

## Chapter Eight

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

#### **BACKGROUND**

Capital facilities and utilities are the basic services that the public sector provides to support land use and development – both as it currently exists and as it is anticipated to occur over the next twenty years. The Capital Facilities and Utilities Element represents one of the most important tools for implementing Pullman's Comprehensive Plan. Careful application of the goals and policies in this element will result in the provision of efficient and cost effective services for present and future residents.

The city of Pullman prepares a Capital Improvement Program (CIP) that appropriates funding for specific projects over a six-year period. The CIP is updated annually. In contrast, this Capital Facilities and Utilities Element addresses longer range trends and improvements, and includes city planning to accommodate private utilities such as telecommunications and electrical service.

Existing city water and sewage treatment facilities will need to be expanded to handle the growth expected over the life of this plan. The water system storage capacity should be expanded within the next five years. The city's wastewater treatment plant will need to be upgraded when the city's population nears 30,000. Transmission/collection lines will also have to be extended, and pump stations or lift stations may be needed as development moves into new drainage basins. In addition, some replacement of older, smaller lines will be needed.

The major issue that the city may face over the next twenty years is the adequacy of the water supply, should the Palouse region experience higher than expected growth. In any case, the continued drawdown of the aquifer is of concern to all who rely on it. The city participates on the Palouse Basin Aquifer Committee, a group comprised of representatives from governmental entities in the Pullman/Moscow area which is dedicated to conserving local ground water resources. The city will need to cooperate with this committee and other organizations to find a long-term solution to the water supply issue. Education of individual residents to promote a more sustainable development pattern and lifestyle for the city will also be needed.

In the national effort to continue to improve water quality, the standards for quality of discharge water from wastewater treatment processes continues to rise. Pullman will continue to monitor efforts to use natural methods (such as cleansing or polishing wetlands) to give final treatment to discharge water from the wastewater treatment plant. However, the scarcity of level ground and existing wetlands will make this very difficult to achieve.

Storm water runoff that is not absorbed drains to the creeks and South Fork of the Palouse River that run through the heart of Pullman. With urban development, land that

might absorb runoff is covered by impermeable surfaces such as buildings, parking lots, walkways, and streets. Less water is absorbed and more runs off to local waterways. The city has a system of curbs, gutters, and public storm sewers serving the downtown area and older residential neighborhoods. Newer development is served by a combination of on-site detention and curbs channeling runoff to storm drains and natural drainage courses. Increasingly stringent federal water quality standards for all water discharged to streams and rivers in the state may result in new restrictions on properties that currently direct runoff directly to local streams, requiring them to divert and treat runoff to meet the standards. With the emergence of storm water runoff as a major issue, it will be important for the city to direct resources towards plans and programs that will address this matter.

The City provides police and fire protection to its residents. WSU also maintains its own police and fire department. Public safety services in the community will need additional personnel and equipment in the coming years to continue to provide the same level of service to a larger population and employment base. Due to the expansion of police and fire facilities in the 1980's, no new facilities are expected to be needed for some time. The need for new facilities will be dependent on the location and type of new development in relation to the location of existing facilities.

Finally, the city will need to monitor and adjust its policies to encourage and support the efforts of private utilities to provide the highest levels of service to Pullman without compromising the appearance or functioning of the city. Wherever possible, joint use of utility easements should be encouraged, and utility upgrades should be coordinated with other work in the public right-of-way. Telecommunication facilities should be located and designed to minimize visual impacts and maximize service. Co-location of telecommunication equipment should be encouraged.

The Pullman community has become increasingly aware of the costs of growth – both direct costs, in terms of extending public facilities and services, and indirect costs, such as increasing congestion on streets, in parks, and at schools. Residents would like to see growth "pay its own way." City officials would like to find creative ways of financing needed infrastructure maintenance and expansion. The following goals address these issues.

## **CAPITAL FACILITIES AND UTILITIES GOALS AND POLICIES**

### **GOAL CF1: Supply facilities, utilities, and services for all land uses to provide for public health and safety and economic well being.**

Policy CF1.1: Encourage efficient, well-planned use of public buildings and property.

Policy CF1.2: Develop and maintain cost-effective, efficient public utilities.

Policy CF1.3: Ensure that adequate public facilities, utilities, and services are available to all new development at the time it is occupied.

Policy CF1.4: Require that private developers bear the cost of extending or expanding public facilities and services to serve their developments, with the exception of those situations where it can be demonstrated that the best interests of the community are fulfilled by the city or other entity funding part or all of such public facilities or services.

Policy CF1.5: Develop a storm water management plan for the city to address existing and anticipated storm water quantity and quality issues throughout the community.

Policy CF1.6: Consider the establishment of a storm water utility fund to help defray the cost of storm water management improvements.

Policy CF1.7: Manage the city's wastewater collection and treatment system in accordance with the city's approved sewer system plans.

Policy CF1.8: Ensure the continued viability of the Pullman-Moscow Regional Airport by supporting the facility's capital needs.

Policy CF1.9: Cooperate with other jurisdictions and be creative in identifying possible sources of funding for improvements or organizing services in order to achieve cost savings and provide continued improvements in level of service.

**GOAL CF2: Provide for future beneficial use of the Pullman-Moscow ground water basin without significant impact to the aquifers or degradation in the quality of the water.**

Policy CF2.1: Promote a program of public education and awareness regarding ground water management issues.

Policy CF2.2: Carefully monitor and analyze ground water levels and usage data.

Policy CF2.3: Cooperate with neighboring jurisdictions, through participation in the Palouse Basin Aquifer Committee and other means, to successfully manage the region's ground water resources.

Policy CF2.4: Support the efforts of the Palouse Basin Aquifer Committee by attempting to limit annual aquifer pumping increases in Pullman to one percent of the pumping volume based on a five-year moving average.

Policy CF2.5: Continue to explore possible supplemental water sources for anticipated and potential future water use, including use of treated water from the sewage treatment plant for landscape irrigation.

Policy CF2.6: Consider imposing mitigation measures on all water use or land use proposals which could potentially have a significant adverse impact on the ground water system.

Policy CF2.7: Manage the city's water supply and distribution in accordance with the city's approved water system plan.

Policy CF2.8: Emphasize a wide variety of water conservation efforts.

**GOAL CF3: Protect the lives and property of Pullman residents from loss or damage by criminals, and enable citizens to pursue their lives in peace and safety.**

Policy CF3.1: Maintain police protection at appropriate levels of service.

Policy CF3.2: Cooperate with other jurisdictions, including WSU and Whitman County, to coordinate cost-effective delivery of police protection services to the community.

Policy CF3.3: Consider public safety and crime prevention in the design of all new development.

Policy CF3.4: Encourage the development and operation of crime prevention measures such as neighborhood watches, crime prevention surveys, and block parent programs.

Policy CF3.5: Provide public access to information relating to police activity, public safety, and security.

**GOAL CF4: Protect the lives and property of Pullman residents from loss or damage by fire.**

Policy CF4.1: Maintain fire protection at appropriate levels of service.

Policy CF4.2: Cooperate with other jurisdictions, including WSU and Whitman County, to coordinate cost-effective delivery of fire prevention and suppression services to the community.

Policy CF4.3: Consider fire protection in the design of all new development; in particular, ensure that adequate access for emergency vehicles is provided to all structures.

Policy CF4.4: Develop educational programs about the measures that individuals can take to reduce fire risk in their homes and businesses.

**GOAL CF5: Cooperate with other service providers and private utilities to ensure that efficient service is available to all parts of the city.**

Policy CF5.1: Consider utility access in the design of all new development and coordinate placement of private utilities with other private and public utilities in the best interests of public health and safety.

Policy CF5.2: Cooperate with private and semi-public utility providers to ensure that their facilities are protected from damage by adjacent land uses.

Policy CF5.3: Consolidate utility line easements as far as possible in order to enhance the amount of usable land available in the city, enhance the appearance of the community, and minimize accidental damage to utility facilities.

Policy CF5.4: Consolidate location of wireless telecommunications facilities as much as possible in order to make the most efficient use of urban land and enhance the appearance of the community.

Policy CF5.5: Encourage the development of telecommunications infrastructure capable of supporting the full range of information transfer and research demanded by residents, businesses, and the university.

Policy CF5.6: Cooperate with the school district to ensure that new school facilities are located where needed and are consistent with the city's Comprehensive Plan objectives.

Policy CF5.7: Develop joint use agreements with WSU, the school district, and others for community facilities such as parks, libraries, schools, and recreation facilities.

Policy CF5.8: Support solid waste reduction, curbside recycling, and yard waste composting.

Policy CF5.9: Consult with other service providers and ensure that impacts to their facilities and services are addressed before approving annexations or development.

Policy CF5.10: When public buildings or properties are no longer needed, consider offering them for use by other public agencies before offering them for sale or lease to private entities.

Policy CF5.11: Place utilities and telecommunications facilities underground whenever possible.