



**City of Ponderay**  
 208-265-5468 · Fax: 208-265-4357  
 288 Fourth Street · P.O. Box 500  
 Ponderay, ID 83852  
[www.cityofponderay.org](http://www.cityofponderay.org)

**RECEIVED**  
**JAN 29 2026**  
 PLANNING OFFICE  
 CITY OF PONDERAY

## Special Use Permit Application

### Site/Project Information

**Brief Project Description:** Develop 6 acres with substation and 115 kV transmission lines to include, 2 driveway approaches, stormwater and landscaping.

**Project Representative:** Karen Kendall

**E-mail:** [Karen.Kendall@avistacorp.com](mailto:Karen.Kendall@avistacorp.com)

**Phone #'s:** 509-495-7599


**Location:** 165 E. Bronx Road, Ponderay, ID (temporary address)

**Legal Description:** 36-58N-2W W 1046.8FT OF S 900.11FT OF SWSW E OF HWY 95

### Applicant/Owner Information

**Name:** Karen Kendall

**Legal Owner:** Avista Corporation

**Signature:** 

**Mailing Address:** 1411 E. Mission Avenue, MSC-25, Spokane, WA 99202

**E-Mail:** [Karen.Kendall@avistacorp.com](mailto:Karen.Kendall@avistacorp.com)

**Phone #'s:** 509-495-7599

### Ponderay Planning Department

**File Number:** UP26-116

**Fees:**

\$ 700.00 app

\$ 2,613.60 SW

\$ 3,313.60

**Zoning:** Rural

**Received By:** 

**Date:** 1/29/24

**Comments:**

THE RED THERMO SECURED "SP" LOGO IN THE LOWER CORNER OF THIS CHECK MUST FADE TEMPORARILY WHEN WARMED BY TOUCH OR FRICTION. SEE BACK FOR ADDITIONAL FEATURES.

AVISTA CORPORATION  
REAL ESTATE WORKING FUND  
1411 E MISSION AVE  
SPOKANE, WA 99202

WELLS FARGO Wells Fargo Bank, N.A.

15239  
11-24/1210

DATE January 29, 2026

\$ 3,313.00

PAY TO THE ORDER OF

City of Ponderay  
Three thousand and three hundred and thirteen dollars and 00/100  
DOLLARS

Bronx SUP



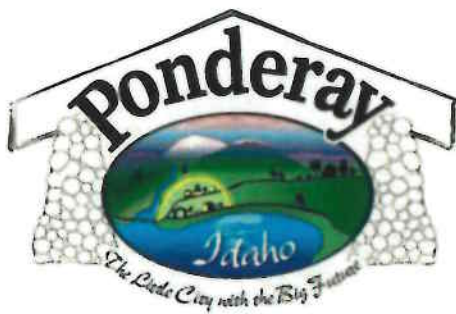
⑈ 15239 ⑈ ⑆ 121000248 ⑆ 4122160765 ⑈

AVISTA CORPORATION

DETACH AND RETAIN THIS STATEMENT  
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.  
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

15239

DATE	DESCRIPTION	AMOUNT
1-29-26	Bronx SUP 03806108.300100	3,313.00



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## Site Plan Application

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Ponderay Planning Department	
<b>File Number:</b>	
<b>Fees:</b>	
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<b>Received By :</b>	<b>Date:</b>
<b>Comments:</b>	

# **Avista Bronx Road Substation SUP**

165 E. Bronx Road, Ponderay, ID

Warranty Deed & Legal Description

Instrument # 921417  
Bonner County, Sandpoint, Idaho  
05/10/2018 12:42:18 PM No. of Pages: 3  
Recorded for: ALLIANCE TITLE - SANDPOINT  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy cbrannon  
Index to: WARRANTY DEED

### WARRANTY DEED

Alliance Title & Escrow Corp. Order No. 378681

#### FOR VALUE RECEIVED

Bernadine C. King, Trustee of the Hinsvark Family Trust, dated November 7, 1994,  
as restated and amended

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

**Avista Corporation**

whose current address is

PO Box 3727 MSC-25  
Spokane, WA 99202

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

A Tract of Land in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 36, Township 56 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

Commencing at the Southeast corner of said Southwest Quarter of the Southwest Quarter, which point is the West 1/16th corner of said Section 36 only; thence South 89°46'52" West along the South line of said Southwest Quarter of the Southwest Quarter a distance of 135.00 feet to the True Point of Beginning; Thence leaving said South line North 00°19'38" East a distance of 900.11 feet; Thence North 89°07' West a distance of 1046.80 feet to a point on the Easterly right of way line of the existing Highway US #95; Thence along the Easterly right of way line following the Seven (7) courses: 1) South 02°34'35" West a distance of 33.68 feet; 2) South 04°27'18" East a distance of 238.21 feet; 3) South 09°39'30" East a distance of 190.78 feet; 4) South 17°10'06" East a distance of 190.73 feet; 5) South 21°57'56" East a distance of 237.36 feet; 6) South 89°54'58" East a distance of 128.17 feet; 7) South 00°06'23" West a distance of 44.87 feet to said South line of the Southwest Quarter of the Southwest Quarter; Thence South 89°55'05" East a distance of 25.94 feet to the closing corner common to Sections 3 and 2, Township 57 North, Range 2 West; Thence continuing along said South line North 89°46'52" East a distance of 693.55 feet to the True Point of Beginning.

EXCEPT the County Road along the South line of the herein premises known as the Bronx Road.

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

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

Dated: \_\_\_\_\_, 2018

The Hinsvark Family Trust

  
Bernadine C. King, Trustee

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Bernadine C. King known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Survivor's Trust under the Hinsvark Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

See Attached



# **Avista Bronx Road Substation SUP**

165 E. Bronx Road, Ponderay, ID

Vicinity Map



# **Avista Bronx Road Substation SUP**

165 E. Bronx Road, Ponderay, ID

## **Adjacent Property Owners List**

## Adjacent property Owners:

Per Bounder County Assessor's site addresses and owner addresses: January 13, 2026

1. **Dorothy Spraker**  
RPP00000366004A  
237 E BRONX RD  
PONDERAY, ID 83864
2. **Ken and Jeanette Jones**  
RPP0079000005BA  
PO BOX 27  
SANDPOINT, ID 83864  
  
190 E BRONX RD  
PONDERAY, ID 83852
3. **William Cassidy**  
RPP0079000005AA  
166 E BRONX RD  
PONDERAY, ID 83852
4. **Dawn Keur**  
RPP00790000040A  
PO BO BOX 2419  
SANDPOINT, ID 83864  
  
140 E BRONX RD  
PONDERAY, ID 83852
5. **Washington Water Power Co.**  
RPP00000023200A  
PO BOX 3727, MSC-25  
SPOKANE, WA 99220-3727
6. **Dustin and Holly Dmpsey**  
RPP00000030051A  
32211 HIGHWAY 200  
SANDPOINT, ID 83864  
  
478278 HIGHWAY 95  
PONDERAY, ID 83852
7. **Myers-Terry Holdings, LLC**  
RPP00000030026A  
478338 HIGHWAY 95  
PONDERAY, ID 83852  
  
478338 HIGHWAY 95  
PONDERAY, ID 83852
8. **George and Nancy Andrews**  
RPP00000030003A  
64 W BRONX RD  
PONDERAY, ID 83852  
  
64 W BRONX RD  
PONDERAY, ID 83852
9. **Nma West, LLC**  
RPP00000359811A & RPP00000359851A  
3726 FLAMINGO AVENUE  
SARASOTA, FL 34242  
  
59 W BRONX RD  
SANDPOINT, ID 83864  
  
478458 HIGHWAY 95  
SANDPOINT, ID 83864
10. **630 North LLC**  
RPP00000359506A  
420 E. HILVIEW DR.  
CEDAR CITY, UT 84721  
  
478544 HIGHWAY 95  
PONDERAY, ID 83852
11. **WSM Holdings, LLC**  
RP58N02W359021A & RP58N02W359021A  
PO BOX 2507  
SANDPOINT, ID 83864
12. **Idaho Transportation Department**  
RPP00000366150A  
600 W. PRAIRIE AVENUE  
COEUR D'ALENE, ID 83815

Map of adjacent parcels:



# **Avista Bronx Road Substation SUP**

165 E. Bronx Road, Ponderay, ID

## **Special Use Permit Narrative**

## Bronx Road Substation Special Use Permit Narrative

Below addresses the written narrative statement in Section B. 1 of SUP application. Avista's responses are provided in blue text.

**a. How the proposed use will, in fact, constitute a variance or a special use.**

The proposed substation is a critical component of the electrical power system that serves an intermediary point between power generations and the community of Ponderay and surrounding jurisdictions. The substation is a unique use, due to its function, infrastructure requirements and nature of providing safe and reliable power to communities. A substation, identified as a special use permit per the City of Ponderay zoning regulations, serves as a public utility purpose, not defined as a commercial or residential use, rather as a community public facility.

A substation is a facility within the electric grid where voltage levels are transformed to ensure safe and efficient transmission and distribution of electricity. It typically performs three main functions:

- i. Voltage Transformation: Converts high-voltage electricity from transmission lines to lower voltages suitable for local distribution.
- ii. Switching and Routing: Directs electricity to different parts of the grid and isolates sections for maintenance or emergencies.
- iii. Protection and Control: Houses equipment like circuit breakers and relays to protect the system and maintain reliability.

**b. Why the proposed variance or special use is necessary or desired.**

Over the past decade, the City of Ponderay and its surrounding region have experienced sustained population growth. Between 2020 and 2023 alone, the area's population increased by 15.8%, according to the U.S. Census Bureau. This rapid growth has significantly reduced Avista's operational flexibility, posing challenges to maintaining reliable and efficient electrical service.

The existing Bronx Switch Station is located at the southeast corner of Hwy 95 and Bronx Road, approximately four miles northeast of the Sandpoint Substation. It functions as a 115kV mid-line breaker between Cabinet Gorge and Sandpoint Substation. Currently, the Bronx site does not include any distribution infrastructure, a necessity to bring more reliable power to the community.

The addition of a new substation brings several important benefits to the community. First, it increases the reliability of the electrical grid by reducing the risk of outages and enabling quicker restoration of service when disruptions occur. Second, it provides greater capacity to meet the growing energy needs of homes and businesses, supporting local economic development and job growth. Lastly, the new substation can improve power quality and stability, helping sensitive equipment operate more efficiently and safely.

**c. Whether the proposed variance or special use will be harmonious with and in accordance with the general objectives, or with any specific objective, of the comprehensive plan and/or this title.**

The proposed substation is harmonious and consistent with the general objectives of the City of Ponderay's comprehensive plan, which has contemplated utilities and said infrastructure as existing and future needs. The following are components supporting the use of a new substation.

- i. Population projections (Figure 25 of Comprehensive Plan) were considered till 2050. Per the four projections of population growth, based upon City and County growth, the annual growth over the next five years warrants the need for increased reliability of electrical services by reducing overloading on existing infrastructure, improving quality of service, adding redundancy to minimize electrical outages and increase capacity for future residential and industry growth.
- ii. **The new substation will complement the City of Ponderay's vision to "...local businesses thrive, and all residences can safely access their needs close by either to recreate, work, go to school, shop or connect with others."** Providing the infrastructure to allow for safe, reliable, improved quality, and redundancy furthers the vision of the community as growth continues.
- iii. **Goal No. 6: "Ponderay grows responsibly, with public facilities and services that can be sustained."** Avista's proposed development is assisting Ponderay to grow responsibility with public facilities to increase services for sustainability and expansion meeting the areas' growth demand.
- iv. **Goal No. 6, Policy C. "Ensure that utilities and services are provided concurrently with new or expanded development."** Over the past decade, the City of Ponderay and its surrounding region have experienced sustained population growth. This rapid growth has significantly reduced Avista's operational flexibility, posing challenges to maintaining reliable and efficient electrical service. The substation is critical to provide the City of Ponderay and region with safe and reliable power to meet the demands of new and expanding development.
- v. **Goal No. 7, Policy B. "Encourage new growth to occur in city limits and where infrastructure and services are available."** The proposed substation furthers the City's comprehensive plan policy to handle increased demand of new growth by adding to the infrastructure and services available.
- vi. **Goal No. 10: "Ponderay is a hub of innovation and diverse industries where new and existing small businesses thrive."** The new substation will increase reliability of electrical services, improve quality of service, add redundancy to minimize electrical outages and increase capacity for industry growth.
- vii. **Goal No. 11, Policy F: "...incorporate wildfire resistance strategies."** Substations are designed and maintained with resiliency in mind to protect critical infrastructure and ensure reliable power delivery is covered in the following four measures. 1) Defensible space and vegetation control are essential. Clearing combustible materials, trimming vegetation, and maintaining a buffer zone around the substation significantly reduce the risk of ignition from embers or direct flame contact. Regular inspections and vegetation management programs help sustain these protective measures year-round. 2) Equipment hardening minimizes ignition sources by upgrading to current-limiting devices and implementing arc-flash protection reduces the likelihood of electrical faults sparking fires. 3) Monitoring and rapid response systems enhance situational awareness. Fire detection sensors, temperature monitors, and remote-control systems allow operators to respond quickly to emerging threats. 4) Finally, adherence to industry standards and best practices, such as fire protection guidelines, ensure that substations meet rigorous safety benchmarks.  
By combining these measures, vegetation management, equipment upgrades, advanced monitoring, and compliance with standard utilities can significantly reduce wildfire risks and safeguard the reliability of the electric grid.

**d. Whether the proposed variance or special use will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.**

The new substation is designed and will be constructed, operated and maintained in a harmonious and appropriate manner maintaining character of the general vicinity.

Avista purchased Parcel No. RPP00000366100A in 2018, totaling 20.06 acres.

Avista entered into a purchase and sales agreement for 2.18 acres from Parcel No.

RPP00000366004A located east of the proposed substation. A boundary line adjustment will be processed and completed prior to the special use decision. The parcel will total 22.24 acres; six acres presently being developed.

The general vicinity occupies a mix of commercial, residential, agricultural and existing electrical services. Along Hwy 95, located within a quarter mile of the subject parcel, there is a switching station owned by Avista and a substation owned by Northern Lights. The new substation is located approximately 500 feet from the intersection of Bronx Road and Hwy 95, allowing for a future Avista service center to be built on the corner of the two intersections. The proposed substation and associated uses will encompass six acres, approximately a quarter of the 22.24-acre parcel. The undeveloped portions of the parcel will maintain with the current use of pasture lands for cattle to graze and provide weed control. The proposed and existing uses are consistent with the uses in the immediate vicinity in size and scale. Avista will install a barbed wire fence around completed substation parcel to maintain separation from cattle grazing and improved site.

Avista intends to build a new service center on the northeast corner of Hwy 95 and Bronx Road within the next ten years. The service center will include offices for customer support, billing services, account management and office staff. In addition, field operations support, which entails crews, vehicles and material staging for repairing, installing and maintaining infrastructure. The future development of the remaining parcel will further complement the uses along Hwy 95 and the corridor with an office building, parking, landscaping and fenced yard for vehicle and utility equipment storage. The future service center will provide the look and feel of commercial use, consistent with the zoning, as it is adjacent to the visual corridor on Hwy 95. The future use introduces travelers into the community, and the service center will add increased visual separation from Hwy 95 and proposed substation as travelers enter/exit the view corridor of Ponderay city limits.

Avista is improving Bronx Road from Hwy 95 to the east end of Craigs Court per City Council approval on August 18, 2025, totaling approximately 1,500 feet, 500 beyond the eastern edge of Avista's owned property. Road improvement consists of paving full width of Bronx Road and an open ditch and 10 feet of right-of-way dedication along the north side of Bronx Road.

Additional measures to preserve the integrity of character to the neighborhood consist of the following.

- i. Avista will install landscaping, along the easterly 40 feet of the parcel. Landscaping consists of a mix of deciduous and evergreen trees and shrubs with dry-land grasses to buffer the adjacent residential use. Landscaping will be maintained by a contractor who will provide water services during appropriate seasons until vegetation is established. Landscaping will be monitored and maintained. Residential uses to the south have existing mature evergreen and deciduous treed vegetation across Bronx Road, thus no additional measure are provided southerly from the development. The westerly side will be softened with landscaping associated with a proposed detention pond.

- ii. All infrastructure associated with the substation will be screened behind a nine-foot-high solid brown, durisol-branded noise absorptive wall system (see image below) on all sides, except two vehicular gates and one pedestrian gate located along the south side of the substation.
- iii. There will be large landscape boulders along the parcel's frontage between driveway approaches for visual softening.
- iv. Lastly, the substation fixtures will have a natina finish, which is a maintenance free, color coating on galvanized steel structures creating a natural non-glare, designed to blend into the natural landscape. The natina finish creates a cohesive and natural appearance of fixtures located above the solid screening wall to ensure visual blending into its surroundings from all angles to include high visibility areas, specifically adjacent to Hwy 95.



Example: Durisol-branded, proposed finish will be brown

**e. The effect of the proposed variance or special use on adjacent property and whether it will be hazardous or disturbing to existing neighboring uses.**

The new substation being in a neighborhood with a range of uses creates the opportunity for improved reliability and redundancy, increase capacity for growth, as well as maintain and improve system coverage. Lastly, reliable electric infrastructure may contribute to economic development, thus furthering the City's comprehensive plan goals and policies.

Residential structures in the immediate vicinity are approximately 500 feet from the proposed substation and buffered by existing agricultural and/or detached accessory structures and mature evergreen trees. Existing ongoing noise in the vicinity consists of residential uses, equipment to farm and/or cultivate the surrounding lands, vehicle traffic (neighbors, commuters, delivery services, trucks, and mail service) on Bronx Road and Hwy 95, existing transmission line running along northside of Bronx Road and commercial services on west side of Hwy 95 to include an indoor shooting range and recreational vehicle sales. Noise generated from the substation is mitigated by a solid nine-foot-high fence and landscaping buffer along east property line. A noise survey will be completed by Avista before and after substation construction to ensure a negligible increase in noise.

In addition to noise mitigation, visual appearance is addressed with the proposed brown solid fencing and natina finished electrical equipment structures within the substation erected above the screening to blend into the natural landscape and background of the area.

Lastly, electric and magnetic fields (EMF) are present from high-voltage transmission lines to your battery-powered watch. The EMF dissipates with distance and as the substation and equipment is secured behind a nine-foot-high solid fence and developed site perimeter with a distance of 35 feet to edge of improved Bronx Road. Residential use closest to the substation on the south is buffered with mature evergreen trees, approximately 200 feet distance to substation. Residential use to the east of the substation is over 500 feet in distance and separated by existing vegetation and detached accessory structures, with increased separation is proposed with robust landscaping. To the north and west of substation, large spans of open pasture separate uses by 1,000 or more feet. We conclude, per National Institute of Environmental Health Sciences (*Electric & Magnetic Fields | National Institute of Environmental Health Sciences*) we are exposed to more EMF from appliances and equipment inside our homes than from utility infrastructure outside.

**f. The identity of the owner or purchaser of the lot which is subject to the proposed variance or special use.**

Avista is an energy company dedicated to the production, transmission, and distribution of energy, as well as other energy-related businesses. Through our operating division, Avista Utilities, we provide electricity to nearly 424,000 customers and natural gas to about 383,000 customers across 30,000 square miles in four northwestern states. Since our founding in 1889, Avista has been committed to powering communities, and we are proud to serve in the City of Ponderay. The construction of our new substation in Ponderay reflects our ongoing investment in local infrastructure, ensuring reliable energy for residents and businesses while strengthening our role as a trusted partner within the community. We look forward to continuing our support of Ponderay's growth and sustainability for years to come.

**g. Whether the property will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the proposed variance or special use shall be able to provide adequately any such service or utility.**

The property is adequately served by essential services. The proposed substation is providing an essential public service to the community by improving quality of service, adding redundancy to minimize electrical outages and increasing capacity for future residential and industry growth.

**h. Whether the proposed variance or special use will create excessive additional requirements at public cost for public services and utilities or will be detrimental to the economic welfare of the community.**

The new substation will alleviate strain on the existing electrical grid directly connected to the specific needs of the customers Avista serves. Avista is adding direct benefit to the community with the following improvements beyond the scope of the substation.

- i. Improving Bronx Road with pavement from Hwy 95 to the east end of Craigs Court.
- ii. Solid nine-foot high Durisol fencing around the entire perimeter of substation.
- iii. Natina finish on substation fixtures.

As these investments (substation, supporting infrastructure and jurisdictional requirements associated with the special use permit decision) are incorporated into the utility's standard cost-recovery processes, the proposed special use is not expected to create excessive additional

public expense for services or utilities, nor to negatively affect the community's economic welfare.

- i. **Whether the proposed variance or special use will lead to uses, activities, processes, materials, equipment and conditions of operation detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odor.**

The proposed substation will not create functions detrimental to any persons, property or general welfare of the community as it relates to glare, odor, noise and traffic.

The site will have minimal lighting inside the nine-foot-high perimeter fencing, thus eliminating concerns of glare. Wall mounted lighting is located seven feet high on the north and south elevations of the control enclosure building next to each door (3 total). The lighting is an activated LED photocell fixture, no brighter than a typical residential porch light. Additional lights around the perimeter of the substation, pointed towards the interior, are present but will only be used for a rare occurrence requiring emergency work between sunset and sunrise.

During construction, temporary odor may be associated with construction vehicles and dust. Upon completion, the substation will not generate any odor.

Existing ongoing noise in the vicinity consists of residential uses, equipment for farming and/or cultivating the surrounding lands, vehicle traffic (commuters, delivery services, trucks, mail service) on Bronx Road and Hwy 95, existing transmission line running along northside of Bronx Road and commercial services on west side of Hwy 95 to include an indoor shooting range and recreational vehicle sales. Noise generated from the substation is mitigated by a solid nine-foot-high fence and landscaping buffer along east property line. Temporary noise will be generated by construction equipment and personnel during hours which will comply with Ponderay's noise ordinance.

During the initial construction phase, which is expected to last approximately sixteen months, there will be periodic times of increased traffic at the site. This will consist of the mobilization and de-mobilization of grading equipment, delivery vehicles and concrete trucks. Delivery of materials to the site will be several times during the week and will occur during normal working hours. After the initial construction phase, traffic will be significantly reduced and consist of work crews (one to two trucks) entering and leaving the site periodically throughout the workday. Once the station is operational, normal traffic to the site will be reduced to a single maintenance vehicle visiting the site on a monthly basis.

The substation will require close to 1,000 GeoPiers located subsurface as a foundation for the substation to eliminate liquefaction due to the high ground water of the area. This action will occur during site improvements by drilling an area approximately 18 inches in diameter to install the pier subsurface. During site preparation, a minimum of topsoil will be replaced with compacted fill in areas required. The site disturbance and preparation will result in minimal odor, noise and neighborhood disturbance.

- j. **Whether the property under the proposed variance or special use will have vehicular approaches which shall be so designed as not to create an interference with traffic on surrounding public roads.**

The substation will require two vehicle approaches for ingress and egress of equipment to deliver infrastructure equipment during construction, only. Each approach is proposed to be a 30 feet

wide paved access point from Bronx Road. Following construction, westerly access will be for emergency access only and blocked with a low-profile vehicle gate and signage.

The number of approaches and their location will not interfere with traffic on Bronx Road. Following construction, the substation will be visited by a single maintenance vehicle visiting the site monthly during daylight hours.

**k. Whether the proposed variance or special use will result in the destruction, loss or damage of the natural, scenic or historic features of major importance.**

The subject parcel is not designated as having any natural, scenic or historic features of major importance; thus, the use will not have any effect.

**l. A description of the previous use of the property and the intended use, including hours of operation or use, number of employees or occupants, the system for delivery of materials, and the general nature of the business or occupancy.**

The existing use of the property is open pasture, being used for cattle grazing.

The proposed development of a substation is a facility within the electric grid where voltage levels are transformed to ensure safe and efficient transmission and distribution of electricity.

Avista is installing a 300-foot by 389-foot fenced substation with full build out of eight 115 kV transmission lines. The site will be developed with a gravel perimeter of a 15-foot drive isle (received variance approval from Selkirk Fire on October 7, 2025), evaporation and detention pond and landscaping.

The substation and property will be visited by a single Avista maintenance vehicle visiting the site monthly during daylight hours. The site will be visited by a landscape contractor weekly for watering and maintenance of landscaping until established. Then, landscape contractor will visit the site during required times of year as contracted with Avista.

During construction is the only time materials will be delivered frequently for approximately eight of the 16 months. Materials will be delivered by flatbed truck or trailer and immediately unloaded. No delivery vehicles will remain on the site for any longer than needed to safely unload.

# **Avista Bronx Road Substation SUP**

165 E. Bronx Road, Ponderay, ID

## **Comprehensive Plan Worksheet**

# Ponderay - City Planning

P.O. Box 500 • Ponderay, ID 83852 • [planner@ponderay.org](mailto:planner@ponderay.org)

**Erik Brubaker**  
Planning Director

## Comprehensive Plan Worksheet

Below you will find a list of the Ponderay Comprehensive Plan components and goals. Please read the goal statement for each component and use the lines provided to describe how your proposed use is consistent with the **applicable** components of the Ponderay Comprehensive Plan. If a component is not applicable just leave it blank or write not applicable.

### 1. Property Rights

**Goal statement:** All land use decisions made pursuant to this Comprehensive Plan shall protect the fundamental rights of all residents.

[See attached.](#)

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### 2. Population and Growth

**Goal statement:** The citizens of Ponderay desire to maintain the existing quality of life and plan for stable growth that is consistent with the City's character and within the fiscal capability of the community.

[See attached.](#)

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### 3. School Facilities

**Goal statement:** To coordinate and cooperate with the school district in the development of the City's education facilities.

[See attached.](#)

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### 4. Economic Development

**Goal statements:** To maintain and promote a healthy social and economic condition and development for City residents.

To promote the development and improvement of City infrastructure.

[See attached.](#)

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**5. Land Use**

**Goal statements:** Urban development should achieve wise use of Ponderay land resources.

Manage new growth and development to create a compact, distinct, and identifiable City.

Restrict development on and around sensitive lands and significant natural features, including wetlands and floodplains.

[See attached.](#)

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**6. Natural Resources and Hazardous Areas**

**Goal statements:** While conserving the environmental quality, the utilization of natural resources of Ponderay may be allowed.

To manage the area's natural resources through the development of policies that respect the area's important natural resources.

To protect the public safety, health and welfare from hazardous areas and conditions.

[See attached.](#)

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**7. Public Services and Utilities**

**Goal statement:** Plan for an orderly and efficient pattern of public facilities and services to serve as a framework for existing and future development.

[See attached.](#)

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**8. Transportation**

**Goal statement:** To maintain the street system for current users, emergency response efforts, and future generation by providing for the safe and effective circulation of vehicular and pedestrian traffic.

[See attached.](#)

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**9. Parks and Recreation**

**Goal statements:** To provide and maintain recreational areas and facilities for citizens of Ponderay, Idaho.

To promote public recreation opportunities that respond to the needs of the community.

[See attached.](#)

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**10. Housing**

**Goal statement:** To provide housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, the elderly, and the disabled.

[See attached.](#)

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**11. Community design and Special Sites**

**Goal statements:** Preserve, protect, and enhance area of historic and natural interest, and scenic beauty.

To foster growth in a manner that enhances the small town identity of the Ponderay community.

[See attached.](#)

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**12. Implementation**

**Goal statements:** The City of Ponderay Comprehensive Plan and related ordinances will be considered “working documents” and implemented by citizens and City leaders to shape the future of Ponderay.

[See attached.](#)

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# City of Ponderay – Comprehensive Plan Worksheet

Avista's responses are for the Bronx Road Substation SUP provided in blue text, below.

## 1. Property Rights

The proposed use supports the protection of private property rights by operating within the City of Ponderay's adopted zoning regulations and respecting surrounding landowners' use and enjoyment of their property. The City's 2050, Comprehensive Plan emphasizes that all land-use decisions must uphold residents' fundamental rights, and this project is consistent with those policies by providing transparent planning, complying with permitting requirements, and avoiding adverse impacts on neighboring parcels.

## 2. Population and Growth

The project aligns with Ponderay's goal to manage stable, fiscally responsible growth while preserving community character. The updated comprehensive plan anticipates continued development in the region and emphasizes infrastructure readiness before permitting major growth. The proposed use supports these objectives by strengthening utility capacity with reliable and efficient electrical service, while ensuring adequate services to accommodate forecasted population increases.

## 3. School Facilities

While not a school-specific development, the project indirectly supports local educational facilities by improving the reliability of essential utilities that schools depend on for safe operation. Ponderay's 2050 plan highlights the importance of coordinated planning with educational institutions; ensuring robust power infrastructure supports that mission.

## 4. Economic Development

The project supports economic vitality by enhancing public utilities needed for commercial, residential, and industrial growth. The comprehensive plan emphasizes promoting business innovation and ensuring infrastructure keeps pace with development. Improved electrical capacity consistently with Avista's substation — strengthens Ponderay's role as a regional commercial hub.

## 5. Land Use

The proposed use is compatible with planned future land-use patterns described in the 2050 plan, which include residential, mixed-use, commercial, and regional infrastructure corridors along major transportation routes. Utility infrastructure is an allowed and necessary component in these areas. The plan calls for compact, well-managed development supported by adequate utilities, which this project directly facilitates.

## 6. Natural Resources and Hazardous Areas

The project follows the plan's objectives to protect environmentally sensitive areas by ensuring utility siting avoids wetlands, floodplains, and natural resource zones when feasible. The comprehensive plan calls for safeguarding public health and welfare from hazardous conditions, which reliable power infrastructure also supports.

## 7. Public Services and Utilities

Strengthening electrical infrastructure directly fulfills Ponderay's goal of developing orderly and efficient public services. The 2050 plan highlights utility readiness as a key component of sustainable growth, and Avista is identified as a primary electric service provider for the city. Enhancing substation capacity improves system reliability for existing and future residents.

## **8. Transportation**

Although the project is not a transportation facility, its location and construction activities will maintain safe traffic flow and access on Bronx Road. The comprehensive plan stresses supporting emergency response and public safety — both of which depend on reliable power and can be improved through strengthened grid infrastructure.

## **9. Parks and Recreation**

The project supports community recreation by ensuring reliable power for lighting, safety systems, restrooms, and future amenities in parks and open spaces. The 2050 plan emphasizes expanding recreational opportunities while maintaining natural areas; dependable utilities help ensure these spaces remain functional and safe.

## **10. Housing**

Electrical reliability is essential for all housing types, including single-family, multi-family, senior, and accessible units. The comprehensive plan's focus on diverse, affordable housing depends on adequate utility capacity. By improving power infrastructure, the project directly supports planned housing growth and increased housing variety.

## **11. Community Design and Special Sites**

This project respects the city's identity by providing necessary services without disrupting scenic or historic areas identified in the comprehensive plan. Utility improvements help support long-term community vibrancy and maintain essential services for local landmarks and public spaces.

## **12. Implementation**

The project aligns with the comprehensive plan's implementation strategy by providing infrastructure investments that advance the community's long-term vision. As the plan is designed to be a working, evolving document, this project supports its goals of preparing Ponderay for managed growth, expanded services, and enhanced community well-being.

# **Avista Bronx Road Substation SUP**

165 E. Bronx Road, Ponderay, ID

Selkirk Fire Code Variance



**SELKIRK FIRE, RESCUE & EMS**

**Application for a Fire Code Variance**

I am applying for a variance from Selkirk Fire Rescue & EMS for section(s) and requirements of the International Fire Code (IFC). Below is the information concerning my request:

Job Address: 165 East Bronx Road, Ponderay, ID

Business Name:  
Avista Corporation  
c/o: Karen Kendall

Telephone: 509-495-7599

Owner's Name / Address:  
Avista Corporation

Builder's Name / Address:

Telephone:

Occupancy Classification: Substation/Utilities

Building Use: Mechanical and Panel House

Job Status: Proposed  Existing Building \_\_\_\_\_ Under Construction \_\_\_\_\_  
Completed New Building \_\_\_\_\_

Clearly define all items requested in the variance. Submit plans and other documents as necessary to explain and support the request. State the appropriate Fire Code section(s) which relates to your request. (Attach a separate sheet if necessary)

REQUEST: Avista is asking for a reduced drive isle from 25 feet to 15 feet surrounding the proposed substation. Attached, you'll find two documents to assist in providing direction: 1) visual showing proposed substation's location within the parcel, and 2) draft site plan depicting the proposed locations of the drive aisle and two approaches from Bronx Road.

State why it is necessary or desirable that this request be approved and what arrangement, device or construction is proposed as equivalent to that required. (Attach a separate sheet if necessary)

JUSTIFICATION: See attached.

\_\_\_\_\_  
*[Signature]*  
Owner or Authorized Agent's Signature

October 7, 2025  
Date

\_\_\_\_\_  
*[Signature]* FIRE CHIEF  
Approved By:

10/7/25  
Date

## Application for a Fire Code Variance

Avista Utilities supplemental sheet for 165 East Bronx Road, Ponderay, ID  
October 7, 2025

Avista is proposing to construct a substation at 165 East Bronx Road within the City of Ponderay. We have had a pre-application meeting with the City, which recommended we seek guidance on drive aisles before finalizing our design. This will be beneficial to present our completed proposed substation design before the decision-making bodies at the City to who reviews and decide on our Special Use Permit (SUP).

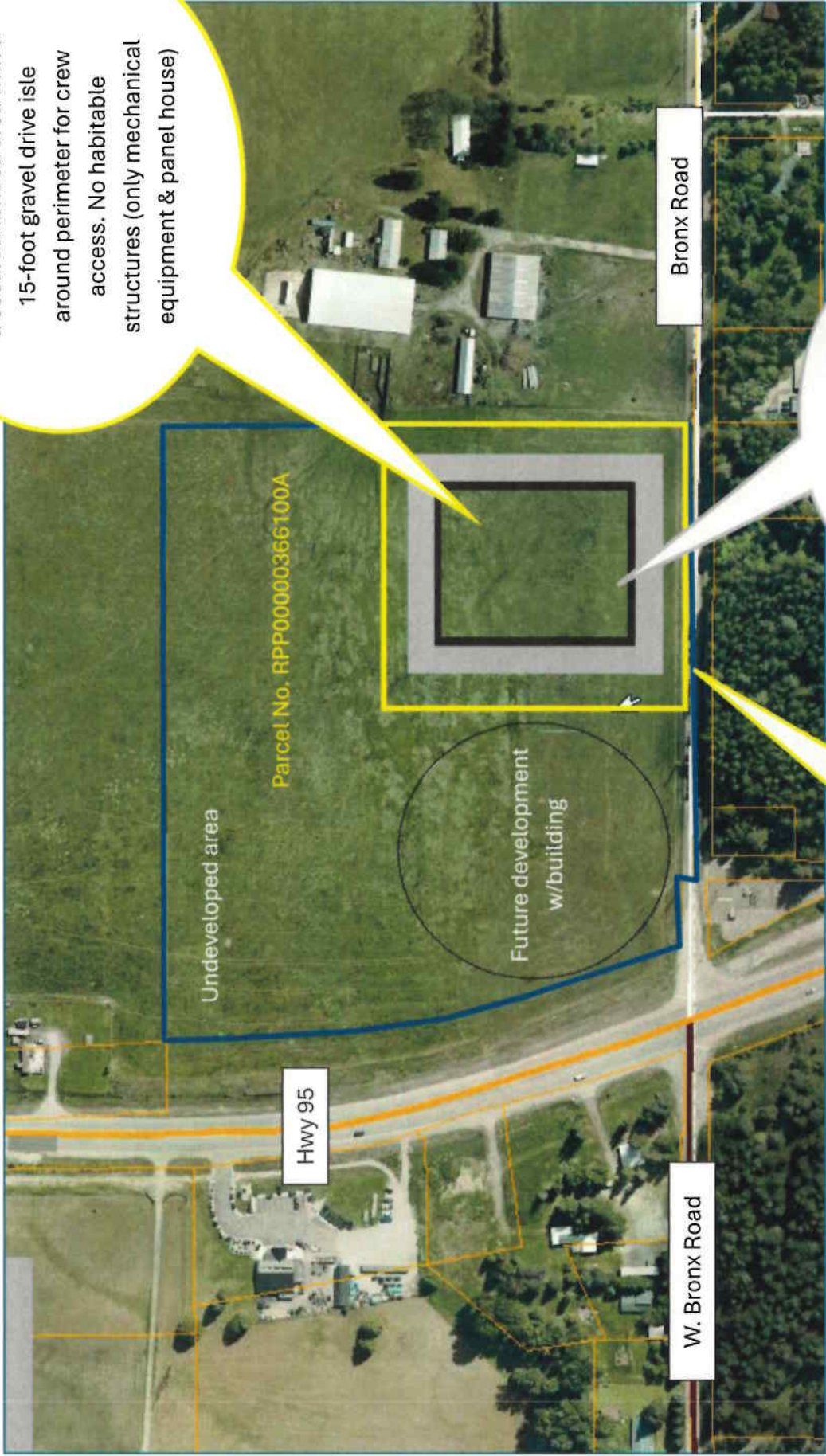
Avista respectfully requests your consideration for flexibility in applying International Fire Code (IFC) standards, by a reduced drive aisle of 25 feet to 15 feet surrounding the proposed substation given the unique nature and use of a substation facility. As a standalone, unoccupied facility, the primary focus for access in and around the site is to address the Wildland Urban Interface (WUI) of the proposed use and surrounding area. Our substation and surrounding site improvement designs integrate key wildfire mitigation strategies to enhance resiliency by incorporating features such as minimal landscaping and extensive gravel surfacing throughout the site. The substation is designed with maximum security fencing, nine feet in height to prevent people being unauthorized or not trained to enter the extreme high voltage area.

Additionally, for general reference, an example image of a typical substation is provided below. While it offers visual context, please note that the scale, configuration, and overall footprint are not directly comparable to our proposed substation. Inside of the substation fence, we do plan to construct two small mechanical enclosures (buildings) and will also be installing outdoor electrical equipment, however, none of these structures are habitable.



# Proposed Avista Substation on Bronx Road

Avista Substation: Construct a secured/fenced area with a 15-foot gravel drive isle around perimeter for crew access. No habitable structures (only mechanical equipment & panel house)



Parcel No. RPP00000366100A

Undeveloped area

Future development w/building

Hwy 95

W. Bronx Road

Bronx Road

Entrance into fenced substation

Approach from Bronx Road



Preliminary Site Plan; October 1, 2025 KK  
This design is in draft form and shall not be referred to as final.

