

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2008-54

3
4
5 AN ORDINANCE

6 CREATING A NEW SECTION 14-6.2(F) SFCC 1987 ESTABLISHING REQUIREMENTS
7 REGARDING ELECTRIC FACILITIES AND MAKING SUCH OTHER CHANGES AS
8 ARE NECESSARY.

9
10 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

11 Section 1. Table 14-2.1-1 SFCC 1987 (being ordained as Ord. #2001-38 §2, as
12 amended) is amended to read as shown on the attached Exhibit A.

13 Section 2. [NEW MATERIAL.] A new Section 14-3.1(F)(2)(a)(xv) SFCC 1987
14 is ordained to read:

15 (xv) Electric facilities as set forth in §14-6.2(F).

16 Section 3. [NEW MATERIAL.] A new Section 14-3.18 SFCC 1987 is ordained
17 to read:

18 14-3.18 UTILITY CONFORMITY REVIEWS

19 (A) Electric Facilities

20 Pursuant to §3-19-11 NMSA 1978, the Planning Commission shall conduct
21 utility conformity reviews of electrical facilities as set forth in §14-6.2(F)(9).

22 Section 4. [NEW MATERIAL.] A new Section 14-5.2(A)(7) SFCC 1987 is
23 ordained to read:

24 (7) Electric Facilities

25 The review of electric facilities in the historic districts shall be limited as

1 set forth in §14-6.2(F)(10).

2 **Section 5. Table 14-6.1-1 SFCC 1987 (being ordained as Ord. #2001-38, §2 as**
3 **amended) regarding PUBLIC, INSTITUTIONAL, AND CIVIC is amended to add the**
4 **categories as shown on the attached Exhibit B.**

5 **Section 6. Section 14-6.2(B)(8) SFCC 1987 (being ordained as Ord. #2001-38,**
6 **§2) is amended to read:**

7 (8) Public or Private Utilities

8 (a) For the purpose of this chapter, shall include: a gas regulator
9 station, telephone exchange, water or sewage pumping station or
10 a water storage facility.

11 (b) The lot area, screening against light, fumes, noise or
12 unsightliness, protection against unattractive nuisance
13 characteristics and protection against interference with radio and
14 television reception shall be as required by the Board of
15 Adjustment.

16 (c) Telecommunication facilities are subject to §14-6.2(E).

17 (d) Electric facilities are subject to §14-6.2(F).

18 **Section 7. [NEW MATERIAL.] A new Section 14-6.2(F) SFCC 1987 is**
19 **ordained to read:**

20 **(F) Electric Facilities**

21 (1) Title

22 §14-6.2(F) shall be referred to as the “Electric Facilities Ordinance”.

23 (2) Authority

24 §14-6.2(F) is adopted pursuant to the following:

25 (a) §3-19-11 NMSA 1978;

1 (b) The general welfare and police powers conferred upon the city of
2 Santa Fe by §3-17-1 et seq. and §3-18-1 et seq. NMSA 1978;

3 (c) The powers conferred upon the city of Santa Fe by New Mexico
4 Constitution, Article X §§6(D) and 6(E) and the Municipal
5 Charter Act, §3-15-1 et seq. NMSA 1978, which have been
6 exercised by the city's adoption of its "Santa Fe Municipal
7 Charter".

8 (3) Purpose

9 The purposes of §14-6.2(F) are to:

10 (a) Identify and, to the extent reasonable and practicable, reduce
11 negative impacts upon residents of the City due to new and
12 expanded electric facilities;

13 (b) Ensure that the company can continue to provide safe and
14 reliable electric service that meets both the current and future
15 needs of the City and its residents;

16 (c) Promote planning and regulatory certainty;

17 (d) Ensure the highest degree of coordination between the City, its
18 residents, and the company to achieve the objectives of both the
19 company and the public;

20 (e) Encourage thoughtful design of electric facilities through careful
21 siting, landscaping, and architectural enhancements consistent
22 with local, state, and federal requirements, and recognize the
23 need for the company to operate and maintain the electrical
24 system safely;

25 (f) Support the joint use of electric facilities and distribution

1 facilities; and

2 (g) Ensure compliance with §3-19-11 NMSA 1978 and all other
3 controlling regulatory requirements under federal and state law
4 and such other laws and regulations that may be applicable.

5 (4) Electric Facilities Plan

6 The Governing Body shall adopt an Electric Facilities Plan as an
7 amendment to the city of Santa Fe General Plan by passage of a
8 resolution.

9 (5) Annual Informational Meeting for Proposed Electric Projects

10 Notwithstanding any other process contemplated by §14-6.2(F), the
11 company shall provide a list of proposed electric projects and request an
12 annual meeting for an informational presentation with the Land Use
13 Department, the Planning Commission, the Historic Design Review
14 Board, and the City of Santa Fe Public Utilities Committee. The
15 company, if requested, shall provide an informational briefing to the
16 Governing Body.

17 (6) Applicability

18 (a) §14-6.2(F) shall apply to electric projects located within the City
19 limits whether upon private or public lands; however, §14-6.2(F)
20 shall apply to electric projects on state and federal lands only to
21 the extent of the City's jurisdiction or in accordance with any
22 contractual understanding. Nothing herein shall be deemed a
23 waiver of the City's police power authority to seek redress
24 against any person placing electric facilities in such a location or
25 manner as to create a risk to public safety.

- (b) §14-6.2(F) shall not apply to the following:
 - (i) The installation of distribution facilities consisting of three or fewer poles;
 - (ii) Electric facilities and distribution facilities in existence prior to the adoption of this Ordinance (October 29, 2008);
 - (iii) Emergency and temporary facilities or the emergency repair of electrical facilities; and
 - (iv) The installation of any distribution underground system.

(7) No Application Required

The following shall not require submittal of an application for review under §14-6.2(F); however, compliance with §14-6.2(F)(11) is required:

- (a) Station maintenance including equipment replacement or upgrade inside existing walls to a higher capacity and maintenance or improvements to existing infrastructure such as painting over graffiti on walls or renewing landscaping;
- (b) The modification or addition of equipment, control units, or electric structures within a substation to the extent that there is no significant outside visual impact;
- (c) Use of substation property for temporary storage (for less than one year) of materials to the extent there is no outside visual impact;
- (d) Any line maintenance including repair, modification, or replacement of poles with poles of similar height and appearance, such poles to be not more than ten feet taller than

1 existing poles above ground height, and repair or replacement of
2 components with a similar component such as guy wires and
3 anchors, insulators, and hardware on existing electric structures;

4 (e) Reconductoring and/or reframing on existing electric structures
5 or lines to the extent not inconsistent with paragraph (7)(f)
6 below;

7 (f) Upgrade of line capacity that does not increase the total number
8 of electric structures by 10% added electric structures, or more
9 than ten added feet of height on any individual electric structure
10 or any additional new conductor on the electric structures;

11 (g) Installation of equipment (such as switches or splice boxes) and
12 communications cables and appurtenances on existing electric
13 structures or lines;

14 (h) Erection and removal of temporary facilities;

15 (i) Relocation of electric structures within 50 feet of current site to
16 accommodate pole replacement for maintenance or to provide
17 clearances for public improvements;

18 (j) Retirement, topping, and/or removal of any electrical facilities;

19 (k) Developer or city-initiated projects that have received Planning
20 Commission or other City approval; or

21 (l) Erection or removal of temporary fencing or other temporary
22 improvements (less than one year), so long as any temporary
23 fencing or other temporary improvements comply with all other
24 City requirements, regulations, and permits;

25 (8) Administrative Approval

1 (a) The following shall require submittal of an application for
2 administrative review and approval by the Land Use Department
3 unless they are located in an Escarpment Overlay District or a
4 Highway Corridor District in which case they shall require
5 approval by the Planning Commission:

6 (i) Station improvements including relocation of non-
7 electric related infrastructure outside the wall, such as
8 driveways or sidewalks and expansion of station size by
9 expanding walls or fences at existing sites;

10 (ii) Relocation of electric structures within 50 feet of current
11 site other than those to accommodate pole replacement
12 for maintenance or to provide clearance for public
13 improvements.

14 (b) Administrative review and decision shall be made in a timely
15 fashion, and if not made within 30 days of the date a complete
16 application was submitted, the company will be provided with
17 written notification why delay continues and expected time
18 frame for decision.

19 (c) The Land Use Department shall review and approve applications
20 if the proposed use complies with all relevant City ordinances
21 and regulations. However, the Land Use Department may choose
22 not to make a decision on an application and refer the application
23 to the Planning Commission for review upon notice to the
24 company.

25 (9) Planning Commission; Governing Body Approval

1 (a) All electric projects not eligible under paragraphs (7) or (8)
2 above except transmission facilities shall require submittal of an
3 application for review and approval by the Planning
4 Commission. Transmission facilities except those described in
5 paragraphs (7) or (8) above shall require submittal of an
6 application for review and recommendation by the Planning
7 Commission for approval by the Governing Body.

8 (b) The Planning Commission shall consider the siting policies of
9 the Electric Facility Plan as it may be amended and grant
10 approvals with such conditions as are appropriate under this
11 Chapter or deny approvals when electric projects are not
12 harmonious with and adaptable to buildings, structures and uses
13 of properties underlying and/or adjacent to the electric project
14 and other properties in the vicinity of the electric project, and
15 shall specify such requirements for ingress and egress to public
16 streets, provisions for drainage, and screening as the Planning
17 Commission deems necessary for the electric project to achieve
18 conformance with the purposes of §14-6.2(F) and the General
19 Plan.

20 (c) As per §3-19-11 NMSA 1978, if the Planning Commission
21 disapproves an application for which it has approval authority, it
22 shall state its reasons to the Governing Body. The Governing
23 Body may overrule the Planning Commission disapproval and
24 approve the application by a two-thirds vote of all its members.

25 (10) Historic District Review; Authority

1 All electric projects eligible in paragraphs (8) or (9) above which are
2 located within a Historic District shall require Historic Design Review
3 Board approval. Additional restrictions are set forth in paragraph (11)(j)
4 below.

5 (11) General Requirements

6 (a) Aesthetics, Lighting, Signs, and Noise

7 Electric projects shall comply with all City ordinances and
8 regulations with respect to materials, colors, textures, finish,
9 screening and landscaping, and the design of related structures,
10 subject to applicable design codes and safety standards. All
11 electric projects shall also comply with any and all lighting,
12 signage, and noise ordinances and regulations of the City.

13 (b) Design Codes; Safety Standards

14 Design and operation of electric facilities is governed by the
15 National Electrical Safety Code (NESC) as adopted by the State
16 of New Mexico, and other applicable national, state, and industry
17 codes and guidelines.

18 (c) Electric and Magnetic Fields (EMF)

19 Electric and magnetic fields shall be considered when locating
20 transmission lines and distribution lines in accordance with the
21 Electric Facilities Plan.

22 (d) Property Maintenance

23 All real property owned or leased by the company used for
24 switching stations, or substations shall be maintained, without
25 expense to the City, so as to be safe, orderly, attractive, and in

1 conformity with all applicable City codes and regulations with
2 respect to the removal of weeds, trash, and graffiti.

3 (e) Permits; Plans Required

4 Building permits shall not be required for electric facilities and
5 distribution facilities. For other uses, building permits shall be
6 required as set forth in City Code.

7 (f) Restoration of Improvements

8 Upon completion of an electric project, the company shall
9 promptly repair any and all public and private property
10 improvements, landscaping, fixtures, structures, and facilities
11 damaged during the course of construction, restoring the same to
12 a condition not less than its condition before the start of
13 construction or as agreed to by the affected property owner and
14 the company.

15 (g) Electric Facility Heights

16 Due to the need to meet safety requirements, electric facilities
17 shall meet applicable clearances specified in the National
18 Electrical Safety Code (NESC). Transmission facilities are
19 between 60 and 100 feet in height. Distribution facilities are
20 between 35 to 55 feet in height.

21 (h) Airport

22 Any electric project within the Class D airspace surrounding the
23 Santa Fe airport shall be built in conformity with all applicable
24 Federal Aviation Administration (FAA) regulations. Any
25 facilities requiring FAA submittal shall also be provided for

1 informational purposes to the City.

2 (i) Traffic Control Plan

3 A traffic control plan shall be submitted as required by §23-2.17
4 SFCC 1987.

5 (j) Switching Stations and Substation

6 (i) Walls that protect and screen electric equipment shall be
7 a maximum of 12 feet in height in the historic districts
8 and 14 feet in height elsewhere. Walls over six feet high
9 shall be set back no less than 15 feet from the property
10 line. This paragraph takes precedence over other height
11 limits set forth in this Chapter.

12 (ii) In historic districts walls shall be earth tone stucco and
13 articulated so that there is a change in wall height of no
14 less eight inches at least every 25 linear feet of wall and
15 that there is a horizontal jog of at least one foot at least
16 every 50 linear feet of wall. Walls shall be constructed
17 so that no block seams are visible and nothing is placed
18 on top of the wall. Gates shall be constructed as see-
19 through wrought iron.

20 (iii) Lighting shall be utilized only when utility personnel are
21 on-site.

22 (12) Application Submittal Requirements

23 (a) General Requirement

24 All applications submitted to the Land Use Department shall be
25 in writing. If an application is determined to be incomplete, the

1 Director shall provide notice, within ten business days of the
2 date the application is submitted, to the company along with an
3 explanation of the application's deficiencies. Electronic
4 submittals will be considered on a case-by-case basis, subject to
5 security requirements.

6 (b) Transmission line facilities

7 The following information shall be provided:

- 8 (i) Purpose and need for the electric project;
- 9 (ii) Analysis of conformity with the General Plan and the
10 Electric Facilities Plan, as amended or successor plans,
11 and relevant guiding policies;
- 12 (iii) Description of the proposed action and alternative
13 corridors examined;
- 14 (iv) Constraints and opportunities associated with each
15 alternative corridor;
- 16 (v) Electric project location map and aerial photo;
- 17 (vi) Details of typical electric structures (height, diameter,
18 phase spacing);
- 19 (vii) Electric project "in service date" and estimated
20 construction start date;
- 21 (viii) Proposed action cost;
- 22 (ix) Within 200 feet along the proposed corridor:
- 23 A. Existing and proposed land uses and existing
24 zoning along the corridor;
- 25 B. Location of existing watercourses, drainage

1 channels, and water bodies;

2 C. Location of existing and proposed streets and
3 roads;

4 D. Topography, natural features, slopes and
5 floodplains, and cultural resources;

6 E. Visual considerations and general appearance
7 including visual simulations;

8 F. Existing and proposed electric project utility
9 easements (location and width);

10 G. Whether and to what extent public rights-of-way
11 will be used; and

12 H. Other environmental considerations, which may
13 be relevant to the electric project such as, but not
14 limited to, information on airport control zones,
15 and flood hazard zones;

16 (x) Discussion of the public input processes used;

17 (xi) Electric and magnetic field profiles;

18 (xii) Landscape restoration plan;

19 (xiii) Feasibility and estimated cost of an underground option,
20 if requested by the City; and

21 (xiv) A list of all known and related approvals required to
22 complete the electric project, regardless of the
23 jurisdiction requiring approval.

24 (c) Distribution Line Facilities

25 The following information shall be provided:

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- (i) Purpose and need for the electric project;
- (ii) Statement of conformity with the General Plan and the Electric Facility Plan, as amended or successor plans, and relevant guiding policies;
- (iii) Description of the proposed action;
- (iv) Constraints and opportunities;
- (v) Electric project location map and aerial photo;
- (vi) Details of typical electric structures (height, diameter, configuration);
- (vii) Electric project “in service date” and estimated construction start date;
- (viii) Proposed action cost;
- (ix) Within 50 feet along the proposed corridor:
 - A. Land uses along the corridor; and
 - B. Whether and to what extent public rights-of-way will be used;
- (x) Discussion of the public input processes used;
- (xi) Landscape restoration, if applicable; and
- (xii) Feasibility and estimated cost of an underground option, if requested by the City.

(d) Switching Stations and Substations

The following shall be submitted:

- (i) Purpose and need for the electric project;
- (ii) Analysis of conformity with the General Plan and the Electric Facilities Plan, as amended or successor plans,

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- relevant guiding polices;
- (iii) Description of the proposed action and alternative station sites examined;
- (iv) Constraints and opportunities associated with each alternative;
- (v) Electric project location map and aerial photo with property plat;
- (vi) Evidence of property control or intent to purchase the property;
- (vii) Electric project “in service date” and estimated construction start date;
- (viii) *Within a 200 foot radius from property line to include:*
 - A. Existing and proposed land uses and existing zoning;
 - B. Location of existing watercourses, drainage channels, and water bodies;
 - C. Location of existing and proposed streets and roads;
 - D. Topography, natural features, slopes and floodplains, and cultural resources;
 - E. Visual considerations and general appearance including visual simulations; and
 - F. Other environmental considerations, which may be relevant to the electric project such as but not limited to information on airport control zones,

1 and flood hazard zones;

2 (ix) Proposed electric facilities and site design to include a
3 site plan, elevation drawings (fencing and walls),
4 outdoor lighting, signs, vehicular access, parking,
5 revegetation, and landscape plan and terrain
6 management plan (if applicable);

7 (x) Discussion of the public input processes used; and

8 (xi) A list of all known and related approvals required to
9 complete the electric project, regardless of the
10 jurisdiction requiring approval.

11 (13) Fees

12 Applications shall be accompanied by a nonrefundable fee as established
13 by resolution.

14 (14) Waivers

15 (a) The Planning Commission may grant a waiver of the standards
16 set forth in §14-6.2(F) only if the Commission finds that said
17 waiver:

18 (i) Is in the best interest of the community as a whole;

19 (ii) Will not jeopardize public health, safety and welfare;
20 and

21 (iii) Will better serve the purposes contained in §14-
22 6.2(F)(3).

23 (b) The Planning Commission shall consider the following criteria
24 when granting a waiver:

25 (i) The general appearance of the facility,

- (ii) The nature of uses on adjacent and nearby properties;
- (iii) The surrounding topography;
- (iv) The proposed ingress and egress;
- (v) Improved electrical service for Santa Fe; and
- (vi) Such other factors as may be relevant.

(15) Appeals

- (a) A decision of the Land Use Department may be appealed by requesting the matter be placed on the next Planning Commission agenda for which all agenda posting, mailing and publication deadlines can be met.
- (b) A decision of the Planning Commission or the Historic Design Review Board may be appealed as set forth in §14-3.17(A) or as provided by §3-19-11 NMSA 1978.

(16) Public Notice

- (a) Administrative approvals
Fifteen days prior to the submittal of any application at the Land Use Department, the company shall provide notification by certified mail, return receipt requested, proof of which is to be included with the application to all property owners within 200 feet of the subject property, exclusive of right-of-way. If the property proposed to be used lies within the boundaries of a neighborhood association that has been listed with the Land Use Department to such neighborhood association.
- (b) Planning Commissions Approvals
For applications requiring Planning Commission approval, the

1 company shall comply with §§14-3.1(F) and (H).

2 (c) **Waivers**

3 For requests for waivers, the company shall comply with §§14-
4 3.1(F) and (H).

5 (d) **Appeals**

6 For appeals to the Planning Commission, notice shall be given as
7 set forth in §14-3.1(H).

8 (17) **Conformity Review**

9 Compliance with §14-6.2(F) serves as the utility conformity review set
10 forth in §14-3.18(A) of this chapter and §3-19-11 NMSA 1978.

11 (18) **Noncomplying Work**

12 Upon order of the Land Use Director, all work which does not comply
13 with the application requirements and specifications for the work, or
14 other requirements of §14-6.2(F), shall be removed or made to comply
15 within 30 days or sooner if the same pose an immediate threat to the
16 health or safety of the community.

17 (19) **Sale of Land to City**

18 The City of Santa Fe shall be notified when a parcel of land owned by
19 the company becomes available for purchase.

20 **Section 8. [NEW MATERIAL.] Article 14-12 SFCC 1987 is amended to**

21 **include the following new definitions:**

22 **COMPANY**

23 As used in §14-6.2(F) (Electric Facilities), electric service provider or its contractors or other
24 persons constructing electric facilities and distribution facilities.

25 **CONDUCTOR**

1 As used in §14-6.2(F) (Electric Facilities), a substance or body, usually in the form of a wire,
2 cable or busbar, that allows a current of electricity to pass continuously along it.

3 **DISTRIBUTION FACILITIES**

4 As used in §14-6.2(F) (Electric Facilities), the system of lines and poles, including the
5 transformers and switches, and related appurtenances located thereon, that connects between
6 transmission network and customer load that operates at electrical voltages of 40 kV or below.

7 **ELECTRIC FACILITIES**

8 As used in §14-6.2(F) (Electric Facilities),

- 9 (A) 40 kV and above transmission lines,
- 10 (B) Switching stations;
- 11 (C) Substations; or
- 12 (D) The placement of three or more distribution poles and related lines.

13 **ELECTRIC PROJECT**

14 As used in §14-6.2(F) (Electric Facilities), the placement of all 40 kV and above transmission
15 lines, switching stations, and substations; the upgrade, replacement, or relocation of any 40 kV
16 and above transmission lines, switching stations and substations; and the placement of more than
17 three new distribution poles (not reviewed through the development review and building permit
18 process).

19 **ELECTRIC STRUCTURE**

20 As used in §14-6.2(F) (Electric Facilities), one or more poles connected to each other by braces
21 cross arms or grounding systems with insulators and other hardware and carrying electric service.

22 **EMERGENCY**

23 As used in §14-6.2(F) (Electric Facilities), any repair, restoration or replacement of an electric
24 facilities made necessary because of a sudden unexpected event which as created a condition
25 which is an immediate and continuing threat to the safety of property or persons.

1 **EMERGENCY FACILITIES**

2 As used in §14-6.2(F) (Electric Facilities), electric facilities and distribution facilities used to
3 provide service due to emergency conditions.

4 **JOINT USE**

5 As used in §14-6.2(F) (Electric Facilities), the use in common of a particular facility by two or
6 more entities, such as the attachment of a telecommunications company's antenna or other
7 telecommunications apparatus on the transmission structure of an electric utility.

8 **POLE**

9 As used in §14-6.2(F) (Electric Facilities), steel, wood or other material placed in the ground to
10 hold associated insulators, braces and other attachment hardware for electric service.

11 **PLACEMENT**

12 As used in §14-6.2(F) (Electric Facilities), installation of electric facilities, but which are not
13 relocation or replacement as defined in Article 14-12, where similar facilities have not previously
14 existed.

15 **RECONDUCTOR**

16 As used in §14-6.2(F) (Electric Facilities), to increase the capacity of a line by removing the
17 existing conductor and replacing it with a larger size conductor that will be operated at the same
18 voltage.

19 **REFRAMING**

20 As used in §14-6.2(F) (Electric Facilities), work on a pole or electric structure that involves
21 replacing structural members, improving clearances, and other maintenance, Replacements or
22 retrofits on existing poles or electric structures.

23 **RELOCATION**

24 As used in §14-6.2(F) (Electric Facilities), removal of existing electric facilities and reinstallation
25 of those facilities or new similar facilities in a new location not more than 50 feet distant from the

1 original location.

2 **REPLACEMENT**

3 As used in §14-6.2(F) (Electric Facilities), removal of existing electric facilities and installation
4 of new similar facilities in a location as close as practicable to the original location.

5 **SUBSTATION**

6 As used in §14-6.2(F) (Electric Facilities), facility equipment that switches, changes, or regulates
7 electric voltage. An electric power station that serves as a control and transfer point on an
8 electrical transmission system. Substations route and control electrical power flow, transform
9 voltage levels, and serve as delivery points to industrial customers.

10 **SWITCHING STATION**

11 As used in §14-6.2(F) (Electric Facilities), facility equipment used to tie together two or more
12 electric circuits through switches. The switches are selectively arranged to permit a circuit to be
13 disconnected or to change the electric connection between the circuits.

14 **TEMPORARY FACILITIES**

15 As used in §14-6.2(F) (Electric Facilities), electric facilities and distribution facilities used to
16 provide service for less than one year.

17 **TRANSMISSION FACILITIES**

18 As used in §14-6.2(F) (Electric Facilities), the network of high-voltage lines, transformers, and
19 switches used to move electrical power from generators to the distribution system. Also used to
20 interconnect different utility systems and independent power producers into a synchronized network.
21 Transmission is considered to end when the energy is transformed for distribution to the customer.

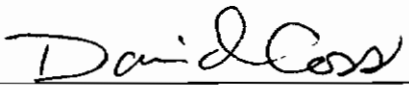
22 **UNDERGROUND SYSTEM**

23 As used in §14-6.2(F) (Electric Facilities), a system of underground primary and/or secondary
24 distribution cables which may have transformers, terminal boxes, switching devices and other
25 facilities necessarily appurtenant to such a system mounted on the surface, or any portion thereof.

1 **UPGRADE**

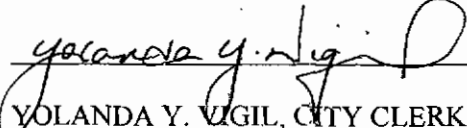
2 As used in §14-6.2(F) (Electric Facilities), to rebuild, improve, or increase the voltage or current
3 carrying capability of an electric transmission line, switching station, or substation.

4 PASSED, APPROVED and ADOPTED this 29th day of October, 2008.

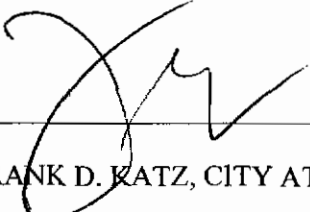
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7 DAVID COSS, MAYOR

8 ATTEST:

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11 YOLANDA Y. VIGIL, CITY CLERK

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13 APPROVED AS TO FORM:

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16 FRANK D. KATZ, CITY ATTORNEY

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Table 14-2.1-1								
PROCEDURE	§	GB	PC	BOA	BCD DRC	HDRB	AC	PLUD STAFF
Amendments to the General Plan	14-3.2	R/D	R/REC	-	-	-	-	R/REP
Amendments to the Text of the Code	14-3.3	R/D	R/REC	-	-	R/REC (some)	R/REC (some)	R/REP
Annexations	14.3.4	R/D	R/REC	-	-	-	-	R/REP
Rezoning	14-3.5	R/D	R/REC	-	R (for Redvt. Districts)	R (if referred)	R (if referred)	R/REP
Special Exceptions	14-3.6	A		R/D	-	-	-	-
Subdivisions of Land	14-3.7	A	R/D A (some)	-	-	-	-	R/REP
Development Plans	14-3.8	A	R/D A (some)	-	R/D (some)	-	-	R D (some)
Development in Flood Hazard Areas	14-3.9	-	A		-	-	-	R/D (Flood Plain Administrator)
Building Permits	14-3.10	-	A (some)	A	-	-	-	R/D
Certificates of Occupancy	14-3.11	-	-	-	-	-	-	R/D (I&E Office)
Archaeological Clearance Permits	14-3.13	A	-	-	-	-	R/D	-
Demolition of Historic Structure	14-3.14	A	-	-	-	R/D	R (if referred)	-
Minor Modifications	14-3.15							
Variances	14-3.16	-	R/D (some)	R/D	R/D (some)	-	-	-
Utility Conformity Review	14-3.18	A	R/D (some) A (some)	-	-	-	-	R/REP (some) R/D (some)

Table 14-2.1-1								
PROCEDURE	§	GB	PC	BOA	BCD DRC	HDRB	AC	LUD STAFF
Amendments to the General Plan	14-3.2	R/D	R/REC	-	-	-	-	R/REP
Amendments to the Text of the Code	14-3.3	R/D	R/REC	-	-	R/REC (some)	R/REC (some)	R/REP
Annexations	14-3.4	R/D	R/REC	-	-	-	-	R/REP
Rezoning	14-3.5	R/D	R/REC	-	R (for Redvt. Districts)	R (if referred)	R (if referred)	R/REP
Special Exceptions	14-3.6	A		R/D	-	-	-	-
Subdivisions of Land	14-3.7	A	R/D A (some)	-	-	-	-	R/REP
Development Plans	14-3.8	A	R/D A (some)	-	R/D (some)	-	-	R D (some)
Development in Flood Hazard Areas	14-3.9	-	A		-	-	-	R/D (Flood Plain Administrator)
Building Permits	14-3.10	-	A (some)	A	-	-	-	R/D
Certificates of Occupancy	14-3.11	-	-	-	-	-	-	R/D (I&E Office)
Archaeological Clearance Permits	14-3.13	A	-	-	-	-	R/D	-
Demolition of Historic Structure	14-3.14	A	-	-	-	R/D	R (if referred)	-
Minor Modifications	14-3.15							
Variances	14-3.16	-	R/D (some)	R/D	R/D (some)	-	-	-
Utility Conformity Review	14-3.18	A	R/D (some) A (some)	-	-	-	-	R/REP (some) R/D (some)

NOTES: GB = Governing Body PC = Planning Commission BOA = Board of Adjustment BCD = BCD Design Review Committee HDRB = Historic Design Review Board AC = Archaeological Committee LUD = Land Use Department ¹ Staff	"A" = Appeal "R" = Review "R/D" = Review and Decision "R/REC" = Review and Recommendation "R/REP" = Review and Report
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¹ Per Ordinance No. 2007-45, §30, all references "Planning and Land Use" are deleted and "Land Use" is inserted in lieu thereof.

TABLE 14-6.1 PERMITTED USES

Category	Specific Use	R 1 - R 6	R 7- R 9	R 7 (D)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B CD	I 1	I 2	B I P	S C 1	S C 2	S C 3	M U	Use- Specific Regs (See Section 14-6.2)
Distribution (electrical) Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F), (G) and (H)
Electric Facilities	Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
	Switching Stations	P							P	P	P		P	P	P	P	P	P	P	P	(F)
	Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)

EXHIBIT B
Electric Facilities