

**BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION**

**IN THE MATTER OF ROCKY MOUNTAIN ) CASE NO. PAC-E-24-06**  
**POWER’S APPLICATION FOR APPROVAL )**  
**OF THE TRANSFER OF PORTIONS OF THE ) NOTICE OF APPLICATION**  
**NORTH TEMPLE PROPERTY AND )**  
**ACCOUNTING ORDER )**  
**) NOTICE OF MODIFIED**  
**) PROCEDURE**  
**)**  
**) ORDER NO. 36191**

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On April 15, 2024, PacifiCorp dba Rocky Mountain Power (“Company”) applied for approval of a Property Transfer Agreement (“Transfer Agreement”) it entered with LHM DEV E, LLC and a determination that the disposition of the property is in the public interest. The Company also requests an accounting order authorizing it to record any net proceeds from the transfer as a regulatory liability. The Company requests its Application be processed by Modified Procedure and the Commission issue a final order by October 1, 2024.

We now issue this Notice of Application and Notice of Modified Procedure setting dates for public comments and the Company’s reply.

**NOTICE OF APPLICATION**

YOU ARE HEREBY NOTIFIED that the Company represents the North Temple property it seeks authority to sell contains facilities that support several of the Company’s operational functions in the six states it operates. These functions include engineering, IT, HR, renewable development, health and safety, legal, finance, customer service, grid operations, regulatory, thermal generation, environmental, and facilities/property management. The grid operations center located on the property supports the mountain west service territories. The Company represents the facilities housing these above-mentioned functions and associated personnel no longer meet disaster recovery requirements and have exceeded their useful lives. The Company lists a myriad of issues present at the existing facilities to support its position.

YOU ARE FURTHER NOTIFIED that the Company commissioned a third-party assessment that explored renovating the existing facilities on the North Temple property or new construction. According to the study the new construction would cost at least ten percent less than renovation of existing facilities.

YOU ARE FURTHER NOTIFIED that the Company’s plans for the initial phase consist of a new headquarters and the possibility of a new energy services building.<sup>1</sup> The new energy services building would be built to critical infrastructure resilience risk category IV standards that will ensure this critical infrastructure will remain operational during and after extreme incidents. The Company plans to develop 4-10 acres of the North Temple property and would retain about 35 acres for the Gadsby power plant and substation.

YOU ARE FURTHER NOTIFIED that the North Temple property contains several “Blocks” that will be available to LHM DEV E, LLC after relevant conditions have been met. LHM DEV E, LLC is not required to exercise its entire option at once and the Transfer Agreement contains a timeline for mandatory purchases. The Transfer Agreement also contains the agreed upon price for the Blocks and price escalators to account for time.

YOU ARE FURTHER NOTIFIED that the Company is not seeking a prudence determination in this case. If authorized, the Company will credit Federal Energy Regulatory Commission (“FERC”) Account 254-Other Regulatory Liabilities and debit FERC Account 421.1-Gain on disposition of property.

YOU ARE FURTHER NOTIFIED that the Application and exhibits are available for public inspection during regular business hours at the Commission’s office. The Application is also available on the Commission’s website at [www.puc.idaho.gov](http://www.puc.idaho.gov). Click on the “ELECTRIC” icon, select “Open Cases,” and click on the case number as shown on the front of this document.

YOU ARE FURTHER NOTIFIED that all proceedings in this case will be held pursuant to the Commission’s jurisdiction under Title 61 of the Idaho Code, and that all proceedings in this matter will be conducted pursuant to the Commission’s Rules of Procedure, IDAPA 31.01.01.000 *et seq.*

### **NOTICE OF MODIFIED PROCEDURE**

YOU ARE FURTHER NOTIFIED that the Commission has determined that the public interest may not require a formal hearing in this matter, and that it will proceed under Modified Procedure pursuant to the Commission’s Rules of Procedure 201-204, IDAPA 31.01.01.201-.204.

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<sup>1</sup> Exhibit 1 of the Company’s Application shows that the remodel would include about 234,000 sq ft and the new headquarters construction would include 150,000 sq ft.

The Commission notes that Modified Procedure and written comments have proven to be an effective means for obtaining public input and participation.

YOU ARE FURTHER NOTIFIED that persons desiring to state a position on this Application may file a written comment explaining why the person supports or opposes the Application. Persons who would like a hearing must specifically request a hearing in their written comments and explain why written comments alone are insufficient. **Persons interested in filing written comments must do so by August 1, 2024.** Comments must be filed through the Commission’s website or by e-mail unless computer access is unavailable. To comment electronically, please access the Commission’s website at <http://www.puc.idaho.gov/>. Click the “Case Comment Form” and complete the form using the case number as it appears on the front of this document.

To file by e-mail, persons must e-mail the comments to the Commission Secretary and all parties at the e-mail addresses listed below. Persons submitting a comment by e-mail must provide their name, address, and the Case Number under which they are commenting. Persons submitting a comment by e-mail also acknowledge that submitting a comment in an open case constitutes a public record under *Idaho Code* § 74-101(13), and all information provided by such person is available for public and media inspection.

If computer access is unavailable, then comments may be mailed to the Commission and the parties at the addresses below. Persons submitting a comment by mail must provide their name, address, and the Case Number under which they are commenting. Persons submitting a comment by mail also acknowledge that submitting a comment in an open case constitutes a public record under *Idaho Code* § 74-101(13), and all information provided by such person is available for public and media inspection.

**For the Idaho Public Utilities Commission:**

Commission Secretary  
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**For Rocky Mountain Power:**

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**YOU ARE FURTHER NOTIFIED** that the Company must file any reply comments **by August 15, 2024.**

YOU ARE FURTHER NOTIFIED that if no written comments or protests are received within the time limit set, the Commission will consider this matter on its merits and enter its final order without a formal hearing. If written comments are received within the time limit set, the Commission will consider them and, in its discretion, may set the same for formal hearing.

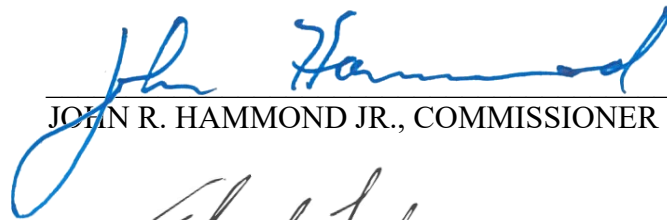
### **ORDER**

IT IS HEREBY ORDERED that the Application be processed by Modified Procedure, Rules 201-204. Persons interested in filing written comments must do so by August 1, 2024. The Company must file any reply comments by August 15, 2024.

IT IS FURTHER ORDERED that parties comply with Order No. 35375, issued April 21, 2022. Generally, all pleadings should be filed with the Commission electronically and will be deemed timely filed when received by the Commission Secretary. *See* Rule 14.02. Service between parties should continue to be accomplished electronically when possible. However, voluminous discovery-related documents may be filed and served on CD-ROM or a USB flash drive.

DONE by Order of the Idaho Public Utilities Commission at Boise, Idaho this 24<sup>th</sup> day of May 2024.

  
ERIC ANDERSON, PRESIDENT

  
JOHN R. HAMMOND JR., COMMISSIONER

  
EDWARD LODGE, COMMISSIONER

ATTEST:

  
Monica Baños-Sanchez  
Commission Secretary

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