

Exhibit 1



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: MAY 19, 2025

Start Time of Neighborhood Meeting: 6 PM

End Time of the Neighborhood Meeting: 7 PM

Location of Meeting: BOISE STATE STOP: 23801 S ORCHARD ACCESS ROAD

Description of the proposed project: ELECTRICAL SUBSTATION AND TRANSMISSION LINES

Notice Sent to neighbors on: MAY 7, 2025

Location of the neighborhood meeting: BOISE STATE STOP

Attendees: SEE ATTACHED SIGN-IN SHEET

Name

Address

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:


Name: IDAHO POWER ATTN: JEFF MAFFUCCIO

Address: 1221 W IDAHO ST

City: BOISE State: IDAHO Zip: 83702

Telephone: 208-388-2402 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.



Signature: (Applicant)

6/17/2025

Date

Parcel No	Grantee	Overlaid Name	Address	City	State	Zip Code	County	Acres	Property Address	Tracing Code	Legal Description
RA63175006A	ONCHAND LAND LLC	ONCHAND LAND LLC	4208 W EDELMONT ST	BOISE	ID	83740-0000	ADA	5	57374-0000	BO	BLK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800

[illegible]

[illegible]

[illegible]

2006 JUL 04 03 00 PM DOWD L8 D531 E7204 1 1-2 SLOT SEC 24 TLS MAX

[illegible]

You're invited to a neighborhood meeting



Come learn more about the Mayfield
Substation & Transmission Project.

Monday, May 19, 6–7 p.m.
Boise Stage Stop
23801 S Orchard Access Rd
Boise, Idaho 83716

To read about the project and
view the latest transmission
routes, scan the QR code with
your smartphone's camera, or
visit idahopower.com/mayfield.



Questions?

Contact Megan Ronk at mronk@idahopower.com.

About the Mayfield Project



Illustrative only. Proposed routes subject to change.

Energy use is increasing across our service area. To continue providing safe, reliable, and affordable energy to our customers, Idaho Power is planning a new substation and transmission lines that will serve as a regional transmission hub. The Mayfield Substation will connect to existing 500-kV transmission lines with 230-kV lines, helping move power more efficiently across our system.

The Mayfield Project will strengthen the regional grid and help ensure power is available where and when it's needed.

For more information and the most current routes, visit idahopower.com/mayfield.



P.O. Box 70 (83707)
1221 W. Idaho St.
Boise, ID 83702

PRE-SORTED
STANDARD
U.S. POSTAGE
PAID
BOISE, ID
PERMIT NO. 679

Mayfield Project Sign-In

May 19, 2025 - 6 p.m. - 7 p.m.

Boise Stage Stop - 23801 S Orchard Access Rd

Boise, ID 83716

NAME	ADDRESS	PHONE/EMAIL
Mary Botts	921 E Baseline	208-861-7249
Leon Botts	921 E Baseline	208-861-7249
Dylan Marcost	Dry Creek, Eagle	303 304.4590
Michele Rummel	REGINA ROAD	208-608-3015
Paul Stroval	13400 E Orchard Ranch Ln	208 305-3857
Griff Herren	719 Desert Wind Rd.	208-860-7483
Colin Hamer	200 S. Regina Rd	605-212-3849
Lilli Homer	200 S. Regina Rd	208-841-5462
JIM White	870 Desert Wind Rd	208 906-9156
Michele White	870 Desert Wind Rd	(208) 859-6472
Nancy J. Ray	742 Desert Wind Rd	208-807-3296
Jim & Cindy Zimmerman	1014 Reams Rd, Moscow ID zimmermanc@wsu.edu	208-882-1383
Skip Haseley	20256 Orchard Access Rd	208 598-4564

Instrument # 0000515077
ELMORE COUNTY, ID
09:26:35 AM Apr 07, 2025
For FIRST AMERICAN TITLE AND ESC
No. of Pages: 4 Fee: \$15.00
SHELLEY ESSL, Recorder
CG, Deputy
Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Idaho Power Company
Corporate Real Estate
Plaza II
P.O. Box 70
Boise, ID 83707

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

4247870-TD/MC

Space above for Recorder's use, only.

WARRANTY DEED

For Value Received, **Dale F. Meeks and Freda E. Meeks, Husband and Wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Idaho Power Company, an Idaho corporation**, hereinafter referred to as Grantee, whose current address is 1221 W. Idaho St., Boise, Idaho, 83702, the following described premises, situated in Elmore County, Idaho, to-wit:

LEGAL DESCRIPTION: Real property in the County of Elmore, State of Idaho, described in **Exhibit A**, attached hereto and made a part hereof.

TO HAVE AND TO HOLD said premises, with all appurtenances thereto, including without limitation all water rights, unto said Grantee, and to the Grantee's heirs and assigns, forever. Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances except current year's taxes, levies and assessments, and those exceptions to title insurance listed on **Exhibit B** attached hereto and made a part hereof, and that Grantor will warrant and defend the same from all claims whatsoever.

[Signatures appear on next page.]

GRANTOR:

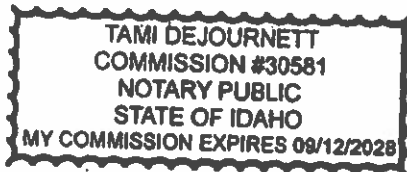
By: 
Dale F. Meeks

By: 
Freda E. Meeks

State of: Idaho
County of: Ada

This foregoing instrument was acknowledged before me on April ^{4th} 3, 2025, by Dale F. Meeks and Freda E. Meeks.





Notary Public
State of: Idaho
Residing at: *Meridian, ID*
My Commission Expires: *9-12-2028*

Exhibit A to Warranty Deed

Description of the Property

The Land referred to herein below is situated in the County of Elmore, State of Idaho, and is described as follows:

A parcel of land being U.S. Government Lot 3, Section 1, Township 1 South, Range 4 East, Boise Meridian, Elmore County, Idaho and more particularly described as follows:

Beginning at a brass cap marking the Northwest corner of said U.S. Government Lot 4, Section 1, Township 1 South, Range 4 East, Boise Meridian, Elmore County, Idaho; thence South $89^{\circ}40'54''$ East 1319.605 feet along the Northerly boundary of said U.S. Government Lot 4, Section 1, which is also the centerline of Baseline Road to an iron pin, said iron pin marking the Northwesterly corner of said U.S. Government Lot 3, Section 1, also said iron pin being the Real Point of Beginning; thence continuing South $89^{\circ}40'54''$ East 1319.605 feet along said Northerly boundary and centerline to an aluminum cap marking the Northeasterly corner of said U.S. Government Lot 3, Section 1; thence leaving said Northerly boundary and centerline South $00^{\circ}04'07''$ West 821.83 feet along the Easterly boundary of said U.S. Government Lot 3 to an iron pin marking the Southeasterly corner of said U.S. Government Lot 3, Section 1; thence leaving said Easterly boundary North $89^{\circ}55'15''$ West 1319.96 feet along the Southerly boundary of said U.S. Government Lot 3 to an iron pin marking the Southwesterly corner of said U.S. Government Lot 3, Section 1; thence leaving said Southerly boundary North $00^{\circ}05'40''$ East 827.34 feet along the Westerly boundary of said U.S. Government Lot 3 to the Point of Beginning.

APN: RP01S04E012405A

Exhibit B to Warranty Deed

Exceptions to Title

8. General and Special Taxes for the year 2025, an accruing lien not due or payable until the fourth Monday in November 2025 when the bills are issued, the first half of which is not delinquent until after December 20, 2025.

9. Right of way Base Line Road.

10. Reservations and exceptions in United States Patent, recorded February 5, 1918, in Book 17 of Patents at Page 413, Records of Elmore County, Idaho.

11. Easement, including terms and provisions contained therein:

Recording Information: 188201

In Favor of: Idaho Power Company

For: electric transmission line and all necessary or desirable appurtenances

12. All matters disclosed by a record of survey recorded November 14, 2000 under recording no. 325385.

13. Easement Agreement, recorded September 23, 2004, as Instrument No. 360297, Records of Elmore County, Idaho.

15. Matters as shown on ALTA survey prepared by KM Engineering, dated March 27, 2025, Project No. 25-036, which are as follows: Fences not being located on the boundary lines.



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: MAY 17, 2025

Start Time of Neighborhood Meeting: 6 PM

End Time of the Neighborhood Meeting: 7 PM

Location of Meeting: BOISE STATE STOP: 23801 S ORCHARD ACCESS ROAD

Description of the proposed project: ELECTRIC SUBSTATION AND TRANSMISSION LINES

Notice Sent to neighbors on: MAY 7, 2025

Location of the neighborhood meeting: BOISE STATE STOP

Attendees: SEE ATTACHED SIGN-IN SHEET

Name

Address

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
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10. _____

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19. _____
20. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:

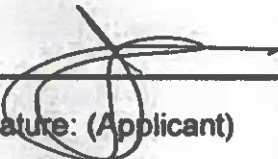
Name: Idaho Power Attn: Jeff Maffucci

Address: 1221 W Idaho St

City: Boise State: Idaho Zip: 83702

Telephone: 208-388-2402 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.



Signature: (Applicant)

6/17/2025

Date

Exhibit 2



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142

www.elmorecounty.org

Conditional Use Permit Application

The Elmore County Land Use & Building Department **DOES NOT** accept faxed applications or signatures.

Application must be completed in **INK**. Please use addition sheets of paper if necessary. This application must be complete, and all fees paid prior to acceptance by the Elmore County Land Use & Building Department. A public hearing will not be scheduled until the application is accepted.

The Conditional Use Permit Application must be in compliance with Title 7, Chapter 9 of the Elmore County Zoning and Development Ordinance.

Pre-application meetings are strongly encouraged for Conditional Use Permit Applications. Pre-application meetings are by appointment only. Do not hesitate to contact the Land Use & Building Department with any questions or concerns.

1. Name of applicant: Idaho Power Company Inc., Jeff Maffuccio

2. Address of applicant: 1221 W. Idaho St, Boise, ID 83702

3. Daytime telephone number of applicants: 208-388-2402

4. Email Address: jmaffuccio@idahopower.com

5. Name, address, and daytime telephone number of developers: _____

6. Address of subject property: ¹³²⁵0 Base Line Rd, Boise, ID 83716

7. Name, address, and daytime telephone number of property owner (if different from applicant): _____

8. Attach Legal Description and acreage of property and legal description and acreage of part that CUP is to encompass:

Attach at least one of the following:

☒ Deed ☐ Proof of Option ☐ Earnest Money Agreement ☐ Lease Agreement ☐ Assessor's Parcel Master Inquiry RP# RP01S04E010060

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: Substation property is located approximately 1.7 miles east of Regina Rd, off Base Line Rd

10. a. Current zoning: AG b. Current district (if applicable): WUI

11. a. Is the proposed location within an ☐ Area of Critical Concern (ACC) or ☐ Community Development Overlay (CDO)? ☐ Yes ☒ No If in a CDO, what CDO? _____

If in an ACC or CDO, technical studies, an environmental assessment, or environmental impact statement may be required.

b. Is the proposed development within any city's impact area? ☐ Yes ☒ No

c. Is the proposed site within an Airport Hazard Zone or Airport Sub Zone? ☐ Yes ☒ No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? ☐ Yes ☒ No
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? ☐ Yes ☒ No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? ☐ Yes ☒ No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? ☐ Yes ☒ No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? ☒ Yes
☐ No If yes, who? FAA permits as a condition of approval, IDWR for future well

☒ Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North Vacant dry land

East Vacant dry land

South Vacant dry land

West Vacant dry land and rural residences

14. EXISTING USES and structures on the property are as follows: Outdoor storage only

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):

See attached narrative

16. a. The conditional use is requested to begin within _____ ☐ days/☐ months after permit approval (permit expires if not used within 1 year of approval) and is for _____ years or ☐ perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: _____ ☐ days/☐ month/☐ years and be completed within _____ ☐ days/☐ months/☐ years.

Substation &

17. Proposed Use(s): Transmission Line Hours of Operation: 24/7

Days of Operation: 24/7 Maximum Number of Patrons: Public not permitted

Sewage disposal: municipal/individual septic: N/A

Water: municipal supply/community well/individual well: N/A

Number of employees during largest shift: 1 Proposed number of parking spaces: N/A

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".

19. ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT: When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant. **(The Land Use & Building Director will determine if an EIS is required)**

EIS Required: ☐ Yes ☒ No Director Initial _____

Department Note: _____

20. **PROPERTY OWNER'S ADDRESS:** A list of property owner's/purchasers of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.

**Radius extended to: 1,000 ☒ feet ☐ mile(s) Date: 5/15/25 Initial _____

21. Is this application submitted with any additional applications? No

22. **Title 7, Chapter 9, Section 7-9-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):**

A. How does the proposed land use constitute a conditional use as determined by the land use matrix?

See narrative

B. How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

See narrative

C. How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?

See narrative

D. How does the propose land use comply with all applicable County Ordinance?

See narrative

E. How does the propose land use comply with all applicable State and Federal regulation?

See narrative

F. What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

See narrative

G. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

See narrative

H. How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

See narrative

I. Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

See narrative

J. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

See narrative

K. Why or how will the proposed land use not result in the destruction, loss or damage of a natural or scenic feature of major importance?

See narrative

23. **ADDITIONAL INFORMATION:** Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

A neighborhood meeting must be conducted prior to submitting application. Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

A master site plan is required with this application. Requirements for a master site plan are found in Title 10, Chapter 6 of the Elmore County Zoning and Development Ordinance.

Agency signature sheet on page 7 of this application.

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property owners and to any agency that may have an interest in the proposal. The Land Use & Building Department will place a Notice of Public Hearing in the Mountain Home News at least fifteen (15) days prior to said hearing. The Land Use & Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing.

This application may be approved, conditionally approved, denied, or tabled.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Conditional Use Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order, and will enumerate the conditions attached to the approval and issuance of the permit and will state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of fourteen (14) days from the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order. During this time, any interested person may appeal the action to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners. Appeal of a Planning and Zoning Commission decision must be made within fourteen (14) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order,

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) [Signature]. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) [Signature]. The initial applicant understands there could be a delay in a decision should the applicant or their representative not attend any meeting where the application is being considered.

[Signature] 6/17/2025
Property Owner Signature Date

[Signature] 6/17/2025
Applicant Signature Date

ADMINISTRATIVE USE ONLY

Date of Acceptance: 6-24-2025 Accepted by Alyssa

CUP FEE: \$400.00 Fee \$ 400.00 (X Pd) Receipt # 20-15360

Date Paid: 6-24-2025 Case# CUP- 2025-25

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.


Agency Comments & Signatures

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

• Central District Health (or other Sewer District) Sewer Permit (580-6003) _____ Date _____

Comment: _____

•  _____ 6-24-25 _____ Date _____

• Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115)

Comment: Designing approach will apply for permit when finished

• Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date _____

Comments: _____

• Treasurer's Office (Verify Tax Status) (ext. 501) _____ Date _____

Comments: _____

June 17, 2025

Mr. James Roddin
Administrative Manager
Elmore County Land Use and Building Department
520 E. 2nd Street
Mountain Home, ID 83647

**RE: Mayfield Substation and Electric Transmission Line – Elmore County, Idaho
Conditional Use Permit Application**

Mr. Roddin,

On behalf of Idaho Power Company, we are pleased to present the Mayfield Substation & Transmission Line Project, a new electrical substation with transmission lines located in southeast Ada County and Western Elmore County. Included in this submittal to Elmore County are all required supplements for a Conditional Use Permit application to permit new 230kV transmission lines and the Mayfield Substation in Elmore County.

Figure 1. Project Area



The Mayfield Substation will be a critical hub in Idaho Power's transmission network connecting into existing high-voltage transmission lines to deliver power more efficiently and reliably. This substation will be located on a 40-acre property purchased by Idaho Power in the 1980s.

1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

Mayfield Substation and Transmission Project

There are two segments of transmission lines, located in Elmore County that will connect with Mayfield Substation. The first portion of transmission line will run west and then south across Interstate-84 before crossing into Ada County and connecting to the existing Pleasant Valley Solar Substation. The second portion will be a double-circuit transmission line and will run northeast, primarily across State Lands, connecting with two existing transmission lines. If this conditional use is approved, these projects would begin construction in early 2026 and be in-service by mid-2028.

Project Background

This project is within Idaho Power's Eastern Treasure Valley Electrical Plan, which was a collaborative effort between Idaho Power staff, elected officials, representatives of local communities and agencies, customers, and other interested stakeholders to analyze favorable location(s) for infrastructure upgrades for future energy needs. The transmission line connections are integral to provide energy into, and through, the Mayfield Substation. The substation will transform that energy to lower voltages and move it across the grid to customers' homes and businesses.

Figure 2. Subject Property



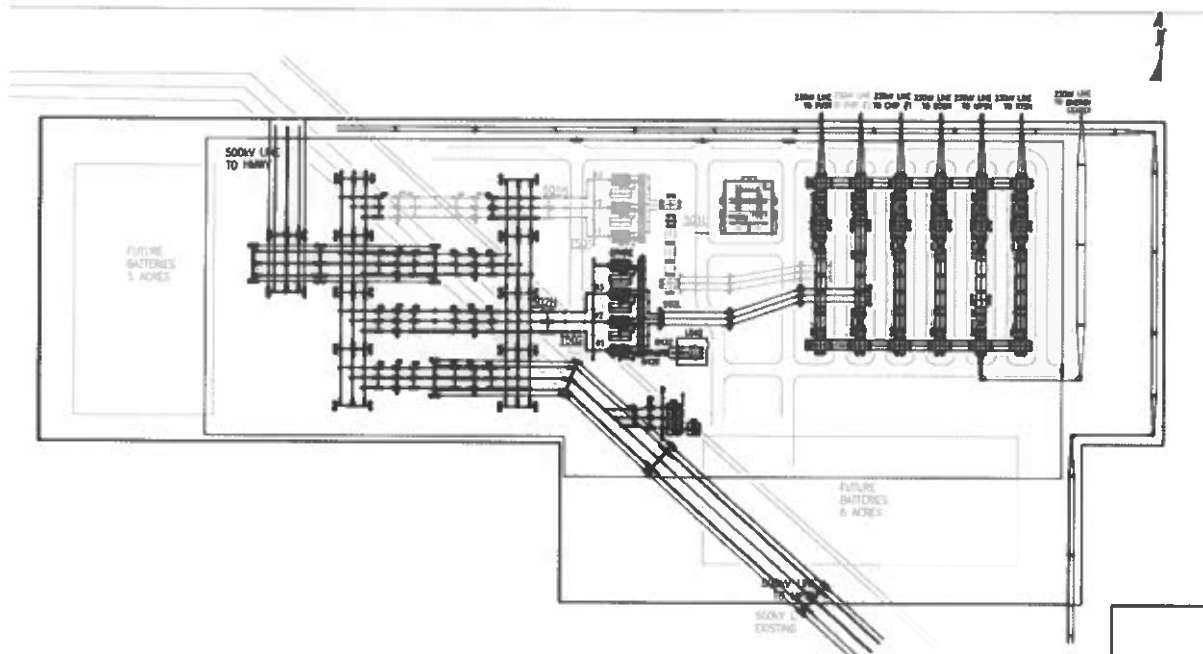
Project Description

Idaho Power has planned for this to be developed into a substation since acquiring the property in the 1980s. A 500kV transmission line runs through the parcel which makes this substation location ideal and will limit the need for additional transmission line construction and other unnecessary property purchases by Idaho Power.

Mayfield Substation and Transmission Project

Connecting these high-voltage lines at a central point like the proposed Mayfield Substation, with shorter “tap” segments of transmission lines, improves the overall flow of power on the grid and enhances flexibility in delivering electricity. This results in better service and fewer interruptions for customers from the Treasure Valley to the Magic Valley, while keeping costs reasonable for all customers.

Figure 3. Substation Yard Plan



Conditional Use Permit

Elmore County Code Section §7-2-176:E.3 requires a CUP application for all substation and electric transmission lines for public and quasi-public use. As stated previously, the substation will be located on an approximately 40-acre property owned by Idaho Power. Surrounding uses are predominately vacant dryland for grazing and public use. Proposed transmission lines will run west and south through various parcels before connecting to the Pleasant Valley Solar Substation. An additional transmission line will run north through State of Idaho land and another parcel before connecting into existing transmission lines.

Idaho Power will adhere to all unique land use and performance standards for utility transmission facilities per Elmore County Code Section 7-2-176. These improvements by Idaho Power will also meet the following Conditional Use Findings in Section 7-9-7:

1. The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;

Response: Per Table 7-2-26(B) the proposed public/quasi-public use is labeled as a conditional (C) use.

2. The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;

Response: The proposed substation and transmission line build is in accordance with goals and objectives of the Elmore County Comprehensive Plan and with all the applicable provisions of this zoning ordinance.

3. The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter;

Response: The proposed substation and transmission line build will be designed, constructed, and operated and maintained to be harmonious with the existing/intended character of the subject property's Ag zoning designation and purpose statement.

4. The proposed use shall comply with all applicable County Ordinances;

Response: Idaho Power does not expect the project to be a hazardous source. However, operating high-voltage infrastructure does present certain safety hazards. Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards, in such a manner to not expose neighboring properties to these hazards. The subject property is in a fairly remote location with surrounding districts also being Light Industrial.

5. The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations;

Response: Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards.

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;

Response: The proposed substation and transmission line build will be designed, constructed, and operated and maintained to be harmonious with the existing/intended character of the subject property's Ag zoning designation and purpose statement.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;

Response: Idaho Power does not expect the project to be a hazardous source; however, operating high-voltage infrastructure does present certain safety hazards. Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards, in such a manner to not expose neighboring properties to these hazards. The subject property is in a fairly remote location with surrounding properties being designated as Ag.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;

Response: Existing services such as highways, streets, police and fire protection, and drainage are adequate to serve the proposed use. The substation will not produce refuse that requires disposal, and will not need water or sewer to serve the site.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;

Response: Idaho Power does not anticipate any excessive additional requirements at public cost for public facilities and services and will not be at any detriment to the economic welfare of this community.

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

Response: The applicant understands the continuous obligation to maintain adequate housekeeping practices, and minimize nuisances such as noise, weeds, and dust. The site will not generate public traffic and will only be visited for occasional maintenance purposes. There is adequate access to the property that will not create interference with traffic on surrounding public streets. Idaho Power Company has, or will acquire, easements to construct, operate and access the line and substation across private properties. As part of the construction, Idaho Power will work to minimize traffic interruptions and rehabilitate any possible damages.

11. The proposed use shall not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

Response: The substation will not result in the destruction, loss, or damage of natural or scenic features of major importance to Elmore County and its residents.

On behalf of Idaho Power, we are excited to bring the Mayfield Substation and Transmission Line project to Elmore County. This project will complement surrounding uses, fulfill comprehensive plan goals, drive economic opportunity, and provide improvements to Elmore County and Southern Idaho. With approval, adherence to code standards and safety will be evident throughout the entire process.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,



Jeff Maffuccio
FACILITY SITING COORDINATOR

✉ jmaffuccio@idahopower.com
☎ (208) 388-2402
📍 1221 W Idaho, Boise, ID 83702

WARRANTY DEED

FOR VALUE RECEIVED, E. JEAN McDOWELL and RICHARD ANDERSON,
(successor Trustee to Eugene H. Anderson), Trustee's of the
Harley M. McDowell Trust, the Grantors, do hereby grant, bargain,
sell, and convey unto IDAHO POWER COMPANY, a Maine Corporation,
whose address is 1220 West Idaho, Boise, Idaho, the Grantee,
the following described premises, to-wit:

Lot 2 of Section 1, Township 1 South, Range 4
East, Boise Meridian, Elmore County, Idaho
consisting of 24.78 Acres.

TO HAVE AND TO HOLD the said premises, with their appur-
tenances unto the said Grantee, its successors and assigns
forever. And the said Grantors do hereby covenant to and with
the said Grantee, that they are the owners in fee simple of
said premises; that said premises are free from all incumbrances
except as hereinabove set forth and that they will warrant and
defend the same from all lawful claims whatsoever.

DATED this 31st day of March, 1981.

201433
201433
ELMORE COUNTY, IDAHO, ss
Request of GUARANTY TITLE, INC.
Time 3:46 P.M.
Date APR 3 1981
Book of
Page
By RAMONA YRAZABAL
Recorder
By Mary Murray
Deputy
Fees 2.00
STATE OF IDAHO)
COUNTY OF ADA) ss.

GRANTORS

HARLEY M. McDOWELL TRUST

By E. Jean McDowell
E. Jean McDowell, Trustee

By Richard Anderson
Richard Anderson, Trustee

APPROVED
Engr. Dept.
Rate Dept.
Sales Dept.
Tax/Arts
Law
Rec.

On this 31st day of March, in the year 1981, before me
the undersigned, a Notary Public in and for said State,
personally appeared RICHARD ANDERSON and E. JEAN McDOWELL, as
Trustees of the HARLEY M. McDOWELL TRUST, known to me to be
the persons whose names are subscribed to the within instrument,
and acknowledged to me that they executed the same, as trustees.

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

Frank E. Christensen
Notary Public for the State of Idaho
Residing at Boise, Idaho.

194-81-66

WARRANTY DEED

FOR VALUE RECEIVED, JOSEPH RICHARD CORNELL, JR, of Mayfield Stage, Idaho, Grantor, as his sole and separate property, does hereby grant, bargain, sell and convey unto IDAHO POWER COMPANY, a Maine Corporation, whose address is 1220 West Idaho Street, Boise, Idaho, Grantee, the following described premises, to-wit:

The West 200 feet of Lot 1 and the North 400 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, all in Section 1, Township 1 South, Range 4 East, B M, Elmore County, Idaho.

SUBJECT, HOWEVER, to (1) general taxes for the year 1981, which are a lien, due and payable on or before December 20 of said year; and (2) to Right of Way Easement dated October 30, 1979, granted by J R Cornell and Dixie Lee Cornell, to Pacific Power & Light Company, recorded November 29, 1979, as Instrument Number 191988, records of Elmore County, Idaho, for electric transmission lines and incidental purposes over and across SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 1, Township 1 South, Range 4 East, Boise Meridian, Elmore County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises, that said premises are free from all encumbrances except as hereinabove set forth and that he will warrant and defend the same from all lawful claims whatsoever.

DATED this 28 day of July, 1981.

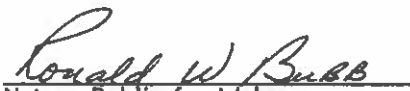

JOSEPH RICHARD CORNELL, JR

STATE OF IDAHO)
County of ELMORE) ss

On this 28 day of July, 1981, before me, the undersigned, a Notary Public, personally appeared JOSEPH RICHARD CORNELL, JR, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

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

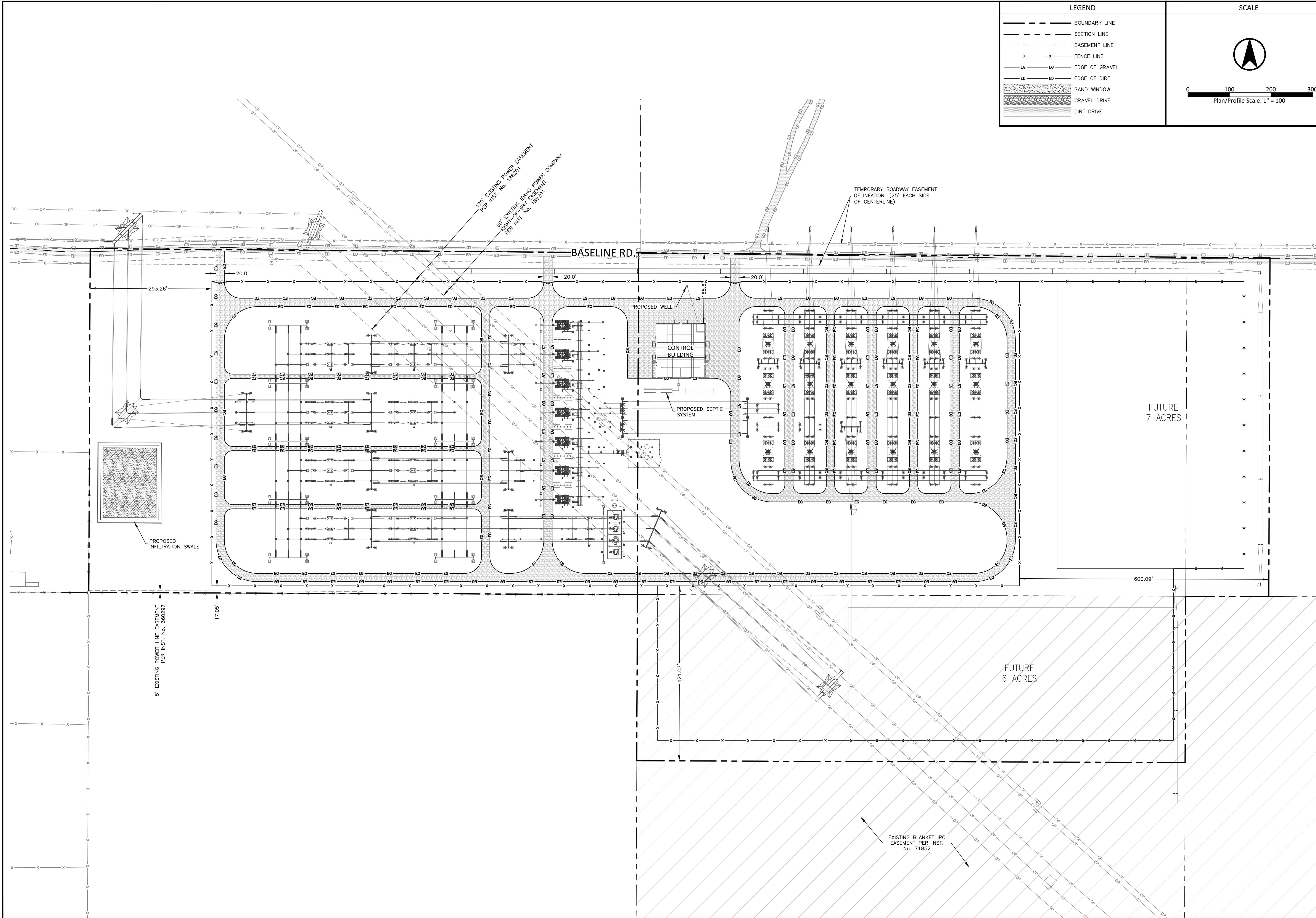



Notary Public for Idaho
Residing at: Boise, Ida.

203586
ELMORE COUNTY, IDAHO, ss
Request of GUARANTY TITLE, INC.
Time 2:14 P.M.
Date JUL 30 1981
Book _____ of _____
Page _____
By RAMONA YRAZABAL
Deputy
Fee 2.00

Exhibit 3

P:\IDMHO POWER\25-036 IPC MAYFIELD\CD\LAND\ENTITLEMENT PLANS\MASTER SITE PLAN APPLICATION\25-036 MASTER SITE PLAN.DWG; HALEY HANER, 9/22/2025, CADD IPT55 (BWI) PC3, 24X36 (L)DT



LEGEND

- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF GRAVEL
- EDGE OF DIRT
- SAND WINDOW
- GRAVEL DRIVE
- DIRT DRIVE

SCALE

0 100 200 300

Plan/Profile Scale: 1" = 100'

REVISIONS	
NO.	DATE

IDAHO POWER COMPANY - MAYFIELD SUBSTATION
ELMORE COUNTY, IDAHO
ENTITLEMENT SITE PLAN

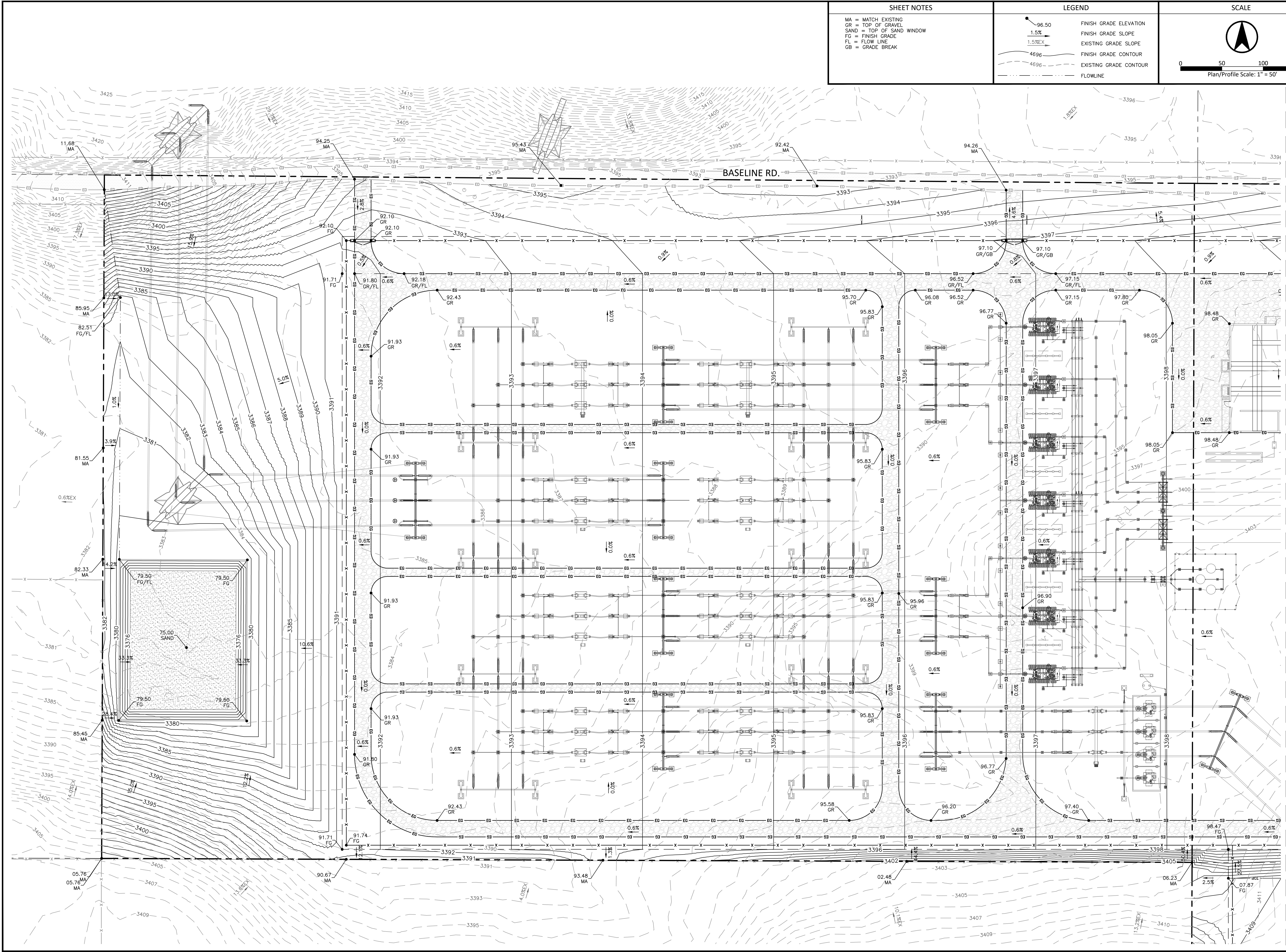
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	HIH
DRAWN BY:	HIH
CHECKED BY:	MGB
DATE:	9/26/25
PROJECT:	25-036

SHEET NO.

1 OF 4

P:\IDMHO POWER\25-036 IDPC MAYFIELD\CONVEYANCE\ENTITLEMENT PLANS\MAYFIELD SITE PLAN APPLICATION\25-036 GRADING.DWG, VAILEY HARRIS, 9/25/2025, CADDON IPF055 (BVI) PC3, 24X36 L (DPT)



MATCH LINE - SEE SHEET 3

SHEET NOTES

MA = MATCH EXISTING
GR = TOP OF GRAVEL
SAND = TOP OF SAND WINDOW
FG = FINISH GRADE
FL = FLOW LINE
GB = GRADE BREAK

LEGEND

96.50
1.5%
1.5% EX
4696
4696
4696
4696

FINISH GRADE ELEVATION
FINISH GRADE SLOPE
EXISTING GRADE SLOPE
FINISH GRADE CONTOUR
EXISTING GRADE CONTOUR
FLOWLINE

SCALE

0 50 100 150
Plan/Profile Scale: 1" = 50'

REVISIONS	
NO.	DATE

IDAHO POWER COMPANY - MAYFIELD SUBSTATION
ELMORE COUNTY, IDAHO
ENTITLEMENT SITE PLAN
PRELIMINARY GRADING

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@gip.com

DESIGN BY: HIH
DRAWN BY: HIH
CHECKED BY: MGB
DATE: 9/26/25
PROJECT: 25-036
SHEET NO. 2 OF 4

P:\IDMHO POWER\25-036-006-PC MAYFIELD\DWG\ENTITLEMENT PLANS\MASTER SITE PLAN APPLICATION\25-036 GRADING.DWG, VALEY HARRIS, 9/25/2025, CANON RPT055 (BWI) PC3, 24X36 L [DPT]

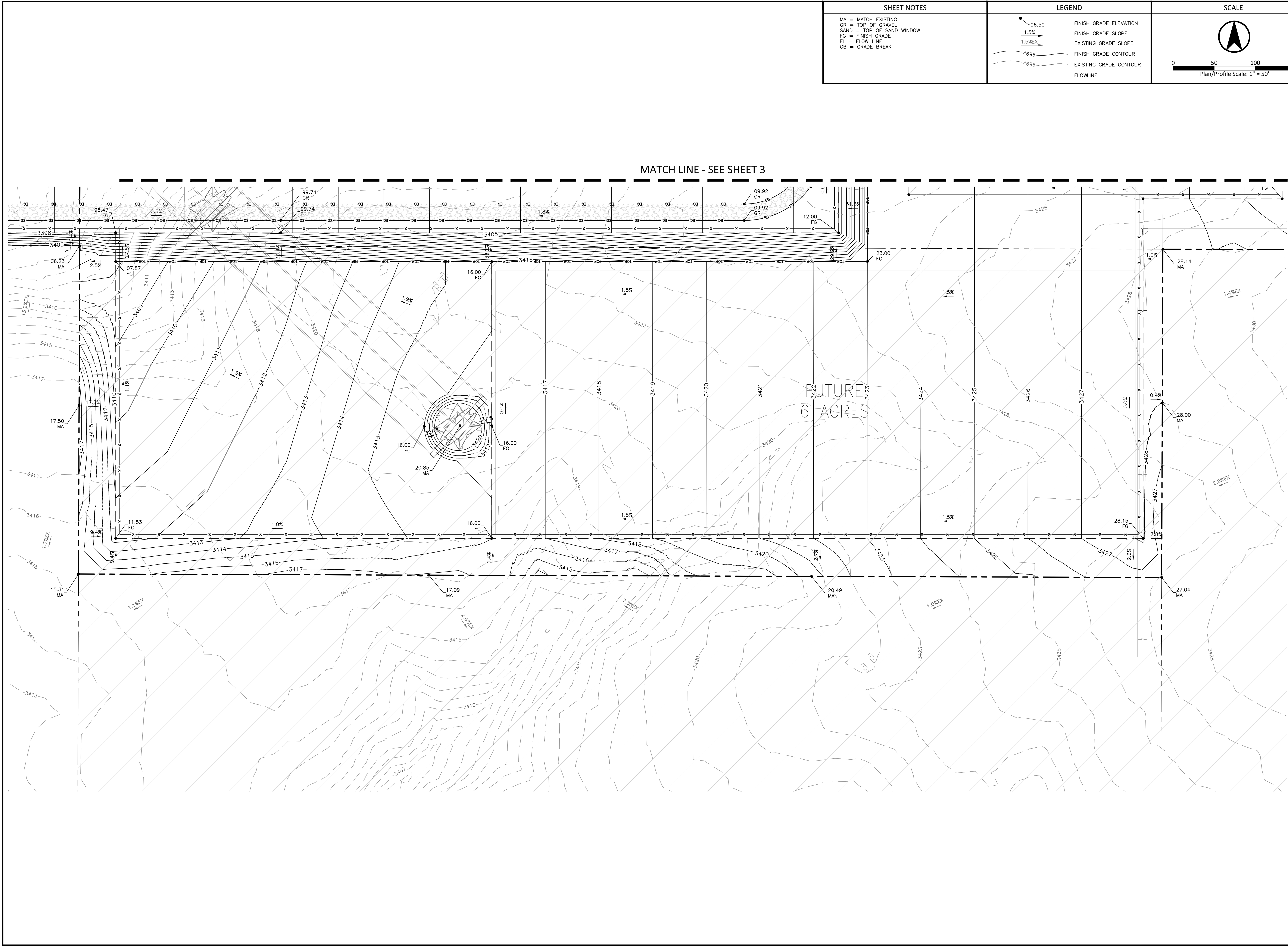
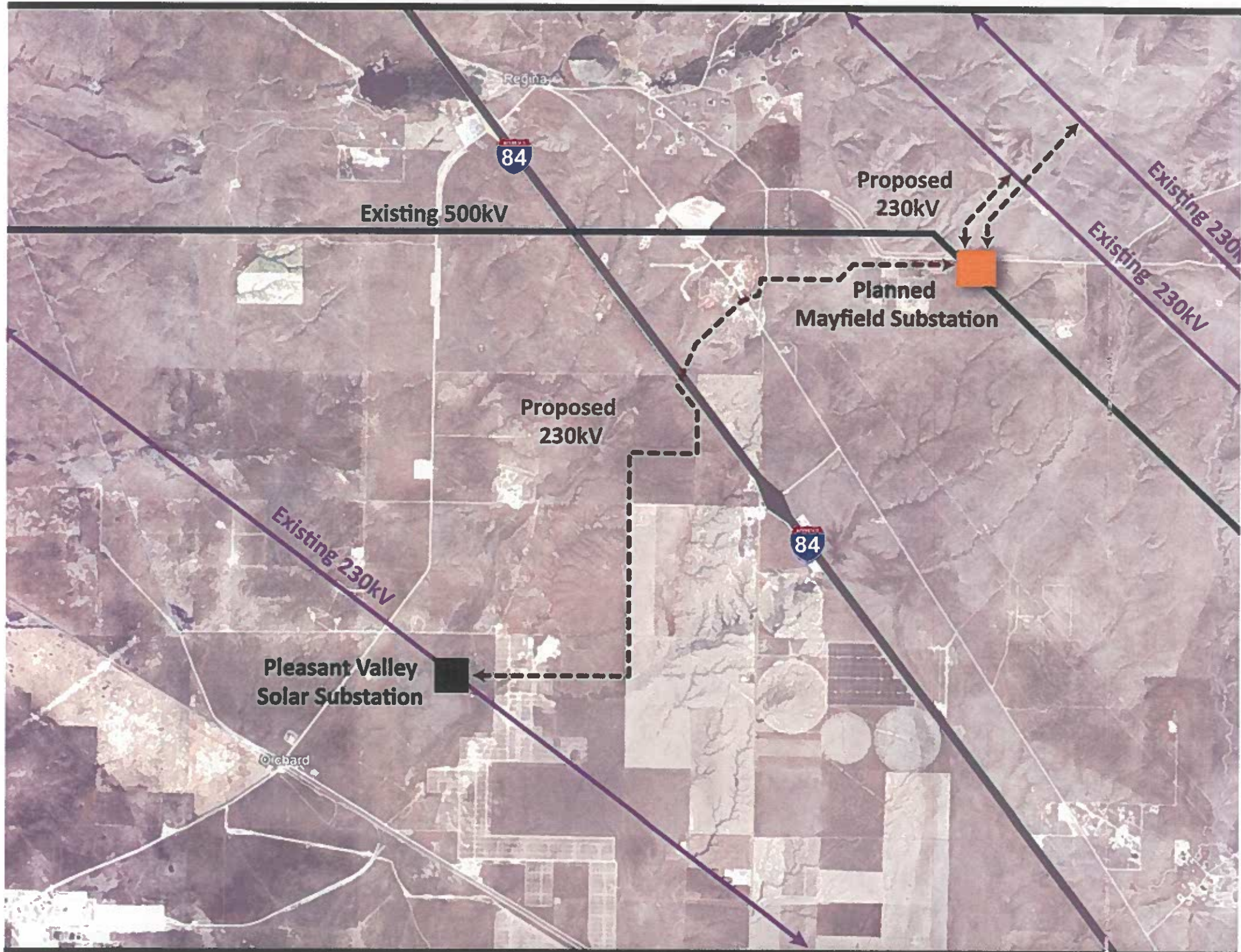


Exhibit 4



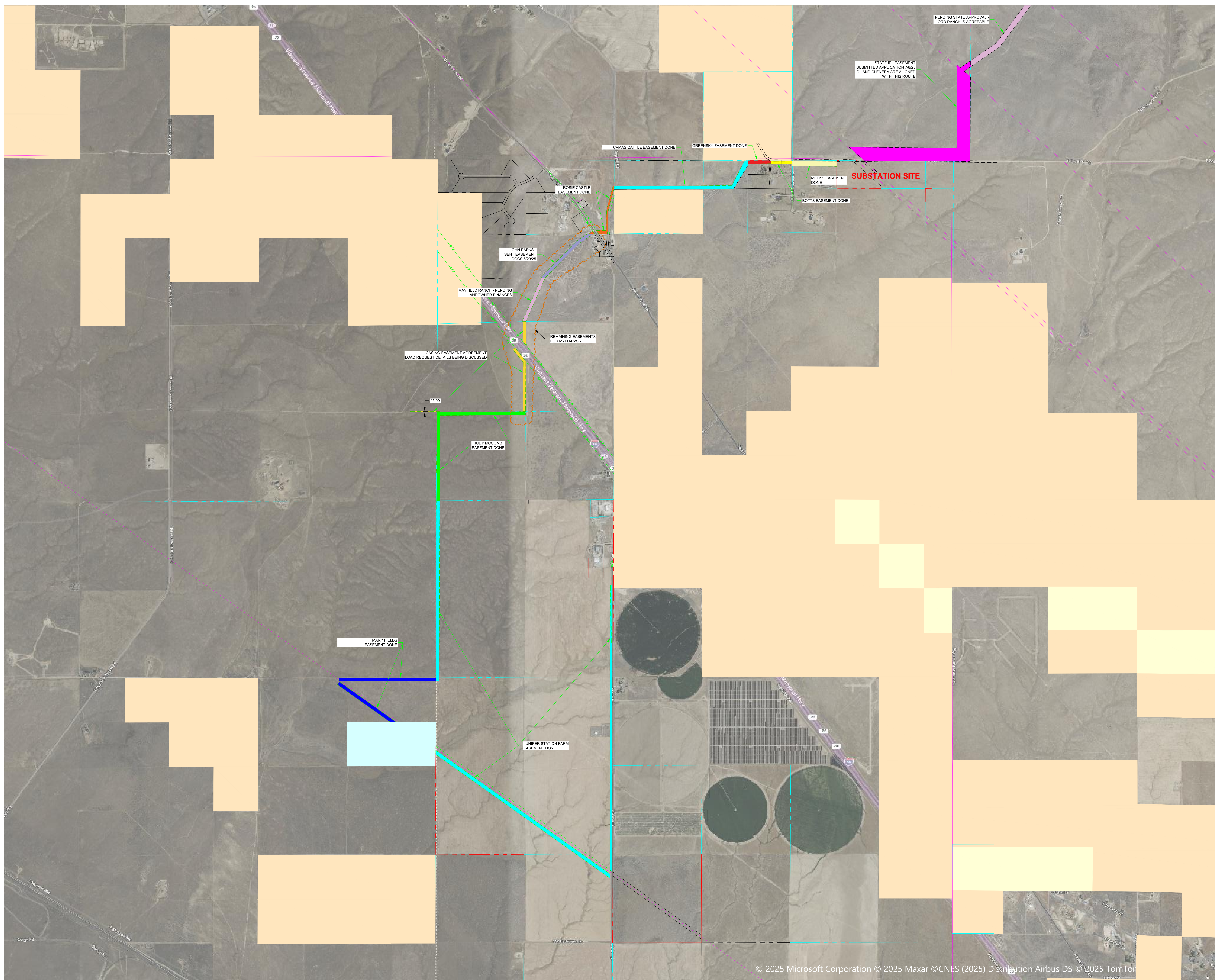


Exhibit 5

September 26, 2025

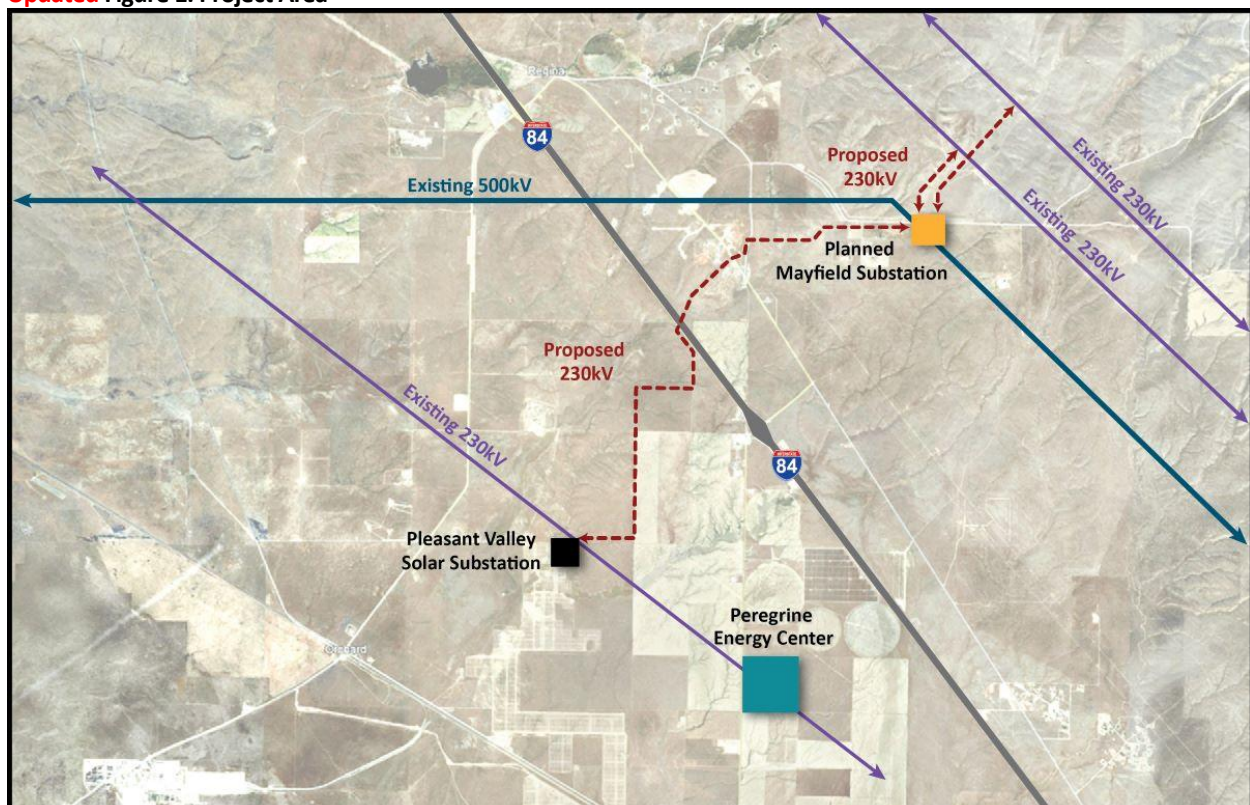
Mr. James Roddin
Administrative Manager
Elmore County Land Use and Building Department
520 E. 2nd Street
Mountain Home, ID 83647

RE: Amended Mayfield Substation and Electric Transmission Line – Elmore County, Idaho
Conditional Use Permit Application

Mr. Roddin,

On behalf of Idaho Power Company, we are pleased to present the Mayfield Substation & Transmission Line Project, a new electrical substation with transmission lines located in southeast Ada County and Western Elmore County. Included in this submittal to Elmore County are all required supplements for a Conditional Use Permit application to permit new 230kV transmission lines and the Mayfield Substation in Elmore County.

Updated Figure 1. Project Area



The Mayfield Substation will be a critical hub in Idaho Power's transmission network connecting into existing high-voltage transmission lines to deliver power more efficiently and reliably. This substation will be located on a 40-acre property purchased by Idaho Power in the 1980s.

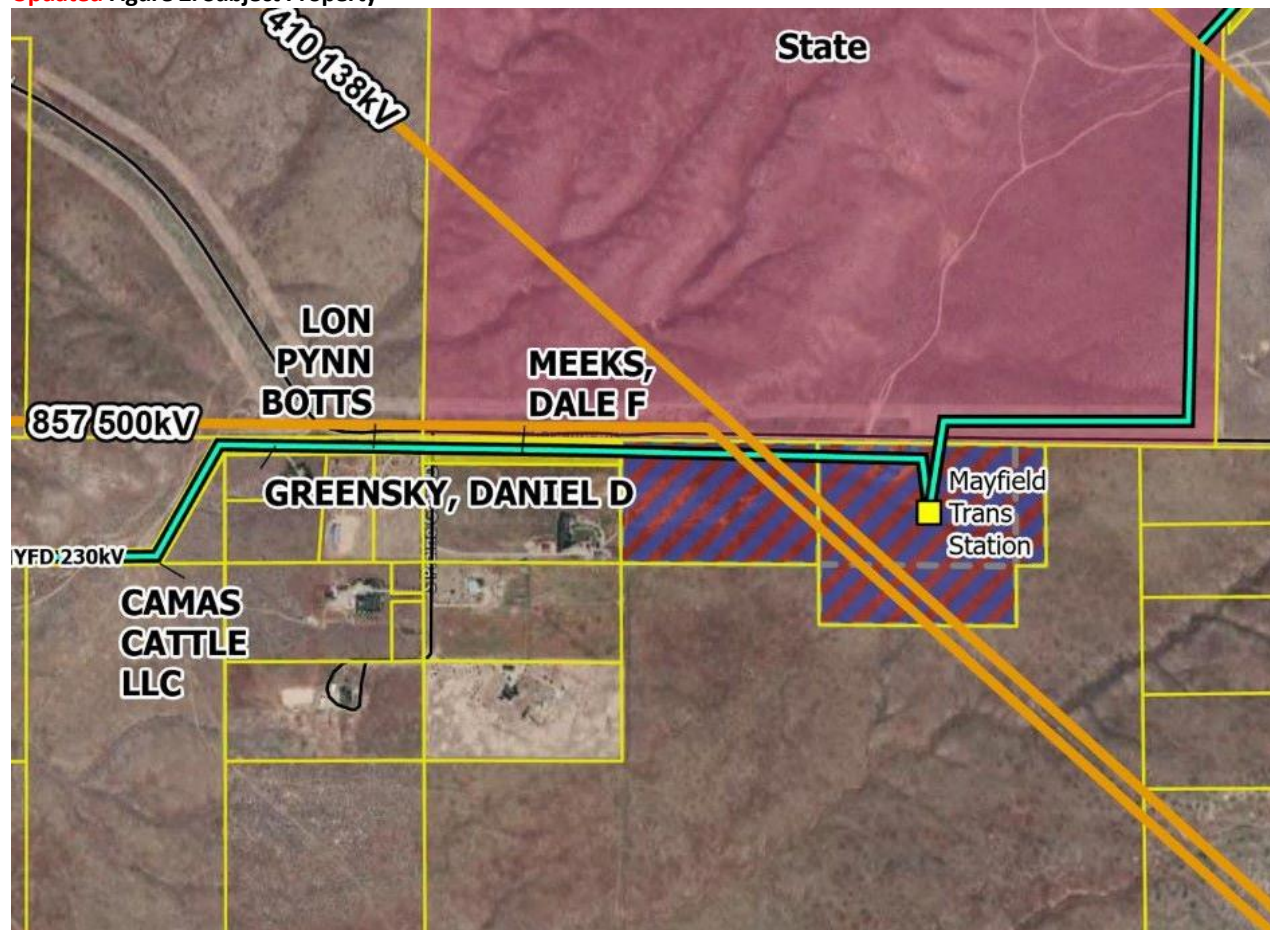
1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

There are two segments of transmission lines, located in Elmore County that will connect with Mayfield Substation. The first portion of transmission line will run west and then south across Interstate-84 before crossing into Ada County and connecting to the existing Pleasant Valley Solar Substation. The second portion will be a double-circuit transmission line and will run northeast, primarily across State Lands, connecting with two existing transmission lines. If this conditional use is approved, these projects would begin construction in early 2026 and be in-service by mid-2028.

Project Background

This project is within Idaho Power's [Eastern Treasure Valley Electrical Plan](#), which was a collaborative effort between Idaho Power staff, elected officials, representatives of local communities and agencies, customers, and other interested stakeholders to analyze favorable location(s) for infrastructure upgrades for future energy needs. The transmission line connections are integral to provide energy into, and through, the Mayfield Substation. The substation will transform that energy to lower voltages and move it across the grid to customers' homes and businesses.

Updated Figure 2. Subject Property

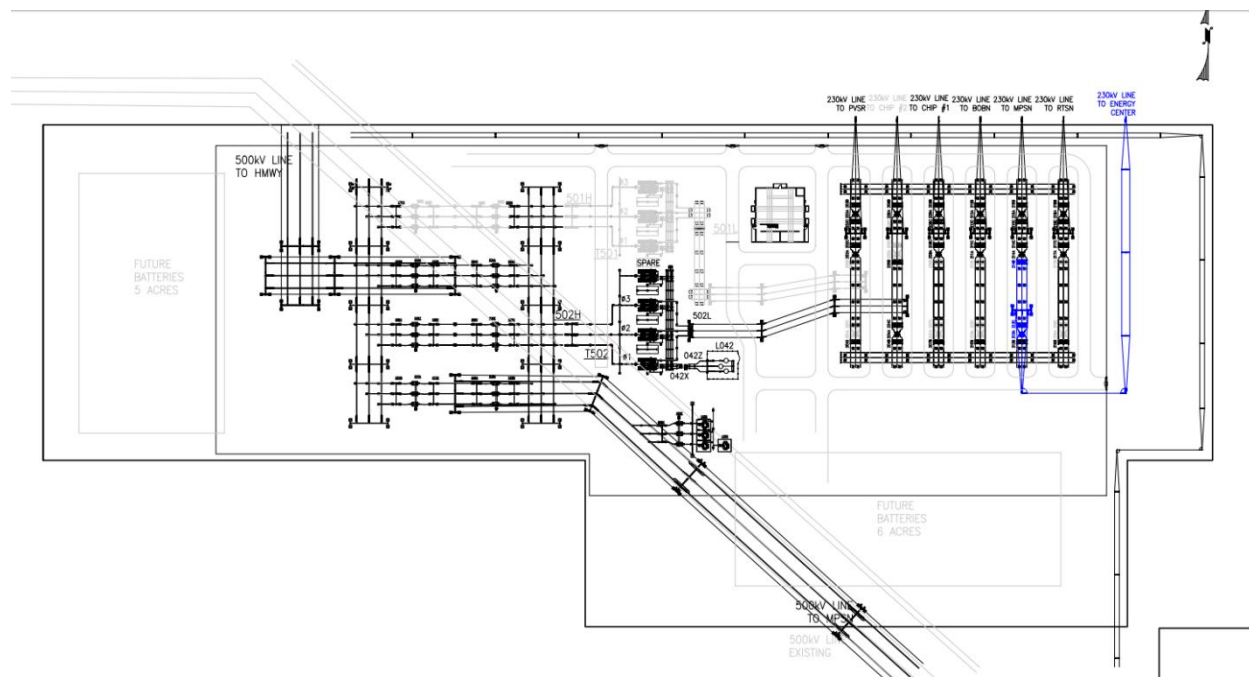


Project Description

Idaho Power has planned for this to be developed into a substation since acquiring the property in the 1980s. A 500kV transmission line runs through the parcel which makes this substation location ideal and will limit the need for additional transmission line construction and other unnecessary property purchases by Idaho Power.

Connecting these high-voltage lines at a central point like the proposed Mayfield Substation, with shorter “tap” segments of transmission lines, improves the overall flow of power on the grid and enhances flexibility in delivering electricity. This results in better service and fewer interruptions for customers from the Treasure Valley to the Magic Valley, while keeping costs reasonable for all customers.

Figure 3. Substation Yard Plan



Conditional Use Permit

Elmore County Code Section §7-2-176:E.3 requires a CUP application for all substation and electric transmission lines for public and quasi-public use. As stated previously, the substation will be located on an approximately 40-acre property owned by Idaho Power. Surrounding uses are predominately vacant dryland for grazing and public use. Proposed transmission lines will run west and south through various parcels before connecting to the Pleasant Valley Solar Substation. An additional transmission line will run north through State of Idaho land and another parcel before connecting into existing transmission lines.

Idaho Power will adhere to all unique land use and performance standards for utility transmission facilities per Elmore County Code Section 7-2-176. These improvements by Idaho Power will also meet the following Conditional Use Findings in Section 7-9-7:

1. The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;

Response: Per Table 7-2-26(B) the proposed public/quasi-public use is labeled as a conditional (C) use.

2. The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;

Response: The proposed substation and transmission line build is in accordance with goals and objectives of the Elmore County Comprehensive Plan and with all the applicable provisions of this zoning ordinance.

3. The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter;

Response: The proposed substation and transmission line build will be designed, constructed, and operated and maintained to be harmonious with the existing/intended character of the subject property's Ag zoning designation and purpose statement.

4. The proposed use shall comply with all applicable County Ordinances;

Response: Idaho Power does not expect the project to be a hazardous source. However, operating high-voltage infrastructure does present certain safety hazards. Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards, in such a manner to not expose neighboring properties to these hazards. The subject property is in a fairly remote location with surrounding districts also being Light Industrial.

5. The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations;

Response: Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards.

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;

Response: The proposed substation and transmission line build will be designed, constructed, and operated and maintained to be harmonious with the existing/intended character of the subject property's Ag zoning designation and purpose statement.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;

Response: Idaho Power does not expect the project to be a hazardous source; however, operating high-voltage infrastructure does present certain safety hazards. Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards, in such a manner to not expose neighboring properties to these hazards. The subject property is in a fairly remote location with surrounding properties being designated as Ag.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;

Response: Existing services such as highways, streets, police and fire protection, and drainage are adequate to serve the proposed use. The substation will not produce refuse that requires disposal, and will not need water or sewer to serve the site.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;

Response: Idaho Power does not anticipate any excessive additional requirements at public cost for public facilities and services and will not be at any detriment to the economic welfare of this community.

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

Response: The applicant understands the continuous obligation to maintain adequate housekeeping practices, and minimize nuisances such as noise, weeds, and dust. The site will not generate public traffic and will only be visited for occasional maintenance purposes. There is adequate access to the property that will not create interference with traffic on surrounding public streets. Idaho Power Company has, or will acquire, easements to construct, operate and access the line and substation across private properties. As part of the construction, Idaho Power will work to minimize traffic interruptions and rehabilitate any possible damages.

11. The proposed use shall not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

Response: The substation will not result in the destruction, loss, or damage of natural or scenic features of major importance to Elmore County and its residents.

Master Site Plan Standards

Elmore County Code Section 6-18 requires this Project, a substation and electric transmission lines for public and quasi-public use, to submit a Master Site Plan. The information below provides more clarity that this Project, as proposed, will be operated in compliance with all County, State and Federal regulations.

Section 6-18-4: General Standards

A. Location of Structures on the Site:

- 1. The proposed placement of structures, location of parking areas and pedestrian walkways, method of screening, and quasi-public entrances shall facilitate pedestrian access to abutting residential properties and shall utilize new urbanism principles; and**
- 2. Structures shall have varied facades setbacks and features within the same structure in addition to staggered and/or reversed unit plans to provide a more varied outward appearance of the structures; and**
- 3. Multiple-family structures of similar character and facades shall be rotated, staggered, and/or reversed to vary the outward appearance of the structures.**

Response: The facility is not open to the public and will not allow pedestrian entrance or access to ensure the safety of the public and community. The project will be designed, constructed, and maintained in a way that is harmonious and appropriate in appearance with the intended character of the vicinity, while meeting all Federal, State, and local regulations and requirements for the safe and reliable operation of this power plant.

The structures and electrical equipment on the site are setback, and the site will be screened with walls to reduce visual impacts from the public right-of-way. Idaho Power plans to install an 11-to-14-foot pre-cast concrete wall (screening wall) around the north side (Baseline Road frontage) of the facility. As shown in the figure below, the screening wall will be designed with an Ashlar Stone wall texture and Sherwin-Williams neutral stain colors, including Foothills, Stone Lion, and Grecian Ivory. Idaho Power plans to install an 11-to-14-foot metal security wall around the remainder of the facility, finished in a matte color similar to Stone Lion, to meet required Critical Infrastructure Protection (CIP) security measures.

Figure 3. Fence types and colors



B. Non-vehicular Access and Internal Circulation:

1. *Commercial, industrial, quasi-public, or common facilities structures shall have at least one pedestrian access on each side of the structure that faces a street. Each access shall comply with the Americans with Disabilities Act or Elmore County Building Code whichever is more restrictive; and*
2. *Commercial, industrial, quasi-public, or common facilities structures shall have at least one pedestrian access on each side of the structure that faces a street. Each access shall comply with the Americans with Disabilities Act or Elmore County Building Code whichever is more restrictive; and*
 - a. *Safe and well-defined pedestrian walkways from structures to each parking space, from structures to the abutting streets, and among structures on the same site; and*
 - b. *Where a walkway is within ten (10') feet of a street, it shall be separated from the street shoulder by curbs, intervening vegetation, and/or swales; and*
 - c. *Where a walkway is within a parking area and/or abuts driving aisles and/or parking spaces, the walkway shall be striped to indicate a pedestrian crossing and separated by curbs, and/or intervening vegetation, and/or wheel restraints; and*
 - d. *Where a walkway crosses a driving aisle, the crossing shall have a different paving texture and/or material or shall be striped to indicate a pedestrian crossing; and*
 - e. *All walkways, parking areas, crossings, and paths shall comply with the Americans with Disabilities act or building code whichever is more restrictive; and*
 - f. *Handicapped parking spaces and facilities shall be located and situated as close to the main entrance of the structure has physically possible and shall comply with the Americans with Disabilities Act or building code whichever is more restrictive.*
3. *Where applicable, the master site plan shall provide non-vehicular circulation systems including, but not limited to:*
 - a. *Pedestrian and bicycle walkways that link abutting parks, schools, neighborhoods, and commercial areas to the greatest possible extent; and*
 - b. *Trails and bicycle routes that link to abutting trail networks as designated by the applicable pathways plan or the applicable Comprehensive Plan.*

Response: The Project, once operational, will include an operation and maintenance (“O&M”) building. This facility is not open to the public and is not designed to comply with this section of Elmore County Code. However, Idaho Power must consider all employees and will be compliant to OSHA standards. The facility will not have walkways or delineated drive aisles. Parking will be for Idaho Power employees and its contractors, only. Any handicapped parking spaces and facilities would be located as close to the main entrance of the O&M building as physically possible.

C. Automobile Access and Internal Circulation:

- 1. The master site plan shall provide for safe access to and egress from roadways; and**
- 2. Off-street parking and loading areas on the master site plan shall be designed to preclude vehicles from backing out into a roadway; and**
- 3. Where delivery vehicles are anticipated, the master site plan shall delineate a clear route for them, with appropriate geometric design to allow the vehicles to turn safely; and**
- 4. The master site plan shall provide adequate internal circulation consistent with this Chapter and Title; and**
- 5. The master site plan shall provide an adequate design of parking spaces and internal circulation, off street parking and loading facilities consistent with this Chapter and Title.**

Response: The Project will not include public pedestrian or bicycle walkways. Project access will be designed to comply with Mountain Home Highway District standards and provide safe access to the Project. The site will be graveled, with a utility-specific rock, that Idaho Power uses at all of its facilities. Internal circulation will be noted on the site plan but is not specifically delineated on-site.

D. Additional Off-Street Parking Design Standards:

- 1. Off-street parking spaces shall not be located in any landscape area as required by this Chapter or Title; and**
- 2. Parking stalls and driving aisles shall be designed in accordance with the standards of this Chapter and Title; and**
- 3. All parking areas shall provide on-site turnarounds for all off-street parking spaces and loading facilities; and**
- 4. The design of off-street parking areas shall not require moving any car to gain access to a required parking space. Tandem parking shall be prohibited.**

Response: The Project will not include public parking, parking will only be for Idaho Power vehicles, or its contractors' vehicles. Internal circulation will be noted on the site plan but is not specifically delineated on-site.

Section 6-18-5: Natural Features Analysis Standards

- A. Natural Features Analysis: The master site plan shall include the following features which, shall be mapped, and described, or noted as not applicable in the natural features analysis plan:**
- 1. Hydrology: Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, ponds or lakes, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas, and seasonal high ground water areas throughout the site; and**
 - 2. Soils: Analysis of types of soils present in the site area including delineation of prime agricultural soil areas, aquifer recharge soil areas, unstable soils most susceptible to erosion, and soils suitable for development. The analysis of soils shall be based on the Elmore County soils survey (United States department of agriculture, natural resources conservation service); and**
 - 3. Topography: Analysis of the site's terrain including mapping of elevations and delineation of slope areas greater than twenty-five (25%) percent, between fifteen (15%) percent and twenty-five (25%) percent, between eight (8%) percent and fifteen (15%) percent, and less than eight (8%) percent. Contour lines based on USGS datum of 1988 with intervals of not more than five (5') feet for properties with a general slope of greater than five (5%) percent, or intervals of not more than two (2') feet properties with a general slope of less than or equal to five (5%) percent. Contour lines shall extend a minimum of three hundred (300') feet beyond the proposed development boundary. If a drainage channel borders the proposed development, the contour lines shall extend the additional distance**

necessary to include the entire drainage facility as determined or required by the Director or County Engineer; and

- 4. Vegetation: Analysis of existing vegetation of the site including, but not limited to, dominant tree, plant, and ground cover species; and*
- 5. Sensitive Plant and Wildlife Species: Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed in the Idaho conservation data center (State of Idaho Department of Fish and Game) The site development shall minimize adverse impacts to sensitive plant and animal species through site design or approved mitigation programs; and*
- 6. Historic Resources: Analysis of existing historic resources as identified on the Elmore County historic resources inventory. The proposed development shall conserve identified historic resources to the greatest extent possible; and*
- 7. Hazardous Areas: Location and identification of all potential hazardous areas including, but not limited to, land that is unsuitable for development because of flood threat, poorly drained areas, high ground water, steep slopes, rock formation, buried pipelines, or other similar conditions likely to be encountered; and*
- 8. Impact on Natural Features: The applicant shall provide a written statement explaining how the design of the plan protects or mitigates impacts on the natural features of the site.*

Response: The Project will not result in the destruction, loss, or damage of natural or scenic features of major importance to Elmore County and its residents. The property is mostly scrub and sagebrush with little slope, and no observed habitat of wildlife and special-status species. A Natural Features Analysis has been included as an attachment to the Master Site Plan submittal.

Section 6-18-6: Other Required Standards:

- A. Screening:** *The master site plan shall provide landscaping and screening consistent with this Chapter, unless otherwise exempt.*

Response: As mentioned previously, the project will include site-obscuring walls to meet screening requirements in Elmore County Code. Landscaping with vegetation is not preferred around a utility facility of this scale, and in a desert setting and the site is over a quarter mile away from the nearest residence.

- B. Drainage:** *An increase in an impervious surface area of one thousand (1,000') square feet or ten (10%) percent of the property area, whichever is less, shall require a drainage study. The master site plan shall incorporate natural watercourses and above grade drainage ways into the site design to minimize the need for culverts, pipe systems, and concrete channels.*

Response: The Project will not introduce impervious surface areas, with the exception of the structures themselves. Idaho Power uses utility-grade gravel which allows water to percolate and drain within the facility.

C. Water Supply and Sewage Disposal:

- 1. The master site plan shall provide adequate provision for water supply and sewage disposal in accordance with the regulations of this Chapter; and*
- 2. The master site plan shall show all well locations and subsurface disposal areas for wastewater treatment systems; and*
- 3. The master site plan shall indicate the required firefighting resources, as evidenced by written certification by the appropriate fire authority. Such resources shall include, but are not limited to, proper access for fire trucks, fire flow hydrants, pumper access stations, and/or defensible space. If the subject development is not located within a fire district, then the requirements of, Title 6, Chapter 12 shall be complied with and the master site plan shall demonstrate compliance.*

Response: The Project is proposed to include a well and septic for facilities within the O&M Building. Since the project is still going through its design phase, Idaho Power requests a Condition of Approval that these facility locations be submitted prior to construction or issuance of a Building Permit.

The Project is not served by a fire district and will be compliant with Elmore County Code, Idaho Power will continue to work with the County, State Fire Marshall and local responders to develop a response plan.

D. Filling, Excavation, and Earthmoving: *Filling, excavation, and earthmoving activity shall be carried out in a way that keeps erosion and sedimentation to a minimum and shall comply with the following:*

- 1. Building design, parking lots, and other site development elements shall fit, respect, and be oriented to existing topography and natural surroundings to the fullest extent possible in order to keep filling, excavation, and earthmoving activity to a minimum; and*
- 2. The area disturbed by stripping of vegetation, soil removal, and regrading shall be the minimum necessary at any one time; and*
- 3. The master site plan shall propose permanent soil erosion measures for all slopes and disturbed areas. Such stabilization measures shall be completed within fifteen (15) calendar days after final grading has been completed; and*
- 4. Until a disturbed area is stabilized, sediment and runoff shall be trapped by the use of debris basins, sediment basins, silt traps, or other acceptable methods.*

Response: The Project has been initially planned and designed to minimize impacts to erosion and sedimentation, on a relatively flat property. Idaho Power will adhere to the standards of this Code. Since the project is still going through its design phase, Idaho Power requests a Condition of Approval that site construction drawings be submitted prior to construction or issuance of a Building Permit.

E. Irrigation Services and Delivery Systems: *The master site plan shall provide a detailed plan and documentation demonstrating that the preservation of gravity flow irrigation systems on site and downstream from the site shall be preserved and maintained and shall not be altered or modified without the written approval of the landowners that may be impacted and the applicable irrigation district.*

- 1. The proposed development shall not modify irrigation canals, ditches, laterals, and associated rights of way without written approval of the irrigation or drainage authority and landowners affected; and*
- 2. When property is converted from an agricultural to a nonagricultural use, the applicant or owner shall provide a pressurized irrigation system or similarly efficient delivery system as approved by the Director.*

Response: The Project will not include irrigation facilities, and there are no existing irrigation facilities or associated rights-of-ways on the property.

F. Utilities: *The master site plan shall demonstrate that electrical, telephone, and other public utilities serving the site shall be placed in a manner that is not hazardous to any property and shall demonstrate that:*

- 1. All utilities within the development shall be placed underground in a utility corridor or easement. The Director may waive this requirement if unique topographic or geological features of the site make it impractical; and*
- 2. Transformer boxes, meters, pumping stations, and other components of the utility system located aboveground shall be sited and buffered in accordance with the screening standards of this Chapter.*

Response: The Project will be constructed, owned, and operated by Idaho Power. Any on-site utilities will be owned by Idaho Power and not require easements.

G. Maintenance:

- 1. The master site plan shall demonstrate that the applicant or owner shall have a continuous obligation to provide for security, trash collection, and any other nuisance that may be created on the site, and to maintain the site in a neat and orderly manner.**
- 2. The master site plan shall demonstrate that any proposed drainage system shall be maintained by the property owner, homeowners' association, or irrigation or drainage entity, as applicable.**

Response: The Project will maintain a secure site, with no public access. The site will be clean and free of debris.

H. Supplemental Information, Modifications: The Director, County Engineer, Commission, and/or Board may require supplemental information or modifications to the master site plan where, in their opinion, the proposed site planning has not sufficiently addressed the existing natural features.

Response: Idaho Power will adhere to the standards of this Code, in balance to all Federal, State, local and industry-standard regulations and requirements.

I. Alternative Site Development: The Director may approve, or recommend approval of, an alternative site development when the overall design, as proposed by the applicant, meets or exceeds the intent and the requirements of this Title and shall not be detrimental to the public health, safety, and welfare.

Response: Idaho Power will adhere to all related standards from FERC, NERC, EPA, International Building Code ("IBC"), National Electric Safety Code ("NESC"), Idaho State Code, and the Elmore County Code to ensure this project will be developed, operated, and maintained in a manner that is safe and not detrimental to the public. Idaho Power must do so to provide essential, safe, and reliable electricity in Elmore County.

On behalf of Idaho Power, we are excited to bring the Mayfield Substation and Transmission Line project to Elmore County. This project will complement surrounding uses, fulfill comprehensive plan goals, drive economic opportunity, and provide improvements to Elmore County and Southern Idaho. With approval, adherence to code standards and safety will be evident throughout the entire process.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,



Jeff Maffuccio
FACILITY SITING COORDINATOR

✉ jmaffuccio@idahopower.com
☎ (208) 388-2402
📍 1221 W Idaho, Boise, ID 83702

Exhibit 6



Land Use and Building Department

2280 American Legion Blvd
Mountain Home, ID 83647
Phone: (208) 587-2142 ext. 1255
Fax: (208) 587-2120
www.elmorecounty.org

James Roddin
Director

Johnny Hernandez
Building Official

David Abrahamson
Planner I

Andrew Meek
Planner II

Colton Janousek
Building Inspector

Joshua Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Elizabeth Elliott
Administrative Assistant

Date: November 14, 2025

Sent Via Electronic Mail at jmaffuccio@idahopower.com

To:

Mr. Jeff Maffuccio,
Idaho Power Company Inc.
1221 W Idaho St,
Boise, ID 83702

Re: Mayfield Substation and Transmission Lines – CUP-2025-25 Completeness Determination

Dear Mr. Maffuccio,

You are the applicant for the proposed Mayfield Substation and Transmission Lines in Agriculture (AG) Zone with Wildland Urban Interface (WUI) Overlay in Elmore County, Idaho. The proposed use is defined as a Public or Quasi-Public Use requiring a Conditional Use Permit with Master Site Plan in compliance with Table 7-2-26(B) of the Zoning Ordinance in AG Zone ("CUP-2025-25"). Furthermore, the proposed use is located within the Wildland Urban Interface Overlay of the Zoning Ordinance and requires compliance with Title 8 Chapter 1.

The proposal is located on assessor's parcel number RP01S04E010060 and incorporates 40.64 acres of unincorporated area within Elmore County ("Site"). You have been identified as the representative of Idaho Power Company Inc, for CUP-2025-25 with Master Site Plan (the "Applicant").

You have conducted the following Pre-application requirements.

- On April 8, 2025, you conducted the Pre-application Meeting with the Land Use and Building Department ("Department") Director in Compliance with Section 7-3-2(A).
- On May 7, 2025, you sent out pre-application Meeting invite to neighbors and conducted the Neighborhood Meeting on May 19, 2025. The Department has received the CUP application and subsequent documents for "Neighborhood Coordination". However, the Department is unable to verify from the submitted documents that at all property owners within a 300' radius around the substation and entire length of the proposed transmission lines were notified in compliance with Section 7-3-5(C) of the Zoning Ordinance. Please provide this information. It is difficult to deem the Pre-application requirements complete for this Application in compliance with Section 7-3-3 of the Zoning Ordinance.

On June 17, 2025, you submitted the CUP application with the Department and paid the required fees in compliance with Section 7-3-2. After some discussion, the Department has been determined that a Development Mitigation Agreement will be required with the CUP as allowed in Section 7-10-3(A) of the Zoning Ordinance, collectively referred to as the "Application". Please submit the DA application along with a decommissioning plan and construction traffic data to the Department prior to December 1, 2025. It should be noted that the County Engineer has made a determination that a Private Road Application will not be needed for the proposed use as this is a restricted facility and you have stated that all internal circulation routes will consist of compacted, all-weather gravel, 20 ft wide service routes, which are suitable for emergency vehicles to navigate.

Since then, the Application is being reviewed by a County Consulting Team comprising of Principal Planner, Mitra Mehta-Cooper; Electrical Engineer, Richard Heiser; County Engineer, Angie Michaels; and Attorney, Abbey Germaine ("Staff"). The Department has discussed this proposal with affected agencies on September 3, 2025, and November 13, 2025.

As a result of this preliminary review, Staff provides the following comments and the attached excel spreadsheet (Exhibit 1), which require your attention to aide this Application and its review in a timely manner:

1. **CUP:**

Staff have reviewed the Application packet, additional documents submitted on September 5, 2025, which included Natural Features Analysis, Master Site Plan for Substation, Project Map, and Neighborhood Coordination Summary, as well as Transmission Line Master Site Plan documents submitted on October 24 & 30, 2025. The Department requests the following documents to expedite the review of CUP-2025-25.

- 1) There is a folder with the CUP Application packet titled "Easements for Transmission Lines" and additional information was provided on September 5, 2025. Staff requests an excel spreadsheet showing that Idaho Power has acquired all the necessary easements for the parcels along the entirety of the proposed single and double circuit transmission lines, which encompasses approximately 10 miles with approximately 85 towers in the unincorporated Elmore County. If Idaho Power has other plans for acquisition of these easements, please plan on discussing those with the Department.
- 2) Staff understand that "Idaho Power will adhere to NESC standards for the line design, including clearance over highways and interstates. Idaho Power will follow all requirements of the Idaho Transportation Department (ITD) to obtain the necessary permits for construction. Idaho State Code 62-701, 62-705, and 62-1101 gives Idaho Power the authority to use and occupy public road rights-of-way". However, Elmore County Zoning Ordinance at Section 7-2-176(E)7 also requires that "all wire fences, metal structures, and metal objects shall be grounded as required by this Title". Granted that all transmission line power poles are metal structures, Staff requests additional grounding information from Idaho Power to be able to make this finding.
- 3) The CUP Narrative for compliance with Section 7-9-7(A) 4&7 states that "Idaho Power does not expect the project to be a hazardous source" and Master Site Plan Narrative for Required Finding B states that "Idaho Power must consider all employees and will

be compliant to OSHA standards". OSHA considers all voltages of 50 volts or above to be hazardous. Therefore, only skilled electricians with specialized high-voltage training work on or around a substation or transmission lines. The proposed Mayfield Substation and Transmission Lines include 230, and 500 kV transmission lines and a substation with step-down transformers. Staff would like to request additional information to ensure that trained people will be hired for installation, operation, maintenance, and decommissioning of the proposed use.

- 4) Staff agrees that "Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation - NERC) standards". Please list some of the important standards from each of the three regulatory agencies. In addition, Staff needs to demonstrate compliance with the Zoning Ordinance Section 7-9-7(A)8, Required Finding "existing services such as highways, streets, police, fire protection and drainage are adequate to serve the proposed use". Therefore, Staff requests the following additional information from Idaho Power considering the Site's location in WUI overlay.
 - The NERC standards are mandatory and enforceable, especially for Critical Infrastructure Protection (CIP). Please list those that are applicable to this proposal.
 - Staff is interested in the proposed use's compliance with the Institute of Electrical and Electronics Engineers (IEEE) standards for substation design and safety, especially the fire protection requirements, which are not mentioned in the Application packet.
 - The estimated loads for the Mayfield Substation should be provided to understand existing and future power needs to understand the necessary public services and fire safety measures associated with those.
 - The provided narrative for WUI Compliance is not enforceable and Staff requests more substantive information from Idaho Power how they plan on ensuring Fire Prevention and Mitigation for the proposed use.

2. **MSP:**

Staff, including the County Engineer, have reviewed the submitted information and request the following documents to complete the review of Master Site Plan.

- 1) Please rename Entitlement Site Plan Drawings to Master Site Plan and include all MSP elements including the entire 40-acre parcel with parking, dimensions of driveway, paths, location of Sand Hollow Creek, etc., on it.
- 2) For the Zoning Ordinance requirement at Section 10-6-4(D), Off-street Parking, show designated parking area at the Control Building – number of spaces, etc.
- 3) For the Zoning Ordinance requirement at Section 10-6-5(A), Hydrology: Based on the NEPAAssist website, Sand Hollow Creek runs through the northwest corner of the site. A small drainage area extends through the site, flowing northwest towards Sand Hollow Creek. Confirm that drainage will be perpetuated and provide evidence of coordination with neighbor to the west regarding changes to drainage that may affect them.


- 4) For the Zoning Ordinance requirement at Section 10-6-5(A), Topography: An approved site grading plan will be required prior to construction.
- 5) For the Zoning Ordinance requirement at Section 10-6-5(A), Sensitive Plant and Wildlife Species: Bald and Golden Eagles are found in the general vicinity and are not addressed in the Natural Features Analysis. Please provide at least desk-top review of these species and address any known potential impacts.
- 6) For the Zoning Ordinance requirement at Section 10-6-5(B), Drainage: Drainage through the site needs to be perpetuated. Please see Hydrology comment above.
- 7) For the Zoning Ordinance requirement at Section 10-6-5(C), Water Supply and Sewage Disposal: Approval from CDH on the location of the well and on-site septic to be a condition of approval.
- 8) For the Zoning Ordinance requirement at Section 10-6-5(D), Filling, Excavation, and Earthmoving: An approved site grading plan will be required prior to construction.
- 9) For the Zoning Ordinance requirement at Section 10-6-6(G2), Maintenance of Drainage System: Please provide schedule for maintenance of any drainage structures and clearing of weeds, brush, etc., around the site for fire protection.
- 10) For the Zoning Ordinance requirement at Section 10-6-5, Other Required Standards for Master Site Plan: Idaho Power Narrative states that "Idaho Power will continue to work with the County, State Fire Marshall and local responders to develop a (fire) response plan". Please provide the status and the dates when fire protection issues were discussed with which agency and what type of fire permits/agreements are expected to be approved by those.
- 11) The Master Site Plan Narrative, the Zoning Ordinance at Section 10-6-6(F) for Utilities: It requires that transformer boxes, meters, pumping stations, and other components of the utility system located aboveground to be sited and buffered in accordance with the screening standards of this Chapter. Idaho Power states that "the Project will be constructed, owned, and operated by Idaho Power. Any on-site utilities will be owned by Idaho Power and not require easements". This statement does not directly address how those aboveground improvements will be screened and how the aboveground electrical equipment, including transmission lines, will be sited, grounded, and buffered in a safe manner.

The Department and Staff are excited to be working with Idaho Power on this proposal, which ensures a sustainable electrical network, not only for Elmore County, but the entire southwestern Idaho for years to come. Should you need to discuss any of this item with Staff, we will make ourselves available.

The Department proposes to conduct a Public Workshop in front of the Elmore County Planning and Zoning Commission ("Commission") on January 22, 2026, to receive the Commission's feedback prior to scheduling this Application for a Public Hearing. Please plan on providing all the requested information, including DA and pre-application neighborhood meeting documents, to the Department by December 1, 2025, in order to ensure timely review of the documents and meaningful workshop.

This letter demonstrates that Staff has preliminarily reviewed this Application packet from an overall completeness perspective, and not every technical and design detail of the Application is reviewed. Those details will be further developed after we receive the aforementioned items.

With regards,



Mitra Mehta-Cooper, AICP, CFM

CC: James Roddin, Land Use and Building Director, jroddin@elmorecounty.id.gov
Abigail R. Germaine, Elmore County Counsel, arg@elamburke.com
Richard Heiser, Provost & Pritchard Consulting Group, rheiser@ppeng.com
Angie Michaels, Elmore County Engineer, angie@ewsid.com
Francene Payne, Elmore County Deputy Clerk, fpayne@elmorecounty.id.gov

4903-0674-9817, v. 2

TITLE 7 ZONING AND DEVELOPMENT, CHAPTER 9 INDEX CONDITIONAL USE PERMIT (CUP) STANDARDS AND REQUIREMENTS

Section No.	Standards and Requirements	CUP Application Section & Page(s) or Exhibit	Adequately Addressed	Comments/Questions
	Required Findings			
7-9-7(A)(1)	The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as- contained in this Ordinance	Pg 27 Title 7 chapter 2 and pg 3 Mayfield CUP & MSP Narrative	Yes	Under the Elmore County Land Use Table, the Public or Quasi Public Use requires a CUP in an AG.
7-9-7(A)(2)	The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance	pg 4 Mayfield CUP & MSP Narrative	Partially	The proposal meets the intent of the Comprehensive Plan. However, for compliance with the Zoning Ordinance additional information is needed. The applicant states they will apply all applicable standards, <u>but does not list how they will apply the standards or list relevant citations.</u>
7-9-7(A)(3)	The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter	pg 4 Mayfield CUP & MSP Narrative	Partially	The Applicant demonstrate compliance with the purpose statement of AG zone. However, for Specific Use Standards, additional information is needed. The applicant states they will apply all applicable standards, but does not list how they will apply the standards or list relevant citations.
7-9-7(A)(4)	The proposed use shall comply with all applicable County Ordinances	pg 4 Mayfield CUP & MSP Narrative	Partially	Applicant states that they will not produce a hazardous source, but does not define hazard. In short, OSHA defines an electrical hazard as anything that may shock, burn, or arc flash/blast to a worker/individual. They also do not state that they would meet County Ordinance's. Additional information is needed to support this finding. Furthermore, the applicant partially addresses needed easements for transmission lines. Applicant needs to state where these easements are secured and how the remaining easements will be acquired to support this use.
7-9-7(A)(5)	The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations	pg 4 Mayfield CUP & MSP Narrative	Partially	The applicant states they will meet State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission), and Industry-regulated (North American Electric Reliability Corporation) standards to eliminate risks associated with high-voltage infrastructure. However, the applicant does not state how. Applicant states that they will not produce a hazardous source, but does not define hazard. In short, OSHA defines an electrical hazard as anything that may shock, burn, or arc flash/blast to a worker/individual.
7-9-7(A)(6)	The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area	pg 4 Mayfield CUP & MSP Narrative	Yes	Applicant states that all construction will be in compliance with Ag zoning and surrounding land uses which is supportable.
7-9-7(A)(7)	The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development	pg 4 Mayfield CUP & MSP Narrative	Partially	The applicant states they will meet State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission), and Industry-regulated (North American Electric Reliability Corporation) standards to eliminate risks associated with high-voltage infrastructure. However, the applicant does not state how. Applicant states that they will not produce a hazardous source, but does not define hazard. In short, OSHA defines an electrical hazard as anything that may shock, burn, or arc flash/blast to a worker/individual.
7-9-7(A)(8)	The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services	pg 4 Mayfield CUP & MSP Narrative	No	Idaho Power states that there is adequate services available to support the use. There are no support letters from agencies providing these services in Elmore County to substantiate this discussion. As can be seen in the County Engineer's review, the operation of the use may require additional services such as water and sewer; as can be seen in the Master Site Plan findings, additional info is needed for drainage. The Site is located within Wildland Urban Interface and fire and police protection is not available to support the proposed use.

7-9-7(A)(9)	The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County	pg 4 Mayfield CUP & MSP Narrative	No	Idaho Power does not anticipate any excessive additional requirements at public cost for public facilities and services and will not be at any detriment to the economic welfare of this community. However, there is no will-serve letter provided to support this statement. Elmore County Sheriff, Ambulance District, and Mountain Home Rural Fire District support will be needed to make this finding.
7-9-7(A)(10)	The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors	pg 5 Mayfield CUP & MSP Narrative	Partially	The construction will not generate traffic, and the applicant will minimize nuisances such as noise, weeds, and dust. However, the applicant states that they understand "housekeeping practices" but does not state what they are.
7-9-7(A)(11)	The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.	pg 5 Mayfield CUP & MSP Narrative	Partially	Applicant states that the construction will not result in the loss or destruction of scenic features, but the construction of buildings and equipment degrades scenic value and view sheds. The transmission lines and power poles will have significant impact on the views. Applicant needs to discuss if the degradation of view sheds is worth the construction. (Page 30 of the Geo Tech report showcases how construction changes the landscape.

7-2-25 Outdoor Storage				
7-2-25(A)	All outdoor storage shall comply with the requirements of this Ordinance		May be?	No mention of outdoor storage
7-2-25(B)	Manufactured homes shall not be stored within the required yards. Storage of a manufactured home shall be considered outdoor storage and shall only be stored in outdoor storage areas that comply with this Ordinance.		No	No manufactured homes proposed.
7-2-25(C)	Outdoor storage areas shall not be used for the storage of junk, a "junkyard" or "automobile wrecking yard" as herein defined in this Ordinance.		Yes	Will be a COA
7-2-25(A)	All outdoor storage shall comply with the flood hazard overlay as set forth in this Ordinance.		May be?	Per Master Site Plan findings.
7-2-176 Public or Quasi Public Use				

7-2-176(A)	Minimum Setbacks; Compatibility: All structures shall meet the minimum required setbacks for the applicable base zone, except within a residential district where there shall be a minimum setback of thirty-five (35') feet from any public street and twenty-five (25') feet from any other property line. Structures shall be designed and constructed to be compatible with the surrounding properties including, but not limited to, building materials and building mass.		May be?	Please place setback for all outdoor storage (Site Improvements) on Master Site Plan.
7-2-176C	<p>Power Distribution Facilities:</p> <ol style="list-style-type: none"> 1. Electric distribution lines shall be principal permitted uses. 2. Electric sub transmission lines shall be principal permitted uses. 3. Electric transmission lines and substations shall require conditional use approval. 4. All electric transmission, sub transmission, and distribution line rights of way shall be exempt from the landscaping regulations of this Ordinance. 5. Electric substations and other utility structures shall be deemed outdoor storage areas and shall meet the standards in this Ordinance. 6. Towers for the purpose of communicating from the substation to remote devices shall be deemed an accessory use to an approved substation, provided that the pole and antenna are no taller than the existing towers. 7. All wire fences, metal structures, and metal objects shall be grounded as required by this Title. 		Partially	<p>The following responses from Idaho Power need further information or clarification.</p> <ol style="list-style-type: none"> 1. CUP Narrative item #4 "Idaho Power does not expect the project to be a hazardous source" and Master Site Plan item B "Idaho Power must consider all employees and will be compliant to OSHA standards" <ul style="list-style-type: none"> -> OSHA considers all voltages of 50 volts or above to be hazardous. Only skilled electricians with specialized high-voltage training may work on or around a substation or transmission lines. 2. "Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards". <ul style="list-style-type: none"> -> Some of the important standards from each of the three regulatory agencies should be listed. -> Some of the key NERC substation requirements, per their 2025 work plan involve Critical Infrastructure Protection (CIP), such as CIP-014, CIP-002, etc. NERC standards are mandatory and enforceable. -> There are IEEE standards for substation design and safety which are not mentioned and should be followed, e.g. P80 (grounding), C37.90 (protection relays), 1547 (interconnection for distributed resources) and 605 (designing substation buses). -> The estimated loads for the substation should be provided to understand existing and future power requirements. 3. From the Mayfield CUP Narrative; reference Section 7-9-7, Required Findings: "Existing services such as highways, streets, police, <u>fire protection</u> and drainage are adequate to serve the proposed use." <ul style="list-style-type: none"> -> References to the relevant fire protection requirements of IEEE 979, NFPA 850 or NFPA 15 should be provided. 4. From the Mayfield CUP Narrative, Section 6-18-6, Other Required Standards: "Idaho Power will continue to work with the County, State Fire Marshall and local responders to develop a response plan" <ul style="list-style-type: none"> -> Please provide the status the dates when fire protection issues were discussed and when fire permits are expected to be approved. 5. From the Mayfield CUP Narrative, item F (Utilities): Transformer boxes, meters, pumping stations, and other components of the utility system located aboveground shall be sited and buffered in accordance with the screening standards of this Chapter. <p><i>The responses of the District will be requested, owned, and posted by Idaho Power. Any new site</i></p>

8-1-3(N) Alternative Development Proposals within the WUI Area

		Request for Details of Compliance with WUI Overlay (Title 8 Chapter 1)	No	<p>The following statement does not provide the necessary information to ensure that the proposed use will be operated in compliance with Title 8 Chapter 1.</p> <p>Idaho Power will comply with Elmore County Code Title 8 Chapter 1, as reflected in its Wildfire Management Plan (WMP), developed to meet or exceed the Wildfire Urban Interface (WUI) regulations and requirements. This Project does not have any habitable structures. The WMP gets updated to provide holistic and prudent strategies to improve safety, reliability, and affordability for its customers and the communities it serves. Its purpose is to guide mitigation strategies and reduce risk. The 2025 plan provides guidance to Idaho Power Company employees to help prevent the accidental ignition and spread of wildland fires (wildfires) associated with employee work activities.</p> <p>As applicable, this document will be utilized to inform operations at the property. The WMP can be referenced by visiting: idahopower.com/wildfire. Additionally, on-site contractors supporting this project must agree to follow Idaho Power's Supplemental Fire Mitigation Terms.</p> <p>Idaho Power will meet the minimum required distances and requirements in Section 8-1-3 regarding defensible space, vegetation control, and general roadway and property access requirements as required. The site will be graveled inside the facility's fenced area and around the perimeter of the fence, to minimize the risk of fire being spread to or beyond the facility. Idaho Power will maintain accesses, approaches, vegetation, and all equipment necessary for communications. Idaho Power facilities are subject to annual fire system testing per the Idaho State Fire Marshal, where applicable.</p> <p>Finally, Idaho Power has the ability, through its own communications network and dispatch, to integrate with 911 dispatch and regional emergency services.</p>
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Section No.	Standards and Requirements	Application Section & Page(s) or Exhibit	Adequately Addressed	Comments/Questions
	Required Findings			
10-5-5(A)(1)	Design of private road meets requirements	pg 146, appendix G		Not Needed Per Angie
10-5-5(A)(2)	Granting approval of the private road would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity	pg 151, appendix G		Not Needed Per Angie
10-5-5(A)(3)	The use and location of the private road shall not conflict with the applicable Comprehensive Plan and/or the County transportation plan.	IDK		Not Needed Per Angie

[illegible]

no consultation with USFWS

no information provided to CDH on what type of restroom would be provided so no comment from CHD

The O&M building is said to have bathroom facilities - composting toilets

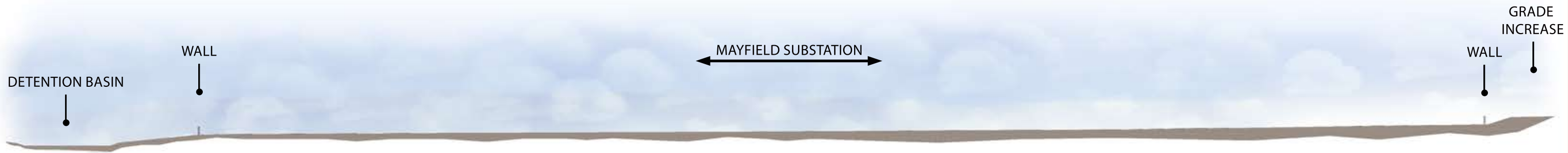
Fencing stated to be 6' high chain link- no info about wildlife friendly.

Internal circulation routes would consist of compacted, all-weather gravel

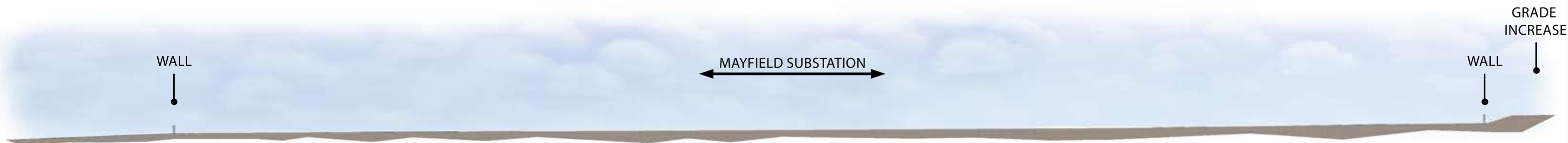
surfaces, and 20-foot-wide service routes

No domestic well - possibly a well for fire suppression temp above ground tanks for fire suppression

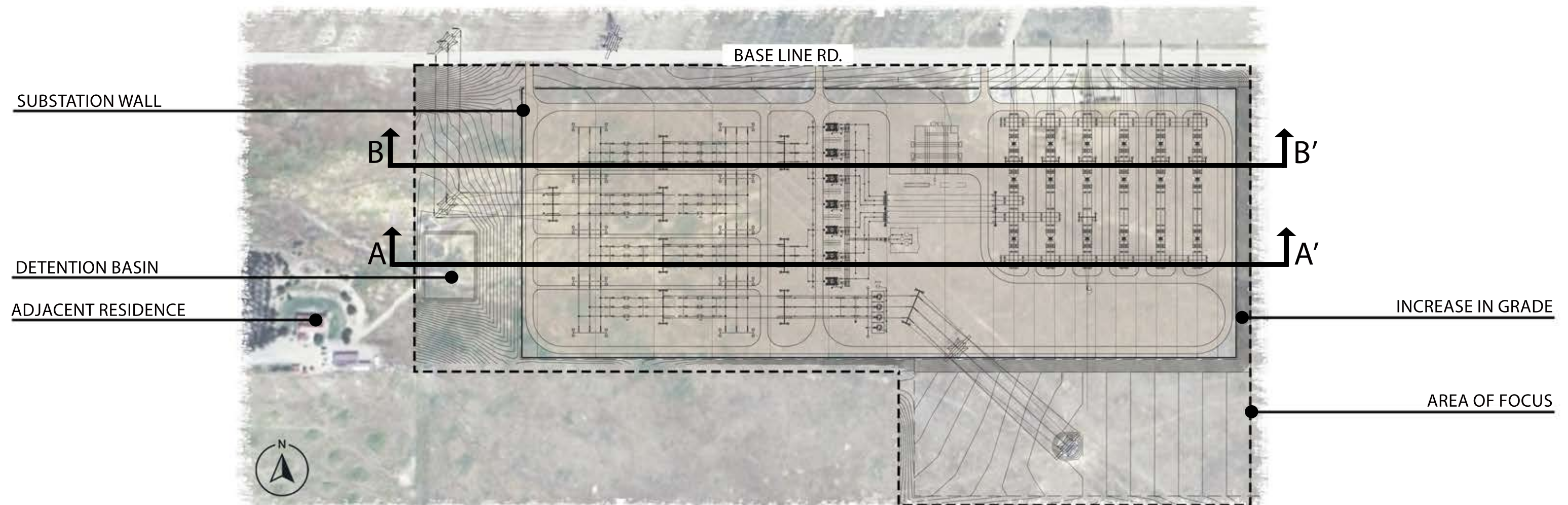
Exhibit 7



SECTION A
N.T.S



SECTION B
N.T.S



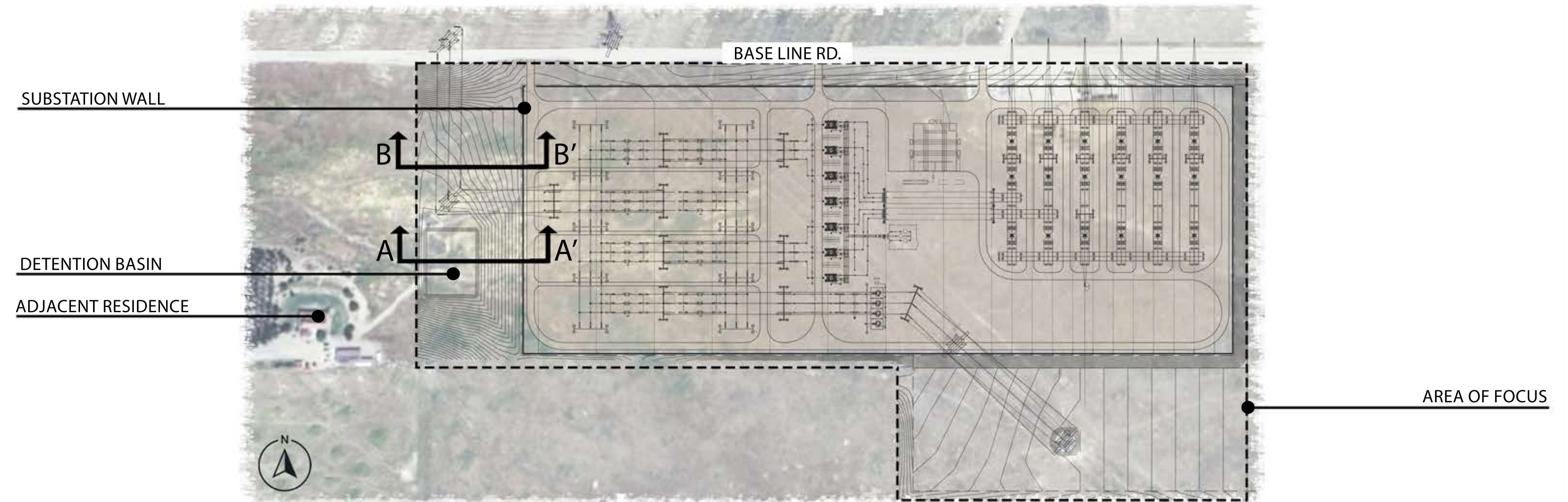
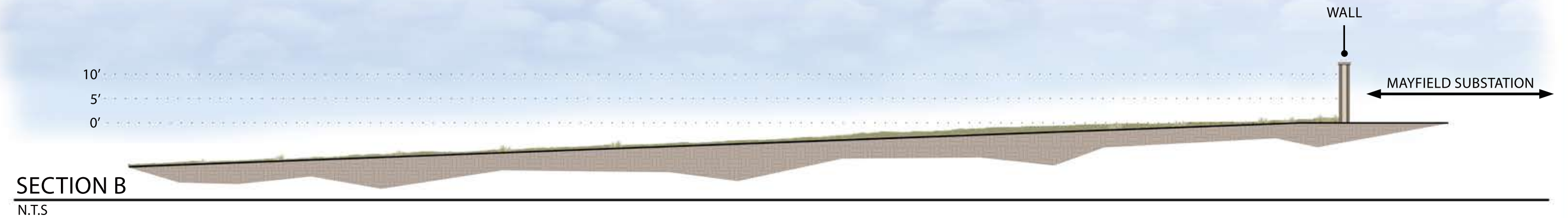
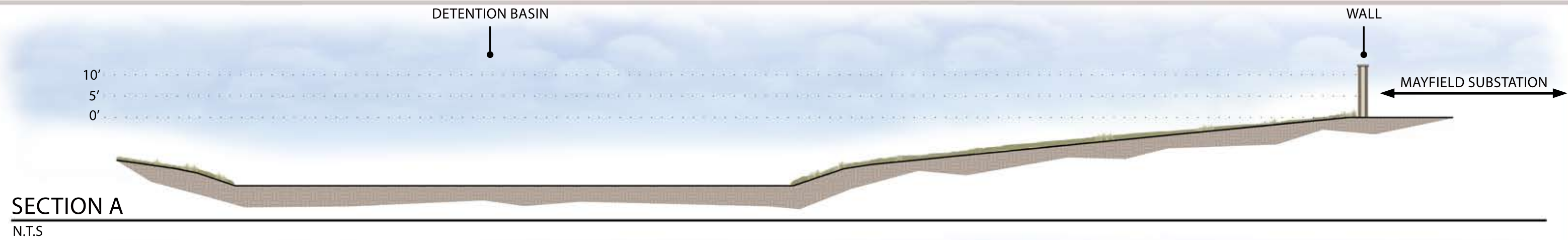
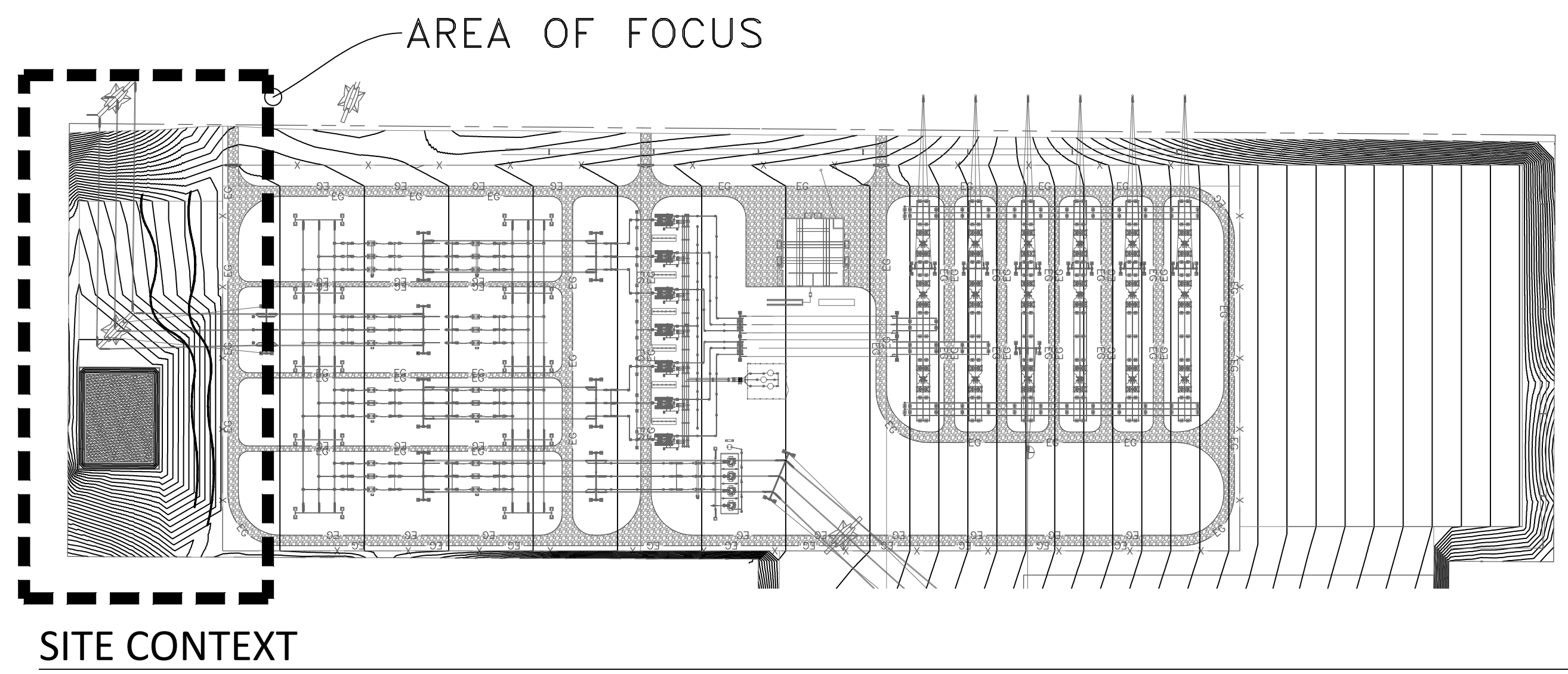
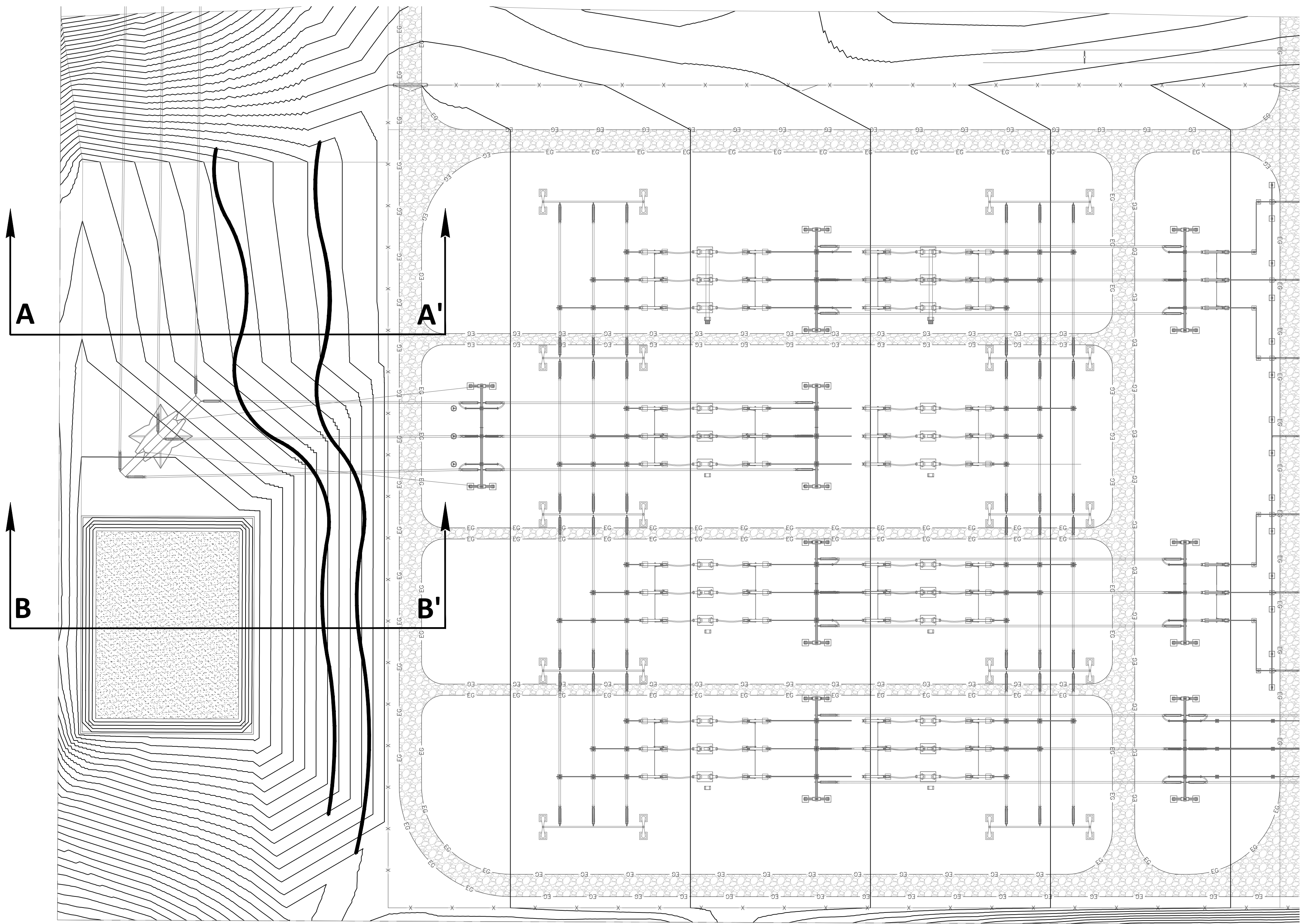



Exhibit 8



 **MAYFIELD SUBSTATION SECTIONS**
0 60 120 180
Plan Scale: 1" = 60'

