

Chapter 7: GOVERNMENT SERVICES



Discussion

This chapter of the Comprehensive Plan addresses government services and public facilities, which include: sanitary sewer, potable water and other utility lines, fire and police stations, public libraries and other government related buildings. Recent growth in Chubbuck has been on the fringes of the service area. As a result, existing water and sewer lines and roads are underutilized, while simultaneously adding to the miles of utility lines and roadways that must be maintained.

Fire and Emergency Medical Service

At present, Chubbuck has one fire station that serves the City and two rural fire districts. The Fire Department is currently seeking funding for a second fire station that is planned to be located near the new neighborhood proposed in north Chubbuck. A countywide ambulance district provides partial funding for these emergency medical services.

Health and Human Welfare

Pocatello has two hospitals located in close proximity to one another, both operated by the County. The County and the State of Idaho provide health and welfare services. These facilities are located in various sites either owned or leased by these same entities.

Police

The Chubbuck Police Department currently is in need of a new facility to accommodate growth. The new facility would serve current development and new development envisioned for the future. The Police Department receives assistance from Bannock County, State Police, and the City of Pocatello on an as-needed basis

Solid Waste

Refuse collection is provided in conjunction with a solid waste disposal site owned and operated by Bannock County. This disposal site was recently rebuilt to comply with U. S. Environmental Protection

Agency standards and is adequate to serve the public for several more years. Recycling programs can help extend the life of the present landfill.

Roadways

At present, the BPO assists the City with data collection and expertise in future transportation changes. Planning for the Yellowstone Corridor is currently underway in conjunction with BPO and the Idaho Transportation Department.

Water Supply

On a regional scale, three issues cloud the future of the potable water supply system in the Portneuf Valley. First, the per capita water use is very high, nearly double national standards. This places an extremely high water demand on the aquifer. High demand leads to the second critical problem: the Portneuf River Valley Aquifer has a limited discharge potential and the high demands, coupled with growth, would exceed the available water supply before the end of the planning period. In fact, the current estimate is that the aquifer could support an additional 10,000 people, far less than the 22,000-person population increase projected by 2020. The situation is worsened by the third critical problem: isolated contamination of the aquifer. Currently both Pocatello and Chubbuck report limited areas of contamination. If the contaminated water is eliminated from the discharge potential, the amount of water available for future growth is further reduced.

Possible projects to supply additional water to the region include:

1. **Snake River Aquifer** - The Snake River Aquifer lies just north of Interstate 84 (I-84) and actually underlies much of the northern area identified for future growth. The potential exists for tapping this source for future growth. The quality, quantity, and availability of water from this source needs further study.
2. **Palisades Reservoir** - Area residents are fortunate to have the rights to a large quantity of surface water. The City of Pocatello obtained the rights to 50,000 acre-feet of water in Palisades Reservoir, which far exceeds the amount of water needed to support the planned future growth. In fact, this quantity of water would easily support a community of more than 100,000. The construction of the necessary infrastructure to bring this water to the Portneuf Valley would be time-consuming and expensive. The addition of a surface water source to the existing water supply system would demand further study to ensure that the two can be blended without problems.
3. **Snake River Surface Water** - A surface water system would consist of several components, including an intake, probably located on the Snake River just upstream from American Falls Reservoir; a pump station and transmission line across the Fort Hall Indian Reservation; a large storage reservoir in the Portneuf Valley area; and a treatment plant. Depending on the final configuration of the system, there could be the need for several long transmission pipelines to transport the treated water to the current distribution systems located in the southern part of the valley. The total cost of the necessary facilities is estimated to be between \$25,000,000 and \$30,000,000.
4. **Portneuf Valley Aquifer** - If water demand can be reduced to a level where the Portneuf River Valley Aquifer can meet the needs of future growth, the existing system can be expanded in a configuration that is similar to the one in use today. The current system normally utilizes a well and pump located near the area of need. The water is disinfected at the well site and pumped into the distribution system. A storage tank is normally located at a higher elevation. This provides an emergency supply and also is used to meet peak demands during the day. Many of the systems in Pocatello also require a booster pump to transport the water to a higher elevation and another storage tank. It is estimated that it would take seven systems of this type to serve the Preferred Growth Scenario. The wells,

pumps, and storage tanks would vary in size based on the size, elevation, and demand of the area served. Estimated cost of providing these systems is \$11,500,000.

Several options are available to address water supply problems. The first option is to reduce demand. Limiting growth through a building permit or water hook-up moratorium could control future demands, but may have severe impacts on the economy. A more practical option is to develop programs designed to reduce per-capita water demand. Portneuf Valley water usage is nearly twice the national average. This is due to a number of factors, but the low cost of water, the climate, and the local culture of nice lawns are important contributors. Local industry also relies on the availability of high quality, cheap water. Potential solutions include dramatically increasing the cost of water, retrofitting current plumbing fixtures combined with mandatory changes in landscaping practices, and involving local industry in a water reduction campaign. The cost of these types of actions varies considerably, but policy problems of dramatically increasing water rates are often the biggest hurdle to overcome.

Wastewater

The City of Pocatello provides wastewater treatment for Chubbuck. The current Capital Improvement Plan (CIP) includes necessary treatment plant improvements to serve the projected increase in population. The estimated cost of providing the expanded capacity and treatment upgrades is \$17,000,000.

Future growth will create the need for two major wastewater transmission systems that are not currently planned, plus several smaller ones. Development near Century High School will create the need for increased capacity of the transmission system located near the river that transports wastewater from the southern areas of Pocatello to the northwest, where the treatment plant is located. This additional capacity can be expected to cost approximately \$3,500,000. The areas at the north end of the planning area also will require extensive collection improvements. A new interceptor system will need to be constructed north of I-86 to transport wastewater from the growth areas in the east along the pipeline route to the wastewater treatment plant. This system is expected to cost approximately \$7,000,000. The other system additions necessary to serve the composite growth scenario are estimated to cost \$2,400,000.

Financing

Innovative financing will be required to fund public facility improvements. Region-wide or local systems development charges could be established to create a fund to help pay for infrastructure projects. Since 1996, the use of impact fees has been available to help pay for a variety of public improvements. A detailed memorandum regarding impact fees and alternate financing mechanisms is included in the Technical Appendix (*Memorandum*, Givens Pursley LLP, October 12, 2000). Systems charges usually involve payments based on hook-ups and usage: for example, high water users pay higher fees. Funds are typically used for projects listed in capital facilities plans.

Regional Vision Statement

In the year 2020: The Portneuf River Valley is a place where citizens and government leaders from Pocatello, Chubbuck, and Bannock County come together in a cooperative, supportive way to solve regional problems. The region has secured a long-term supply of water through a cooperative process involving conservation and new water sources. Parents, teachers, and school officials, working together, have ensured that the local schools have sufficient funds to offer the highest-quality education in Idaho.

Public Services, Facilities and Utilities Mission Statement

To provide for the general health, safety and welfare of the citizens by the effective and efficient delivery of public services, facilities and utilities.

Our Goals

Goal 1: *Serve the public economically and safely.*

Chubbuck Vision Elements

1. Pride in service
2. A clean and secure city
3. Home-town sensibility and community value of fiscal responsibility
4. Individual needs

Issues addressed

1. Fiscal responsibility in providing government services
2. Economic development in providing a sound infrastructure
3. Parks provision — not necessarily recreation provision
4. Cooperation with the City of Pocatello

Objective 1.1

Work to improve cultural and educational opportunities within the city.

Policy:

- a. Continue support for the local library, and plan for future locations.

Objective 1.2

Inform and enforce laws and ordinances diligently.

Policy:

- a. Establish an office, position, or contract for planning and development.
- b. Continue to maintain and expand, if necessary, a position for code enforcement.

Goal 2: *Protect life and property in Chubbuck by providing fire, rescue, and emergency medical services.*

Objective 2.1

Provide constant and effective emergency medical service, and fire and police protection.

Policy:

- a. Continue to improve coordination and cooperation with Idaho State Police, Bannock County, the City of Pocatello, and the Shoshone-Bannock Tribe in providing police protection to city residents.
- b. Encourage the continued development and maintenance of Community Oriented Policing (COP) programs.
- c. Continue to improve cooperation and coordination with the Bureau of Land Management, Bannock County, the City of Pocatello, and local fire districts in providing fire protection.

Objective 2.2

Monitor population growth patterns in consideration of the need for building additional fire stations in Chubbuck.

Policy:

- a. Discourage development outside the USB.
- b. Support the Fire Department's fire prevention program by increasing public awareness through education.
- c. Require all new construction to meet appropriate fire and building codes.
- d. Protect areas within and surrounding the City from wildfire.
- e. Ensure that new development in wildfire prone areas implements precautionary measures.

Objective 2.3

Provide supportive police services to community-oriented public safety programs.

Policy:

- a. Support partnerships empowering citizens and officers.
- b. Encourage community involvement in public safety programs to attempt to enhance neighborhood livability.
- c. Work with School District 25 and youth services organizations in the community to prevent crime committed by juveniles.
- d. Encourage the establishment of positive peer groups through sports, clubs and other means.

Goal 3: Support the coordination of the effective and efficient provision of private utilities to current and future City residents.

Objective 3.1

When possible encourage the common use of utility corridors, including public rights-of-way, by public and private utilities.

Policy:

- a. Require private utilities to repair any roadway disturbed by the activity of that utility.

Objective 3.2

Coordinate private and public development with private utility provision.

Policy:

- a. Establish development standards for commercial and residential developments that assure future effective and efficient public maintenance, if events require, such standards may dictate construction materials, right-of-way and easement widths, and other matters.
- b. Communicate regularly with Idaho Power Company, Intermountain Gas Company, Qwest, TCI Cable and other utility providers about their existing infrastructure and future plans for utility corridors. Work with them to coordinate their efforts with Chubbuck's city plans.

Goal 4: Manage the municipal solid waste stream in an efficient and sanitary manner.

Objective 4.1

Provide adequate sanitation services.

Policy:

- a. Cooperation with Bannock County on the use of the Ft. Hall landfill.

- b. Monitor population and growth patterns and projects in planning for new facilities and resources.

Objective 4.2

Promote and accommodate the recycling of paper, newspaper, plastics, aluminum and other recyclables.

Policy:

- a. Reduce the demand for landfill space by routing compostable and recyclable materials to appropriate destinations.
- b. Encourage participation in hazardous materials collection/disposal programs.

Goal 5: Manage stormwater run-off to reduce soil erosion and flooding.

Objective 5.1

Develop and keep up to date a cost-effective and environmentally sensitive storm water facility master plan.

Policy:

- a. Encourage new development to retain storm water runoff on-site.
- b. Limit the amount of impervious surfaces allowed in new development.
- c. Encourage residents and businesses to manage storm water on-site
- d. Limit development on steep slopes. **(See Natural Resources, Chapter 9.)**

Goal 6: Work with the City of Pocatello to plan and develop effective and efficient public water and sanitary sewer services.

Objective 6.1

Help provide adequate sources of potable water for the existing development and future Growth.

Policy:

- a. The cities of Chubbuck and Pocatello shall jointly investigate solutions for long-term water supply for the region. Consideration should be given to requesting that the Idaho Department of Water Resources establish a moratorium on new individual wells, and that public wells be monitored to ensure that adequate water is available for urban growth through the year 2020.

Objective 6.2

Provide water and sewer utilities at efficient and effective levels within the City and Urban Service Boundary (USB).

Policy:

- a. Minimize the cost of services and utilities needed to support new developments through the use of phased service extensions, concurrency of improvements, or through other means.
- b. Plan generally for a 24H-48" main sewer line on Rio Vista Road; 24"-48" sewer trunk lines running east-west on the principle arterial roads; and 12"-18" sewer lines on north-south minor arterials; and 8"-12" sewer lines on collector streets. (See City of Chubbuck 2003 Facility Planning Study. Appendix B).
- c. Plan generally for future water storage tanks to be located in areas of least or marginal visual impact such as the northeast corner of the industrial park and/or the existing county-zoned industrial area near the railroad siding northeast of the corner of Tyhee and Yellowstone.

Water mains and trunk lines will generally follow the sewer lines. (See City of Chubbuck 2003 Facility Planning Study, Appendix B)

Objective 6.3

Support efforts to service existing vacant land within the City before extending water and sewer services to developing lands outside City limits. **(See Land Use, Chapter 4.)**

Policy:

- a. Capital improvement plans shall ensure that adequate public facilities are available to serve planned development within identified infill and redeveloped areas.
- b. Infill of underutilized property shall be encouraged through the use of innovative approaches for the provision of access and utilities.
- c. Provide municipal water and sewer services only after the owners of the land to be served have signed appropriate documents for future annexation or land has been annexed to the City.
- d. Public water and sanitary sewer services shall be required for all new urban development within the urban service boundary. **(See Growth Management, Chapter 14.)**
- e. City annexation shall be required before public water or sanitary sewer service is provided to new development.

Strategy:

- a. Within infill and redevelopment overlay districts, utility hook-up fees and other charges may be discounted or waived to encourage infill.

Objective 6.4

Within the USB, continue to provide central water and sanitary sewer service to as many residents as possible.

Policy:

- a. Require all new development to be annexed and connected to the City collection and treatment system.
- b. New water and sewer lines into unserved areas shall be provided at the developer's expense.
- c. In the City and within the USB, permit no new subdivisions to be serviced by privately operated public water systems.
- d. Require all extensions of water and sewer systems to comply with municipal standards from the source to the quality of the distribution network.
- e. Work with Bannock County and the City of Pocatello to develop a capital improvements plan for water and sewer services in the City and within the USB.
- f. Develop and implement policies to safeguard and conserve the supply of potable water to meet the needs of current and future City residents.
- g. Enact water conservation programs to extend the supply of water available from the Lower Portneuf aquifer. Programs may include education, xeriscape landscape requirements, and regulation of water use.

Strategies:

- a. Use xeriscape landscape standards to reduce the amount of water used for landscape irrigation.
- b. Explore options for tapping the Snake River aquifer or for transmission, treatment, and use of Palisades Reservoir water to supplement supplies from the Lower Portneuf aquifer. Options may include trading Palisades Reservoir water rights for other water rights.

- c. Use the Area of Impact agreement with Bannock County to ensure new development is connected to city services.

Goal 7: Identify financial strategies to deliver community services and to develop public buildings and utility systems.

Objective 7.1

Manage the cost of providing public services to the community

Policy:

- a. Encourage compact development in order to reduce the cost of providing public services.
- b. Require and impose current municipal standards on areas where utilities are extended.
- c. Develop techniques that share the costs of infrastructure improvements for new development.
- d. Establish an office, position, or contract for planning and development.
- e. Continue to maintain and expand, if necessary, a position for code enforcement.
- f. Use local improvement districts (LIDs) to pay for select projects. Non-contiguous projects without direct local benefit may be financed through LIDs when unanimous owner consent is provided.
- g. Establish procedures that allow developers to be reimbursed for offsite transportation or infrastructure improvement costs that cannot be attributed to the proposed development. As additional properties develop, property owners or developers shall pay the initial developer for their share of the improvement costs.
- h. To fairly distribute costs associated with new development, develop a water rate structure that results in higher rates for areas with higher infrastructure costs.
- i. Establish systems development charges (SDCs) to create a fund to help pay for infrastructure projects. These charges may involve payments based on hook-ups and usage: for example, high water users pay higher fees. Funds from SDCs shall be used for projects listed in capital facilities plans. (Since 1996, impact fees have been available to help pay for a variety of public improvements.)
- j. Establish a regional water supply replacement/reserve fund to help finance new water supply facilities, such as new wells or transmission lines and treatment facilities for Palisades Reservoir water.

Objective 7.2

Approve plans to develop adequate public facilities to serve existing development and future growth.

Policy:

- a. Within areas identified as New Neighborhoods on the Comprehensive Plan Map, develop and adopt neighborhood plans prior to approval of any new residential subdivision or development of any new commercial, institutional, or industrial use within the district.
- b. Use neighborhood plans; identify the locations of proposed land uses, arterial and collector streets, parks and public lands, and major public facilities.