

Subd. K. Essential Services.

1. **Purpose.** The purpose of this subdivision is to provide for the installation of essential services such as telephone lines, pipelines, electric transmission lines and substations in such a manner that the healthy, safety, and welfare of the city will not be adversely affected. Essential services should also be installed in cognizance of existing and projected demands for such services.
2. **Administrative Permit.** All underground telephone lines, pipelines for local distribution, underground electric transmission lines, and overhead electric transmission lines less than 33 KV, which are intended to serve more than one (1) parcel and are proposed to be installed at locations other than in public right-of-way, shall require an administrative permit issued by the City after approval by the City Engineer. Approval by the City Engineer shall be based upon the information furnished in the following procedural requirements:
 - a. Prior to the installation of any of the previous essential services, the owner of such service shall file with the Zoning Administrator all maps and other pertinent information as deemed necessary for the City Engineer to review the proposed project.
 - b. The Zoning Administrator shall transmit the map and accompanying information to the City Engineer for his review and approval regarding the project's relationship to the Comprehensive Plan and/or ordinances and parts thereof.
 - c. The City Engineer shall report in writing to the Zoning Administrator its findings as to the compliance of the proposed project with the Comprehensive Plan and ordinances of the City.
 - d. In considering applications for the placement of essential services, as regulated in this section, the aforesaid City staff shall consider the effect of the proposed project upon the health, safety, and general welfare of the City, as existing and as anticipated; and the effect of the proposed project upon the Comprehensive Plan.
 - e. Upon receiving the approval of the City Engineer, the Zoning Administrator shall issue a special permit for the installation and operation of the applicant's essential services. If the Engineer's report recommends the denial of said permit causing the Zoning Administrator to deny its issuance, the applicant may appeal said decision to the Board of Appeals and Adjustments under the rules and procedure set forth in Section 51.02, Subd. D.2 of this Ordinance.
3. **Conditional Use Permit.** All transmission pipelines (i.e., pipelines not required for local distributing network) and overhead transmission and substation lines in

excess of 33 KV shall be a conditional use in all districts subject to the following procedure requirements:

- a. Prior to the installation of any of the previous essential services, the owner of such services shall file with the Zoning Administrator all maps and other pertinent information as deemed necessary for the City Council to review the proposed project.
- b. The Zoning Administrator shall transmit the map and accompanying information to the City Council for its review regarding the project's relationship to the Comprehensive Plan and parts thereof. A part of this review shall be a written report from the City Engineer.
- c. The City shall hold the necessary public hearings as prescribed by this Ordinance for conditional use.
- d. In considering the applications for the placement of essential services, as regulated by this subdivision, the City Council shall consider the advice and recommendations of the City staff and the effect of the proposed project upon the health, safety, and general welfare of the City, existing and anticipated, and the effect of the proposed project upon the Comprehensive Plan.