15.05.601: GENERAL UTILITY REQUIREMENTS:

All utilities shall be designed in accordance with the city standard specifications or for private franchised utilities shall be in conformance with each utility's standards. Public utilities shall also be in conformance with the general plan, master plans, capital facility plans, impact fee facility plans, and city ordinances including city administrative rules and regulations as approved by the city.

(1) All utilities shall be provided through underground service in properly recorded easements or rights of way.

(2) Underground utilities shall be installed only after the street has been rough graded to a line and grade approved by the city.

(3) All utilities and other improvements that will be placed beneath the asphalt pavement section shall be installed prior to the placement of any road base and asphalt, and shall include any necessary crossing of other improvements or utilities.

(4) All utilities shall extend through and/or to future connection points for same, including the farthest point of the development for future growth, as required by the city.

(5) The developer shall be responsible for the coordination of utility installation with existing utilities, including the rerouting of existing utilities.

(6) Right of way and easement dedications shall be provided in accordance with city requirements and as necessary to provide all of the required improvements listed above.

(7) Developers of subdivisions or condominiums, or any other development, shall be required to design, construct and dedicate public improvements which are necessary to serve the development and connect to existing and future infrastructure.

(8) Impact and other fees and dedications associated with the development are also required in addition to the construction and dedication of public improvements required with the development. (Ord. 2016-02, 2016)