Engineering (PE)	$ 18,300.00
		Project Total (K)	**$ 201,000.00**

Replace undersized line and provide improved fire flow between Whatcom and Maple, Trench patch only

Small Works Program
Town Inspection

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW
Type: Pre-design

Project: **200002**
Owner: **Town of La Conner**
Ref: 2013 CIP

Subject: **N 4th St Replacement**
Water Main Upsize

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		14760	$ 14,760.00	$ 14,760.00
2	8" PVC C909- in place	550	LF		90	$ 90.00	$ 49,500.00
3	8" Gate Valve, box and cover	1	EA		2600	$ 2,600.00	$ 2,600.00
4	4" PVC - in place	250	LF		55	$ 55.00	$ 13,750.00
5	4" Gate Valve, box and cover	1	EA		1650	$ 1,650.00	$ 1,650.00
6	Service Tap to Existing Meter	5	EA		1800	$ 1,800.00	$ 9,000.00
7	Asphalt Repair (3ac/6cr)	900	SY		79	$ 79.00	$ 71,100.00

Replace 2" line, On N 4th from Morris to State w/8", extend 4" N to Apt. Bldg.

Small Works Program

		Subtotal	$ 162,360.00
	8.2%	Tax	$ 13,320.00
	5.0%	CM	$ 8,120.00
5 yr	20.0%	Contingency	$ 32,480.00
		Construction (CN)	$ 216,280.00
15.0%		Engineering (PE)	$ 32,500.00
		Project Total (K)	**$ 249,000.00**

COST ESTIMATE

Date: 7/29/2024
By: WEG/ZAW
Checked: ZAW

Project: **200002**
Owner: **Town of La Conner**
Ref: 2013 CIP

Subject: AC Transmission Main
Replacement - Phase 4
Morris to Reservoir

Type: Concept

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS	$100,000.00		$ 100,000.00	$ 100,000.00
2	12" HDPE by pipebursting	4200	LF		175	$ 175.00	$ 735,000.00
3	Service tap to Existing Meter	5	EA		1800	$ 1,800.00	$ 9,000.00
4	Connect to Existing Main	2	EA		7000	$ 7,000.00	$ 14,000.00

	Subtotal		$ 858,000.00
8.2%	Tax		$ 70,360.00
5.0%	CM		$ 42,900.00
5 yr 20.0%	Contingency		$ 171,600.00
	Construction (CN)		$ 1,142,860.00
12.0%	Engineering (PE)		$ 137,200.00
	Project Total (K)		**$ 1,281,000.00**

Replace existing 14" AC main from Morris to reservoir via pipe bursting/slip lining

SHELTER BAY

SWINOMISH INDIAN TRIBAL COMMUNITY (VILLAGE)

SWINOMISH CHANNEL

LEGEND

- WATER MAIN IMPROVEMENT
- SHORELINE
- RIGHT OF WAY
- TOWN LIMITS
- U.G.A. LIMITS

CONNER WAY
RAINBOW BRIDGE
PIONEER PARK
PIONEER PARKWAY
SHERMAN AVE.
SECOND ST.
THIRD ST.
FOURTH ST.
CALIFORNIA ST.
PARK ST.
HULL ST.
MAPLE ST.
LABEL ST.
BANNISTER ST.
TALBOTT ST.
WASHINGTON AVE.
MAPLE AVE.
CHURCH ST.
DOUGLAS ST.
BENTON ST.
FIRST ST.
ROAD ST.
MORRIS ST.
SIXTH ST.
FIRST ST.
SECOND ST.
THIRD ST.
FOURTH ST.
FIFTH ST.
CENTRE ST.
STATE ST.
BERGH LN.
JORDAN ST.
BASIN ST.
THIRD STREET
DUNLAP STREET
S. PEARLE JENSEN
N. PEARLE JENSEN
E. PEARLE JENSEN
PORT OF SKAGIT COUNTY MARINA
PORT OF SKAGIT COUNTY MARINA
CHILBERG RD.
La CONNER - WHITNEY RD.
SULLIVAN SLOUGH
TO ANACORTES SUPPLY METER

A B C D E F G H I

300 150 0 300 600
SCALE IN FEET

TOWN OF LA CONNER

S:\GIS\3LV\Logos & Templates\DEA Logos\logomiddle.jpg

WATER SYSTEM 2025 CAPITAL IMPROVEMENT PLAN

Scale: AS SHOWN

Drawn by WG
Checked by ZW
Project # TOLC00002000
Date 07-23-24

Sheet 1 / 1

30-LACONNER\300003 - STORM\2013-CAPITAL IMPROVEMENT PLAN\2013-CIP-STORM.DWG 1"=300' 22x34 6/15/2012

Town of La Conner

2025 Storm Water Capital Improvement Plan

Map Letter	Year	Project Name	Description	Estimated Project Cost
A	**2025**	**Panel Replacement, 6th St Pump Station**	Pump Station on 6th St	$150,000
B	**2025**	**Slipline Maple and Caledonia**	Slipline 3,600 LF Maple and Caledonia	$888,000
C	**2025**	**Street Sweeper**	New equipment	$320,000
D*	**2026**	**Whatcom/Laurel Drainage (Sub TIB SCAP)**	18", 12", and 8" along Whatcom from Washington south to Laurel, east to Maple	$350,000
E	**2027**	**Ranier Street Drainage**	Extend drainage	$120,000
F	**2028**	**Infiltration Pond Expansion**	Increase infiltration pond capacity	$180,000
G	**2029**	**S 3rd St Extension (Sub SRTS)**	Caledonia to 250 lf east, connect culverts previously placed.	$80,000

(*sub) denotes projects that are a subcomponent of a larger multi-utility project and may not contain all costs associated with single utility construction.
(*rel) denotes that there is a related project intended for joint construction.

$2,088,000

Date: 7/29/2024

Project #: **200003**

COST ESTIMATE

By: WEG/ZAW

Checked: ZAW

Owner: **Town of La Conner**

Subject: **STORMWATER Plan**

Type: **Planning**

Unit prices are based on 2022 construction prices ENR'd up to 2024

NO	DESCRIPTION	QUANTITY MEAS	QUANTITY UNITS	CONST YEAR			MISC.	TOTAL	EXTENSION	
A	**Panel Replacement, 6th St Pump Station**			2025						
		1	LS				$120,000	$120,000	$120,000	
									Subtotal	$120,000
									Contingency	$30,000
									Total	**$150,000**
B	**Slipline Maple and Caledonia**			2025						
	Slipline 8", 12", and 21" Storm Drain	3,600	LF				$175	$175	$630,000	
	Mobilization	1	LS				$50,000	$40,000	$40,000	
	Traffic Control	1	LS				$40,000	$40,000	$40,000	
									Subtotal	$710,000
									Contingency	$177,500
									Total	**$887,500**
C	**Street Sweeper**			2025						
	Street Sweeper	1	LF				$290,000	$290,000	$290,000	
									Subtotal	$290,000
									Contingency	$29,000
									Total	**$319,000**
D	**WHATCOM STREET**			2025						
	8" & 12" PVC Storm Drain System	400	LF				$220	$220	$88,000	
	18" PVC Storm Drain System	750	LF				$250	$250	$187,500	
	(Sub to TIB SCAP)								Subtotal	$275,500
	Laurel to Washington								Contingency	$68,875.00
									Total	**$344,375**

Date: 7/29/2024

Project #: **200003**

COST ESTIMATE

By: WEG/ZAW

Checked: ZAW

Owner: **Town of La Conner**

Subject: **STORMWATER Plan**

Type: **Planning**

Unit prices are based on 2022 construction prices ENR'd up to 2024

NO	DESCRIPTION	QUANTITY MEAS	QUANTITY UNITS	CONST YEAR			MISC.	TOTAL	EXTENSION	
E	**Ranier Street**			2027						
	Extension	1	LS				$96,000	$96,000	$96,000	
									Subtotal	$96,000
									Contingency	$24,000
									Total	**$120,000**
F	**Infiltration Pond**			2028						
	Expansion	1	LS				$143,000	$143,000	$143,000	
									Subtotal	$143,000
									Contingency	$35,750
									Total	**$178,750**
G	**SOUTH THIRD STREET EXT.**			2029						
	Replace ex. W/ 12" PVC Storm Drain Sys	250	LF				$230	$230	$57,500	
	(Sub to SRTS Safety)								Subtotal	$57,500
	Caledonia towards Sherman								Contingency	$14,375
									Total	**$71,875**
									Grand Total	**$2,071,500**

CHS ENGINEERS

COST ESTIMATE

Date: 10/19/2015
By: EH
Checked:

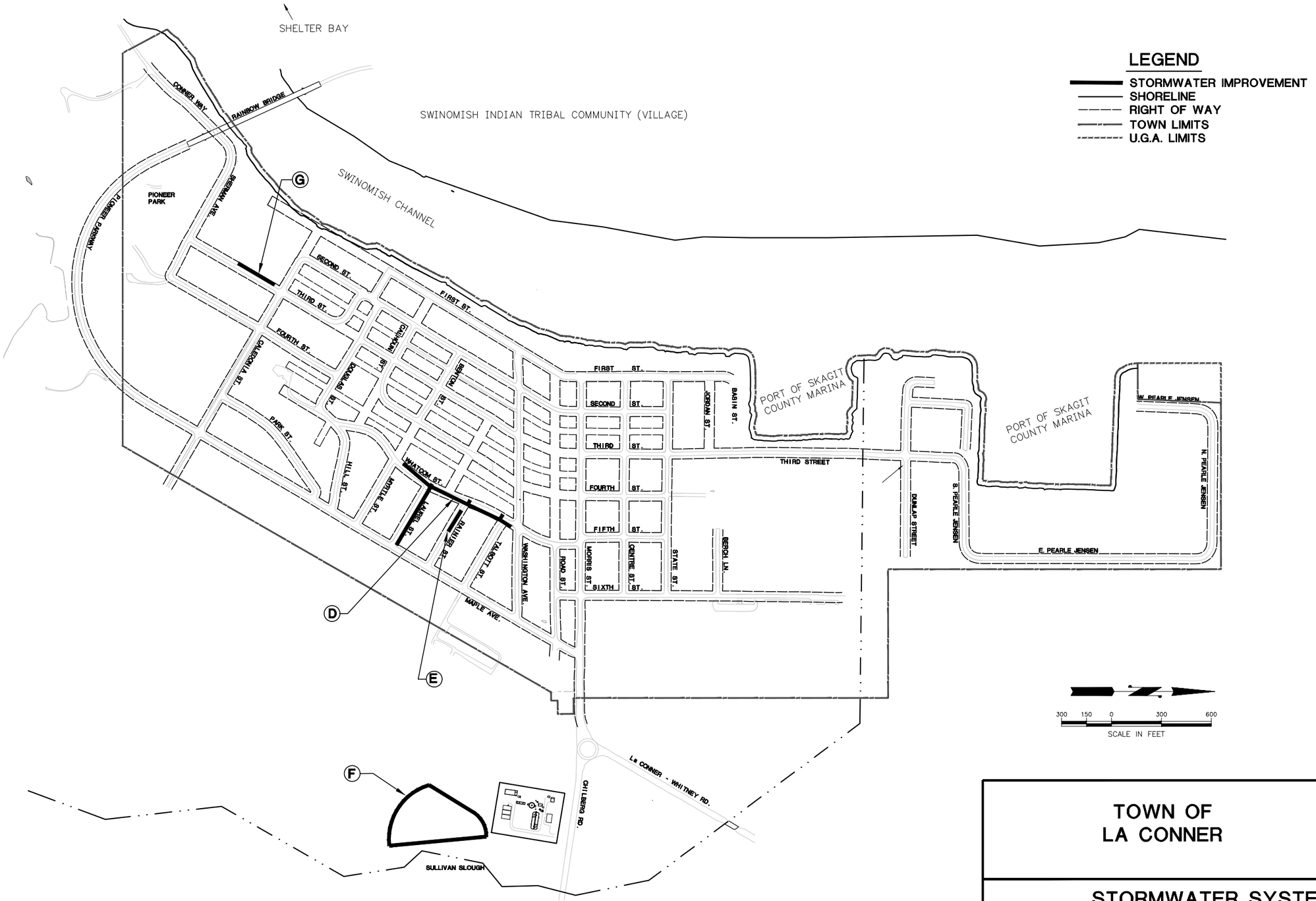
Project: **201507**
Owner: **Town of La Conner**
Ref:

Subject: **Caledonia PS**
4-Pump

Type: Pre-design

#	Item	Qty	Unit	C1-L	C2-M	Unit $$	Total
1	Mobilization	1	LS		30000	$ 36,925.18	$ 36,925.18
2	Demo Building	1	LS		8000	$ 9,846.71	$ 9,846.71
3	Pump 850@80	2	EA	4000	22000	$ 32,001.82	$ 64,003.65
4	Pump 3000@20	1	EA	5000	31000	$ 44,310.22	$ 44,310.22
5	Relocate EX Pump	1	LS	5000		$ 6,154.20	$ 6,154.20
6	8" CHK Valve	3	EA		2200	$ 2,707.85	$ 8,123.54
7	12" CHK Valve	1	EA		4200	$ 5,169.53	$ 5,169.53
8	8" BF Valve	3	EA		600	$ 738.50	$ 2,215.51
9	12" BF Valve	1	EA		1400	$ 1,723.18	$ 1,723.18
10	8" Iso Conn	3	EA		500	$ 615.42	$ 1,846.26
11	12" Iso Conn	1	EA		800	$ 984.67	$ 984.67
12	DI Fittings	2500	LB		6	$ 7.39	$ 18,462.59
13	Controls	1	LS		30000	$ 36,925.18	$ 36,925.18
14	Elect Service	1	LS		18000	$ 22,155.11	$ 22,155.11
15	Aquavox Autodialer	1	LS		3000	$ 3,692.52	$ 3,692.52
16	Slab Extension - Concrete	10	CY		400	$ 492.34	$ 4,923.36
17	Slab Mod	1	LS		6000	$ 7,385.04	$ 7,385.04
18	Building Assm	1	LS		70000	$ 86,158.76	$ 86,158.76
19	10" C900	50	LF		120	$ 147.70	$ 7,385.04
20	10" Pipe connection	1	LS		2000	$ 2,461.68	$ 2,461.68
21	18" Pipe connection	1	LS		4000	$ 4,923.36	$ 4,923.36
22						$ -	$ -
23						$ -	$ -
24						$ -	$ -
25						$ -	$ -
						$ -	$ -
						$ -	$ -

							$ -	$ -
							$ -	$ -
							Subtotal	$ 375,775.26
						8.5%	Tax	$ 31,950.00
						10.0%	CM	$ 37,580.00
					prelim	10.0%	Contingency	$ 37,580.00
							Construction (CN)	$ 482,885.26
					15.0%		Engineering (PE)	$ 72,500.00
							Project Total (K)	**$ 556,000.00**



TOWN OF LA CONNER

S:\GIS\JLV\Logos & Templates\JEA Logos\logomiddle.jpg

STORMWATER SYSTEM
2025 CAPITAL IMPROVEMENT PLAN

Scale: AS SHOWN

Drawn by WG

Checked by ZW

Project # TOLC00002000

Date 07-23-24

Sheet 1 / 1