

# THE CITY OF EVERSON



## Comprehensive Land Use Plan 2004-2024

Adoption Date: December 14, 2004

## 7. Utilities Element

This chapter is a required element of a comprehensive plan developed to meet the provisions of the GMA. In overview, this chapter presents the general location and capacity of all existing and proposed, privately owned utilities for the city of Everson and the surrounding UGA.

The GMA defines electricity, natural gas, and telecommunications as "utilities." Cable television is discussed in this chapter as an added utility. Water, sanitary sewer, and storm sewer systems are defined as "public facilities" and are addressed in the Capital Facilities Element.

### Goals and Policies

Goal. Provide access to private utilities to the residents of Everson.

Policy: Whenever possible, the City should provide the private utilities with timely notice of the city's street and utility projects so that the utilities are able to coordinate construction and reduce overall infrastructure costs.

Policy. The City should encourage private utilities to expand service within the City of Everson to keep pace with development.

### Cable Television and Related Services

#### Current Inventory and Analysis

Cable television service is provided by Comcast. The main television cable/broadband line serving the city of Everson and the surrounding area extends from Lynden east along Stickney Island Road, south into town along Park Drive, and east along Main Street through Everson. Major distribution lines run north on Harkness Street, north and south on Washington Street, and south on Blair Drive. Another major line runs across the bridge and down Everson Road and Mission Road to the Pole Road. The lines in the city are a combination of overhead lines strung along Puget Power's utility poles and underground lines in joint utility trenches within public utility easements. The lines have a capacity of 240 cable channels and provide for a wide variety of data capabilities. These capabilities include high-speed internet with downloads of 1.5 Megabytes/second and uploads of up to 128 Kb/second. Also included are video, voice and data capabilities along with local phone service via cable. As of March, 1994, Comcast (formerly T.C.I.) served 489 single line customers in Everson. Updated service information has not been readily available from Comcast.

#### Future Needs and Alternatives:

AT&T Broadband, which was purchased by Comcast, upgraded the cable backbone around 1999. This upgrade included new fiber that greatly increased both speed and capacity. This fiber is part of a "Fiber to the Node" network or ring extending throughout the Seattle area including the City of Everson. Comcast operates under a franchise agreement with the City of

Everson. This agreement was entered into on June 28, 1994 and will likely be extended prior to its expiration on December 31, 2004. As housing density increases, it will become economically feasible to add more distribution lines and accommodate new customers within the UGA.

## **Electricity**

Electricity is provided to the city of Everson by Puget Sound Energy. (PSE). PSE is a privately owned utility regulated by state and federal law and obliged to provide public services to its customers. PSE's service obligation includes addition or extension of facilities when conditions require and upon request.

This section presents an abstract of pertinent information presented in the Whatcom County Draft GMA Electrical Facilities Plan originally developed by Puget Power. Where necessary, the information has been updated.

### Current Inventory and Analysis

PSE supplies electricity to this area of Whatcom County from a variety of sources, including Puget-owned generation facilities, the Bonneville Power Administration (BPA) regional grid, and gas-fired cogeneration facilities operated by other parties. The closest such cogeneration facility is located in the city of Sumas, and all locally-used electricity is generated at that facility when it is on-line. The BPA regional grid delivers hydro-based energy generated in British Columbia, in Whatcom and Skagit counties, and on the Columbia River in eastern Washington.

Electricity generated at distant locations is transmitted to the Nooksack Valley from PSE's Portal Way and Bellingham transmission substations and from BPA's Bellingham substation. Two 115 kV transmission lines connect those substations to the Schuett and Nugent's Corner distribution substations, which transform electricity from 115 kV to a standard distribution voltage of 12 kV. The Schuett substation is located at the intersection of East Badger and Garrison Roads, northeast of Everson. The Nugent's Corner substation is located at the intersection of SR 9 and East Hoff Road south of town. From these substations the 12 kV distribution system branches to serve Everson and the surrounding area. Power is then reduced and transformed to lower voltages for customer use.

In general, the distribution system for Everson and the surrounding area is adequate for current needs. However, both transmission lines and distribution circuits are long, and service is, therefore, vulnerable to interruption from falling trees.

## Future Needs and Alternatives:

In order to serve proposed load growth in the Nooksack Valley and to increase reliability to this area, a new substation, known as the Denson Substation, has been proposed for the immediate vicinity of Nooksack. The new substation is proposed for some time after the year 2004.

The Denson Substation will be connected to PSE's transmission system by a new 115 kV transmission line running from the Sumas Substation (site of the cogeneration facility) to the Nugent's Corner Substation. The new transmission line will increase service availability from the Sumas cogeneration facility by providing a third 115 kV transmission pathway from the Sumas Substation. This tie will decrease the number of times the cogeneration facility must be taken off line to prevent transmission system overloading due to transmission line faults. The new substation will also provide backup in the distribution system through feeder ties to the Schuett and Nugent's Corner Substations.

Puget Sound Energy has projected that by the year 2010, 2,900 KVA (Kilo-Volt Amperes) will be added to the existing electrical load in Everson.

## **Telecommunications**

### Current Inventory and Analysis

Telecommunication service is provided by Verizon as well as by a large number of cellular telephone companies. The main Verizon switching station for Everson is located at 107 South Washington Street, and parts of town north of the Nooksack River are served directly by that station. However, south Everson is first served by the Goshen remote switching device located on Hemmi Road. Long-distance calls are then transferred from Goshen to the main station downtown. As of 1996, the Goshen remote switching device had a capacity of 550 lines of transmission, meaning it has the capacity to handle 550 calls at one time. Of that amount, 506 lines were in use. Although Verizon declined to provide updated information, it is understood that this device can be easily upgraded to a maximum capacity of 1,000 lines. Such an upgrade may have already occurred. As of 2002, the Everson main switching office had a capacity of 5,300 lines, of which 1,988 were in use in 1996. It can likewise be easily upgraded to a capacity of 8,000 lines.

The telecommunications feeder system runs through Everson on Main Street, extending northwest on Stickney Island Road to Lynden, north on Van Buren Road, and southwest on the Everson-Goshen Road. The system divides at the intersection of Everson Road and the Kale Street (SR 544), where one branch runs south to Deming and the other line continues to the Goshen remote switching device. The current feeder network includes both overhead and underground cables, with fiber optics lines connecting the Everson main station to Lynden and to south Everson. Map 11 shows the routes of the major feeder lines.

As of 1996, the branch that extends into the county on Van Buren Road was operating at 45 percent of total capacity. The cable running along the Everson-Goshen Road inside the Everson city limits was operating at approximately 65 percent of total capacity. The cable extending from the Goshen remote switching device to the city was operating at approximately 45 percent of capacity. Verizon declined to provide updated information regarding system capacity. All communication services are available in the area including all special services, ISDN, ADSL, HDSL, and OC-3 fiber connection for high bandwidth and broadband services. These services are available by order from the existing Verizon facilities for most customers in the area.

Table 7-1. Capacity of Telecommunications Facilities

Facility	Existing capacity	Lines in use	Upgrade capacity
Goshen remote switch (1996)	550	506	1,000
Everson main station (2002)	5,500	1,988 in 1996	8,000

Future Needs and Alternatives:

Future expansion for telecommunications feeder systems is based on development expansion and community needs. Generally speaking, when a cable system approaches 85% of total capacity, new lines will be added to accommodate growth. All existing facilities are expanded and upgraded on a continual basis responding to the growth of the community and businesses

While replacing the bridge in 1994, a larger capacity cable was added. As telecommunications services expand to include video services, line capacity will be increased to accommodate the proportionately larger line capacity required for video and internet services.

**Natural Gas**

Current Inventory and Analysis

Natural gas is provided by the Cascade Natural Gas Corporation. Cascade serves its Whatcom County customers from a Williams Pipeline Corporation transmission line that originates in Canada, crosses into the U.S. just east of Sumas, and runs south to the Columbia River. A regulator station is located east of Everson, near the north end of Lebrandt Road, where a branch line proceeds south to intersect South Pass Road. The line heads west to Everson along South Pass Road, traverses the city on Main Street, and eventually extends to Lynden along Hampton Road. A four-inch branch line follows Everson Road south to Robinson Street, turns west to intersect Everson-Goshen Road, and extends along Everson-Goshen to the Pole Road. The lines

serving Everson branch into the city from these major trunk lines on Main Street, Everson Road, and Everson-Goshen Road. The locations of major lines are shown on Map 11.

The number of customers receiving natural gas fluctuates slightly every month, due to economics, development and weather. In the month of June, 2004, Cascade served 748 customers in Everson (666 residential, 76 commercial and 4 industrial). With current facilities, approximately 1,000 additional residential units could be accommodated within Everson and the surrounding UGA.

### Future Needs and Alternatives:

Future expansion is based on economic feasibility. Cascade 's growth includes new residences, commercial uses, and industrial uses, as well as existing buildings converting to natural gas from other forms of energy. Factors influencing growth include the relative costs of gas and electricity, regional power planning priorities, and trends in growth and economic development. Because of Everson's proximity to the Northwest Pipeline Corporation line, there are no physical limits to future natural gas capacity.

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