

## ***Capital Facilities and Utilities Element***

This element focuses on the physical improvements that enable our community to thrive. It combines consideration of utilities and public facilities. Utilities such as sanitary sewers, water, storm drainage, solid waste disposal, telephone, and electricity enable us to live in concentrated “urban” settings. Other key public facilities include municipal government buildings, parks and recreation facilities, fire and emergency services departments, police departments, schools, libraries, and streets. All together, these “capital facilities” represent our combined investment in an orderly, healthy, and functional community.

Planning for capital facilities, whether pipes in the ground, buildings, or parks, is essential to maintaining the Town’s livability and economic well-being. We need to have a good understanding of appropriate location, sizing and function of our utilities and public facilities; we need to ensure our investments are efficient, cost effective, environmentally sound, and in service of a healthy, well-functioning town into the foreseeable future. Planning for capital facilities should be used to correct existing problems and as a tool to shape future growth.

Winthrop maintains comprehensive water system and sewer system plans, and a transportation improvement plan that help inform the Capital Facilities Plan. These and other detailed infrastructure plans and their periodic updates, once adopted by the Town Council, are hereby incorporated by reference as part of this comprehensive plan.

The Capital Facilities Plan contains a six year spending plan for capital purchases; this plan is updated annually and forms the basis for capital budgeting. Generally, items will be included if they are over a specific amount determined by the Town and have a life span of greater than three years. The Capital Facilities Plan should reflect the priorities of this Comprehensive Plan.

### **Town-Owned Facilities**

The Town owns, operates and maintains water and sewer systems, a network of roadways, and a collection of properties and buildings that fulfill public functions. These are the primary focus of our capital investments.

**Water system** – Winthrop’s water system supplies potable water within town limits. The Water System Plan (adopted in 2011, as amended or replaced) provides a detailed inventory, analysis of the system’s function, and a schedule of capital improvements necessary to maintain and improve the system according to state and federal standards. The system is operated and maintained by the Public Works department.

The system includes a primary well with a water right certificate; an emergency backup well; two concrete standpipes and one concrete reservoir for storage; one booster pump station (serving North Village PD); and over 11 miles of water distribution lines. Much of

the system was rebuilt in 1985; however, poor design, improper installation and inadequate inspection during that project continues to present maintenance problems. The Town installed water meters on all services in 1992, and adopted a rate structure aimed at promoting conservation.

Scheduled system improvements include replacing certain sections of distribution line with larger pipe to provide required fire flow demands and upgrading the Touch-read water meters with radio-read capability. Future planned improvements include the construction of a second river crossing in order to achieve redundancy. The Water System Plan anticipates that the Town will approach or exceed the limits of our water rights within the 20 year planning horizon, and recommends attention to securing additional rights.

**Sewer system** – Winthrop’s sewer system initially came on line in 1971. Sewer collection lines have extended to most properties throughout the town. The Town’s General Sewer Plan was last adopted in 1987.

The sewage collection system is comprised of a network of pipes ranging in size from 6” to 10” (predominantly 10”) that connect to an aerated lagoon treatment system located at the south end of the Heckendorn neighborhood. The original lagoon treatment facility was built on an 8 acre site, which was later increased by another 14 acres in 1994, in anticipation of future expansion and the advent of development of the adjacent land that might have precluded such purchase in the future

The lagoon facility serves a year around population of approximately 500 people. The Town also treats sanitary sewage from the nearby Sun Mountain Resort. The treatment facility consisting of a collection system, a two-cell aerated lagoon, a non-aerated polishing cell, a chlorine contact tank, and a dechlorination pond. In October 1990 significant modifications to the facility included a pipeline constructed to convey wastewater from the Sun Mountain Resort; additional aeration installed in the treatment lagoon to increase BOD treatment capacity; a new chlorine contact chamber; and a new outfall and diffuser.

The Town owns and maintains approximately 6.6 miles of gravity sewer line and 650 ft. of force pressure main and maintains under contract, approximately 4.5 miles of gravity sewer line and 1,200 ft. of force pressure main for Sun Mountain Lodge Resort. In addition the Town has three lift stations. Lift Station #1 serves as the main collection point for the Town’s gravity flow system and the Sun Mountain Resort. Lift station #2 is dedicated to Sun Mountain Resort flow only. Lift station #3 is a new addition to service the North Village planned development.

**Streets** – The Town’s street system consists of just under 10 miles of roadways, including 6.5 miles of town streets, 1.7 miles of state highway, and 1.5 miles of private roads. The street system includes associated bicycle and pedestrian facilities. More detail on the street system, including deficiencies and needs, is available in the Transportation Element and the 6-Year Street Plan.

**Town Hall** – Winthrop Town Hall houses most of the Town’s administrative functions, including the Clerk/Treasurer’s department, Planning and Building services; the Winthrop Marshal’s office; and a Visitor Information Center and public restrooms. Town Hall is one of Winthrop’s oldest buildings. Despite its history, the building has seen too many additions and modifications over the years to be registered as a historic structure.

Being an old structure, Town Hall would benefit from a full assessment of the structure and building maintenance needs. During the summer of 2014, the building suffered flooding and mold resulting from runoff during a rain event, thus the foundation and basement need to be assessed and repaired to prevent future problems. The roof also appears to have problems that lead to runoff seeping down a basement wall and steps. Leak problems have caused ongoing issues with rotting wood and mold that need to be addressed for the ongoing integrity and safety of the building.

Other identified needs for Town Hall include: a backup power generator, exterior repainting, roof and ceiling repairs, basement sump pump, replacement of worn carpeting, repairs and improvements to visitor restrooms, and ADA access to the basement. Another identified need, which could be met in another location is a permanent meeting room for Town Council, Planning Commission and other meetings.

**Marshal’s Department** – The Marshal’s Office, located in the basement of Town Hall, lacks adequate space, ADA access and safety features. In 2010, a Public Facilities Sub-Committee, including the Mayor and members of the Planning Commission and Town Council, found the current location inadequate and identified a need for a completely new facility.

In addition to adequate office space, capital expenditures for the Marshal’s Office includes vehicles and police equipment. Two new vehicles were purchased in 2014. The Marshal’s office proposes to purchase one more vehicle, creating a fleet of three dedicated police vehicles. The Town needs to budget for regular maintenance and replacement of these vehicles, and other necessary police gear.

**Town Shop** – The Town Shop provides storage and work space for the public works department. The existing Town Shop is located on town-owned property at the intersection of Bluff and Corral Streets. The 2010 Public Facilities sub-committee identified an immediate need to relocate and replace the town shop. Toward that end, the Town approved a short plat in 2015, creating four lots on the original property. One parcel, containing an existing ambulance shed, was sold to Aero Methow Rescue. Three additional lots may be sold following demolition of the shop structure. The Town owns another property on Horizon Flats Road where a new town shop facility will be located. Construction of the new facility remains a priority.

**Library Building** – The Winthrop branch of the North Central Regional Library is located in a Town-owned building, on the west end of the Mack Lloyd Park property.

**Winthrop Auditorium** – Known locally as “the Barn”, the Winthrop Auditorium offers a large meeting hall with a kitchen, stage, bathrooms, two smaller meeting rooms and a small office space. The Barn is located adjacent to the Mack Lloyd Park. It is owned by the Town, but operated and maintained through agreement with the Winthrop Barn Association.

**Fire Hall Property** – The Town owns the Fire Hall property on Englar Street, which is currently utilized by Fire District 6 as part of their operations under contract with the Town. The Fire District intends to build a new facility in Winthrop in the near term. Once that happens, the existing structure could serve another purpose or be sold to generate funds for some of the public facility needs called out in this Plan.

**Parks** – Winthrop owns a handful of parks, including Mack Lloyd Park at the west entrance to town, the Town Trailhead and Ice Rink, and Heckendorn Park. Winthrop’s park facilities are thoroughly inventoried in the *Winthrop Parks and Recreation Plan*, last updated in 2012, and that plan is included (as amended hereafter) by reference in this Comprehensive Plan. The Park plan presents analysis of park needs and proposes a capital improvement program.

**Trails** – The Town owns right-of-ways for the Susie Stephens Trail and efforts are underway to obtain right-of-ways for the RiverWalk Trail. As trails are developed, the Town needs to provide for maintenance and capital improvements to ensure their good function.

### **Other Public Facilities**

In addition to Town-owned facilities, our community relies on crucial services provided by other public and private entities; these include fire and ambulance services, electric service, propane service, schools, a public library, solid waste disposal, recycling, telecommunications and internet services:

- Emergency response services are provided through Aero Methow Rescue Service and Fire District 6, both of which have the ability to levy taxes with voter approval to support their operations and capital needs. Both Aero Methow and Fire District 6 utilize buildings within Winthrop, as well as other locations to provide services valley-wide.
- Local residents purchase electrical service and propane from the Okanogan County Electric Coop, a private entity governed by a board of directors elected by the Coop members. OCEC offices are located near Winthrop
- Methow Valley School District provides K-12 public education services to an area that encompasses the Methow Valley north of Carlton. Elementary, Middle and High schools are located on a campus south of Winthrop town limits. An alternative High School is located in Twisp.

- The North Central Regional Library system provides a branch library in Winthrop, which is located in a Town-owned building adjoining Mac Lloyd Park.
- Solid waste and sanitary landfill services are accomplished through Okanogan County and a private collection service. Wastewise collects waste from customers in Winthrop, and Okanogan County provides a transfer station in Twisp. Waste ends up in a landfill on the outskirts of Okanogan.
- A nonprofit organization, Methow Recycles, formed to collect a variety of recyclable materials. The recycling facility is located in Twisp next to the County transfer station.
- Telecommunications are provided through a variety of private corporations. The local telephone lines are operated by Century Link. Cell service is somewhat limited compared to more urban areas, with only two carriers – Verizon and AT&T – providing adequate signals for communication from Winthrop.
- Fiber optic lines have been brought into Winthrop through a combination of public and private investments, including Okanogan County Public Utility District and a handful of private companies. Several companies provide a combination of DSL and wireless internet services.

### **Goals and Policies**

*Goal 1 Maintain town-owned utilities and public facilities in good functional condition.*

- Policy 1.1 Routinely assess and document the condition of utilities and public facilities.
- Policy 1.2 Establish standards for maintaining and extending utility systems. Such standards should include protection for utilities in critical areas.
- Policy 1.3 Ensure the location, design, construction and operation of utility systems are subject to all applicable local, state or federal standards and regulations.
- Policy 1.4 Install utilities within, or adjacent to, existing utility or transportation corridors/ easements whenever feasible.
- Policy 1.5 Whenever possible, utility corridors and easements should serve multiple uses such as transportation routes, pathways or recreational trails.
- Policy 1.6 Require underground placement of utilities wherever feasible.
- Policy 1.7 Update and implement water and sewer system plans according to state and local requirements.

Policy 1.8 Develop a long-term and comprehensive schedule for the correction of utility system and other public facility deficiencies.

Policy 1.9 Utilize partnerships with other public and private entities to ensure necessary public facilities remain accessible to Winthrop residents and business owners.

*Goal 2 Plan for upgrades, replacement and expansion of town-owned utilities and public facilities as needed to provide opportunities for growth consistent with this Comprehensive Plan.*

Policy 2.1 Establish utility service areas and criteria for extending public utilities.

Policy 2.2 Participate in the watershed planning and pursue adequate water rights to support the land uses and growth pattern provided for in this Comprehensive Plan.

Policy 2.3 The costs of extending or upgrading utilities, roads or other public facilities to serve development demands should be borne by developers or appropriate public-private partnerships.

Policy 2.4 The costs of on-site improvements or site preparation for development, such as access, parking, stormwater systems, and water and sewer services, should be borne by private enterprise.

Policy 2.5 Utilities should be located, sized and designed to meet at least the 20-year demand forecast of the Town's Capital Facilities Plan, Comprehensive Water Plan, and General Sewer Plan.

Policy 2.6 Require that necessary utilities and public facilities be provided concurrently with new development. Development proposals should be allowed to proceed only on a finding that adequate public facilities can be made available prior to occupancy.

Policy 2.7 Where Town utilities are available, Winthrop should not permit new uses which are not connected to town utilities.

*Goal 3 Utilize capital facilities planning to provide for efficient, financially sustainable investment of available funds for maintaining, upgrading, replacing or expanding town-owned utilities and public facilities.*

Policy 3.1 Establish an on-going process for prioritizing and scheduling capital expenditures over a six-year period.

Policy 3.2 Prioritize capital expenditures so as to accomplish necessary maintenance, replacement, or upgrade of existing utilities and public facilities; and construction of new public facilities that implement goals, policies and action items identified in this plan.

Policy 3.3 Capital facilities planning should focus on projects for which funding has been identified, as well as priority projects for which funds are sought.

Policy 3.4 Inform Winthrop’s citizens about the maintenance and improvement needs, and the financial requirements for meeting those needs.

Policy 3.5 Prioritize improvements necessary to correct existing deficiencies for existing residents over improvements that provide capacity for future growth.

Policy 3.6 When urgent capital improvements are needed to protect public health and safety, such improvements will be pursued regardless of the Capital Facilities Plan schedule.

*Goal 4 Construct and maintain town-owned utilities and public facilities in a manner that protects critical areas, conserves water and water quality, and fosters sustainable use of resources - both environmental and financial.*

Policy 4.1 Implement and enforce the conservation measures recommended in the water system plan.

Policy 4.2 Ensure that design, location and construction standards for utilities and public facilities include protections for critical areas.

Policy 4.3 Ensure all utility and public facility projects plan for and implement stormwater drainage in accord with appropriate standards. [Eastern WA stormwater manual]

*Goal 5 Engage in collaborative efforts to ensure long-term preparedness for emergencies and disasters.*

Policy 5.1 Develop a local plan for emergency and disaster preparedness that address needs specific to Winthrop, including those related to evacuation.

- Policy 5.2 Plan for and implement back-up power sources and communication systems for all utilities and public facilities that provide functions necessary for public health and safety.

### **Capital Facility Action Items**

Capital projects may be funded through a variety of mechanisms most commonly including grants, loans, or town budgetary appropriations. The Town should continue to explore fiscally sustainable methods for funding capital improvements to our utilities, streets, parks, and other public facilities. The following list included general action items, all of which are important to the wellbeing of our community. The order in which they are listed does not imply any ranking.

- Maintain and improve water system per the recommendations of the Water System Plan (2011, or as hereafter amended)
- Complete a new Sewer System Plan.
- Maintain and improve our sewer collection system as needed to serve development consistent with this Comprehensive Plan.
- Maintain our roadway network in good condition, and construct improvements per the Six-Year Street Plan.
- Plan for and construct a new town shop on Horizon Flats.
- Plan for relocation of the Marshal's Office.
- Assess and carry out Town Hall maintenance and structural repair needs.
- Obtain backup generators for all critical public facilities and utilities.
- Construct the remainder of the Susie Stephens Trail and the RiverWalk per the Parks and Recreation Plan.
- Maintain our existing parks and public facilities in good functional condition.