CHAPTER 3
ELECTRIC CITY PROFILE

INTRODUCTION

Purpose of the Chapter

This chapter provides an overview of the people who live in Electric City today, and those who will live here during the 20-year planning period. It provides an overview of the City's historic, current and anticipated population and of its economic and housing market conditions. This chapter defines who we are: our ages, cultural heritage, education and income. From that definition, we can predict the challenges that face us and use that information to predict future land use, housing, capital facility, utility, and transportation needs. This chapter provides the statistical foundation on which to build the rest of the Comprehensive Plan. How many people will need to be housed? Who are they, and what will they need? Where is population growth coming from, and will it continue? The answers to these questions determine the response to every other element in the Plan.

RELATIONSHIP TO OTHER PLANS

Growth Management Act Requirements

The Growth Management Act does not specifically require that this information be provided in a separate chapter. However, the GMA does require that the Land Use, Housing, Capital Facilities, and Transportation Elements include population densities, land use intensities, and estimates of future population growth. Portions of the information included in this chapter are also included in other Elements of the Plan.

County-wide Planning Policies

The following County-wide Planning Policies contain references to coordination and application of population projections:

Policy 1 -- Policy Regarding Urban Growth Areas and the Designation of Urban Growth Boundaries

I. Designation of Urban Growth Areas/Boundaries:
   A. UGA's, based upon the population forecast made for Grant County by the Washington State Office of Financial Management, shall include areas and

density sufficient to permit the urban growth that is projected to occur in Grant County within the next 20 years. Each UGA shall permit urban densities and shall include green belt and open space areas (RCW 36.70A.110)(2).

Policy 2 -- Population Forecast Distribution

I. County-wide projected population shall be allocated among jurisdictions through the combined application use of the following factors applied to each jurisdiction:
   A. Documented historical growth rates over the last decade, the last two (2) decades, and the last two (2) years;
   B. Developing or current planning programs which a jurisdiction has, and which identify quantitative increases in business and industry development, and housing construction activity; and
   C. Intangibles.

MAJOR ISSUES

Population

Estimates of future population growth are an essential component of land use planning and form the basis for future actions. To plan for and accommodate population growth both in the present City limits as well as the UGA, reasonably accurate population projections must be made. The projected growth in population then must be allocated or distributed to areas of anticipated growth in an equitable manner consistent with GMA objectives.

Under the GMA, the Washington State Office of Financial Management (OFM) has the responsibility to project population growth rates for local planning purposes. The OFM prepares three sets of population projections for each county: a medium series and alternative low and high series. The medium series reflects the OFM's highest level of certainty; the two alternatives reflect judgments as to the uncertainty of the accuracy of the medium series. As such, the low and high projections reflect a "reasonable" range of population growth. The GMA requires that the City plan for a 20-year population growth that is within the range projected by the OFM. Grant County, for a variety of reasons when its plan was prepared in the early 1990's, decided to plan for the "high series" population projection and anticipated a County-wide population of 104,391 in 2018[1]. At that time, Electric City was projected to accommodate 146 additional persons by 2018 based on the approved method for allocating population growth in the County.

[1] - the April 1, 2018 estimate for Grant county was 95,630, Electric City's estimate was 1,030.

The latest population projections by OFM (2017) anticipate that Grant County's population will reach 109,495 (low projection), 132,995 (medium projection) or 158,549 (high projection) in 2040 with Electric City expected to experience less than 1% annual growth.

In order to plan for the City's physical, economic and social needs, reliable demographic information is also required. It is important to understand the makeup of the City's residential population and the types of demographic trends the City has experienced in order to determine the types of land use and housing that City policies should encourage.

Economic Development

In an increasingly interconnected, rapidly changing global economy, there is recognition that economic development goals and objectives must be linked more closely with other community values and interests. If Electric City is to create and maintain a prosperous economy and protect the areas quality of life, economic development efforts require diversified perspectives.

The economic development of Electric City, the Grand Coulee Dam Area and Grant County is of critical importance to business and residents throughout the County. To better understand regional economic performance and continued prospects for economic development, the City should engage with the Grant County Economic Development Council and Port District to explore economic development opportunities and technical assistance

Housing

Housing conditions have a direct impact upon Electric City's quality of life. Safe, affordable and conveniently located housing encourages business to locate within the community. Without such housing opportunities, job creation is stifled and job retention is at risk. Policies included in this Plan seek to encourage public and private partnerships within the regulatory and development communities to meet current and emerging housing needs.

A profile of housing needs and opportunities is included in this chapter.

THE LAND AND THE PEOPLE

Customs and Culture

The land, water and Grand Coulee Dam project are the lifeblood of Electric City. Our culture, customs, history, future, way of life and economy are dependent upon the land, responsible utilization of natural resources and effective partnerships with a variety of governments and private concerns.

Culture is a total way of life held in common by a group of people and includes such features as language, politics, religion, behavior, economy, livelihood, technology and government. Cultural features also include beliefs, perceptions, attitudes, and values.

Customs within a community imply a continuance of normal social practices that are traits of the total way of life held in common by a community of people. Culture is the shared values and beliefs that give guidance and meaning to our lives. Culture is a peoples' identity and the foundation upon which our society and economy are built. Culture includes the array of social standards and social institutions including such things as family, neighbors, church, school, high school sports, the county fair, grange dances, museums, and concerts in the park. Culture is all those things that hold together and give purpose and meaning to life.

The land and the people: There is a cause and effect relationship not only among people making up a community but also between a community of people and the land on which they live. People and their environments exert an influence on each other in an intertwined two-way relationship. Cultural communities of people are defined by human relationships within a community and by the community's relationship with the land.

Cultures and communities of people are complex wholes rather than a series of unrelated traits. All aspects of a cultural community of people including the land upon which they live are functionally interdependent upon each other. Our cultural community is in part shaped and molded by the land upon which we live. The landscape is a mirror of our culture and reflects what we are as a people. The citizens of Electric City are a unique product of the complex web of land uses, livelihoods, history and traditions, and values and beliefs that nurture our communities, sustain our economies, empower our governments, and give form and shape to our spiritual and physical environments.

Who Are We?

Much of what is best about our country is rooted in rural community life and the never-ending quest for fulfillment of the "American Dream". The history and culture of Electric City and Grant County exhibits traditional conservative values and attitudes, emphasizing courage, independence and individual freedom, initiative, hard work,

stamina, perseverance, endurance, resourcefulness, patriotism and spirituality. The culture of Electric City, Grant County and Central Washington reflects the original pioneer spirit of the early settlers, which continues to present day. The wilderness and the desert were claimed by people as rugged as the land itself. Our heritage, our customs and culture are the legacy of their struggles, disappointments and triumphs.

Cultural Attributes and Characteristics

The people of Electric City and Grant County are:

- Spiritual
- Courageous
- Patriotic
- Democratic
- Self-reliant
- Independent
- Conservative
- Innovative
- Risk Takers
- Hard Workers
- Perseverant
- Proud
- Adventurous
- Generous
- Resourceful
- Humanitarian
- Cooperative
- Visionary
- Dynamic

We believe in:

- Traditional American values
- Family
- Government serving the people
- Strong rural communities
- Service to the community
- Preservation of our way of life
- Democracy and individual freedom

We value:

- Human dignity
- Our quality of life
- Our rich, diverse cultural heritage
- Our history, customs and traditions
- Equity, honesty and integrity
- Education
- Spirituality
- The land, environment, and natural resources
- Law, justice and order

We encourage:

- Respect for human dignity and equal opportunity
- Balanced growth and development in harmony with the environment
- Balance between too little and too much government
- Preservation and protection of the environment
- Protection of private property rights

- Economic development and prosperous communities, cities and towns
- Best use of the land

Settlement History of Grant County and Electric City

The first inhabitants of Grant County and the Electric City Area were American Indians. The Grant County area was used for summer encampment. The Rocky Ford area, between Ephrata and Moses Lake, was one of the most intensely used encampment areas due to a year-round supply of fresh water. Settlements tended to be concentrated along rivers, streams, lakes and sites where there was ample fresh water and an abundance of fish and game. Native American inhabitants of Grant County followed a pattern of seasonal migration spending the hotter spring and summer months in the hills and retreating to the low lands in the winter. When the regional tribe of Native Americans, the Columbia Indians, were offered $1,000 per year to live on a reservation, Chief Moses and his people laid claim to the desert as his home, but left the area by 1885.

During the period from about 1850 through 1890, the area was open range, where thousands of cattle, horses, and sheep roamed the land. Early settlers of Grant County were pioneering stockmen and farmers who settled near sources of water. Range and grazing land extended over most of Grant County including the area around Electric City.

In the late 1880s, the beginning of the end of the open range came with the construction of the railroads. In 1889, a railroad reached Ellensburg from the west and the Washington Central Railroad was constructed from Spokane to Coulee City. In 1892, the Great Northern Railroad was built across the northern part of the desert, and was completed across the state in 1893.

In the 1880s, the land was opened to homesteading under the Homestead and Desert Claims Act. Numerous towns were platted during this period as people streamed into the county. The railroads brought homesteaders, farmers, businessmen and professional people to the Big Bend Country. Near the turn of the century, several bumper crop years served to attract waves of land hungry immigrants seeking investment and homes. During this time, deep wells were the source of water for irrigation with some pumping done from the lakes or the Columbia River.

In a meeting of several local businessmen in the offices of an Ephrata attorney, William Clapp, in late spring of 1917, the idea of replicating nature’s feat of a dam at the head of the Grand Coulee was born. The reliability of the water supply and subsequent economic well-being of many communities in eastern Washington prompted the Washington State Legislature, in 1919, to fund a study of two proposed large-scale irrigation plans of the basin.

In a battle over public and private power that spanned the nation, the ensuing years brought additional engineering and economic studies of the two proposals, culminating with the recommendation by the U.S. Army Corps of Engineers of damming the Columbia River and pumping water up to the Grand Coulee. However, by this time -1932- the Nation was in the throes of an economic depression and Congress hesitated to fund the irrigation project. One year later, the U.S. Congress intervened by authorizing construction of the Grand Coulee Dam and the Columbia Basin Project. In July of 1939, Congress approved appropriations for the construction of a low dam, but plans were changed to construct the foundation for a high dam. Subsequent appropriations were allotted by Congress, and the high dam was completed January 1, 1942.

Building the Grand Coulee Dam was a massive undertaking[2], employing up to 6,000 workers at its peak. Clearly, the surrounding area, including most of Grant County was transformed from the Columbia Basin Project; stimulated by irrigated agriculture, more than twenty-five food processing plants were sited and local population tripled.

Electric City was founded in early 1930's, but did not incorporate as a City until 1950. The dam was completed in 1942. Before any of the land had received water under the Columbia Basin Project, World War II and the rapid changes it brought, altered the plan. The Columbia Basin Project[3] re-emerged in the 1950s as the nation's largest single reclamation project ever undertaken. Construction of the irrigation system includes about 2,300 miles of canals and laterals and 3,200 miles of drains and wasteways. The project irrigation facilities are designed to deliver a full water supply to 1,095,000 acres (about the size of the State of Delaware) of land previously used only for dryland farming or grazing. The irrigation system currently serves more than 550,000 acres and approximately 6,000 farm units.

Grand Coulee Dam was originally conceived as a means of irrigating the semi-arid desert of the Columbia Basin. Congress' decision to proceed with the project, however, was probably related more to a desire to create jobs during the Great Depression and to provide electrical power to support the efforts of World War II at Hanford. Power production began at the Dam in 1942. It wasn't until ten years later that irrigation water was delivered to 66,000 acres near Ephrata. Today, 543,930 acres of desert have been

[2] In the 1950s, the American Society of Civil Engineers identified the Grand Coulee Dam as one of the seven engineering wonders of the United States. Called the "eighth wonder of the world," Grand Coulee Dam was the largest concrete structure on the planet when it was built. In terms of generating capacity, Grand Coulee remains the largest hydroelectric dam in the United States with a rated capacity of 6,180 MW (Pitzer, 1994).

[3] The authorizing legislation, however, required that county landowners organize into irrigation districts and agreeing to pledge a certain dollar sum per acre based on soil quality. In 1939, three irrigation districts were created, forming the Columbia Basin Project. These irrigation districts—Quincy, East, and South Districts—enabled the county to irrigate its land with much needed water from the Grand Coulee Dam.

transformed into some of the most productive agricultural land in the country. The overall plan for the Columbia Basin Project calls for 1,095,000 acres of irrigated land. Due primarily to competing interest for available water to support declining salmon runs the promise of the second phase of the Project is in jeopardy. If the second phase of the Project is complete, an additional 500,000 acres of land will be brought into agricultural production.

The availability of inexpensive electrical power brought about a second transformation, one of commerce and industry. The Grant County Public Utility District was established in 1938, and established two large hydroelectric projects, the Wanapum Dam and the Priest Rapids Dam, on the Columbia River, and two small generating plants on irrigation canals. The Priest Rapids Dam began commercial operation in 1961 with a rated capacity of 910 MW. Wanapum Dam began commercial operation in 1965 with a rated capacity of 985 MW. Grant County PUD's electric rates are among the lowest in the nation, and place Grant County in an especially favorable competitive position to attract industrial growth.

Physical Setting

The City of Electric City is located on State Highway 155 five miles southwest of Grand Coulee Dam. The City is about 90 miles west of Spokane and 230 miles east of Seattle. The elevation is 1655' at City Hall. A location map is included in the Map Appendix (Map 3.1). Chapter 13 – Natural Setting provides details on the City's physical setting.

LAND USE

Electric City encompasses an area of 1608.81 acres within the corporate limits with another 1221.61 acres in the Urban Growth Area for a total planning area of 2830.42 acres.

Population

The City of Electric City has experienced some of the same population fluctuation as the Grand Coulee Dam Area in general. During construction projects related to Grand Coulee Dam there has historically been a population increase from 200 to 500 additional people in the area. However, no major projects are expected during the life of this plan so such construction related spikes in the area's population are not anticipated.

The following table presents Electric City population data from 1990 to present.

Table 3.1 Population of Electric City
1990 - Present[4]

Year	Population
1990	910
1991	915
1992	915
1993	915
1994	911
1995	960
1996	916
1997	975
1998	975
1999	985
2000	924
2001	950
2002	950
2003	955
2004	950
2005	950
2006	955
2007	970
2008	980
2009	985
2010	968
2011	1065
2012	995
2013	1010
2014	1010
2015	1010
2016	1010
2017	1020
2018	1030

Since it was incorporated in 1950, Electric City has seen a slow but steady rise in its population. The data shows that the community experienced an increase in total

[4] - population data from U.S. BUREAU of the Census, 1990, 2000 and 2010 Census Data and Washington State Office of Financial Management:2018 estimates.

population from 1990 to 2018. It is projected that the City will continue the trend of slow and steady population growth.

The Electric City Urban Growth Analysis[5] completed in 1998, used an annual growth rate of 1% to project the community's population through 2018. The result was a 2018 population estimate of 1,190, 60 more people than the OFM April 1, 2018 estimate. However, the projection should be periodically reviewed and adjusted to accommodate unexpected population impacts from construction, retirees and tourism.

Over the last 40 years, Electric City has been experiencing a declining share of Grant County's population growth while 64 miles to the south, Moses Lake has been gaining its share. Moses Lake's central location has been an attraction for large commercial development including discount stores, while also being the central location for governmental offices and services. Electric City is trending toward a "bedroom" community as a quiet and peaceful place to raise children or retire.

Demographics

This section develops a more complete picture of the population expected to reside in Electric City. This analysis is based in part on county-wide data and is not particular to the City of Electric City. However, the level of specificity is adequate to assess the general needs of the population. The population and demographic projections will be used to estimate the type of structures, the number of bedrooms per unit, the cost, and the neighborhood setting that will be needed in Electric City.

Development Patterns:

Development in the community has followed the fairly typical pattern of the density and intensity of land uses slowly decreasing as you move away from the commercial core. In Electric City, Banks Lake, Highway 155 and the natural topography act to direct and constrain development. The City is hopeful that recent residential development activity west of the community will generate future commercial and residential investment through rehabilitation of existing structures and appropriate infill development [building on vacant land in the older part of the City and the removal and/or renovation of substandard structures]. The development pattern of the community does not yet show significant sprawl, however, the quality of housing and commercial buildings in the older portions of the City is beginning to deteriorate

[5] Urban Growth Analysis, 1998

Age Distribution of Population:

The proportion of elderly in the City, as of 2010, (22.2% over the age of 65, a 3.8 percent increase from 2000) is over 10% higher than the 2010 average for Grant County (11.82%) and the state as a whole (12.31%). Furthermore, the distribution of population of the City is shifting an increasing number of individuals aged 55 and up. This is important in that the elderly require special consideration in planning housing, transit, and social services. A large retired population will contribute income dollars, but will not be looking for employment opportunities. The proportion of young dependents in 2010 (20.4% under the age of 19) is nearly the same as the state average (23.25% under the age of 18). The 2010 median age of Electric City residents is 50.5, over ten years above the state average (37.3). The increase in percentage of the population comprised of the elderly and a significant increase in median age of community residents clearly documents the aging of the community. The following table compares age and sex data from the 2000 and 2010 census.

Table 3.2

Age and Sex of City Residents 2000, 2010 and 2016

	2000 Census		2010 Census		2016 Estimate		
Age and Sex of Population	**Number**	**%**	**Number**	**%**	**Number**	**%**	**% Change 2010 - 2016**
Totals	922	100%	968	100%	838	100%	
Male	444	48.25%	481	49.7%	411	49.0%	-0.7%
Female	478	51.8%	487	50.3%	427	51.0%	0.7%
Under 5 years	41	4.4%	42	4.3%	32	3.8%	-0.5%
5 to 9 years	59	6.4%	60	6.2%	59	7.0%	0.8%
10 to14 years	73	7.9%	49	5.1%	48	5.7%	0.6%
15 to 19 years	63	6.8%	46	4.8%	22	2.6%	-2.2%
20 to 24 years	33	3.6%	28	2.9%	22	2.6%	-0.3%
25 to 29 years	-	-	44	4.5%	18	2.1%	-2.4%
30 to 34 years	62	6.7%	41	4.2%	67	8.0%	3.8%
35 to 39 years	-	-	45	4.6%	29	3.5%	-1.1%
40 to 44 years	108	11.7%	46	4.8%	21	2.5%	-2.3%
45 to 49 years	-	-	71	7.3%	13	1.6%	-5.7%
50 to 54 years	190	20.6%	79	8.2%	42	5.0%	-3.2%
55 to 59 years	69	7.5%	113	11.7%	56	6.7%	-5.0%
60 to 64 years	54	5.9%	89	9.2%	146	17.4%	8.2%
65 to 69 years	-	-	84	8.7%	67	8.0%	-0.7%
70 to 74 years	97	10.5%	42	4.3%	62	7.4%	3.1%
75 to 79 years	-	-	42	4.3%	68	8.1%	3.8%
80 to 84 years	58	6.3%	28	2.9%	22	2.6%	-0.3%
85 years and over	15	1.6%	10	2.0%	44	5.3%	3.3%

Home Ownership:

Owner-occupied units have increased, from 77.5% of occupied residential units in 2000 (296) to 74.94% of occupied residential units in 2010 (335). The remaining units are either rented or vacant. The implications for housing planning are analyzed in the Housing Element.

Household Size:

According to the 2010 Census, the community has 447 households, a 14.54% increase from the 382 counted in 2000. The table breaks out the households by type using data from the 2000 and 2010 Census.

Table 3.3 Households by Type
2000 and 2010[6]

	2000 Census		2010 Census		
Households by Type	**Number**	**%**	**Number**	**%**	**% Change**
Total households	382	-	447	-	15.54
Family households (families)	291	46.2	275	61.5	15.30
With own children under 18 years	103	27.0	87	19.5	-7.5
Married-couple family	243	63.6	224	50.1	-13.5
With own children under 18 years	70	18.3	55	12.3	-6
Male householder, no wife present	-	-	11	2.5	-
With own children under 18 years	-	-	5	1.1	-
Female householder, no husband present	31	8.1	40	8.9	0.8
With own children under 18 years	22	5.8	27	6.0	0.2
Nonfamily households	91	23.8	172	38.5	14.7
Householder living alone	77	20.2	149	33.3	13.1
Male	-	-	85	19.0	-
65 years and over	-	-	31	6.9	-
Female	-	-	64	14.3	-
65 years and over	-	-	30	6.7	-
Householder 65 years and over	28	7.3	61	13.6	6.3
Households with individuals under 18 years	117	30.6	95	21.3	-9.3
Households with individuals 65 years and over	111	29.1	154	34.5	5.4
Average household size	2.41	-	2.17	-	-0.24
Average family size	2.74	-	2.71	-	-0.03

[6] - data from U.S. BUREAU of the Census, 2000 and 2010 Census.