

RECORD OF PROCEEDINGS

MIDDLETON CITY PLANNING AND ZONING COMMISSION MEETING JUNE 13, 2016

The Planning and Zoning Commission Meeting of June 13, 2016 was called to order by Chair Lary Sisson at 7:00 p.m.

Roll Call: Chair Sisson, Commissioners Billet, Garner, Miner and Rahn were present and Commissioners Watson and Vice-Chair Gregory were absent.

New Business:

3) Consider approving minutes of the May 9, 2016 meeting.

Chair Sisson introduced the item and answered the Commissioners' questions.

Motion: Motion by Commissioner Miner to approve the May 9, 2016 minutes was seconded by Commissioner Garner and carried unanimously.

4) Consider approving a request by Idaho Power for a conditional use permit for a 138 kilovolt transmission line over 55 feet tall and over four (4) miles in length through downtown Middleton along State Highway 44 and north on Hartley Lane.

Chair Sisson presented the item and turned the floor over to City Planner Falkner to present the staff report.

Following the staff report from the City Planner, Chair Sisson invited Jeff Maffuccio, a representative of the applicant Idaho Power, to speak on the item and answer the Commissioners' questions.

Commissioner Rahn asked if the existing power lines on Emmett Road provide enough power for the proposed future commercial area. Mr. Maffuccio answered that the existing lines will serve future load growth and that the Lansing substation has the potential to be expanded if needed.

Commissioner Miner asked for clarification that the Lansing substation has four feeders at this time and that the expectation is to expand it to eight and the focus of that substation would be on agriculture and residential growth, Mr. Maffuccio confirmed that was correct. Commissioner Miner then asked if the reason behind connecting the Willis and Lansing substations is so that there is redundancy and they can supply each other as load needs changed Mr. Maffuccio answered that was correct. Commissioner Miner asked if there currently was a substation in Star and Mr. Maffuccio said that there is and that it is served from the east and does not currently connect to Lansing and connecting them is part of the overall upgrade project. Commissioner Miner then asked if the power poles along Lansing and Duff are in an easement Idaho Power acquired. Mr. Maffuccio replied that it varies and believes that most of the work done in that area is in road right-of-way. Commissioner Miner followed up by asking if the additional costs are primarily in requiring the needed easements and Mr. Maffuccio said that yes that is the largest chunk. Commissioner Miner asked if it possible to put distribution line in transition right-of-way and Mr. Maffuccio said that you can but that don't normally they like to

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because the transmission lines cost a large amount more. Commissioner Miner asked for reassurance that the large line will not be going downtown and Mr. Maffuccio said it is not part of the future plan. Commissioner Miner followed up by asking if the application was not approved to go downtown what is the process for replacement of the current poles and Mr. Maffuccio answered that they will be replaced as needed.

Commissioner Rahn asked how large the lines on South Middleton are and Mr. Maffuccio answered that they probably 230 kv lines from Willis and confirmed that the poles on Emmett Road are larger than what is being proposed.

Chair Sisson asked if Mr. Maffuccio could give an estimate of when the next upgrade would be needed and he replied that it would probably be at turn of century looking at population and what is capable. Chair Sisson followed up by asking if Mr. Maffuccio could give an estimate of when work would begin and complete on the proposed project and he answered that they are planning on summer of 2017 year to the end of year.

Public comment

Paul Watson asked how long is existing transition voltage is expected to support Middleton and its future growth and stated that he believes between the Lansing and Willis substations they should be able to cover the need for the presumed future depending on expected growth. He firmly believes that Middleton has unique opportunity to take new power lines away from downtown using other possible routes.

Janet Okamura wanted to thank Idaho Power for meeting with her to discuss health concerns living close to the proposed new lines. She is thankful for the Willis substation because the power at their home used to go out a lot until that substation was built and now their power is very consistent. She appreciates being educated and likes what has been proposed.

Kelley Case asked if the proposal is approved what choice will be made regarding the color of the poles. She would like the Commission to consider having red poles along Willis as they tend to blend in more and give a more rural feel instead of the steel. She is also curious about where the counting of the 300 feet between poles starts and stops so she can make sure that a pole is not placed in her backyard.

Idaho power rebuttal

- The lines of service are built to carry enough voltage to cover existing and future Middleton growth.
- Regarding underground distribution lines, they can be placed at the difference in cost being covered by the City.
- Pole color can go either way. If the City preferred gray downtown and the rust color down Hartley Lane that can definitely be done. There is not a significant difference in price.
- Regarding structure location they are willing to work with folks to secure that they are happy. There is always a little wiggle room as they try to stay within 300 feet and consistently try to stay on the edge of property lines as opposed to going through them if at all possible.

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- Structure height is regulated by line separation height in middle as lines sags due to voltage and heat.

Chair Sisson asked when homeowners will know when the poles are being placed and Mr. Muffuccio answered that notifying homeowners is part of easement process/discussion so they can accommodate need to wiggle on placement if needed.

Chair Sisson closed public comment

Commissioner Miner stated that it is obvious to him that trying to bury the transition lines for the distance needed is just not financially realistic and that there needs to be a connection between the Willis and Lansing substations. He added that once the line goes downtown it will never be buried and believes that this is a onetime opportunity to move lines from the downtown area.

Commissioner Rahn said that he would be interested to see the survey results from the survey the City sent out in the newsletter regarding the different proposed routes.

Billet understands running line somewhere else, but what does that do to future growth will it be difficult for new builds to tap into those buried lines. Doesn't have issue with power lines going downtown because they have always been there.

Miner believes it is best to deny as proposed and work with Idaho power and find an alternate route.

Motion: Motion by Commissioner Miner to deny the request by Idaho Power for a conditional use permit for a 138 kilovolt transmission line over 55 feet tall and over four (4) miles in length through downtown Middleton along State Highway 44 and north on Hartley Lane was seconded by Commissioner Rahn

Discussion:

Commissioner Billet asked to clarify that the City and Idaho Power can still come back and discuss other options if the application is denied and Chair Sisson said that it is up to Idaho Power if they wish to discuss other options and added that he like the options that come with moving the lines out of downtown.

The item was then passed unanimously by roll call vote.

Department comments:

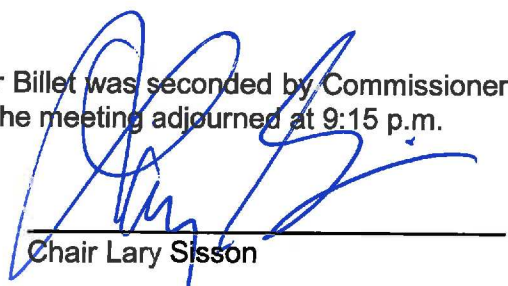
Deputy Clerk Cotterell informed the Commission of the upcoming Skate Park ribbon cutting on Saturday, May 14th and said that she will email out the requested survey results from the City newsletter. Chair Sisson asked if there were going to be no smoking signs placed at the skate park and Deputy Clerk Cotterell answered that all park rules signs do say no smoking but that separate no smoking/vaping signs were placed at the skate park last week by public works employees.

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City Planner Falkner informed the Commission that the City Comprehensive Plan and Capital Improvement Plan will be before them in July.


Adjourn:

Motion: Motion to adjourn the meeting by Commissioner Billet was seconded by Commissioner Miner, and carried unanimously. Chair Sisson declared the meeting adjourned at 9:15 p.m.



Chair Lary Sisson

ATTEST:



Kandice Cotterell
Approved: July 11, 2016

