

Utility Easement Policy

- 1. Policy Accountable Owner: Staff STF**
- 2. Policy Name: Utility Easement Policy**
- 3. Purpose for policy:** To specify the regulations for utility companies requesting new facilities and easements in Genesee.
- 4. Policy details:**
 - a. Procedures
 - i. No new facility or enlargement of present facility not on an existing easement shall be placed in Genesee without written approval from the Architectural Review Committee ("ARC") and the Genesee Foundation Board.
 - ii. The ARC- and Genesee Foundation Board of Directors will not approve a new facility or enlargement of present facility not on an existing easement without consultation with Genesee's Utilities Committee and without compliance with the Substantive Guidelines below.
 - b. Substantive Guidelines
 - i. The volume of the facility should be the minimum required to house and ventilate the contents.
 - ii. The volume should be housed so as to minimize visibility. This will most times prioritize (i) reduction in height, then (ii) reduction in width, as seen from the road.
 - iii. The position of the new facility will be such as to minimize visibility from the road and neighboring residences. This can be done by (i) placing in a ditch or gully rather than on a ridge, (ii) placing as far from the road or residence as possible.
 - iv. The position of any new facility will allow for screening by berms, rocks, plants, trees or shrubs between the road or residences and the pedestal. If the pedestal requires a door, this should be positioned facing away from the road or residence to allow screening next to the pedestal, if at all possible.
 - v. Where, after all other methods to reduce visibility are considered, the facility will still be unacceptably visible from the road or residences (as decided by ARC), approval can still be given conditioned upon the utility company agreeing to install, within six months, landscaping (banns, rocks, plants, trees or shrubs) to reduce the visibility to acceptable level, as approved by the ARC.
 - vi. The color should be such as will blend with the surrounding area. This will be a color selected from colors pre-approved by ARC unless otherwise agreed by the ARC and Genesee Utilities Committee. A nonreflective surface will be required.

- vii. The visibility of any labels on the box should be minimized. This can be achieved by:
1. Placing only essential labeling.
 2. Reducing the size of any labeling.
 3. Using labels with lettering on a clear background.
 4. Lettering to be in black.
 5. Where possible, placing lettering on the side facing away from the road or residences.
 6. Facilities shall be maintained appropriately including periodic repainting with approved colors and re-adjusting or straightening boxes to be level.

APPROVED BY: Board of Directors
SUPERCEDES: All prior (dates)
REVIEW DATE:
EFFECTIVE DATE: TBD