

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2008-35

INTRODUCED BY:

Miguel Chavez

AN ORDINANCE

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

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

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

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

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

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

14-3.18 UTILITY CONFORMITY REVIEWS

(A) Electric Facilities

Pursuant to §3-19-11 NMSA 1978, the Planning Commission shall conduct

utility conformity reviews of electrical facilities as set forth in §14-6.2(F)(9).

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

(7) Electric Facilities

The review of electric facilities in the historic districts shall be limited as
set forth in §14-6.2(F)(10).

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

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

(8) Public or Private Utilities

(a) For the purpose of this chapter, shall include: ~~[an electric
substation,]~~ a gas regulator station, telephone exchange, water or
sewage pumping station or a water storage facility.

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

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

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

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

(F) **Electric Facilities**

1 (1) Title

2 §14-6.2(F) shall be referred to as the “Electric Facilities Ordinance”.

3 (2) Authority

4 §14-6.2(F) is adopted pursuant to the following:

- 5 (a) §3-19-11 NMSA 1978;
- 6 (b) The general welfare and police powers conferred upon the city of
- 7 Santa Fe by §3-17-1 et seq. and §3-18-1 et seq. NMSA 1978;
- 8 (c) The powers conferred upon the city of Santa Fe by New Mexico
- 9 Constitution, Article X §§6(D) and 6(E) and the Municipal
- 10 Charter Act, §3-15-1 et seq. NMSA 1978, which have been
- 11 exercised by the city's adoption of its "Santa Fe Municipal
- 12 Charter".

13 (3) Purpose

14 The purposes of §14-6.2(F) are to:

- 15 (a) Identify and, to the extent reasonable and practicable, reduce
- 16 negative impacts upon residents of the City due to new and
- 17 expanded electric facilities;
- 18 (b) Ensure that the company can continue to provide safe and
- 19 reliable electric service that meets both the current and future
- 20 needs of the City and its residents;
- 21 (c) Promote planning and regulatory certainty;
- 22 (d) Ensure the highest degree of coordination between the City, its
- 23 residents, and the company to achieve the objectives of both the
- 24 company and the public;
- 25 (e) Encourage thoughtful design of electric facilities through careful

siting, landscaping, and architectural enhancements consistent with local, state, and federal requirements, and recognize the need for the company to operate and maintain the electrical system safely;

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

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

(4) Electric Facilities Plan

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

(5) Annual Informational Meeting for Proposed Electric Projects

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

(6) Applicability

(a) §14-6.2(F) shall apply to electric projects located within the City limits whether upon private or public lands; however, §14-6.2(F) shall apply to electric projects on state and federal lands only to

1 the extent of the City's jurisdiction or in accordance with any
2 contractual understanding. Nothing herein shall be deemed a
3 waiver of the City's police power authority to seek redress
4 against any person placing electric facilities in such a location or
5 manner as to create a risk to public safety.

6 (b) §14-6.2(F) shall not apply to the following:

- 7 (i) The installation of distribution facilities consisting of
8 three or fewer poles;
- 9 (ii) Electric facilities and distribution facilities in existence
10 prior to the adoption of this Ordinance (_____,
11 2008);
- 12 (iii) Emergency and temporary facilities or the emergency
13 repair of electrical facilities; and
- 14 (iv) The installation of any distribution underground system.

15 (7) No Application Required

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

- 18 (a) Station maintenance including equipment replacement or
19 upgrade inside existing walls to a higher capacity and
20 maintenance or improvements to existing infrastructure such as
21 painting over graffiti on walls or renewing landscaping;
- 22 (b) The modification or addition of equipment, control units, or
23 electric structures within a substation to the extent that there is
24 no significant outside visual impact;
- 25 (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 existing poles above ground height, and repair or replacement of components with a similar component such as guy wires and anchors, insulators, and hardware on existing electric structures;
- (e) Reconductoring and/or reframing on existing electric structures or lines to the extent not inconsistent with paragraph (7)(f) below;
- (f) Upgrade of line capacity that does not increase the total number of electric structures by 10% added electric structures, or more than ten added feet of height on any individual electric structure or any additional new conductor on the electric structures;
- (g) Installation of equipment (such as switches or splice boxes) and communications cables and appurtenances on existing electric structures or lines;
- (h) Erection and removal of temporary facilities;
- (i) Relocation of electric structures within 50 feet of current site to accommodate pole replacement for maintenance or to provide clearances for public improvements;
- (j) Retirement, topping, and/or removal of any electrical facilities;
- (k) Developer or city-initiated projects that have received Planning Commission or other City approval; or

1 (l) Erection or removal of temporary fencing or other temporary
2 improvements (less than one year), so long as any temporary
3 fencing or other temporary improvements comply with all other
4 City requirements, regulations, and permits;

5 (8) Administrative Approval

6 (a) The following shall require submittal of an application for
7 administrative review and approval by the Land Use Department
8 unless they are located in an Escarpment Overlay District or a
9 Highway Corridor District in which case they shall require
10 approval by the Planning Commission:

- 11 (i) Station improvements including relocation of non-
12 electric related infrastructure outside the wall, such as
13 driveways or sidewalks and expansion of station size by
14 expanding walls or fences at existing sites;
- 15 (ii) Relocation of electric structures within 50 feet of current
16 site other than those to accommodate pole replacement
17 for maintenance or to provide clearance for public
18 improvements.

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

24 (c) The Land Use Department shall review and approve applications
25 if the proposed use complies with all relevant City ordinances

1 and regulations. However, the Land Use Department may choose
2 not to make a decision on an application and refer the application
3 to the Planning Commission for review upon notice to the
4 company.

5 (9) Planning Commission; Governing Body Approval

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

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

25 (c) As per § 3-19-11 NMSA 1978, if the Planning Commission

disapproves an application for which it has approval authority, it shall state its reasons to the Governing Body. The Governing Body may overrule the Planning Commission disapproval and approve the application by a two-thirds vote of all its members.

(10) Historic District Review; Authority

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

(11) General Requirements

(a) Aesthetics, Lighting, Signs, and Noise

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

(b) Design Codes; Safety Standards

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

(c) Electric and Magnetic Fields (EMF)

Electric and magnetic fields shall be considered when locating transmission lines and distribution lines in accordance with the

Electric Facilities Plan.

(d) Property Maintenance

All real property owned or leased by the company used for switching stations, or substations shall be maintained, without expense to the City, so as to be safe, orderly, attractive, and in conformity with all applicable City codes and regulations with respect to the removal of weeds, trash, and graffiti.

(e) Permits; Plans Required

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

(f) Restoration of Improvements

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

(g) Electric Facility Heights

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

1 (h) Airport

2 Any electric project within the Class D airspace surrounding the
3 Santa Fe airport shall be built in conformity with all applicable
4 Federal Aviation Administration (FAA) regulations. Any
5 facilities requiring FAA submittal shall also be provided for
6 informational purposes to the City.

7 (i) Traffic Control Plan

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

10 (j) Switching Stations and Substation

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

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

25 (iii) Lighting shall be utilized only when utility personnel are

on-site.

(12) Application Submittal Requirements

(a) General Requirement

All applications submitted to the Land Use Department shall be in writing. If an application is determined to be incomplete, the Director shall provide notice, within ten business days of the date the application is submitted, to the company along with an explanation of the application's deficiencies. Electronic submittals will be considered on a case-by-case basis, subject to security requirements.

(b) Transmission line facilities

The following information shall be provided:

- (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, and relevant guiding policies;
- (iii) Description of the proposed action and alternative corridors examined;
- (iv) Constraints and opportunities associated with each alternative corridor;
- (v) Electric project location map and aerial photo;
- (vi) Details of typical electric structures (height, diameter, phase spacing);
- (vii) Electric project "in service date" and estimated construction start date;

- 1 (viii) Proposed action cost;
- 2 (ix) Within 200 feet along the proposed corridor:
- 3 A. Existing and proposed land uses and existing
- 4 zoning along the corridor;
- 5 B. Location of existing watercourses, drainage
- 6 channels, and water bodies;
- 7 C. Location of existing and proposed streets and
- 8 roads;
- 9 D. Topography, natural features, slopes and
- 10 floodplains, and cultural resources;
- 11 E. Visual considerations and general appearance
- 12 including visual simulations;
- 13 F. Existing and proposed electric project utility
- 14 easements (location and width);
- 15 G. Whether and to what extent public rights-of-way
- 16 will be used; and
- 17 H. Other environmental considerations, which may
- 18 be relevant to the electric project such as, but not
- 19 limited to, information on airport control zones,
- 20 and flood hazard zones;
- 21 (x) Discussion of the public input processes used;
- 22 (xi) Electric and magnetic field profiles;
- 23 (xii) Landscape restoration plan;
- 24 (xiii) Feasibility and estimated cost of an underground option,
- 25 if requested by the City; and

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

(c) Distribution Line Facilities

The following information shall be provided:

- (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.

1 (d) Switching Stations and Substations

2 The following shall be submitted:

- 3 (i) Purpose and need for the electric project;
- 4 (ii) Analysis of conformity with the General Plan and the
- 5 Electric Facilities Plan, as amended or successor plans,
- 6 relevant guiding policies;
- 7 (iii) Description of the proposed action and alternative
- 8 station sites examined;
- 9 (iv) Constraints and opportunities associated with each
- 10 alternative;
- 11 (v) Electric project location map and aerial photo with
- 12 property plat;
- 13 (vi) Evidence of property control or intent to purchase the
- 14 property;
- 15 (vii) Electric project "in service date" and estimated
- 16 construction start date;
- 17 (viii) Within a 200 foot radius from property line to include:
- 18 A. Existing and proposed land uses and existing
- 19 zoning;
- 20 B. Location of existing watercourses, drainage
- 21 channels, and water bodies;
- 22 C. Location of existing and proposed streets and
- 23 roads;
- 24 D. Topography, natural features, slopes and
- 25 floodplains, and cultural resources;

- 1 E. Visual considerations and general appearance
2 including visual simulations; and
3 F. Other environmental considerations, which may
4 be relevant to the electric project such as but not
5 limited to information on airport control zones,
6 and flood hazard zones;

- 7 (ix) Proposed electric facilities and site design to include a
8 site plan, elevation drawings (fencing and walls),
9 outdoor lighting, signs, vehicular access, parking,
10 revegetation, and landscape plan and terrain
11 management plan (if applicable);
12 (x) Discussion of the public input processes used; and
13 (xi) A list of all known and related approvals required to
14 complete the electric project, regardless of the
15 jurisdiction requiring approval.

16 (13) Fees

17 Applications shall be accompanied by a nonrefundable fee as established
18 by resolution.

19 (14) Waivers

- 20 (a) The Planning Commission may grant a waiver of the standards
21 set forth in §14-6.2(F) only if the Commission finds that said
22 waiver:
23 (i) Is in the best interest of the community as a whole;
24 (ii) Will not jeopardize public health, safety and welfare;
25 and

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

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

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

(c) Waivers

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

(d) Appeals

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

(17) Conformity Review

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

(18) Noncomplying Work

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

(19) Sale of Land to City

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

Section 8. [NEW MATERIAL.] Article 14-12 SFCC 1987 is amended to include the following new definitions:

COMPANY

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

CONDUCTOR

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

DISTRIBUTION FACILITIES

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

ELECTRIC FACILITIES

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

(A) 40 kV and above transmission lines,

(B) Switching stations;

(C) Substations; or

(D) The placement of three or more distribution poles and related lines.

ELECTRIC PROJECT

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

ELECTRIC STRUCTURE

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

EMERGENCY

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

EMERGENCY FACILITIES

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

JOINT USE

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

POLE

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

PLACEMENT

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

RECONDUCTOR

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

REFRAMING

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

RELOCATION

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

REPLACEMENT

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

SUBSTATION

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

SWITCHING STATION

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

TEMPORARY FACILITIES

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

TRANSMISSION FACILITIES

As used in §14-6.2(F) (Electric Facilities), the network of high-voltage lines, transformers, and switches used to move electrical power from generators to the distribution system. Also used to

1 interconnect different utility systems and independent power producers into a synchronized network.

2 Transmission is considered to end when the energy is transformed for distribution to the customer.

3 **UNDERGROUND SYSTEM**

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

7 **UPGRADE**

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

10 APPROVED AS TO FORM:

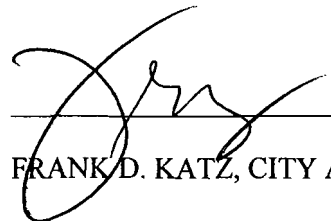
11
12 
13 FRANK D. KATZ, CITY ATTORNEY

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)
Development in Flood Hazard Areas	14-3.9	-	-	A	-	-	-	R/D (City Engr)
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	-	-	-	-
Utility Conformity Review	14-3.18	A	R/D (some) A (some)	=	=	=	=	R/REP (some) R/D (some)

<p>NOTES:</p> <p>GB = Governing Body</p> <p>PC = Planning Commission</p> <p>BOA = Board of Adjustment</p> <p>BCD = BCD Design Review Committee</p> <p>HDRB = Historic Design Review Board</p> <p>AC = Archaeological Committee</p> <p>PLUD = Planning and Land Use Department Staff</p>	<p>"A" = Appeal</p> <p>"R" = Review</p> <p>"R/D" = Review and Decision</p> <p>"R/REC" = Review and Recommendation</p> <p>" R/REP" = Review and Report</p>
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TABLE 14-6.1.1 PERMITTED USES

Category	Specific Use	R 1 R 6	R 7 R 9	R 7 (H)	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 1 P	S C	S C	S C	M D	Use Specific Regs (See Section 14-6.2)
<u>Distribution (electrical) Facilities</u>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F), (G) and (H)
<u>Electric Facilities</u>	<u>Substation</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
	<u>Switching Stations</u>	P							P	P	P		P	P	P	P	P	P	P	P	(F)
	<u>Transmission Lines</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)