HLA
Engineering and Land Surveying, Inc.

September 1, 2021

Town of Naches
P.O. Box 95
Naches, WA 98937

Attn: Jeff Ranger, Town Administrator

Re: Town of Naches – General Services
Capital Facilities Plan Addendum for Proposed UGA Additions
HLA Project No. 21001G

Dear Jeff:

We have received and reviewed your letter dated August 9, 2021, from Yakima County regarding the required Capital Facilities Plan Addendum for the Urban Growth Area (UGA) addition. To be considered, the letter indicates the Town must provide updated information for the following items:

1. Expansion Area (location)
2. Cost to Serve (sewer, water, and road including type of service)
3. Identify Funding Source (i.e., city/grant/developer funded)
4. Narrative for Stormwater (generally to retain on-site)
5. Narrative for Timeline
6. Capacity for Water and Sewer (availability to serve)
7. Resolution/Ordinance showing the Addendum was adopted as part of the Capital Facility Plan.

Expansion Area

As seen in the attached exhibit, the Town of Naches is proposing to include the following Tax Parcel Nos. in the expansion of the UGA:

- 171403-42004
- 171403-42005
- 171403-42006
- 171403-42023
- 171533-43005
- 171404-12404
- 171404-12403
- 171404-12402
- 171404-12401

Cost to Serve

Cost Estimates have been prepared for roadway and civil infrastructure improvements within the proposed UGA expansion area. Improvements would include infrastructure for water, sewer, stormwater, and roadway, including curb, gutter, and sidewalk. Cost estimates have been prepared for anticipated improvements and are included as an attachment to this letter. Proposed infrastructure improvements would be completed at:

a. Kel Lowry Road (South of Old Naches Highway) – $1,172,000 (2021 dollars)
b. Simmons Road (Old Naches Highway to Bridge) – $1,791,000 (2021 dollars)

Estimates outlining the anticipated improvement types and costs along Kel Lowry Road and Simmons Road are attached for reference. Improvement connecting the existing road south of Old Naches Highway into Kel Lowry Road near Bonlow Drive and US-12 are not included in the estimated cost previously shown. These improvements have been evaluated and would increase the cost of Kel Lowry Road construction by $1,286,000 to a total of $2,458,000.

Funding Sources

There are a variety of available funding sources that could be used to complete the proposed improvements. The Town should expect all applications to be competitively evaluated and success dependent on many factors.

a. Transportation Improvement Board (TIB) funding could be used to construct road and sidewalk improvements along all these corridors. TIB generally funds projects that have logical termini and connect existing segments of roadway; however, with the proposed improvements, these roads would fit within the parameters to be considered for funding. Typically, successful Small City Arterial Program (SCAP) projects in the region receive less than $1 million. The next call for TIB projects is anticipated in August 2022, with award notifications being provided in November 2022. Utility-related construction is not eligible for TIB funding but could be completed concurrently with TIB-funded improvements under a separate schedule of work.
b. Complete Streets funding could be utilized to construct pedestrian and/or multi-modal facilities along any of the two proposed corridors. Complete Streets projects are most successful when filling a connectivity gap between existing infrastructure or serving a significant number of residents in the area and could be included as part of a development plan.
c. The option of developer-funded improvements would require the developer to construct at least half street improvements in conjunction with the proposed short or long plat.
d. The Washington State Public Works Board (PWB) loans money for counties, cities, towns, and special purpose districts to repair, replace, or create infrastructure. Loans are awarded competitively based on applications. Funding is anticipated to be available in April 2022, with applications due in June 2022 and award notifications in August 2022. Design project loans can be up to $1 million and construction loans up to $10 million. Interest rates are approximately half the market rate (1.3% in October 2019); however, they will fluctuate based on market conditions. These interest rates are among the best available for public construction projects.
e. The United State Department of Agriculture (USDA) provides loans and grants for installation of water and wastewater utilities. USDA funding has no application deadline, but interest rates will continue to fluctuate until after an application has been submitted. While the interest rates are dependent on a comparative analysis performed by USDA staff, rates are typically less than 3% and have terms up to 40 years. Grants are dependent on many factors, including poverty rate and costs of similar systems, which are analyzed by USDA staff.

Storm Water

Stormwater associated with the proposed improvements will be collected and retained on site. Stormwater is planned to be collected through a series of catch basins and injected into the ground through subsurface infiltration galleries meeting the requirements of the current Stormwater Management Manual for Eastern Washington (SWMMEW).

Timeline

The Town is currently evaluating opportunities for funding sources. All identified funding sources are under consideration and may be utilized to complete the proposed improvements. If a successful application were submitted through one of the funding sources identified above, it is expected the earliest these improvements could be constructed is spring 2023.

The Town also understands the addition of these areas with the UGA may attract developers who would consider funding the improvements with private dollars. If a developer were to fund, design, and construct these improvements, they could potentially be constructed as early as fall 2022.

Capacity for Water and Sewer (availability to serve)

In 2015, HLA performed analysis of the water and sewer service for the Town of Naches proposed UGA amendment. At that time, the Town had recently completed the 2014 Water System Plan update. This plan found the water distribution system is generally sufficient to meet system demands. Needed improvements recommended in the Water System Plan can be adequately funded, and payment for extension of service is typically the responsibility of the developer.

The limiting factor in meeting future demands is the Certificated Annual Water Rights. Currently, the Town of Naches has 200 acre-feet per year of certificated right and instantaneous rights of 900 GPM. Based on utilization data obtained for the 2020 calendar year, the water right limits the system capacity to 870 ERUs. The Town currently serves 408 ERUs, so there are 462 ERUs available for growth. Using the numbers provided in the "UGA Land Capacity Analysis" of 5.1 dwelling units per acre (which we believe to be high), the 40.85 acres of residential area in the new UGA would equal about 209 ERUs, leaving an additional 253 ERUs for future development. The ERU demand of other uses within the expanded UGA will depend on the type of development.

A General Sewer Plan was prepared for the Town in 1997. The Town limits and UGA at that time encompassed 394 acres and has been increased to a current area of 689 acres. Although the UGA has expanded, the collection system capacity is sufficient to carry flow from the new UGA. In addition, the Town is in the process of significantly expanding the capacity of the wastewater treatment plant. The additional service required for the proposed UGA is within the growth projections for the wastewater treatment plant, which will be capable of serving current and future demands. Like the water system, payment for extension of service is the responsibility of the developer, if necessary.

Resolution/Ordinance Showing the Addendum was Adopted

A resolution adopting the proposed addendum as a part of the Capital Facility Plan will be provided by the Town.

Should you have any questions or need more information regarding our review, please contact our office.

Very truly yours,

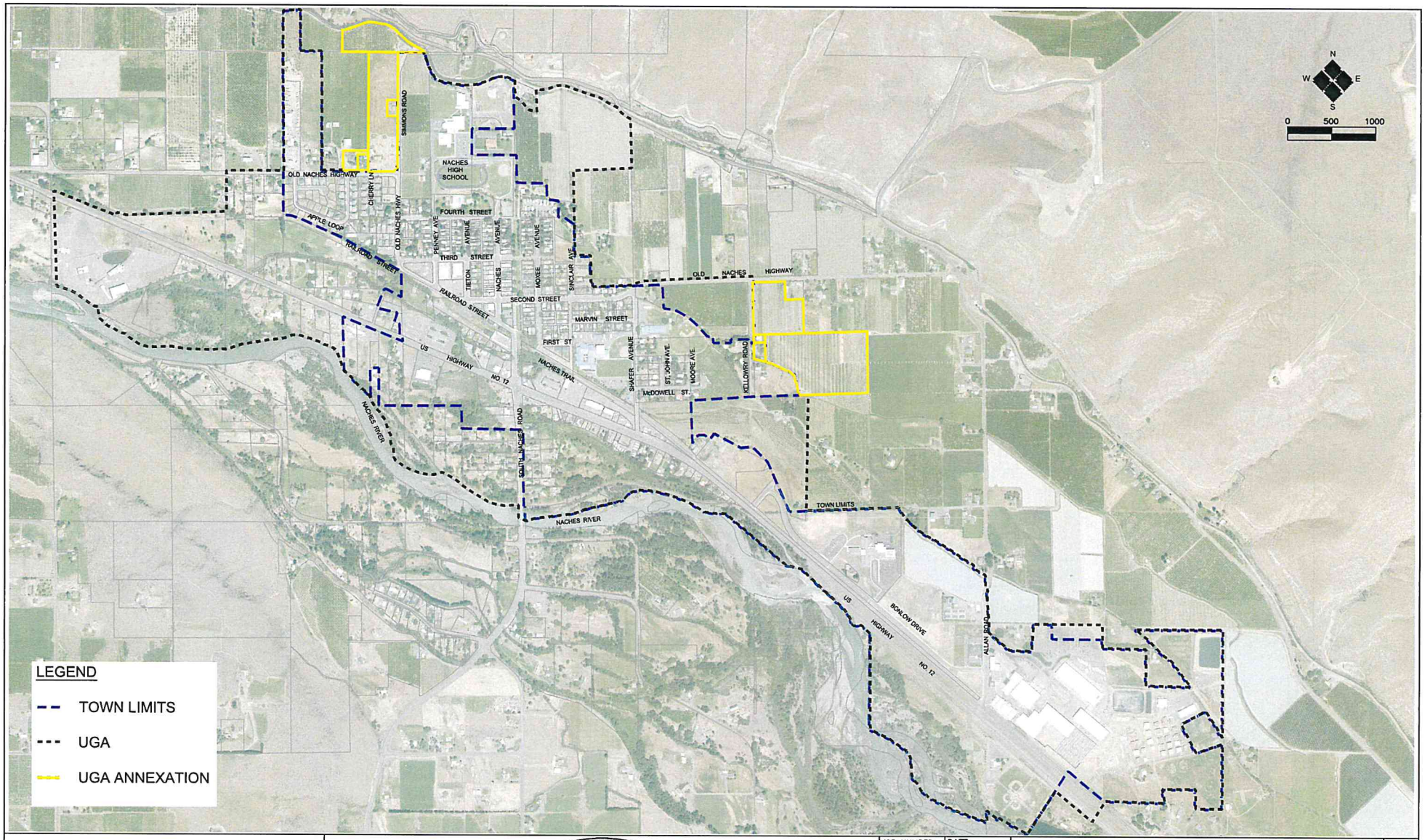
Digitally signed by
Michael Uhlman
Date: 2021.09.01
13:03:31 -07'00'

Michael D. Uhlman, PE

MDU/sms

Enclosures

G:\PROJECTS\2021\21001G\UGA\2021-09-01 Ranger UGA Letter.Docx



HLA
Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

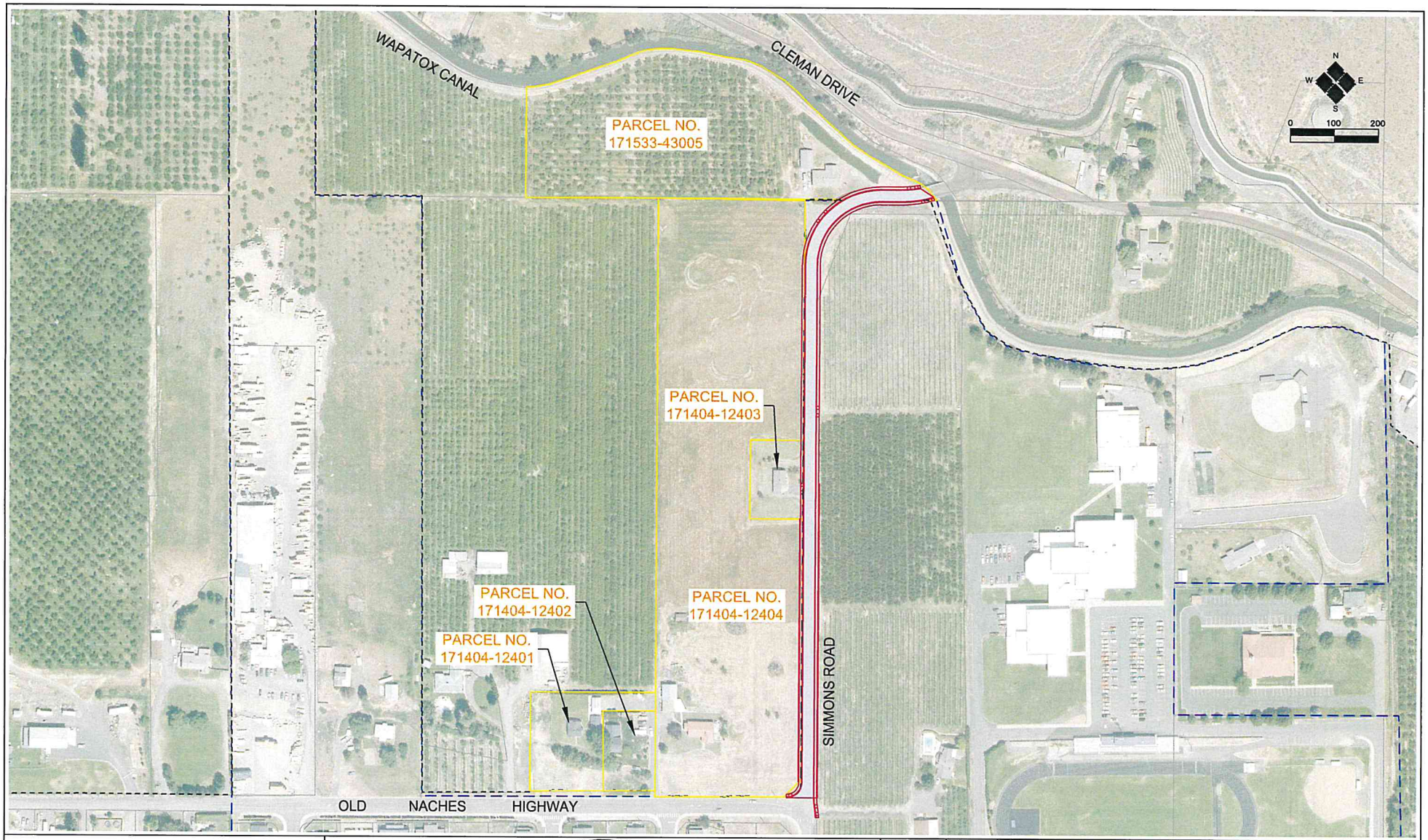
TOWN OF NACHES

JOB NUMBER: 21001	DATE: 08/30/21
FILE NAMES: DRAWING:	21001.dwg
DRAWN BY:	MEM
CHECKED BY:	MDU

TOWN OF NACHES
CAPITAL FACILITIES PLAN

EXPANSION AREA

FIG. 1



HLA
Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

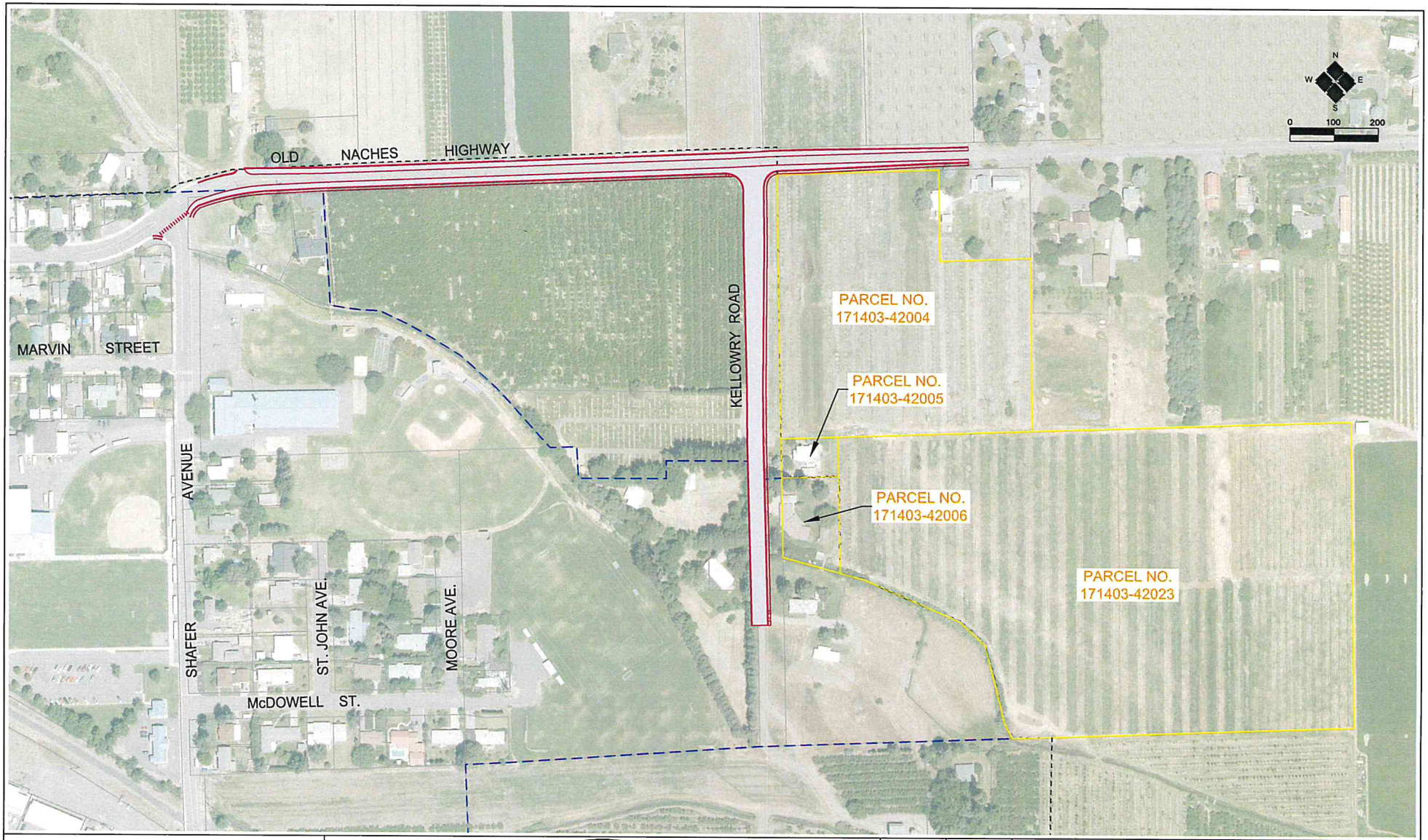
TOWN OF NACHES

JOB NUMBER: 21001	DATE: 08/30/21
FILE NAMES: DRAWING:	21001.dwg
DRAWN BY:	MEM
CHECKED BY:	MDU

TOWN OF NACHES
CAPITAL FACILITIES PLAN

EXPANSION AREA

FIG. 2



HLA
Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

TOWN OF NACHES

JOB NUMBER: 21001	DATE: 08/30/21
FILE NAMES: DRAWING:	21001.dwg
DRAWN BY:	MEM
CHECKED BY:	MDU

TOWN OF NACHES
CAPITAL FACILITIES PLAN

EXPANSION AREA

FIG. 3

TOWN OF NACHES

Kel Lowry Road

Engineer's Opinion of Construction Cost

9/1/2021

HLA Project No. 21001

Item No.	Description	Payment Specification	Unit	Unit Cost	Overall Quantity	Overall Cost
	Schedule B - Kel Lowry Rd					
1	Minor Change	1-04.4(1)	FA	$5,000.00	1	$5,000.00
2	SPCC Plan	1-07.15(1)	LS	$1,000.00	1	$1,000.00
3	Mobilization	1-09.7	LS	$57,000.00	1	$57,000.00
4	Project Temporary Traffic Control	1-10.5	LS	$5,000.00	1	$5,000.00
5	Unclassified Excavation Incl. Haul	2-03.5	CY	$40.00	1,500	$60,000.00
6	Crushed Surfacing Base Course	4-04.5	TON	$50.00	1,550	$77,500.00
7	Crushed Surfacing Top Course	4-04.5	TON	$60.00	700	$42,000.00
8	HMA Cl. 1/2-Inch PG 64S-28	5-04.5	TON	$100.00	750	$75,000.00
9	Storm Sewer Pipe 12 In. Diam.	7-04.5	LF	$70.00	170	$11,900.00
10	Underdrain Pipe Infiltration Trench System 12 In. Diam.	7-04.5	LF	$150.00	180	$27,000.00
11	Catch Basin Type 2 48 In. Diam.	7-05.5	EA	$4,500.00	3	$13,500.00
12	Catch Basin Type 1	7-05.5	EA	$2,000.00	6	$12,000.00
13	Manhole 48 In. Diam. Type 1	7-05.5	EA	$800.00	3	$2,400.00
14	Shoring or Extra Excavation	7-08.5	LF	$1.00	3,350	$3,350.00
15	Select Backfill, as Directed	7-08.5	CY	$60.00	60	$3,600.00
16	D.I. Pipe for Water Main 6 In. Diam.	7-09.5	LF	$65.00	1,000	$65,000.00
17	Service Connection 3/4 In. Diam.	7-15.5	EA	$1,500.00	5	$7,500.00
18	PVC Sanitary Sewer Pipe 4 In. Diam.	7-17.5	EA	$2,000.00	5	$10,000.00
19	PVC Sanitary Sewer Pipe 8 In. Diam.	7-17.5	LF	$70.00	2,000	$140,000.00
20	Cement Conc. Traffic Curb and Gutter	8-04.5	LF	$35.00	2,000	$70,000.00
21	Cement Conc. Sidewalk 6-Inch Thick	8-14.5	SY	$80.00	50	$4,000.00
22	Cement Conc. Sidewalk 4-Inch Thick	8-14.5	SY	$70.00	650	$45,500.00
23	Illumination System, Complete	8-20.5	LS	$25,000.00	1	$25,000.00
24	Permanent Signing	8-21.5	LS	$5,000.00	1	$5,000.00
25	Pavement Markings	8-22.5	LS	$5,000.00	1	$5,000.00
					Subtotal	$773,000.00
					Contingency 15%	$116,000.00
				Total Estimated Construction Cost		**$889,000.00**
					Design Engineering 15%	$133,350.00
					Construction Engineering 15%	$133,350.00
				Total Estimated Project Cost		**$1,155,700.00**

Assumptions:

1. 45' and 34' wide TBC to TBC roadway section (3" HMA, 3" CSTC, 6" CSBC)
2. 6' wide sidewalk east side
3. 5' bike lanes on east and west side
4. Existing road is unpaved
5. 60 LF of infiltration trench per catch basin pairing every 350'±
6. Right of way acquisition and services not included
7. Illumination space at ±300'
8. Estimated Improvements terminate near end of existing roadway
9. Connecting near Bonlow Drive would add $1,258,000 to shown project cost

TOWN OF NACHES

Simmons Road

Engineer's Opinion of Construction Cost

8/30/2021

HLA Project No. 21001

Item No.	Description	Payment Specification	Unit	Unit Cost	Overall Quantity	Overall Cost
	Simmons Road					
1	Minor Change	1-04.4(1)	FA	$5,000.00	1	$5,000.00
2	SPCC Plan	1-07.15(1)	LS	$1,000.00	1	$1,000.00
3	Mobilization	1-09.7	LS	$89,000.00	1	$89,000.00
4	Project Temporary Traffic Control	1-10.5	LS	$5,000.00	1	$5,000.00
5	Unclassified Excavation Incl. Haul	2-03.5	CY	$40.00	1,800	$72,000.00
6	Crushed Surfacing Base Course	4-04.5	TON	$50.00	2,160	$108,000.00
7	Crushed Surfacing Top Course	4-04.5	TON	$60.00	810	$48,600.00
8	HMA Cl. 1/2-Inch PG 64S-28	5-04.5	TON	$100.00	910	$91,000.00
9	Segmental Block Wall	6-02.5	SF	$35.00	1,300	$45,500.00
10	Gravel Backfill for Wall	6-02.5	CY	$60.00	110	$6,600.00
11	Storm Sewer Pipe 12 In. Diam.	7-04.5	LF	$70.00	150	$10,500.00
12	Underdrain Pipe Infiltration Trench System 12 In. Diam.	7-04.5	LF	$150.00	240	$36,000.00
13	Catch Basin Type 2 48 In. Diam.	7-05.5	EA	$4,000.00	4	$16,000.00
14	Catch Basin Type 1	7-05.5	EA	$2,000.00	8	$16,000.00
15	Manhole 48 In. Diam. Type 1	7-05.5	EA	$4,000.00	8	$32,000.00
16	Shoring or Extra Excavation	7-08.5	LF	$1.00	4,450	$4,450.00
17	Select Backfill, as Directed	7-08.5	CY	$60.00	45	$2,700.00
18	D.I. Pipe for Water Main 8 In. Diam.	7-09.5	LF	$80.00	1,540	$123,200.00
19	Gate Valve 8 In.	7-12.5	EA	$1,800.00	3	$5,400.00
20	Service Connection 3/4 In. Diam.	7-15.5	EA	$1,500.00	5	$7,500.00
21	PVC Sanitary Sewer Pipe 4 In. Diam.	7-17.5	EA	$2,000.00	5	$10,000.00
22	PVC Sanitary Sewer Pipe 8 In. Diam.	7-17.5	LF	$70.00	2,510	$175,700.00
23	Cement Conc. Traffic Curb and Gutter	8-04.5	LF	$30.00	3,250	$97,500.00
24	Cement Conc. Sidewalk 6-Inch Thick	8-14.5	SY	$80.00	110	$8,800.00
25	Cement Conc. Sidewalk 4-Inch Thick	8-14.5	SY	$60.00	2,030	$121,800.00
26	Cement Conc. Curb Ramp	8-14.5	EA	$2,000.00	1	$2,000.00
27	Mailbox Support, Type 1	8-18.5	EA	$40.00	1	$40.00
28	Illumination System, Complete	8-20.5	LS	$50,000.00	1	$50,000.00
29	Permanent Signing	8-21.5	LS	$2,000.00	1	$2,000.00
30	Pavement Markings	8-22.5	LS	$5,000.00	1	$5,000.00

	Subtotal	$1,198,000.00
	Contingency 15%	$179,700.00
	Total Estimated Construction Cost	**$1,377,700.00**
	Design Engineering 15%	$206,660.00
	Construction Engineering 15%	$206,660.00
	Total Estimated Project Cost	**$1,791,020.00**

Assumptions:

1. 29' wide TBC to TBC roadway section (3" HMA, 3" CSTC, 6" CSBC)
2. 6' wide sidewalk on both sides of roadway
3. Existing roadway is unpaved
4. 60 LF of infiltration trench per catch basin pairing every 300'±
5. Right of way acquisition and services not included.
6. 5 utility poles to be relocate prior to construction
7. 5 parcels served
8. Illumination space at ±300'

RESOLUTION 2021-15

A RESOLUTION OF THE TOWN OF NACHES, WASHINGTON, APPROVING THE AMENDMENT TO THE TOWN'S CAPITAL FACILITES PLAN RELATING TO SERVICES TO THE PROPOSED UGA EXPANSION

WHEREAS, the Town of Naches received and reviewed notice dated August 9, 2021 from Yakima County regarding the required Capital Facilities Plan Addendum for the Urban Growth Area (UGA) addition to be considered; and,

WHEREAS, the letter requested the submittal of a Capital Facilities Plan or Capital Facilities Plan Addendum regarding the Town's plan to serve the proposed Urban Growth Area; and,

WHEREAS, a Public Hearing on the amendment has been held at the regular council meeting on November 8, 2021, no public testimony was taken, no members of the public spoke regarding the amendment during the Public Hearing.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NACHES, WASHINGTON, AS FOLLOWS:

The amendments to the Town of Naches Capital Facilities Plan as set forth in the attached amendment are hereby adopted by the Town of Naches and shall become a part of the Capital Facilities Plan of the Town of Naches.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF NACHES, WASHINGTON, this 13th day of December, 2021.

_____
Paul Williams, Mayor

ATTEST:

_____
Elvira Birrueta, Clerk

Approved as to Form:

_____

Michael Shinn, Town Attorney