

## **3.102 Utilities and Easements**

The purpose of this Section is to ensure that adequate easements for public utilities and drainage are provided for all developments, to establish standards for street lighting, and to require that new developments be served with underground utilities.

- 3.102.01 Public Utility Easements
- 3.102.02 Utility Easements
- 3.102.03 Creeks and Watercourse Maintenance Easements
- 3.102.04 Street Lighting
- 3.102.05 Underground Utilities

### **3.102.01 Public Utility Easements**

#### A. Public Easements

1. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.

### **3.102.02 Utility Easements**

#### A. Utility Easements

1. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.
2. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.

### **3.102.03 Creeks and Watercourse Maintenance Easements**

#### A. Creeks and Watercourse Maintenance Easements

1. Public improvement and maintenance easements shall be dedicated along all creeks and other water courses. On streams and waterways where development is regulated, based on Federal Emergency Management Administration (FEMA) flood hazard delineation, the minimum width shall be adequate to accommodate the 100-year floodway.
2. On other open channel water courses, such easements shall, at a minimum, extend from the top of one bank to the top of the other bank. These easements shall include an additional 20 feet in width at the top of the bank along the entire length, on one side of the open channel.
3. On all piped systems, the easement shall be a minimum of sixteen feet in width. Wider easements may be required by the Director, when needed to accommodate the installation of, or access to, larger and/or deeper pipes.

**3.102.04**    **Street Lighting**

A. Public Streets

Public streets abutting a development shall be illuminated with street lights installed to the standards of the City and the electric utility.

B. Manufactured Dwelling Park Private Streets

The full length of private streets and walkways in manufactured dwelling parks shall be illuminated with lighting designed to average 0.25 horizontal foot-candles.

**3.102.05**    **Underground Utilities**

All permanent utility service to and within a development shall be underground, except where overhead high-voltage electric facilities exist.

Proposed Standards Dec 4 2012