

15-06-02 General Non-Residential Development Standards

- K. **Utilities.** All utility lines shall be placed underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed, and no pole or other support structure therefore shall be erected, altered or replaced, upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction.
1. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method. Gas meters and electric service meters & panels shall be located on the side of the building.
 2. Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. Prior to construction, contact must be made with "Blue Stakes" to identify underground utility lines.
 3. Where overhead poles exist, service lines to new developments must be placed underground from the nearest overhead service pole.
 4. This section does not require removal of any existing electrical transmission facilities and electrical distribution lines nor does it restrict the repair, minor relocation, and maintenance of any such existing facilities, except that the developer shall be responsible for the removing of utility poles out of the public right-of-way that may be left in the right-of-way after public improvements associated with the project are completed. All utility lines associated with the pre-existing utility pole(s) shall be placed underground across the frontage of the development.
 5. For developments with frontages of 500 feet or less, the owners or developers of the property may, at the City's option and upon approval from the Director of Public Utilities, pay to the City a fee in lieu of burying existing overhead facilities across the frontage. The fee shall be deposited into a restricted capital projects account to pay the cost of burial at that site in the future. The amount of the fee shall be set by the City Council based upon an evaluation of reasonable burial costs.
 6. **Street Tree/Street Light Coordination.** Actual tree spacing during site plan review may be adjusted, as necessary, to match existing streetscape or to adapt to unique on-site conditions that would justify such, e.g. topography, street lights, power lines and poles, and other utilities. In some cases, street trees may need to be placed behind sidewalks, or eliminated, in order to accommodate on-site conditions. Parkstrips on arterial and collector streets should accommodate street trees, street lights, and other needed utilities. Street trees should be placed such that the street lighting system functions properly and achieves the desired result.