



# CITY OF Caldwell, Idaho

Planning & Zoning

## HEARING REVIEW APPLICATION

### Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other \_\_\_\_\_

**STAFF USE ONLY:**

File number(s): ZON-18-06  
Idaho Power Rezone  
 Project name: \_\_\_\_\_  
 Date filed: 8/8/18 Date complete: \_\_\_\_\_  
 Related files: \_\_\_\_\_

cc 10/1

### Subject Property Information

Address: 0 Aviation Way, Caldwell, Idaho 83605 Parcel Number(s): R35305012B0  
 Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 1.59 Zoning: C-4  
 Prior Use of the Property: Vacant field in agricultural production  
 Proposed Use of the Property: Electrical substation

### Applicant Information:

Applicant Name: Idaho Power Company Phone: 208-388-2402  
 Address: 1221 West Idaho Street City: Boise State: Idaho Zip: 83702  
 Email: jmaffuccio@idahopower.com Cell: \_\_\_\_\_  
 Owner Name: same Phone: \_\_\_\_\_  
 Address: same City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Agent Name: (e.g., architect, engineer, developer, representative) Jeff Maffuccio  
 Address: same City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Cell: \_\_\_\_\_

### Authorization

Print applicant name: Jeff Maffuccio  
 Applicant Signature: \_\_\_\_\_ Date: 08/07/2018

AI

Project Name: Skyway Substation	File #: 201-18-06
Applicant/Agent: Idaho Power Company, Jeff Maffuccio	

Applicant (v)	Description	Staff (v)
X	Completed & signed Hearing Review Master Application	
X	Narrative fully describing the proposed use/request	✓
X	Recorded warranty deed for the subject property	✓
N/A	Signed Lease Agreement (if applicable)	
X	Vicinity map, showing the location of the subject property (8 1/2" x 11")	✓
X	Site Plan The following are suggested items that may be shown on the site plan:	✓
	• Property boundaries of the site ✓	
	• Existing buildings on the site NONE	
	• Parking stalls and drive aisles NONE	
	• Sidewalks or pathways (proposed and existing) NONE	
	• Fencing (proposed and existing) ✓	
X	Metes and bounds legal description for the site to be rezoned (must be submitted in electronic format).	✓
N/A	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	✓
X	Fee	

**STAFF USE ONLY:**

Date Application Received: 8/8/18

Received by: AC

Proposed Hearing Date: 9-11-18

Hearing Body: HE

August 1, 2018

Brian Billingsley, Director  
Caldwell Planning and Zoning  
621 Cleveland Blvd  
Caldwell, Idaho 83605

## Request for Re-zone Skyway Ranch Substation Project

Dear Mr. Billingsley,

Idaho Power Company (or Idaho Power) is pleased to file this Request for Re-zone Application. We are requesting approval of a re-zone for the parcel described in Idaho Power's Application, from Freeway Commercial (C-4) to Light Industrial (M-1), with intent to construct and operate an electrical substation.

Approval of this request will allow Idaho Power to successfully serve customers in your community with low-cost, reliable electricity. The proposed substation will provide additional capacity to the growing north and east sides of Caldwell. The substation will be connected to the existing electrical grid with a new transmission line, and will connect existing and new customers with reconfigured distribution service lines.

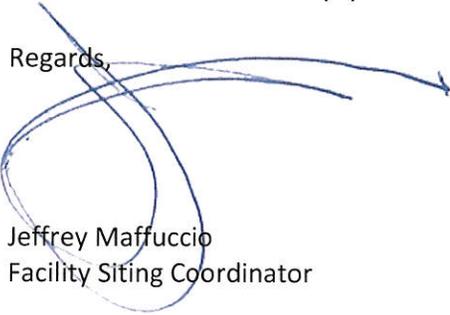
The proposed location for this re-zone is for an undeveloped 1.6-acre parcel of land, R35305012B0, near the intersection of Skyway Street and Aviation Way.

As described, the following items have been attached for your review:

1. Application and Checklist
2. Application Narrative (need, planning, design, zoning standards)
3. Warranty Deed and Property Description
4. Project Site Plan and Site Design
5. Neighborhood Meeting documentation

On behalf of Idaho Power, we appreciate your time and effort to review and consider this application. Please contact me with any questions or clarification, 208-388-2402 or [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com).

Regards,



Jeffrey Maffuccio  
Facility Siting Coordinator

## Application Narrative

### Request for Re-zone Skyway Ranch Substation Project

Idaho Power is pleased to file this narrative as an attachment to our Request for Re-zone Application. This re-zone, from Freeway Commercial (C-4) to Light Industrial (M-1) will allow Idaho Power to construct, maintain, and operate an electrical substation ("Substation") on the undeveloped parcel of land described in Idaho Power's application (the "Substation Property"). The Substation will be connected to the existing electrical grid with a new transmission line, connecting existing and new customers with reconfigured distribution service lines in north Caldwell, providing increased capacity and reliability.

#### About Idaho Power

Idaho Power is a regulated utility that services 24,000 square miles in Idaho and Oregon. Idaho Power strives to provide reliable, fair-priced energy. With 17 hydroelectric projects as the core of Idaho Power's generation resource, Idaho Power's residential, business, and agricultural customers pay among the nation's lowest rates for electricity.

#### About the Project

The purpose of this Substation is to provide reliable and resilient electrical service to existing, and future, customers in Caldwell.

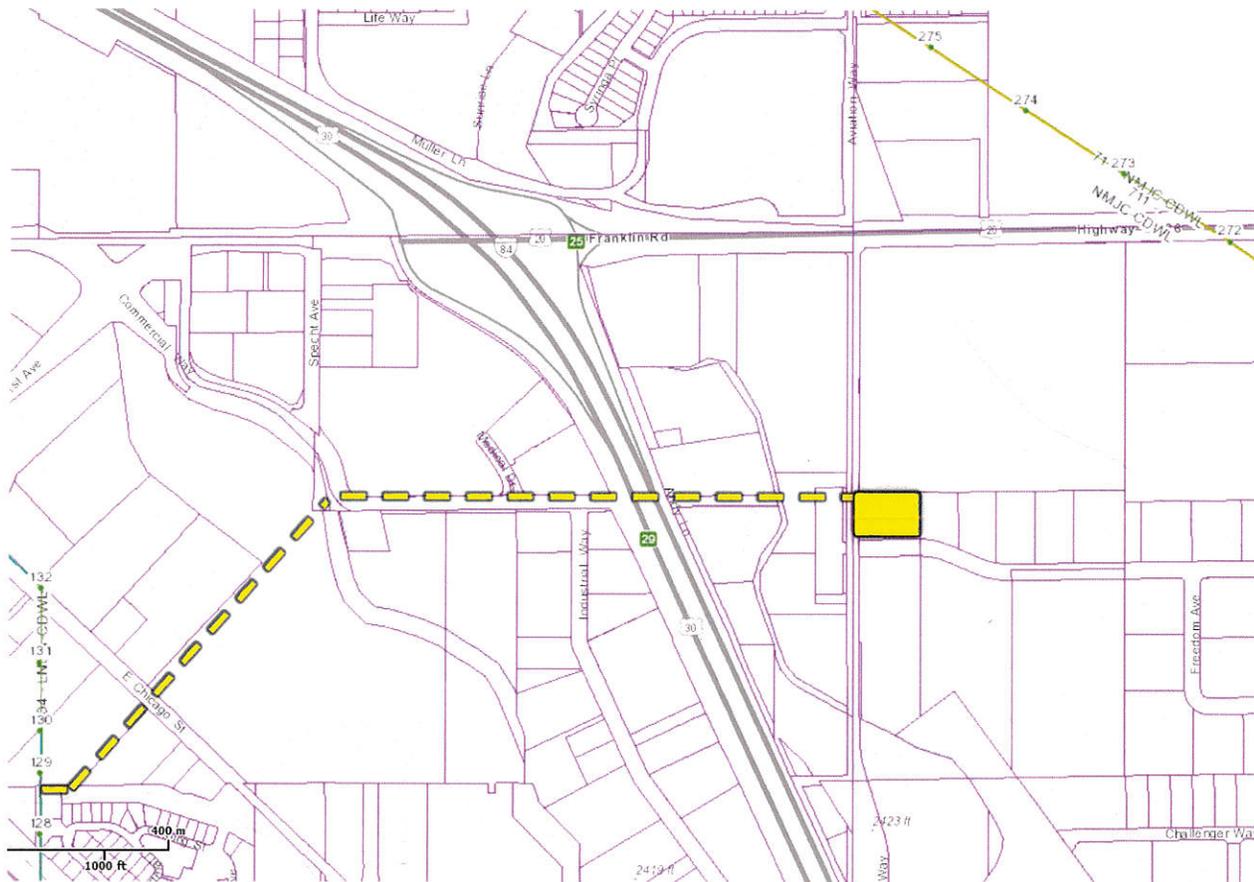
Per the image to the right, the Substation location (yellow outline) was chosen as an ideal location to provide the most effective and efficient service in the immediate vicinity, which has been identified as a potential area for commercial and industrial growth.

The location also enables Idaho Power to alleviate the electrical load from other stations in the area. The existing grid can better serve existing, and future customers, in Caldwell and surrounding Canyon County.



The map below shows a broader area of the project site. A new Idaho Power 138-kV transmission line will be constructed to feed the new Idaho Power Substation (yellow box), along Commercial Way. The proposed line route (yellow dash line) is still to be finalized. We expect that by the hearing(s), a route will be finalized and presented to the Hearing Examiner and City Council. A transmission line brings in "bulk" power to be split-out, or stepped down, at a substation and carried to customers on distribution lines.

With the growth that is occurring or planned in Caldwell, existing facilities are becoming strained as they reach their limit of capacity. This can affect the reliability of service to customers in these communities and the ability to provide electrical service to new development.



## Project Design Features

Idaho Power's proposed Substation will be located on a 1.6-acre undeveloped parcel, as shown in Idaho Power's Application. The Substation will include the facilities below to meet load growth in the area:

- Two (2) 138/12.5kV 44.8 MVA transformers, each to serve distribution feeders.
- Two (2) 138kV breakers beneath the transmission termination structure.
- Two (2) metalclad switchgear structures facilitating switching and control of distribution feeders.
- 20-ft by 38-ft concrete masonry control building.
- 8-ft tall chain-link fence with security wire and three 30-ft wide access gates.
- Low-water use landscaping with trees and shrubs.

The list above indicates the Substation facilities once fully developed. For the immediate future, only one transformer, breaker, and metalclad structure are needed to provide increased reliability and capacity.

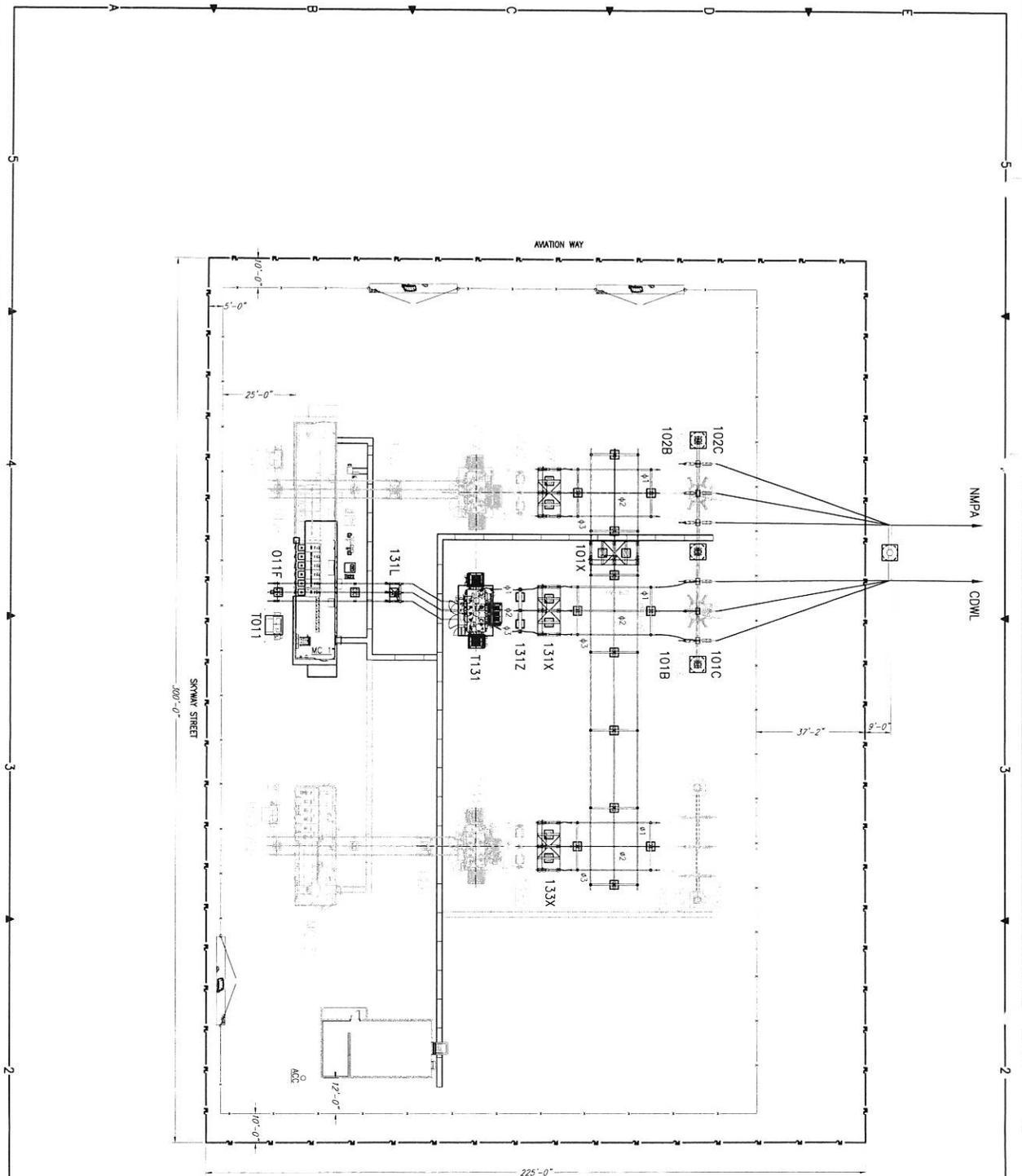
The image below is a typical Idaho Power substation, located in Star, with standard fencing and landscaping.



## Zoning Standards

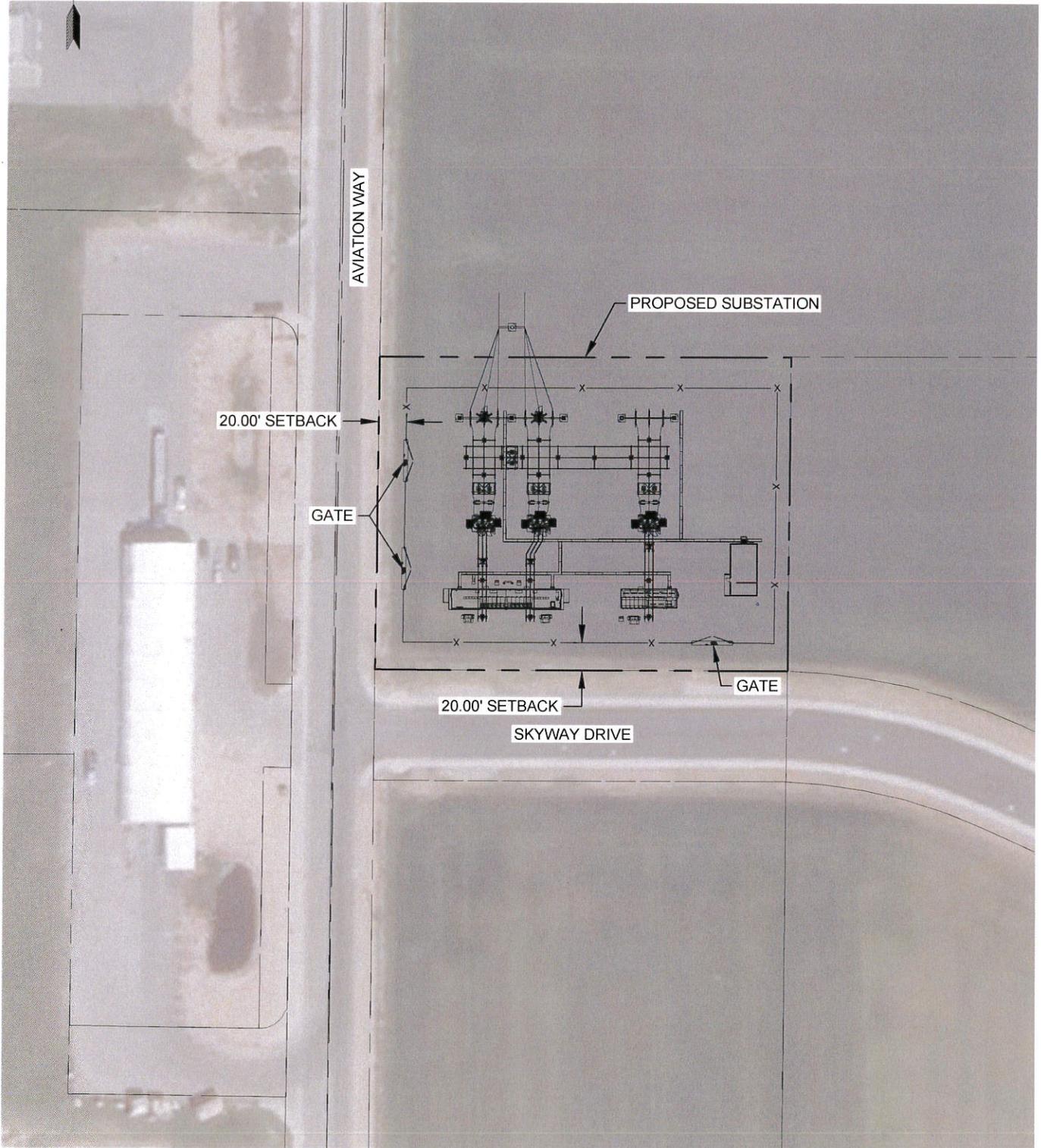
Idaho Power believes that this project complies with Caldwell's Municipal Code, Chapter 10: Zoning Regulations. This response is an attachment to our Rezone Application for the proposed Idaho Power Substation site. Idaho Power requests the re-zone from C-4 to M-1, as the C-4 zone does not currently allow a "public utility yard", or electrical substation.

This use would be a permitted use in the M-1 zone. The re-zone request only applies to the subject property, R35305012B0. The property is 1.59 acres with adequate space for a standard substation, associated transmission poles, and any setbacks as required under Chapter 10-02-03. In response to language set forth in the Zoning Ordinance Standards, Idaho Power believes that its re-zone request is "not undesirable, inappropriate, or unduly impactful to the surrounding area", the property abuts property that is currently zoned as "industrial" or industrial in nature.



SKYWAY STATION # # YARD PLAN IDAHO POWER COMPANY BOISE, IDAHO SCALE: 3/4" = 1'-0" DATE: 04-16-2018 BY: J.C.C. APPROVED: 21D-72100 REV. NO. 1 SHR. 1 60		SHEET NO. 21D-72100-1 OF 60
21D-72100-1 END TITLE SEE ELECTRICAL DRAWINGS		REVISION 1 04-16-2018 CREATED NEW DRAWING FOR SKYWAY STATION J.C.C. J.C.C.

# EXHIBIT A



/51 AM Path: L:\0-Projects\2018\CHCI\Funnel\27488515 - 0 Aviation Way Caldwell\Survey-Map(s)\DWG\27488515 - 0 Aviation Way Cal. exhibit

DS: KF	SCALE: 1" = 100'	DATE: 07/31/2018
DR: JS	SHT: 1 / 1	WO. NO.: 27488515
SV: --		

IDAHO POWER SUBSTATION  
CANYON COUNTY, IDAHO  
SEC. 25, T. 3N, R. 4W, B.M



A4

July 27, 2018

Subject: Proposed Idaho Power Substation at Skyway Street and Aviation Way

Dear Property Owner:

I am writing to inform you of a proposed substation project that Idaho Power is planning near your property, at the northeast corner of Skyway Street and Aviation Way, in Caldwell.

**We invite you to a neighborhood meeting at the project site on August 6, 2018 at 6 PM.**

Please see the map, below, for the project site location. We will be available to answer any questions or concerns you may have about the project, and discuss the re-zone process.

Idaho Power is preparing to request a re-zone from the City of Caldwell, to allow construction and operation of an electrical substation on the 1.6-acre site, as shown to the right.

Surrounding developments are, or will be, primarily commercial and light industrial. This project is intended to provide electrical service to existing and future customers in the area.

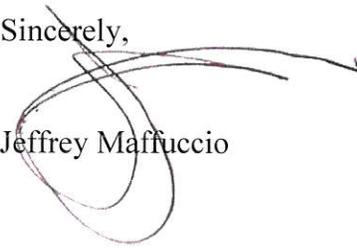
Project construction is expected to start in the late winter/early spring of 2019, and will take approximately three (3) months to complete.



We anticipate this meeting will be quick with the opportunity to provide project information and to answer any project questions you may have.

Please contact me with any questions at 208-388-2402 or [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com).

Sincerely,



Jeffrey Maffuccio

OWNERNAME	ADDRESS	CITY	STATE	ZIPCODE	PROP_AD	PROP_ZP
TAYLOR REED AND JACQUELINE TRUST	19210 WAGNER RD	CALDWELL	ID	83607	1320 AVIATION WAY	83605
RWK INVESTMENTS LLC	9839 W CABLE CAR STE 101	BOISE	ID	83709-1272	3912 HWY 20 26	
JRL PROPERTIES LP	9839 W CABLE CAR ST STE 101	BOISE	ID	83709	0 AVIATION WAY	
LEMIRCK PROPERTIES LLC	PO BOX 987	CALDWELL	ID	83606	3820 SKYWAY ST	83605
KF 89 LLC	3403 ARTHUR ST	CALDWELL	ID	83605	3901 SKYWAY ST	83605
TAYLOR REED AND JACQUELINE TRUST	19210 WAGNER RD	CALDWELL	ID	83607	0 AVIATION WAY	

AK

**2018-021407**  
RECORDED  
**05/18/2018 10:39 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 SDUPUIS \$15.00  
TYPE: DEED  
ALLIANCE TITLE - BOISE PRODUCTION  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

Alliance Title & Escrow Corp. Order No.:377823

**FOR VALUE RECEIVED**

**JRL Properties L.P., a Limited Partnership Company and Glasgow Enterprises, LLC, a Limited Liability Company**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Idaho Power Company, an Idaho Corporation**

whose current address is

**1221 West Idaho Street  
Boise, ID 83702**

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

**LEGAL DESCRIPTION EXHIBIT 'A'**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated this 15 day of May, 2018.

**JRL Properties L.P.**

\_\_\_\_\_  
John A. Laude, Sr., General Partner

**Glasgow Enterprises, LLC**

\_\_\_\_\_  
Lloyd W. Glasgow, Manager

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Notary Acknowledgment to Warranty Deed:

State of Idaho } ss.  
County of Ada }

On this 15 day of May, in the year 218, before me, the undersigned, a Notary Public in and for said state, personally appeared **John A. Laude, Sr.** known or identified to me to be the General Partner that executed the foregoing instrument, and acknowledged to me that he executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DL JR

Notary Public for the State of Idaho  
Residing at: Boise ID  
Commission Expires: 9/6/2019



State of Idaho } ss.  
County of ~~Canyon~~  
Ada }

On this 16 day of May, in the year 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared **Lloyd W. Glasgow**, known or identified to me to be the Manager in the Limited Liability Company known as Glasgow Enterprises, LLC, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DL JR

Notary Public for the State of Idaho  
Residing at: Boise ID  
Commission Expires: 9/6/2019



File No. 377823

**Exhibit 'A'**

A parcel of land being a portion of the W ½ NW ¼ of Section 25, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the NW Section corner of said Section 25, monumented by a 3.5" brass cap, corner Record No. 2010052584, from which the W ¼ corner of said Section 25, monumented by a 5/8" rebar with plastic cap (illegible), Corner Record No. 200341999, bears South 00°26'52" West a distance of 2650.64 feet;

Thence South 00°26'52" West, coincident with the West line of said NW ¼ of Section 25, a distance of 1263.44 feet;

Thence South 89°33'08" East, perpendicular to said West line, a distance of 30.00 feet to the East right-of-way line of Airport Way as described in Quitclaim Deed Instrument Number 9623848, records of Canyon County, and the POINT OF BEGINNING;

Thence North 89°49'45" East, a distance of 300.05 feet go a ½" rebar with plastic cap (PLS 9366) and the Northwest corner of Lot 1 Block 2 of Sky Ranch Business Center No. 2, Phase 2 Subdivision, Instrument Number 2014-019690, records of Canyon County;

Thence South 00°27'08" West, coincident with the West line of said Lot 1 Block 2, a distance of 231.50 feet to the Southwest corner of said Lot 1 Block 2 and the northerly right-of-way line of Skyway Drive as described in Warranty Deed Instrument Number 2013-038637, records of Canyon County, and the beginning of a non-tangent curve to the left;

Thence northwesterly along said curve to the left, coincident with said northerly right-of-way line, an arc distance of 3.39 feet, said curve having a radius of 460.00 feet, a central angle of 00°25'20", and a chord bearing of North 89°45'29" West a distance of 3.39 feet;

Thence North 89°58'09" West, coincident with said northerly right-of-way line, a distance of 296.64 feet to said easterly right-of-way line of Airport Way;

Thence North 00°26'52" East, parallel and offset 30.00 feet easterly of said NW ¼ of Section 25, coincident with said easterly right-of-way line, a distance of 230.43 feet to the POINT OF BEGINNING.

Initials: 

Initials: 