

Utilities and Services Element

INTRODUCTION

Purpose of the Utilities Element

The utilities element of the comprehensive plan facilitates the twelfth goal of the Growth Management Act, to ensure that 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.

These urban services include all utilities which are privately and publicly provided.

What Does the Growth Management Act Require?

The Growth Management act requires all comprehensive plans to include a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to electrical lines, telecommunication lines and natural gas lines.

Historically utility providers have acted with complete independence of the city in supplying service to their customers. As the city grows, however, more concentrated land use patterns make it more difficult to locate new utility facilities. Therefore, the city should encourage the private utilities to cooperate and explore methods to efficiently and aesthetically supply utility services in the future. The city recognizes that planning for utilities is the primary responsibility of the utility providers. The city will incorporate the plans prepared by the providers into its future comprehensive planning efforts in order to identify ways of improving the quality and delivery of services provided in the city and its designated urban growth area. From a land use perspective, the city will encourage utility coordination through such means as the multiple uses of utility corridors and planned siting of distribution substations.

The Utilities Element has been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other

planning elements to ensure consistency throughout the comprehensive plan.

Criteria for Project Selection and Determination of Cost:

The city is committed to conform to all applicable, federal, state, county and local rules and regulations. Protecting the public health and safety is considered and rated and many projects are driven by these criteria. Preserving adequate access, as well as health and safety factors are the primary motivators for the projects that rank the highest on the capital improvement lists. The city of Ephrata takes great pride in all of its facilities and declares a strong commitment to improve as well as maintain those facilities. The city has always relied on its own resources for maintenance, but obviously when facilities can no longer be maintained they must be replaced. Other sources of funding then become the only viable way of replacing these facilities.

Another motivating factor in project selection is economic development. As potential customers become available to city utilities, the city oftentimes is asked to participate in these extensions. Under current policy the city's only involvement is in the supply of infrastructure with the application of surcharges to the affected area. These projects do not rank as high as other identified projects, but the city realizes that to maintain orderly growth participation may be needed.

All costs for projects within the C.I.P. were identified by looking at current like projects within the surrounding area. As we look into the future the crystal ball becomes a bit hazy, but hopefully adequate inflation values have been added in.

Service Area

The existing service area consists of the current city limits and very confined areas outside of the city limits. Future service areas include the Urban Growth Area, which is located to the west along the Beezley Hills and to the south-east along the Dodson Road Area. The areas to the north are within a flood plain which will restrict growth. Activity is expected to the north of the airport, where the land lies above the flood plain.

UTILITIES AND SERVICES INVENTORY

January 1, 2001. Such loads will be served on Rate Schedule 85 or its successor.

Monthly Rate: Bills received by the customer will be based on the following:

- Basic Charge** \$110.00
- Energy Charge:** \$ 0.01835 per kWh for the first 50,000 kWh
\$ 0.01040 per kWh for all additional kWh
- Demand Charge:** \$ 4.10 per KW of Billing Demand
- Minimum Charge:** \$110.00 per month

STREET LIGHTING SERVICE- Available to political subdivisions of the State of Washington and agencies for the Federal Government providing lighting; and to qualified non-profit corporations, licensed under RCW Chapter 24.03, providing street lights to platted residential subdivisions consisting of not less than five permanent single family residences. Service is to be extended upon authorized application, provided security acceptable to the District, is made available to secure payments for services rendered.

MONTHLY RATE:

Conventional Group 1	\$ 9.15	Conventional Group 2	\$12.40
*5,800 Lumen High Pressure Sodium (70 Watt) 16,000 Lumen High Pressure Sodium (150 Watt)		22,000 Lumen High Pressure Sodium (200 Watt) *27,000 Lumen High Pressure Sodium (250 Watt)	
Conventional Group 3	\$17.50	Conventional Standards¹	
50,000 Lumen High Pressure Sodium (400 Watt)		25' - 30' **	\$5.35
		35' - 40' **	\$7.40
*Rate applicable only to existing lights.		** Mounting height of lamps.	

¹Standards are an additional charge over and above the monthly rate for conventional light fixtures.

DECORATIVE STREET LIGHTING:

AVAILABLE: To municipalities only for enhancement of central shopping and contiguous business areas.

MONTHLY RATE:

Decorative Unit 1	\$40.85	Decorative 1A	\$21.75
Tapered post, two plain arms with acorn globes.		Two modified plain arms with acorn globes.	
Decorative Unit 2	\$42.00	Decorative Unit 2A	\$24.35
Fluted post, two filigreed arms with acorn globes.		Two modified filigreed arms with acorn globes.	
OPTIONS¹:		COST PER UNIT	
REFLECTOR & REFRACTORS, pair		\$2.90	
POWER: - 35 Watt two lamps		\$0.75	
- 70 Watt two lamps		\$1.40	
- 150 Watt two lamps		\$2.90	

¹Reflector/Reflector and Power costs are additional charges over and above monthly Decorative Unit rates.

SEWER SERVICE

City of Ephrata- Sewer Rates				
Character of Building	Minimum Monthly Rate Inside City Limits	Additional Monthly Charges Inside City Limits	Min. Monthly Rate Outside City Limits	Additional Monthly Charge Outside City Limit
Residence (Single-Family)	\$29.00 per living unit		\$33.00 per living unit	
Residence (Multi-Family) per occupied unit	\$29.00 per living unit		\$33.00 per living unit	
Hotels, motels, and lodging houses	\$29.00 per E.R.U.		\$33.00 per E.R.U.	
Apartment Houses per apartment	\$29.00 per E.R.U.		\$33.00 per E.R.U.	
Trailer, Mobile Home & RV Parks per unit connected to sewer system	\$29.00 per E.R.U.		\$33.00 per E.R.U.	
Business houses (including stores, office buildings, lodges, service stations, banks and all other buildings or structures occupied or prepared or built for occupancy not in this schedule otherwise specified)	\$29.00 per E.R.U.		\$33.00 per E.R.U.	
Public buildings (courthouse, school buildings, or any other building owned by the federal, state or county governments)	\$29.00 per E.R.U.		\$33.00 per E.R.U.	

Determining Residential Equivalent Unit (E.R.U.):

The E.R.U. value will be determined annually by calculating all residential water usage during the previous four (4) month winter use period (November, December, January and February). The total amount of water usage will be divided by 1,000 then divided by 4

months divided by the number of residences. This will be the E.R.U. value for each subsequent year. The effective date of the new E.R.U. value will be April 1 of each subsequent year.

All other classes of building (i.e. other than single family residences and duplexes) will be determined on an individual basis. Each account will be calculated annually by using the previous four month winter use period (November, December, January and February) to determine their particular number of ERU's. The total amount of water usage will be divided by 1,000 then divided by 4 months, then divided by the Residential ERU value, then multiplied by the monthly rate to determine the monthly charge. Provided that in no event shall any account be charged less than one (1) E.R.U..

Industrial Rates- Sewer rates for commercial, industrial or processing plants may be separately determined by the city council, based upon both volume and chemical characteristics of the sewage.

WATER RATES- Service meters are read on a bi-monthly basis. Meters are not normally read during winter months. Winter billings are based on the previous year's wintertime usage, with adjustments made for overage usage after meters are first read in the spring.

Water rate Schedule.

Residential Class:

City of Ephrata Water Rates			
Size of Meter	Minimum Charge Inside City Limits	Minimum Charge Within Urban Growth Boundary	Water Delivered
5/8" x3/4" to 1"	\$18.10	\$21.15	1,000
2"	\$23.15	\$28.15	1,000
3"	\$30.15	\$37.20	1,000
4"	\$42.25	\$52.30	1,000
6"	\$58.30	\$72.40	1,000
8"	\$78.45	\$97.55	1,000
Charge for excess of minimum	\$.57/1000 gals.	\$.67/1000 gals	

Multi-Family Class:

City of Ephrata Water Rates			
Size of Meter	Minimum Charge Inside City Limits	Minimum Charge Within Urban Growth Boundary	Water Delivered
5/8" x3/4" to 1"	\$18.10	\$21.15	1,000
2"	\$23.15	\$28.15	1,000
3"	\$30.15	\$37.20	1,000
4"	\$42.25	\$52.30	1,000
6"	\$58.30	\$72.40	1,000
8"	\$78.45	\$97.55	1,000
Charge for excess of minimum	\$.48/1000 gals.	\$.56/1000 gals	

Commercial Class: See Section A & B

City of Ephrata Water Rates			
Size of Meter	Minimum Charge Inside City Limits	Minimum Charge Within Urban Growth Boundary	Water Delivered
5/8" x3/4" to 1"	\$27.50	\$32.10	1,000
2"	\$35.15	\$42.80	1,000
3"	\$45.85	\$56.55	1,000
4"	\$64.15	\$79.45	1,000
6"	\$88.60	\$110.00	1,000
8"	\$119.15	\$148.20	1,000
Charge for excess of minimum	\$.60/1000 gals.	\$.70/1000 gals	

- A. Each business establishment in a building served by an individual or a common meter shall pay the minimum charge, plus excess.
- B. Each motel or hotel shall pay the minimum monthly charge, plus \$8.00 for each additional hotel or motel room.

Irrigation Class:

City of Ephrata Water Rates			
Size of Meter	Minimum Charge Inside City Limits	Minimum Charge Within Urban Growth Boundary	Water Delivered
5/8" x 3/4" to 1"	\$20.00 per living unit	\$23.35 per living unit	1,000
2"	\$25.55 per living unit	\$31.10 per living unit	1,000
3"	\$33.35 per living unit	\$41.10 per living unit	1,000
4"	\$46.15 per living unit	\$57.80 per living unit	1,000
6"	\$64.45 per living unit	\$80.00 per living unit	1,000
8"	\$86.65 per living unit	\$107.80 per living unit	1,000
Charge for excess of minimum	\$.79/1000 gals.	\$.79/1000 gals	

Connection Fees		
Size of Service	Inside City Limits	Outside City Limits
3/4"	\$900	\$1,800
1"	\$1,100	\$2,200
2"	\$2,000	\$4,000
3"	\$3,500	\$7,000
4"	\$4,500	\$9,000

6"	\$7,000	\$14,000
8"	\$9,000	\$18,000
10"	\$12,000	\$24,000
12" or larger	\$16,000	\$32,000

Fire Flow Requirements

Chapter 245-293 of the Washington Administrative Code sets minimum fire flow requirements for public water systems. The City has the discretion to adopt fire flow standards that result in higher flow rates than those in WAC 246-293. In the case of Ephrata, the city will adopt fire flow rates partially based on Appendix III-A of the Uniform Fire Code (UFC). Fire flow requirements established by the City are shown in the following table.

City of Ephrata Fire Flow Requirements		
Classification	Rate	Duration
Residential		
Within Established Residential Areas	500 gpm	60 minutes
New Developments	1000 gpm ¹	60 minutes
Commercial, Multi-Family	1500	120 minutes
Industrial	1500 ²	120 minutes
Port of Ephrata	3000 ²	180 minutes
<p>¹ Initial fire flow requirements may be reduced to 500 gpm by the City in special circumstances where the existing adjacent infrastructure to which the new development would connect can not support a fire flow rate of 1000 gpm and that infrastructure is scheduled for replacement/improvement on the City's capital improvement plan. The water system for the new development shall be designed to provide the 1,000 gpm rate when those other improvements are made.</p>		
<p>²Fire flows for existing or new use may be reduced by the City depending upon actual flow requirements and existing available flow rates.</p>		

Electrical Distribution Facilities Map

Existing Water System Plan Map

Existing Sewer Facilities Map

SOLID WASTE COLLECTION

GARBAGE PRICES - Effec. 2/1/06

TOTERS:

35 gal. toter (1 st & 3 rd)	\$ 8.80
35 gal. toter	11.15
65 gal. toter	15.85
95 gal. toter	20.55
Return Trip:	\$3.85

DUMPSTERS: (1x per week)

		W		D		H
1 yd (200 gal)	\$ 43.60	6'	x	2'	x	2'6"
2 yd (400 gal)	74.55	6'	x	3'	x	3'
3 yd (600 gal)	119.70	6'	x	3'6"	x	4'
4 yd (800 gal)	143.40	6'	x	3'9"	x	4'3"
6 yd (1200 gal)	164.85	6'	x	5'9"	x	4'9"
8 yd (1600 gal)	189.15	6'	x	6'	x	6'

Extra Pickups & Return Trips billed at 1/4 monthly rate

DROP BOXES:

20 yd	Delivery - \$64.95	Rental - \$122.55	Dump Chg. - \$241.10
40 yd	\$64.95	\$196.30	\$344.00
45 yd	\$64.95	\$214.95	\$369.75

EXTRA GARBAGE:

Yard (bagged, boxed or bundled)	ea. \$ 10.50
Cans, bags, boxes, or bundles	ea. \$ 1.75

Garbage service is provided under contract with Consolidated Disposal Services, Inc.. The city uses the Grant County Solid Waste Landfill, located at the southern city limits. The available capacity at the site is 16 years. The landfill has an additional 40 acres that can be utilized in the future.

CEMETERY

The city maintains a 5.5 acre cemetery. The cemetery is expected to serve the city for another 50 years. There are an average of 40 burials annually and over 1000 spaces available.

Burial Charges are as follows:	Infant	\$615.00
	Adult	\$890.00
	Inter Cremains	\$650.00
	Columbarium	\$465.00

TELEPHONE SERVICE

Local telephone service is provided in Ephrata by Qwest Communications. The local calling area includes the cities of George, Moses Lake, Quincy, Soap Lake and Wilson Creek. The basic rate for local unlimited calling is \$29.99.

CABLE TELEVISION

Cable television service is provided within the city by Northland Cable. Cable representatives estimate there are 2101 accounts within the city. The rate for basic service is \$44.99.

FIRE PROTECTION

The Ephrata Fire Department is staffed with one full-time employee, one part time administrative assistant and 35 volunteers. The Fire Department is equipped with a 95' aerial ladder truck, three Class A Engines with 1500 gpm pumps, one Light Rescue/Aid Unit, 4 Wild-land Engines, one water tender (3,500 gallon supply), a Customer Support Unit, a Fire Investigation Trailer and 2 Command Units. The Fire Insurance Classification Code for the city is 5.

AMBULANCE SERVICE

Ambulance transport services are provided by Grant County Fire District #5. The department is equipped with three ambulances. Paramedic service and Northwest Medstar helicopter transport services are available.

POLICE PROTECTION

The police department is staffed by twelve commissioned officers including one utility officer, one detective and three support clerks.

The department is equipped with nine vehicles as well as the basic equipment needed to perform the patrol and investigative functions.

Each officer is equipped with a portable radio and each supervisor has a pager.

Response time is 3-5 minutes within the city, and up to seven minutes in the newly annexed areas to the city. Response time to the Port of Ephrata can also be up to seven minutes.

HEALTH SERVICES

Columbia Basin Hospital, a Critical Access hospital currently has 58 total beds, of which 32 are Assisted Living beds. The hospital has 24-hour trauma care (Level 5).

There are four doctors with medical practices in Ephrata (three are on staff at the hospital), and two mid-level practitioners. The hospital also has visiting clinic specialists for cardiology, rehabilitation, surgery, Eye, Ear, Nose and Throat, and Urology.

SCHOOL DISTRICT

Enrollment capacity is 2,200. Existing enrollment is 2,100. The school district is currently evaluating alternative to increase capacity of the district.

The Ephrata School District's Long Range Comprehensive Plan consists of four documents and is herein adopted by reference:

- Facility Needs Based on Enrollment Data
- Projected K-12 Enrollment Pattern without Growth
- Long Range Capital Expenditure Plan Based on Enrollment
- Projected Maintenance and Operation Levy Rates and Projected Debt Rates based on school board commitment of \$6.00 ceiling per \$1000 assessed valuation

FACILITY NEEDS BASED ON ENROLLMENT DATA

	Beezley	Grant	Columbia Ridge	Middle School	High School	Total Enrollment Grades 1-12
Current Enrollment	168	398	362	549	669	1978
Capacity Enrollment	276	435	435	600	750	2220

Ideal Enrollment	196	400	400	450-500	600-650	1950
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The districts main "growth issue" will be to continue to deal with our three large classes of approximately 200 students each in grades 8, 9, and 10.

1. Beezley can handle kindergarten and preschool needs until facility is needed for eventual high school use. Enrollment capacity is based on 120 kindergarten students per session (two) and 12 preschool students per session (three).
2. Growth above capacity enrollment requires portables at Grant and Columbia Ridge.
3. Capacity enrollment at EMS requires the use of portable and the Armory Facility. If enrollment continues at this level a portable music room would need to be considered.
4. Capacity enrollment at EHS requires maximum use of all classroom space at the old high school complex. Additional students on a consistent basis would require utilizing the Beezley complex, board room and portables.
5. District wide capacity enrollment, with portable and maximum utilization of all existing grade 1-12 space, is approximately 2,200. This assumes a distribution of K-12 students as follows:

Grant	435
Columbia Ridge	435
Middle School	600
High School	750

Consistent numbers in this range will limit kindergarten use at Beezley.

6. Enrollment figures, grades 1-12 above 2,200, indicate need for additional space, which could include new construction. Central kitchen facilities would need to be enlarged or relocated to a new site.
7. Common space, i.e. gyms, hallway, cafeteria, overcrowding becomes an issue as enrollment increases. Because of this

common space limitation is not desirable to have more than one portable at any school site.

K-12 ENROLLMENT PATTERN WITHOUT GROWTH								
1994-95			1995	1996	1997	1998	1999	2000
2/1/95			1996	1997	1998	1999	2000	2001
Actual Enrollment	Assumes Constant Enrollment of 161 Kindergarten Students and No Growth							
		Grade						
161		K	161	161	161	161	161	161
136		1	161	161	161	161	161	161
144		2	136	161	161	161	161	161
160		3	144	136	161	161	161	161
169		4	160	144	136	161	161	161
162		5	169	160	144	136	161	161
MIDDLE SCHOOL				Middle School was built for 461				
169		6	162	169	160	144	136	161
172		7	169	162	169	160	144	136
197		8	172	169	162	169	160	144
538			503	500	491	473	440	441
HIGH SCHOOL				High School was built for 655				
195		9	197	172	169	162	169	160
189		10	195	197	172	169	162	169
144		11	189	195	197	172	169	162
116		12	144	189	195	197	172	169
644			725	753	733	700	672	660
2033.5		FTE	2079	2096	2068	2034	1998	1987

Ephrata School District																
Average Full Time Equivalent Enrollment																
Year	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
FTE	1492	1537	1586	1634	1692	1628	1721	1725	1764	1926	2025	1998	2002	2062	2154	2185

Existing Deficiencies & Mitigation

Due to the rapid growth around the area, the school districts contacted indicated potential capacity issues during the next several years. Many indicated the need for capital improvement projects to meet demands.

The school indicated an interest in establishing the adequacy of public school facilities as a part of the concurrency requirement for new development in Grant County. In order for the City to require a concurrency or adequacy test for school facilities, the individual school districts must each prepare Capital Facilities Plans that conform to the requirements of the GMA.

State law requires school district boards of directors to establish a level of service for their respective district, in order for municipal governments to consider adopting ordinances that test for concurrency.

UTILITIES GOALS AND POLICIES

Delivery

- Goal 1: To facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the city.
- Goal 2: To facilitate the provisions of utilities that are environmentally sensitive, safe and reliable, aesthetically compatible with the surrounding land uses, and available at reasonable economic costs.
- Goal 3: To process requests for permits and approvals for utility services in a fair, consistent and timely manner, and in accordance with development regulations.

Goal	Policy	Program
1. To facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the city.	1.a. Promote, when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches.	1.a.1. Maintain and update current utilities map as needed.

	1.b. Provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.	1.b.1. Coordinate construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.
	1.c. Encourage provision of an efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines, including location within transportation corridors.	1.c.1. Identify and/or purchase utility easements.
	1.d. Coordinate land use and facility planning within the UGA to allow for eventual siting and construction of distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.	
	1.e. Ensure that all maintenance, repair, installation and replacement activities by utilities are consistent with the city's critical areas ordinance and to city standards.	
	1.f. Assure all requirements of GMA are communicated and addressed by PUD No. 2 of Grant County, and the utilities regulated by the Washington Utilities and Transportation Commission and the regulatory agency with emphasis on the requirements that services be provided concurrently with, or in advance of demand.	
	1.g. Encourage system design practices intended to minimize the number and duration of interruptions to customer service.	
2. To facilitate the provisions of utilities that are environmentally sensitive, safe and reliable, aesthetically compatible with	2.a. Facilitate and encourage conservation of resources to delay the need for additional facilities for electrical energy and water	2.a.1. Outline a program to achieve a reduction of electrical energy use. The target reduction shall be 20% by the year 1999.

the surrounding land uses, and available at reasonable economic costs.	resources and achieve improved air quality.	
	2.b. Facilitate the conversion to cost-effective and environmentally sound alternative technologies and energy sources.	2.b.1. Contact natural gas providers and assist as possible in bringing natural gas connection to the city.
	2.c. Support development of options to reduce vehicular pollution.	2.c.1. Assist the Grant Transit Authority with education and marketing of bus system to increase ridership.
3. To process requests for permits and approvals for utility services in a fair, consistent and timely manner, and in accordance with development regulations.	3.a. Coordinate city land use planning with the utility provider's planning. Utilize the Land Use Element and Urban Growth Area in planning future facilities.	3.a.1. Assure that the comprehensive plan designates areas available for the location of utility facilities.
		3.a.2. A Utilities Comprehensive Plan shall be prepared for each of the following: potable water, sewerage and storm water, and solid waste.
		3.a.3. One utility plan will be prepared each year with all utility comprehensive plans being updated at five-year intervals.
	3.b. Utilize maps of the existing and proposed utility facility corridors to determine consistency of such designations with the element of the comprehensive plan.	
	3.c. Recognize that utility providers have an obligation to serve and provide the same level of service to all of its customers.	3.c.1. Meet with utility providers on a regular basis to review service levels to customers and facilitate improvements.
	3.d. Continue cooperation with Grant County in planning for solid waste disposal.	3.d.1. Encourage recycling programs. Study ways aimed at reducing solid waste disposal needs.
4. Provide utilities that are consistent with the land use element of this plan.	4.a. Coordinate with utility providers to plan and implement system upgrades or expansions to accommodate projected land use development patterns.	

	4.b. Consolidate utility transmission and distribution systems into common service corridors, installing new systems underground.	
	4.c. In new residential developments require all new utilities to be installed underground and in cooperation with other compatible utilities.	
	4.d. Coordinate road construction and reconstruction activities with utility providers to eliminate unnecessary retrenching after roadwork is completed.	
	4.e. Require new utility crossings in City streets to be pushed under the road instead of trenching across the road.	