PLANNING & ZONING COMMISSION
DEVELOPMENT IMPACT FEE ADVISIORY COMMITTEE
REGULAR MEETING AGENDA AND
JOINT MEETING WITH CITY COUNCIL
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
160 South 3rd East Street
Live Stream Viewing: https://www.mountain-home.us/181/Planning-Zoning-Division
Tuesday, August 18, 2026, at 5:30 PM

CALL MEETING TO ORDER & ESTABLISH A QUORUM

_____Commission Member Wallaert
_____Commission Member Pedroza
_____Commission Member Roeder
_____Commission Member McCormick
_____Commission Member Johnson
_____Commission Member Green

ESTABLISH A QUORUM

_____Councilwoman Wirkkala
_____Councilman McCarthy
_____Councilman Sanders
_____Mayor Sykes
_____Councilman Harjo

APPROVE MINUTES

*Action Item – July 21, 2026, Special Meeting Minutes

RECOGNIZING PERSONS NOT ON THE AGENDA

CONFLICT OF INTEREST/EX-PARTE CONTACT DECLARATIONS

* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506)
* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting?

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

***Discussion/Decision – Action Item**
Preliminary Plat Extension Request – Blue Yonder West – Trilogy Development on behalf of Endurance Holdings

***Discussion/Decision – Action Item**
Data Centers Workshop-Joint Meeting with City Council
Data Center concerns and establish a definition

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report – July 2026
*Monthly Code Enforcement Report – July 2026
*Monthly GIS Report – July 2026

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE ITEMS

*Discussion/Decision-Action Item - Monthly Impact Fee Report – October 2025 – July 2026

ITEMS REQUESTED BY COMMISSIONERS/STAFF

FINAL COMMENTS

ADJOURN

P & Z / COUNCIL MAY REVIEW ALL PLATS AT CITY HALL AND DISCUSS
ALL ITEMS OF BUSINESS WITH STAFF AT CITY HALL PRIOR TO MEETING

**More Information or Questions contact Community Development Department.
Anyone desiring accommodation for disabilities should contact the City Clerk's Office
at 208-587-2104 by at least 9:00 AM the morning of the public meeting.**

MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO

Live Stream Viewing:

Tuesday, July 21st, 2026, at 5:30 PM Regular Meeting

ESTABLISH A QUORUM
Commission Member Kristopher Wallaert noted a quorum present and called July 21, 2026, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Rob McCormick, Markus Green, and David Johnson.

Commission Member Erika Pedroza and Commission Member William Roeder were not present.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, and Legal Counsel Geoff Schroeder by phone.

MINUTES
*Action Item – June 16, 2026, Regular Meeting Minutes
July 7, 2026, Special Meeting Minutes

Commission Member Markus Green motioned to approve the minutes, Commission Member Rob McCormick second the motion. All in favor; aye, the motion passed unanimously.

RECOGNIZING PERSONS NOT ON THE AGENDA
***None**

CONFLICT OF INTEREST DECLARATION
* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None
* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? *None

PUBLIC HEARING AND ACTION
***None**

NEW BUSINESS
***Discussion/Decision – Action Item**
Data Centers Workshop

There was a discussion regarding Data Centers and the impact that it would have on the city infrastructure. Currently Elmore County has put a memorandum for 6 months on Data Centers. Currently we do not have Data Centers at all in the City of Mountain Home Land Use. Data Centers would put a huge amount of

strain not only on the water and wastewater but also on the power, fiber lines would have to be upgraded, also pollution.

Commission Members agreed to have a joint meeting with City Council to see what their opinion is on Data Centers. The meeting is tentative for August 18th, 2026, at 5:30 P.M.

OLD BUSINESS
***None**

DEPARTMENT HEAD ITEMS
*Monthly Building Permit Report – June 2026
*Monthly Code Enforcement Report – June 2026
*Monthly GIS Report – June 2026

DECVELOPMENT IMPACT FEE ADVISORY COMMITTEE ITEMS
*Discussion/Decision-Action Item - Monthly Impact Fee Report – October 2025 – June 2026

ITEMS REQUESTED BY COMMISSIONERS/STAFF

ADJOURN
Chairperson Kristopher Wallaert adjourned the meeting at 6:30 p.m.

_____
Chair

July 23, 2026

Re: PZ-26-34 Preliminary Plat Extension Request – Blue Yonder West Preliminary Plat (PZ-25-12)

Planning & Zoning Commission,

Before you is a request for a preliminary plat extension for application PZ-25-12, Blue Yonder West. Dylan McDowell of Trilogy Development, on behalf of, Endurance Holding, has submitted a request for a preliminary plat extension (Attachment A) for the Blue Yonder West Subdivision. The Planning & Zoning Commission may grant a one-year extension on an approved Preliminary Plat, per City Code, 9-16-10 (J), with the provision that the request for extension is applied for thirty (30) days before expiration.

9-16-10(J) Approval Period: Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the commission shall cause all approvals of said preliminary plat to be null and void, unless a one year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the commission. A preliminary plat may be extended one time only, after which it shall be resubmitted to the administrator and the commission.

The application submittal of the Blue Yonder West Preliminary Plat (Attachment B) was submitted by Bonnie Layton of NV5 on March 12, 2025, along with an annexation (PZ-25-11, Ordinance 1810) and PUD (PZ-25-10) Application. A public hearing was held on August 19, 2025 before the Planning & Zoning Commission and formal approval of the Findings of Fact were signed and dated September 16, 2025 (Attachment C). The Recommendation from Planning and Zoning went before the City council for approval on October 14, 2025. Formal approval of the Findings of Fact by City Council were signed and dated October 10, 2025. (Attachment D).

Blue Yonder West Subdivision is an R-4 Planned Unit Development consisting of 376 detached single family residential lots, 22 common lots, for a total of 398 lots, proposed to built in seven phases with approximately 30 lots per phase dependent on market conditions at the time.

Correspondence from ITD dated October 24, 2024, submitted with the preliminary plat application, had identified mitigation standards for the proposed development (Attachment F). In addition there is an expiration tied to the staff report from ITD that states, “In the event an approved encroachment permit is not obtained within one year, the staff report will no longer be valid and ITD may request an updated TIS to reflect current traffic conditions”. Applicant will need to provide an updated staff report from ITD at the time of submittal of the Final Plat, along with any approved encroachment permits.

Development Plans for the Blue Yonder West Subdivision were submitted by Judy Schmidt, of Bailey Engineers, on March 3, 2026. The application fees were paid on March 9, 2026, and are still under review.

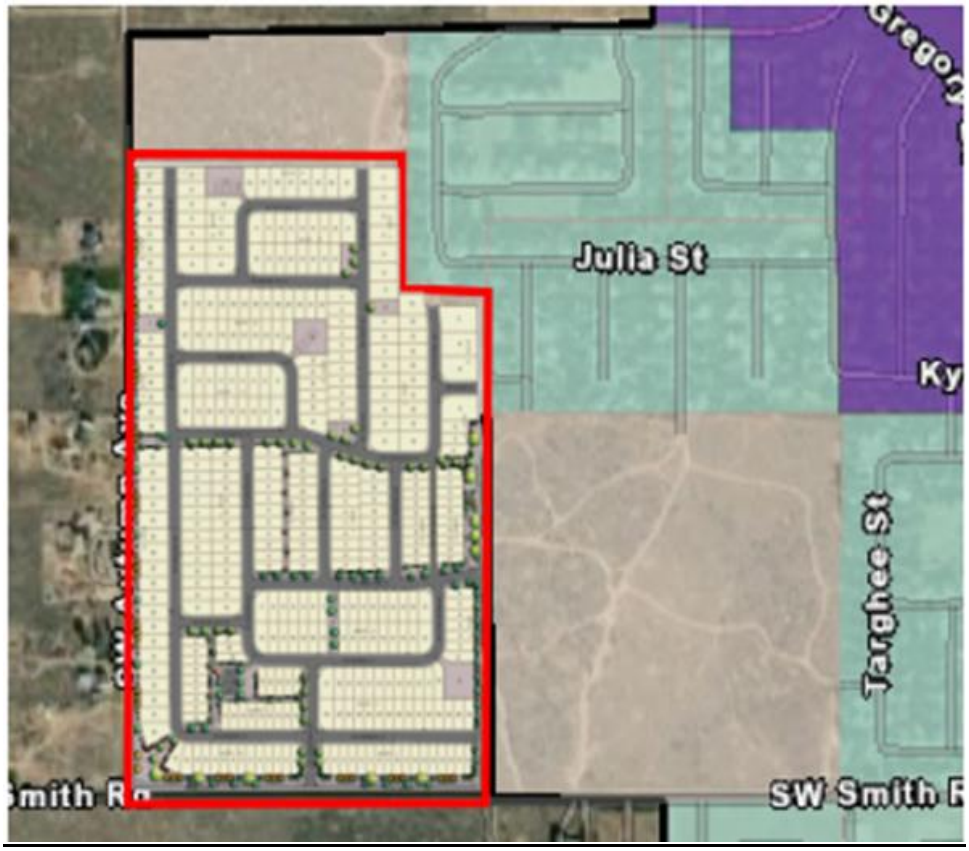
The applicant seeks approval of the preliminary plat extension due to the development plan approval still being under review. Failure of the developer to to file and obtain the certification of the acceptance of the final plat by September 16, 2027 shall cause the final plat to be null and void.

The applicant has met the requirement of submittal deadline as required by City Code 9-16-10 (J). Motion of approval should confirm that the applicants obtain certification of the acceptance of the final plat prior to the expiration date of September 16, 2027, and that the applicant comply with the standards set forth in the correspondence form ITD, and provide any undated documents from ITD regarding approval.

For your consideration.

Brenda Ellis
Senior City Planner
City of Mountain Home

Attachment A – Applicant Narrative
Attachment B – Preliminary Plat, Phasing, Landscape Plans
Attachment C – PZ FOF
Attachment D – CC FOF
Attachment E – PUD Agreement
Attachment F – ITD Letter



Attachment A

Blue Yonder West Subdivision
Narrative Letter for Preliminary Plat Extension Request

Date: 07/28/2026

To:
City of Mountain Home Planning & Zoning Department
160 South 3rd East Street
Mountain Home, ID 83647

RE: Request for Extension of Preliminary Plat Approval
Blue Yonder West Subdivision

Dear Planning Director and Members of the Review Authority:

On behalf of the applicant and property owner, we respectfully request an extension of the Preliminary Plat approval for the **Blue Yonder West Subdivision** located within the City of Mountain Home, Idaho.

Since receiving preliminary plat approval, the applicant has continued to actively pursue development of the project and has invested significant time and resources toward advancing the subdivision. Progress has included coordination with engineering consultants, utility providers, and various reviewing agencies to address infrastructure requirements and development planning.

Despite these efforts, the project has experienced several unforeseen delays in obtaining necessary approvals and completing required reviews. These delays have affected the overall project schedule and have extended the timeline needed to prepare final engineering plans and satisfy all conditions of approval. The applicant has worked diligently with the City and other agencies throughout this process and remains committed to completing the project in accordance with all applicable requirements.

The requested extension will provide additional time to finalize outstanding approvals, complete required coordination efforts, and continue moving the project toward final approval and construction. The applicant remains fully committed to the development of Blue Yonder West and intends to proceed as conditions and approval timelines allow.

Additionally, the proposed subdivision remains consistent with the City's Comprehensive Plan, zoning regulations, and the original intent of the approved preliminary plat. No substantial changes to the project are proposed through this extension request.

Given the progress made to date, the applicant's continued investment in the project, and the approval-related delays encountered during the development process, we respectfully

request approval of an extension of the Preliminary Plat for the **Blue Yonder West Subdivision**.

Thank you for your consideration of this request. We appreciate the City's continued cooperation and look forward to completing the development of this project.

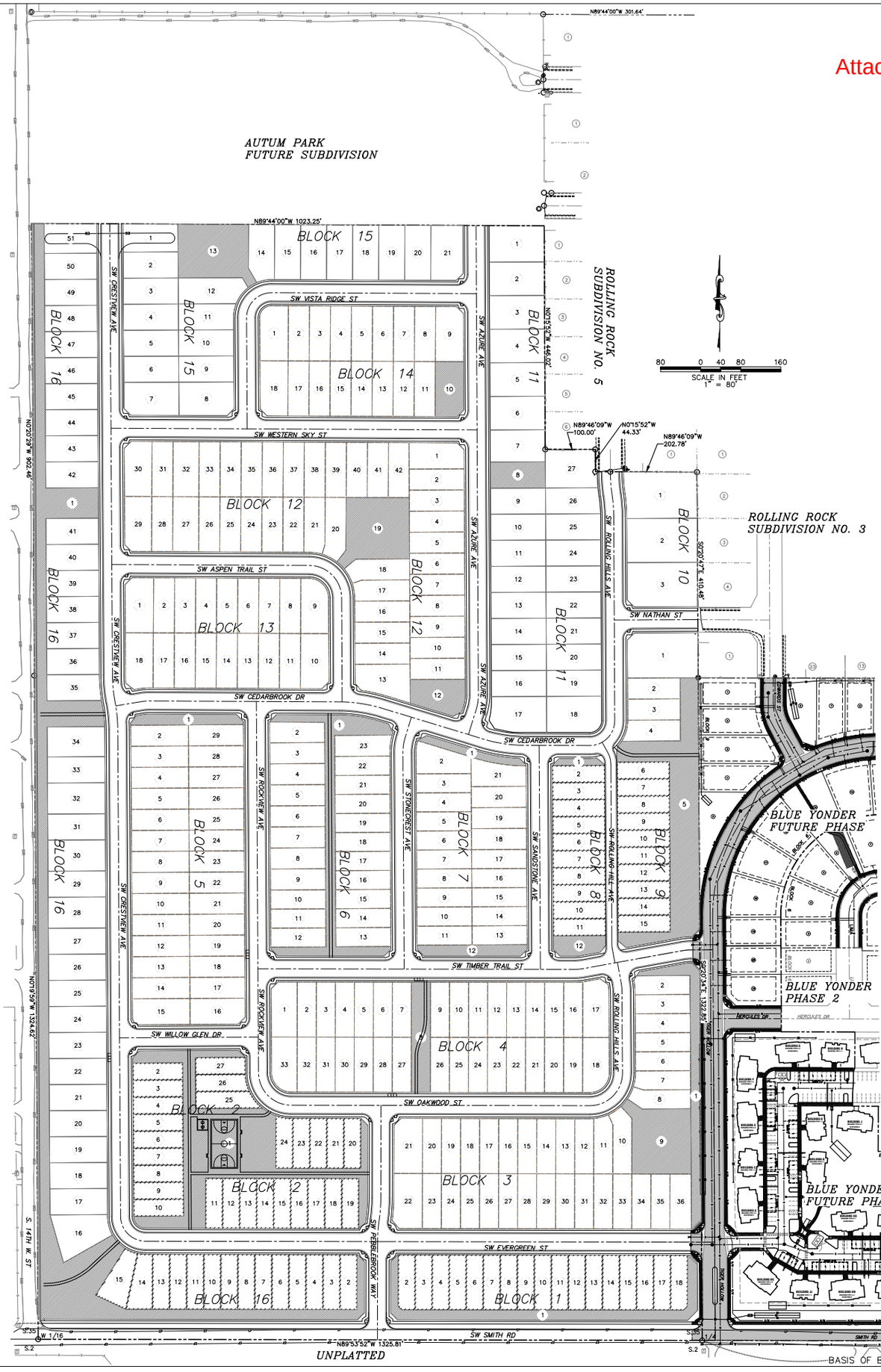
Sincerely,

Dylan McDowell
Trilogy Development
9839 W. Cable Car St, Suite 101
208-949-8743
dmcdowell@trilogyidaho.com

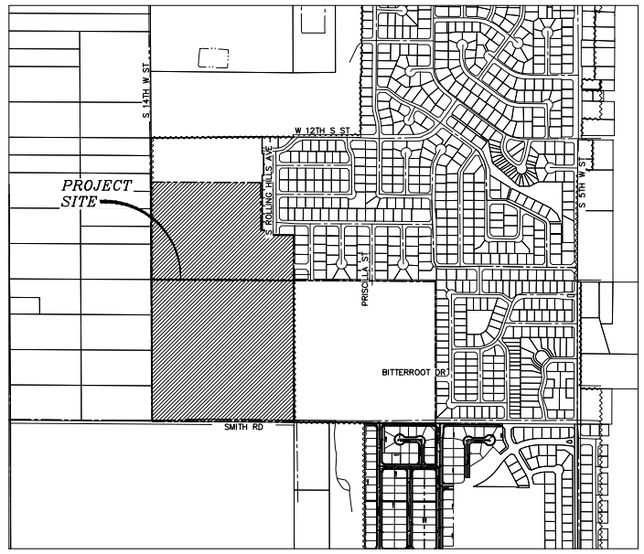
Attachment B

PRELIMINARY INDEX FOR BLUE YONDER WEST SUBDIVISION

LOCATED IN THE E 1/2 OF THE SW 1/4 AND THE SW 1/4 SE 1/4 OF SECTION 35 T.3S., R.6E., B.M.
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2024



Common Lots		
Lot	Area	Type
BLOCK 1 Lot 1 OPEN	15713	COMMON OPEN
BLOCK 2 Lot 1 OPEN	45260	COMMON OPEN
BLOCK 3 Lot 1 OPEN	12154	COMMON OPEN
BLOCK 3 Lot 9 OPEN	15933	COMMON OPEN
BLOCK 4 Lot 8 OPEN	8360	COMMON OPEN
BLOCK 5 Lot 1 OPEN	4568	COMMON OPEN
BLOCK 6 Lot 1 OPEN	18850	COMMON OPEN
BLOCK 7 Lot 1 OPEN	3130	COMMON OPEN
BLOCK 7 Lot 12 OPEN	4736	COMMON OPEN
BLOCK 8 Lot 1 OPEN	1249	PATHWAY
BLOCK 8 Lot 12 OPEN	3864	PATHWAY
BLOCK 9 Lot 5 OPEN	34054	PARK OPEN
BLOCK 11 Lot 8 OPEN	5739	DRAINAGE
BLOCK 12 Lot 12 OPEN	6751	DRAINAGE
BLOCK 12 Lot 19 OPEN	16024	DRAINAGE
BLOCK 14 Lot 10 OPEN	6173	DRAINAGE
BLOCK 15 Lot 13 OPEN	15471	DRAINAGE
BLOCK 16 Lot 1 OPEN	96216	COMMON OPEN



NOTES:

1. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MOUNTAIN HOME.
3. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MOUNTAIN HOME, UNLESS OTHERWISE OUTLINED IN THE BLUE YONDER WEST PLANNED UNIT DEVELOPMENT AGREEMENT INTS# _____.
5. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE BLUE YONDER WEST HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT.
6. THE DEVELOPMENT SHALL CONSIST OF A MIXTURE OF LOTS: 82 SINGLE FAMILY RESIDENCE DETACHED 52-67' LOTS(80 UNTIL CONNECTION OF CRESTVIEW), 4 SFR DETACHED 74-92', 213 SINGLE FAMILY RESIDENCE DETACHED 38-42' LOTS AND 77 COTTAGE 34' LOTS , 18 COMMON LOTS TOTAL.
7. EXISTING SEWER MAINS ARE TOO SHALLOW TO SERVICE THE PROJECT. A TEMPORARY SEWER LIFT STATION IS PROPOSED TO BE INSTALLED IN LOT 1 BLOCK 16 AT THE SW CORNER OF PROJECT NEAR INTERSECTION OF SMITH AND SW 14TH AVE. FORCE MAIN WILL BE INSTALLED UP SMITH RD TO EXISTING GRAVITY SEWER MANHOLES. INVERT INTO LIFT STATION SHALL BE COORDINATED WITH FUTURE CITY GRAVITY LINE TO ALLOW THE BLUE YONDER WEST LIFT STATION TO BE DECOMMISSIONED AT TIME OF GRAVITY LINE CONSTRUCTION. MANHOLE B1 INVERT INFORMATION IS SUBJECT TO CHANGE PENDING COORDINATION WITH FUTURE CITY GRAVITY LINE.
8. LOT 5 BLOCK 5 SHALL HAVE A 10'x10' PAD FOR A FUTURE MUNI FIBER OPTIC SITE
9. LOT 1 BLOCK 15 AND LOT 54 BLOCK 16 CONTAIN A TEMPORARY HAMMERHEAD TURNAROUND FOR FIRETRUCKS, PER FIRE CODE. LOT 1 BLOCK 13 AND LOT 52 BLOCK 14 WILL REMAIN NON-BUILDABLE UNTIL SUCH TIME THAT CRESTVIEW AVE IS EXTENDED TO THE NORTH. AT THIS TIME LOTS WILL BECOME BUILDABLE LOTS.

LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- STORM DRAIN LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
- 1 — LOT NUMBER
- 3,570 s.f. — LOT AREA
- BLOCK 7 — BLOCK NUMBER
- FLOW ARROW
- W. ASHTON DR. — STREET NAME
- HANDICAP RAMP
- HYDRANT
- STREET LIGHT

SURVEY LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- 2726 — EXISTING CONTOUR
- EXISTING CURB & SIDEWALK
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- FOUND ALUMINUM CAP MONUMENT, PLS 15758 UNLESS OTHERWISE NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
- FOUND 5/8" IRON PIN W/ PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
- FOUND 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
- CALCULATED POINT
- EXISTING POWER POLE

LAND USE SUMMARY	
OVERALL PROJECT DATA	
CURRENT ZONING	RR/R4
PROPOSED ZONING	R4 PUD
TOTAL PARCEL AREA	64.41
TOTAL LOTS	394
COMMON LOTS	18
COMMERCIAL LOTS	0
RESIDENTIAL BUILDABLE LOTS	376* (374 +2 WHEN CRESTVIEW TIES IN AT NORTH)
SFR DETACHED 52-67'	82(80 UNTIL CRESTVIEW TIES IN)
SFR DETACHED 74-92'	4
SFR DETACHED	213
COTTAGE	77
RESIDENTIAL GROSS DENSITY	5.81 UNITS/ ACRE
COMMON OPEN SPACE	7.21 ACRES / 11.2%
ADDITIONAL DETAIL	
SEWER	CITY OF MOUNTAIN HOME
WATER	CITY OF MOUNTAIN HOME
SCHOOL DISTRICT	MOUNTAIN HOME
IRRIGATION	NONE
FIRE DISTRICT	MOUNTAIN HOME

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	SHEET INDEX, VICINITY MAP, NOTES,
PP-2	PRELIMINARY PLAT
PP-3	PRELIMINARY PLAT TABLES
PP-4	EXISTING FEATURES
PP-5	ADJACENT PROPERTIES
PP-6	CONCEPTUAL ENGINEERING PLAN
PP-7	CONCEPTUAL SEWER PROFILES
PP-8	CONCEPTUAL SEWER PROFILES
PP-9	CONCEPTUAL SEWER PROFILES

OWNERS
OPEN DOOR RENTALS LLC
ENDURANCE HOLDINGS LLC
1977 E OVERLAND
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
BONNIE LATTON
NV5
690 S INDUSTRY WAY SUITE 10
MERIDIAN, IDAHO
83642
208-342-5400

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
424 N. BROOKSIDE LANE
BOISE, ID 83714
TEL: 208-859-0913
www.baileyengineers.com

PROFESSIONAL ENGINEER
REGISTERED
8272
CONSTRUCTION
STATE OF IDAHO
DAVID A. BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DES

REVISED
NO. DESCRIPTION
1. 2024-11-12 KELLER COMMENTS DATED 2024-10-10
2. 2024-12-04 SW PARK TO LOTS FOR SLS
3. 2024-12-06 LAYOUT CHANGES

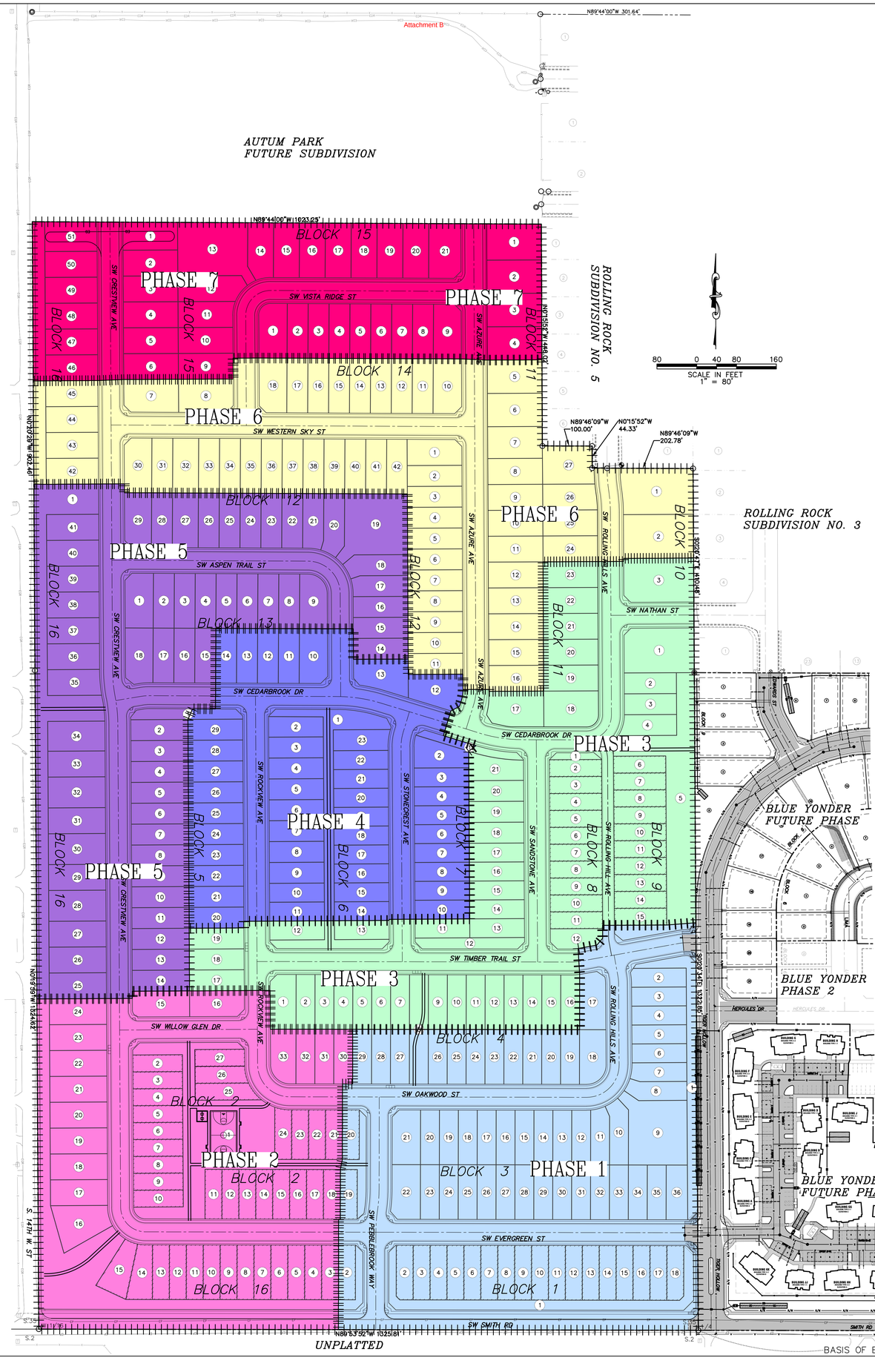
PRELIMINARY INDEX
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

DATE: 06-23-2024
PROJECT: C2024-009
SHEET PP-1

Attachment B

PHASE MAP FOR
BLUE YONDER WEST SUBDIVISION

LOCATED IN THE E 1/2 OF THE SW 1/4 AND THE SW 1/4 SE 1/4
OF SECTION 35 T.3S., R.6E., B.M.
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2024



PHASE 1
±10.99acres
67 BUILT LOTS, SEWER LIFT STATION INCLUDED IN THIS PHASE OF CONSTRUCTION

PHASE 2
±9.25acres
52 BUILD LOTS

PHASE 3
±10.43acres
62 BUILD LOTS

PHASE 4
±6.95acres
45 BUILD LOTS

PHASE 5
±10.34acres
58 BUILD LOTS

PHASE 6
±9.66acres
55 BUILD LOTS

PHASE 7
±6.81acres
37 BUILD LOTS

LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- STORM DRAIN LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
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4262 N. BROOKSIDE LANE
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TEL. 208-994-6913
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PROFESSIONAL ENGINEER REGISTERED
No. 8272
CONSTRUCTION
STATE OF IDAHO
DAVID A BAILEY

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DES

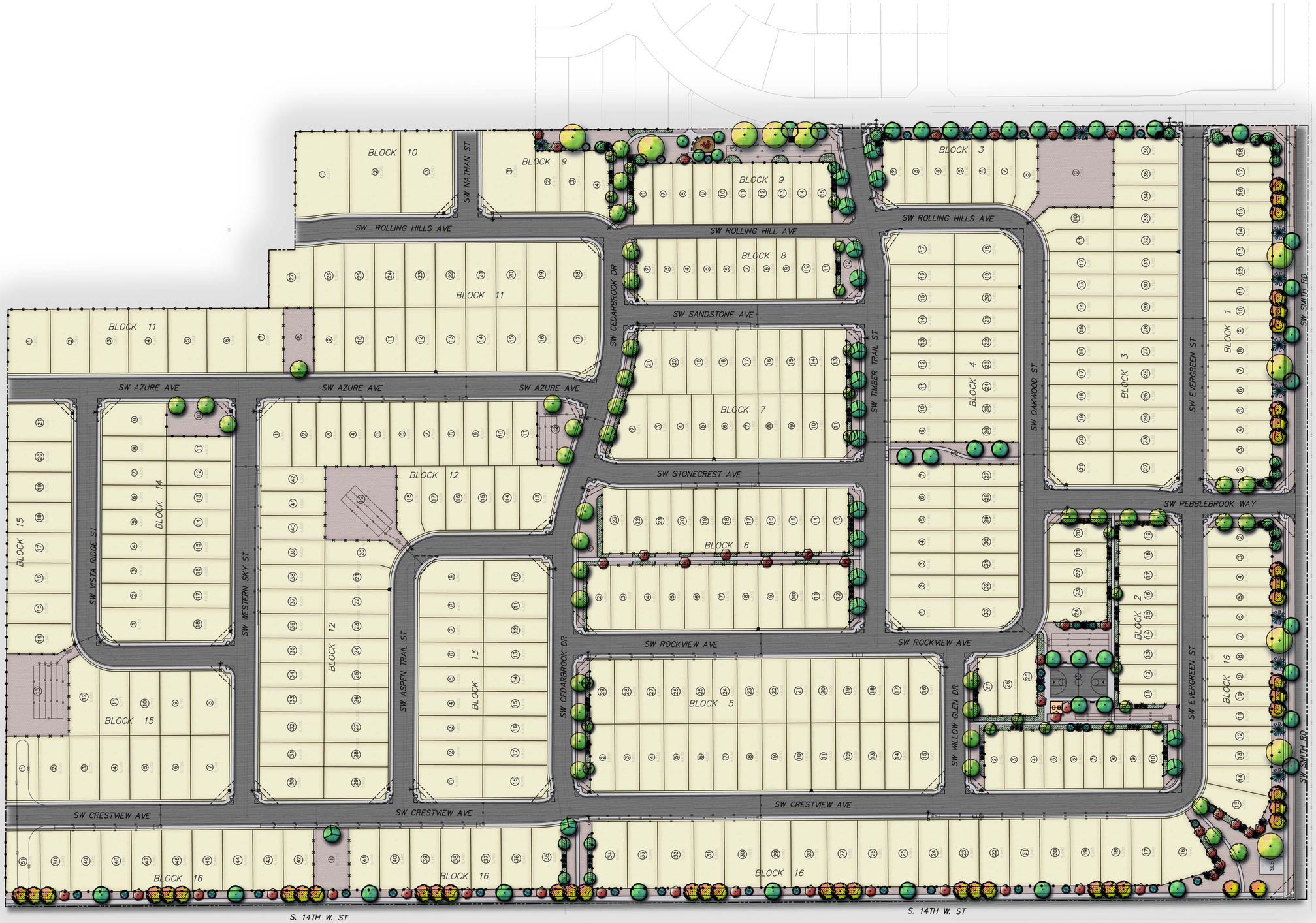
REVISED		
NO.	DATE	DESCRIPTION

PHASE MAP
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

DATE:
06-17-2025
PROJECT:
C2024-009

SHEET
PHASE

Attachment B



BLUE YONDER WEST SUBDIVISION

MOUNTAIN HOME, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER

OPEN DOOR RENTALS LLC
ENDURANCE HOLDINGS LLC
1977 E. OVERLAND RD.
MERIDIAN, IDAHO 83642

PLANNER/CONTACT

BONNIE LAYTON
NV5
690 S. INDUSTRY WAY, STE 10
MERIDIAN, IDAHO 83642
Phone (208) 342-5400

ENGINEER

DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST. SUITE 210
EAGLE, IDAHO 83616
Phone (208) 938-0013

DEVELOPER

TRILOGY DEVELOPMENT, INC.
9839 W. CABLE CAR ST., STE. 101
BOISE, IDAHO 83709
Phone (208) 895-8858

STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — 6535

JUNE 13, 2025

NORTH

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1609 Tyrell Lane, Ste 150 Boise, ID 83706
Ph. (208) 345-7075 www.jensenbelts.com

0' 80' 160' 240'

SCALE 1" = 80'

Attachment C

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNTAIN HOME

IN RE:	)	
	)	**DECISION AND**
Blue Yonder West	)	**RECOMMENDATION**
PPLAT PZ-25-12	)	
Applicant: NV5	)	
%Open Door Rentals	)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on August 19, 2025 for a public hearing held pursuant to notice as required by law on a request for approval of a preliminary plat of certain real property that is within the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application and no members of the public appearing to express concerns regarding the preliminary plat, the Commission, being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings and recommendations as follows:

FINDINGS OF FACT

1. The applicant has applied for the preliminary platting of the real property that is legally described in Exhibit A, which is attached hereto.

2. The owner of the real property for which preliminary platting is sought has requested in writing that the property be preliminary platted.

3. The proposed "Blue Yonder West" (Exhibit B) consists of approximately 65 acres and would include the following:

   a. Three hundred and ninety-eight (398) total lots
   b. Three hundred and seventy-six (376) residential lots
   c. Twenty-two (22) Common lots

4. Notice of public hearing has been given as required by law.

   a. A notification to niney-six (96) property owners and twenty-nine (29) Public Entities on 7/11/2025
   b. Notice of public hearing was in the Mountain Home News on 07/30/2025 and 08/06/2025.

c. Notice of the public hearing was posted on the property 07/29/2025.

5. As required by Idaho and City Code, a public hearing was held regarding the request.

a. No members of the public appeared to provide testimony regarding the preliminary plat.

6. City Staff Confirmed that the proposed preliminary plat complies with City Code 9-16-10 Preliminary Plat requirements, and the proposed Blue Yonder West R-4 Planned Unit Development (PZ-25-10) Exhibit C.

7. Further, City Staff and the Commission have considered the following per 9-16-10 of the Mountain Home City Code concerning preliminary plats:

a. The availability of public services to accommodate the proposed development.

i. There are available EDU's at this time.

b. The continuity of the development with the capital improvement program.

i. Keller Associates has reviewed this development for conformance with the City's Capital Improvement Plan and identified CIP project for water; CIP Project 3.2, CIP Project 3.6, and CIP project 3.1 for wastewater.

c. The public financial capability of supporting services for the proposed development.

i. Keller Associates has reviewed this development for general conformance with the existing infrastructure and commented that similar to other recent dvelopments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. The applicant has met the requirements of Mountain Home City Code 9-6-10 Public Hearing Requirements and 9-16-10 Preliminary Plat.
4. The requested preliminary plat is consistent with the City's Comprehensive Plan.
5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends that the application (PZ-25-12) to approve the requested preliminary plat "Blue Yonder West," as described in Exhibit A, in the City of Mountain Home, Idaho, should be approved and granted by the City Council under the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attached "Proposed Planned Unit Agreement" and "Master Plan".
3. Prior to a Final Plats being recorded the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
4. Prior to a Final Plat being recorded the applicant shall receive all necessary approvals from Idaho Transportation Department and the Mountain Home Highway District for any mitigation requirements stated in the Traffic Impact Study regarding State Highway 51 and Smith Road.

5. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be.

6. Water Rights Fee shall be paid at final plat approval for parcel RPA3S06E354855. Parcel RP03S06E356610 shall pay water rights fee upon annexation unless otherwise agreed upon.

7. Note number nine (9) shall be updated to reflect the propert lot and block numbers on the final plat.

8. Sewer stub out to Autumn Road must be show on the development plans.

9. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 16th day of September 2025.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING
COMMISSION

By _____
Kristopher Wallert, Chairman

ATTEST:

Brenda Ellis
Brenda Ellis, Senior City Planner

Attachment C

Exhibit A: Legal Description

PROPERTY DESCRIPTION
FOR
Blue Yonder West

A parcel of land lying in the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said iron pin being the point of beginning POINT OF BEGINNING;

Thence, along the south line of Section 35 N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, N.0°20'29"W. a distance of 902.46 feet to a point;

Thence, along the south boundary of the proposed Autom Park Subdivision S.89°44'00"E. a distance of 1023.25 feet to a point;

Thence, along Rolling Hills Sub. No. 5 for the next 4 calls, S.0°15'52"E. a distance of 446.02 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 100.00 feet to a 5/8-inch iron pin;

Thence, S.0°15'52"E. a distance of 44.33 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 202.78 feet to a 5/8-inch iron pin;

Thence, along the west line of Rolling Hills Sub. No. 3 S.0°20'47"E. a distance of 410.48 feet to an aluminum cap marking the CS 1/16 Corner;

Thence, S.0°21'06"E. a distance of 1322.85 feet to a 5/8-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 65.41 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

Attachment C

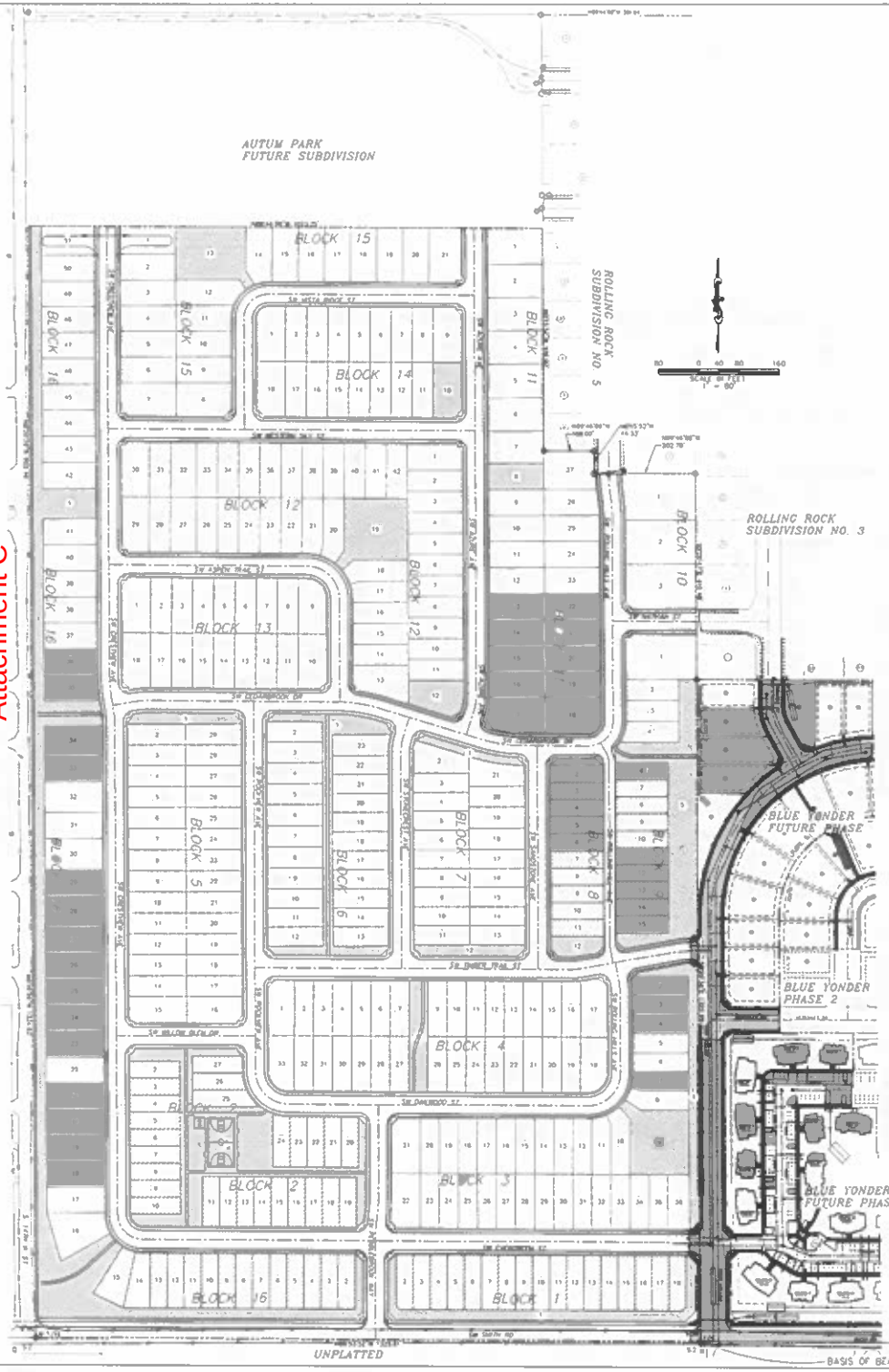
Exhibit B: Proposed Preliminary Plat

Attachment C

PRELIMINARY INDEX FOR BLUE YONDER WEST SUBDIVISION

LOCATED IN THE E 1/2 OF THE SW 1/4 AND THE SW 1/4 SE 1/4 OF SECTION 35 T.3N., R.6E., B.M.
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2024





PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	SHEET INDEX, VICINITY MAP, NOTES.
PP-2	PRELIMINARY PLAT
PP-3	PRELIMINARY PLAT TABLES
PP-4	EXISTING FEATURES
PP-5	ADJACENT PROPERTIES
PP-6	CONCEPTUAL ENGINEERING PLAN
PP-7	CONCEPTUAL SEWER PROFILES
PP-8	CONCEPTUAL SEWER PROFILES
PP-9	CONCEPTUAL SEWER PROFILES

NOTES

1. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MOUNTAIN HOME
3. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS ON OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MOUNTAIN HOME, UNLESS OTHERWISE OUTLINED IN THE BLUE YONDER WEST PLANNED UNIT DEVELOPMENT AGREEMENT INTER
5. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE BLUE YONDER WEST HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT
6. THE DEVELOPMENT SHALL CONSIST OF A MIX MIX OF LOTS: 82 SINGLE FAMILY RESIDENCE DETACHED 53-60' LOTS/80 UNITS, CONNECTION OF CREEKVIEW, 4 SFR DETACHED 74-82', 213 SINGLE FAMILY RESIDENCE DETACHED 36-42' LOTS, AND 77 COTTAGE 34' LOTS ; 18 COMMON LOTS TOTAL
7. EXISTING SEWER MAINS ARE TOO SHALLOW TO SERVICE THE PROJECT. A TEMPORARY SEWER LIFT STATION IS PROPOSED TO BE INSTALLED IN LOT 1 BLOCK 10 AT THE TIE DOWN OF PROJECT NEAR INTERSECTION OF SMITH AND SW 16TH AVE. FORCE MAIN WILL BE INSTALLED UP SMITH AND TIE EXISTING GRAVITY SEWER MANHOLES. OWNER AND LIFT STATION SHALL BE COORDINATED WITH FUTURE CITY GRAVITY LINE TO ALLOW THE BLUE YONDER WEST LIFT STATION TO BE DECOMMISSIONED AT TIME OF GRAVITY LINE CONSTRUCTION. MANHOLE ID INVERT INFORMATION IS SUBJECT TO CHANGE PENDING COORDINATION WITH FUTURE CITY GRAVITY LINE
8. LOT 5 BLOCK 3 SHALL HAVE A UE/WE PAD FOR A FUTURE MAIN FIBER OPTIC SITE
9. LOT 1 BLOCK 15 AND LOT 34 BLOCK 18 CONTAIN A TEMPORARY HAMMERHEAD TURNAROUND FOR FIRETRUCK PER FIRE CODE. LOT 1 BLOCK 13 AND LOT 52 BLOCK 16 WILL REMAIN NON-BUILDABLE UNTIL SUCH TIME THAT CREEKVIEW AVE IS EXTENDED TO THE NORTH AT WHICH TIME LOTS WILL BECOME BUILDABLE LOTS

LEGEND

SURVEY LEGEND

Common Lots		
Lot	Area	Type
Block 1 Lot 1 OPEN	19,913	Common OPEN
Block 2 Lot 1 OPEN	26,888	Common OPEN
Block 3 Lot 1 OPEN	17,954	Common OPEN
Block 3 Lot 3 OPEN	79,832	Common OPEN
Block 7 Lot 2 OPEN	8,368	Common OPEN
Block 9 Lot 1 OPEN	6,156	Common OPEN
Block 6 Lot 4 OPEN	49,662	Common OPEN
Block 7 Lot 1 OPEN	31,311	Common OPEN
Block 7 Lot 10 OPEN	4,732	Common OPEN
Block 8 Lot 1 OPEN	12,149	Perimeter
Block 8 Lot 12 OPEN	1,884	Perimeter
Block 8 Lot 9 OPEN	3,464	Pond OPEN
Block 11 Lot 1 OPEN	5,938	Monument
Block 12 Lot 13 OPEN	6,751	Monument
Block 12 Lot 16 OPEN	49,662	Monument
Block 14 Lot 18 OPEN	6,479	Monument
Block 16 Lot 13 OPEN	79,479	Monument
Block 16 Lot 1 OPEN	89,281	Common OPEN

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PRELIMINARY INDEX
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

SHEET PP-1

Attachment C

PRELIMINARY PLAT FOR
BLUE YONDER WEST SUBDIVISION

PRELIMINARY PLAT
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

Bailey Engineering, Inc.

Attachment C

PRELIMINARY PLAN TABLES

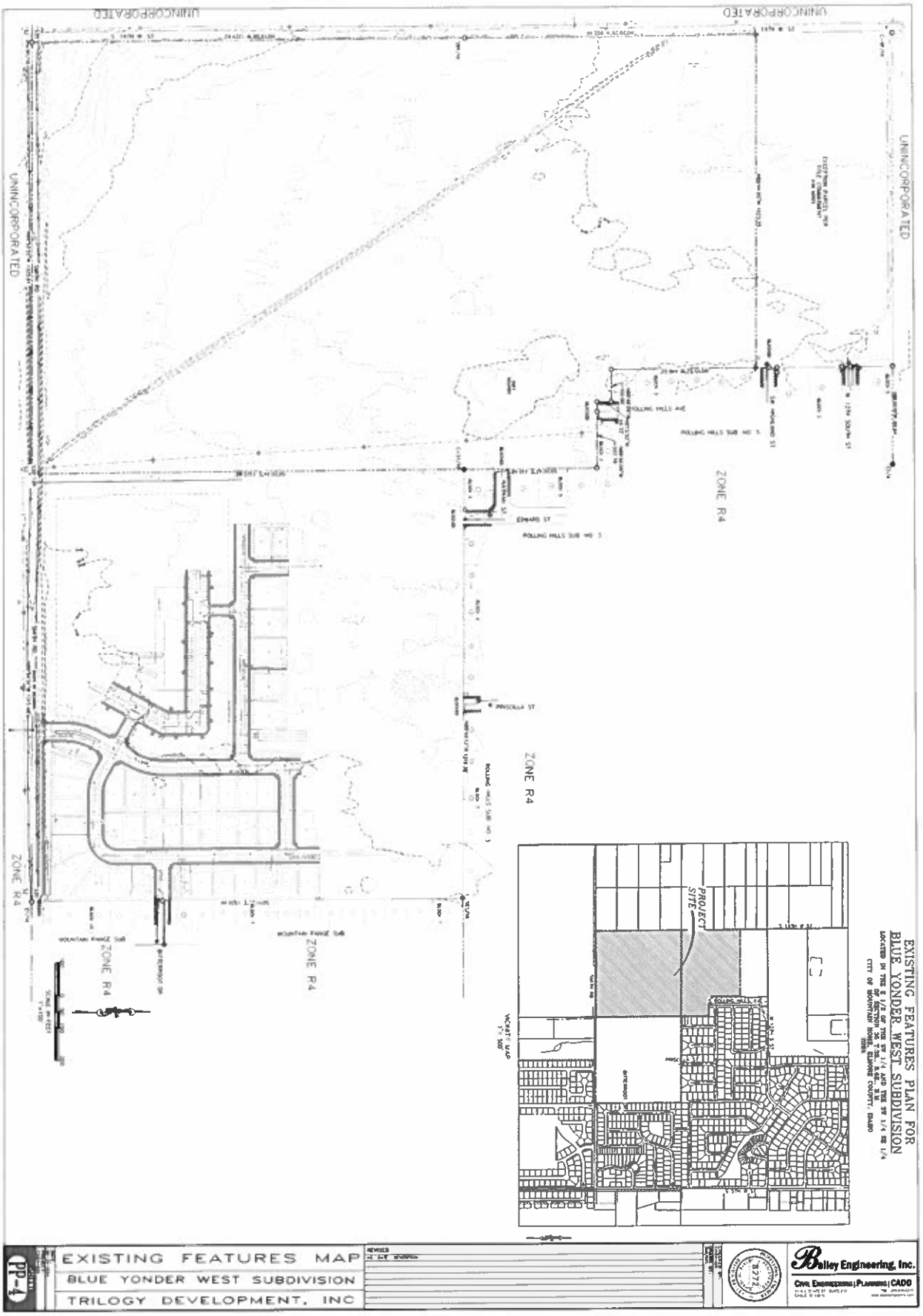
BLUE YONDER WEST SUBDIVISION

TRILOGY DEVELOPMENT, INC

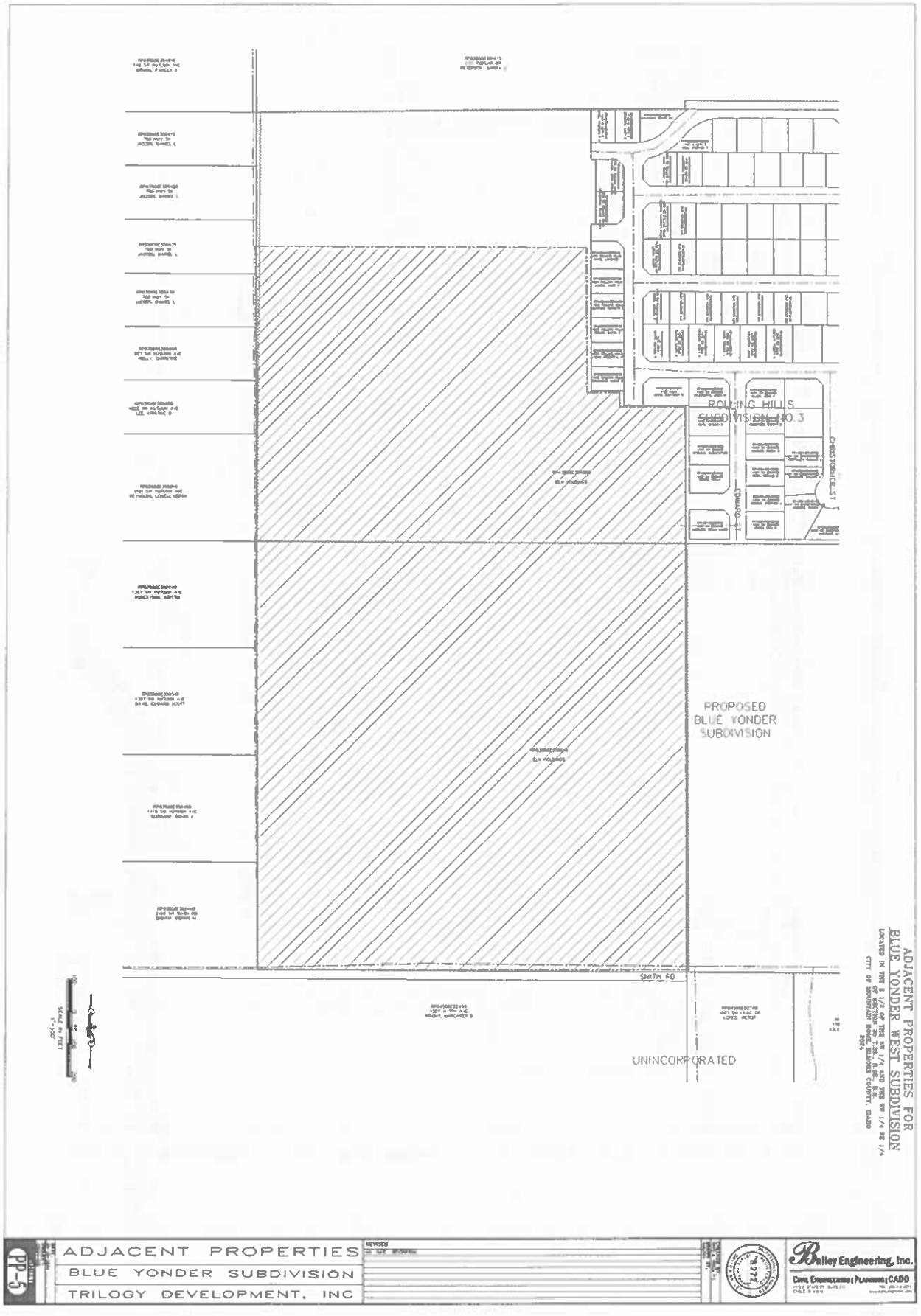
Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

Attachment C



Attachment C



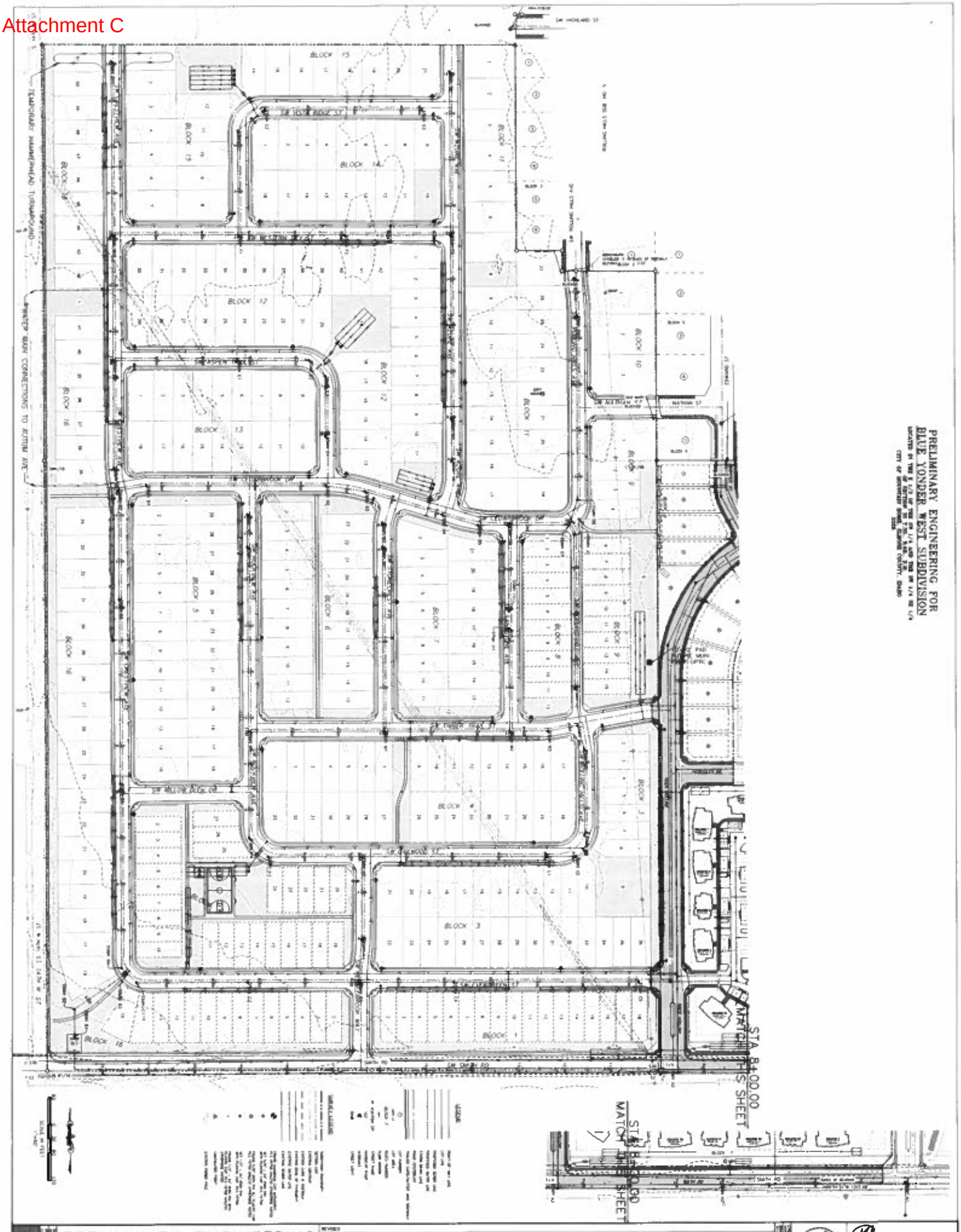
ADJACENT PROPERTIES FOR
BLUE YONDER WEST SUBDIVISION

PP-3

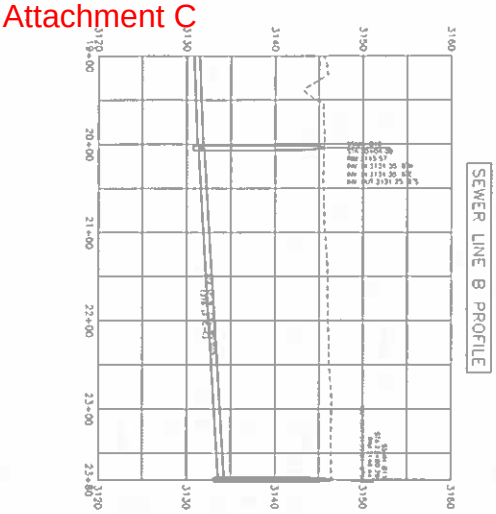
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BLUE YONDER SUBDIVISION
TRILOGY DEVELOPMENT, INC

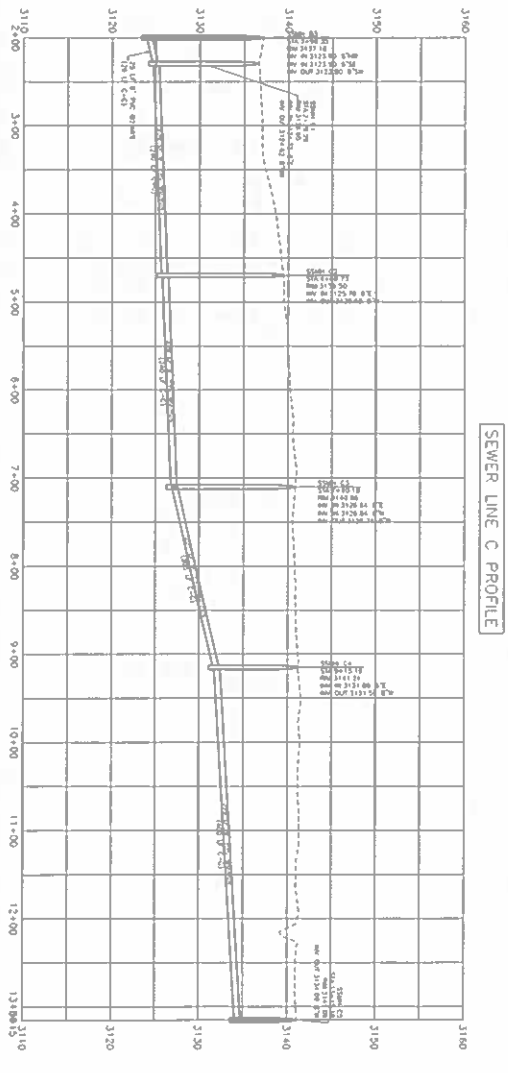
Bailey Engineering, Inc.
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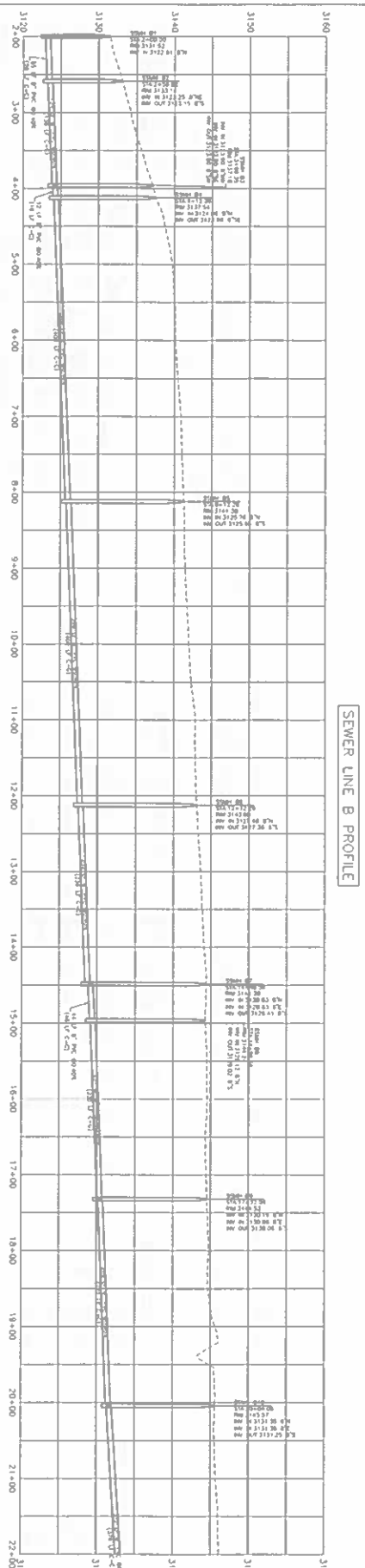
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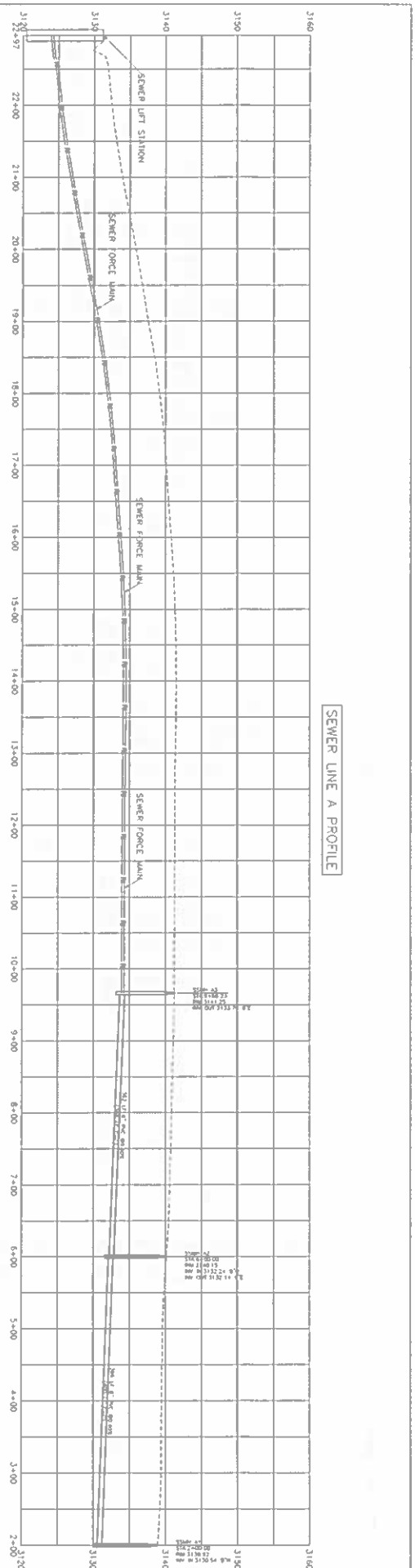


Attachment C





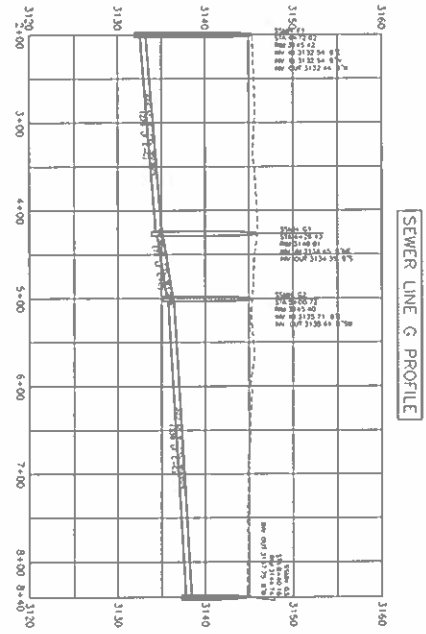




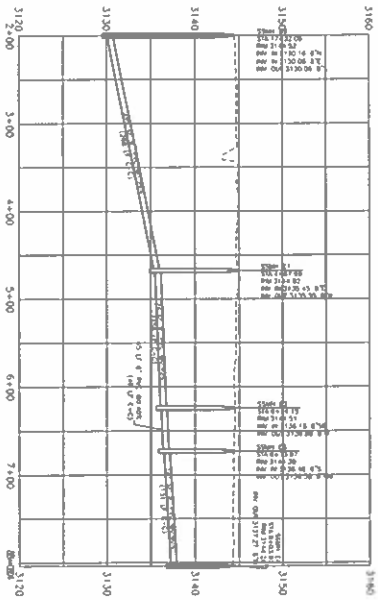
PRELIMINARY SEWER PROFILES
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

Bailey Engineering, Inc.
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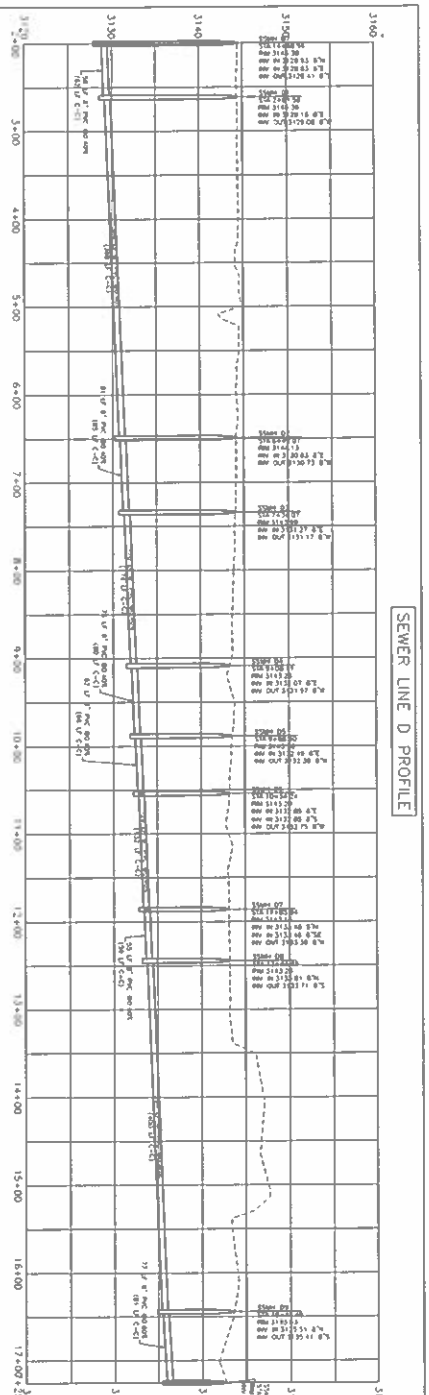
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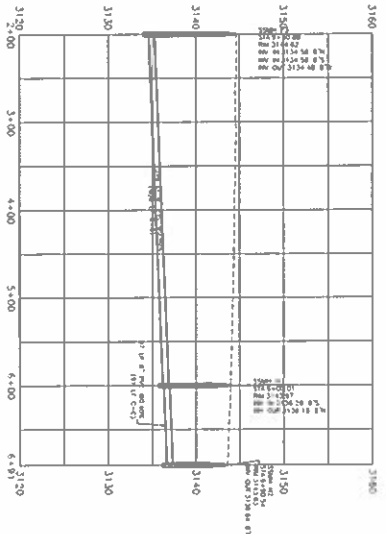
SEWER LINE G PROFILE



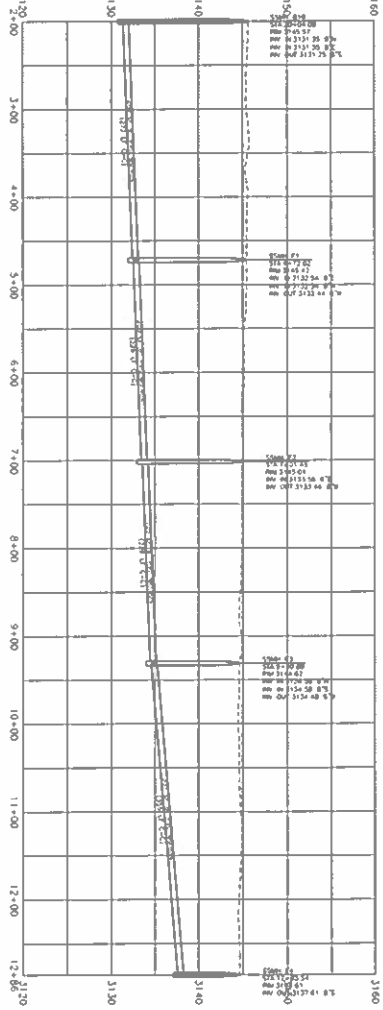
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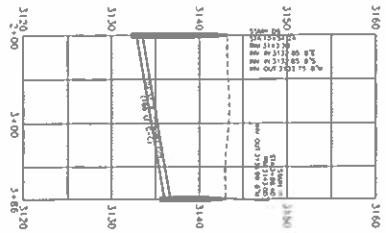
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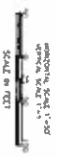
SEWER LINE H PROFILE



SEWER LINE F PROFILE



SEWER LINE I PROFILE



PRELIMINARY SEWER PROFILES
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

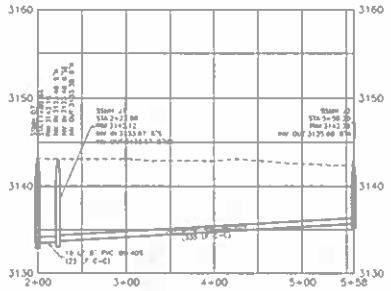
PP-8

REVISED

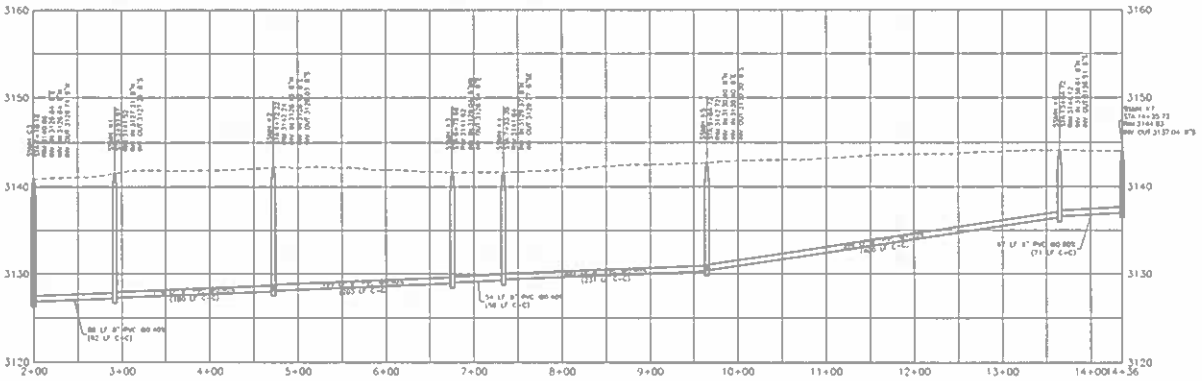
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

Attachment C

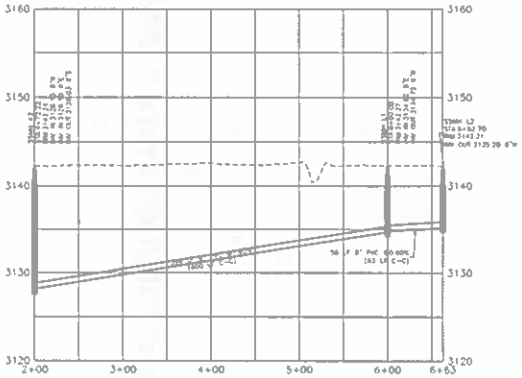
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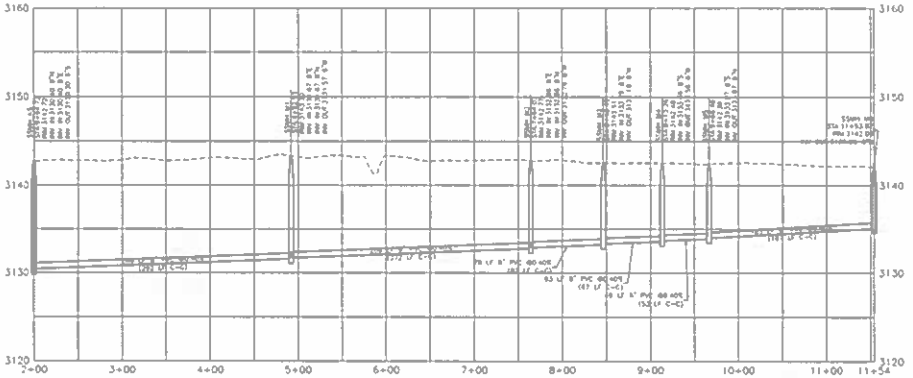
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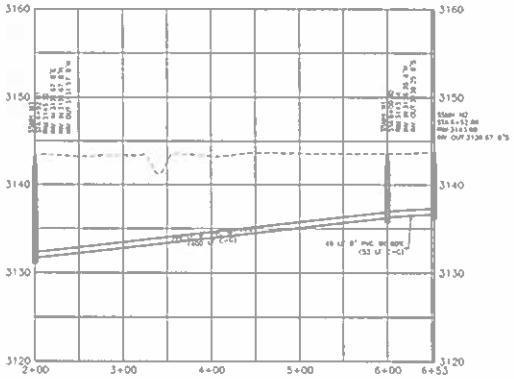
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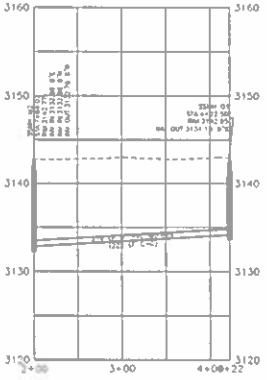
SEWER LINE M PROFILE



SEWER LINE N PROFILE



SEWER LINE O PROFILE



HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=1'

50 0 25 50 100
SCALE IN FEET
1"=50'

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PRELIMINARY SEWER PROFILES
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

PP-9

Attachment C

Exhibit C: Proposed Planned Unit Development Agreement

Attachment C

Exhibit C: Planned Unit Development Agreement

Blue Yonder West
Planned Unit Development Agreement

THIS AGREEMENT is made effective this ____ day of _____, 2025, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and OPEN DOOR RENTALS, LLC/ENDURANCE HOLDINGS, LLC, both Idaho limited liability companies, hereinafter referred to as the "Owner".

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP03S06E356610 and RPA3S06E354855, the "Property", which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Blue Yonder West Planned Unit Development (the "Masterplan"), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

WHEREAS, this Development Agreement intends to ensure the Property is developed in a manner consistent with Mountain Home's City Code; and

WHEREAS, the Owner has agreed to the development standards set forth herein upon the use and development of the Property with the requirements outlined in this Development Agreement; and

WHEREAS, the Blue Yonder West Planned Unit Development is proposed to be an attractive community that provides the following:

- A range of lot sizes with a mix of home sizes and types including detached single-family homes.
- Exceptional pedestrian connectivity to community amenities with walking trails throughout.
- Pocket parks located throughout the project.
- Space for a city fiberoptic hub approximately 10'x10' in size.
- Sewer lift station to be built in the first phase of the project and will be owned and maintained by the City of Mountain Home.

NOW, THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

1. *Construct to City Standards:* Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending

the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

2. *Applicable Standards:* The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.

3. *Covenant to Run with the Land:* The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.

4. *Severability:* Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.

5. *Merger and Amendment:* All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.

6. *Allowed Residential Land Uses:* The development shall only consist of single-family detached homes. Duplexes, fourplexes, attached townhomes, and any other multi-family housing types are prohibited.

7. *Development Schedule:* It is the intent of the Applicant to commence site development as soon as possible after engineering approval, with the goal of completing all civil improvements and recording a plat within the timeframes permitted by code. Vertical construction, other than model homes, shall commence thereafter and continue at a pace driven by market absorption.

8. *Subdivision Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:
    a. Street Specifications:
        i. Street Right of Way Widths:

1. All new streets will be public streets that are at least thirty-six feet (36') wide back-of-curb to back-of-curb and within a fifty-two foot (52') right of way;
2. Private driveways to serve single family homes to be at least eighteen feet (18') wide;
3. Alleys to be twenty-four feet (24') wide.

b. Pedestrian Walkways:
   1. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
   2. Pathways will be concrete and at least 5' wide located in common lots/tracts.
   3. Sidewalk at Smith Road wo be a 5' detached sidewalk with 10' landscape buffer between sidewalk and back of curb.

c. Mailboxes:
   i. The development shall provide cluster mailboxes or individual drop box mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.

d. Easements/Utility and Drainageway:
   i. Unobstructed utility easements shall be provided: along front lot lines, ten feet (10'); rear lot lines, ten feet (10'); and five feet (5') side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.

e. Lots/Blocks:
   i. Blocks: Block length shall not exceed nine hundred feet (900') unless broken up with traffic calming measures such as bulb outs at T intersections.
   ii. Lots
      1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
      2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.

f. Buffer Yards and Reserve Strips:
   i. Buffer Yards and Reserve Strips: Fifteen-foot (15') buffer areas shall be required to be placed next to features such as arterial roadways, collectors, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through engineering plan review. Streetlights may be located in the buffer areas, provided that a maintenance easement is noted on the face of the plat. These fifteen-foot (15') buffer areas shall be developed according to the landscape standards of the Blue Yonder West PUD.

g. Public Spaces and/or Open Spaces:

i. The Owner shall construct and provide the following:
    1. Public internal neighborhood pathways as shown on the preliminary plat in addition to Item b. Pedestrian Walkways referenced above.
    2. Sport court and picnic structure as shown on the landscape plans and a tot lot in Lot 5, Block 9.

h. Homeowners' Agreement and/or Maintenance Agreement: to be recorded after recordation of the first final plat for Blue Yonder West PUD.

9. *Bulk & Coverage Standards; Setbacks:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 – Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:
    a. Minimum Lot Size: 3,400 square feet. The majority of lots will exceed these minimums.
    b. Lot Coverage: Up to 60% Excludes uncovered non-permeable surfaces (driveways, sidewalks non-covered patios etc.)
    c. Minimum Street Frontage: 34 feet.
    d. Side setback, interior: 5 feet (all stories)
    e. Street side yard setback: 15 feet from ROW edge.
    f. Front yard setback: 15 feet minimum for alley-loaded homes; 15 feet to living space and covered front porches, 20 feet to garage face for front loaded garages.
    g. Rear yard setback: 15' minimum
    h. Minimum floor area: No minimum.

    i. *Residential Planned Unit Development Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:
    j. Front Yards / Entrances: due to lack of irrigation water rights, traditional landscaping (grass/sod) will be minimal.
    k. Landscaping: Landscaping will be as illustrated on the Blue Yonder West landscape plans, with detailed City of Mountain Home review and approval through the engineering review process. Homeowners will be encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.
    l. Building Design:
        i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially and substantially consistent with the conceptual plans illustrated in Exhibit C.
        ii. Lot coverage shall not exceed sixty percent (60%).

10. *Landscaping Requirements:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Blue Yonder West landscape plans (Ex. B), or as amended, and all references to other sections therein except for the following:
    a. *Individual Residential Lots:* See Section 10(b) of this document.
    b. *Subdivision Open Areas:* Shall be landscaped with mulch-like material (such as fine lava cinders mulch) that requires no water and little maintenance.

11. *Fiber Infrastructure Requirements*:
    a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
    b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
    c. The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance.

12. *Water & Wastewater Infrastructure Improvements:*
    a. The developer shall be responsible for the construction of a sewer lift station as part of Phase 1 of the development. This lift station will be owned and maintained by the City of Mountain Home.
    b. The developer shall comply with all other requirements as outlined in the project review letter dated May 29, 2025 from Public Works with the exception of Sewer Item #2 whereby it was agreed upon with staff at a meeting held on August 19, 2025 that the developer will now comply with requirements upon an updated review by Keller and Associates.
13. *Impact Fees:*
    a. Development impact fees shall be calculated at the time of building permit application and imposed at time of building permit issuance according to applicable City of Mountain Home impact fee ordinance.

14. *Enforcement - Attorney's Fees:* Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Mountain Home has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

SIGNATURE PAGES FOLLOW

DRAFT

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

_____
Tiffany Belt, City Clerk

STATE OF IDAHO)

) ss.

County of Elmore)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

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

_____
Notary Public for Idaho
Residing at Mountain Home, Idaho.
Commission Expires: _____

DRAFT

OWNER:

_____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Patrick Ginn, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

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

_____
Notary Public for _____
Residing at: _____
Commission Expires: _____

DRAFT

Attachment C

EXHIBIT A: PROPERTY LEGAL DESCRIPTION

ANNEXATION DESCRIPTION
FOR
Blue Yonder West

A parcel of land being the SE1/4 of the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said rebar being the POINT OF BEGINNING;

Thence along the south line of Section 35 , N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, S.89°49'18"E. a distance of 1325.60 feet to an Aluminum cap with 5/8-inch iron pin marking the S 1/16 corner;

Thence, S.0°21'06"E. a distance of 1322.63 feet to a 1/2-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 40.28 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

DRAFT

Attachment C

EXHIBIT B: BLUE YONDER WEST CONCEPTUAL SITE PLAN



Exhibit C

34' Bungalow



Attachment C

Exhibit C

34' Bungalow



Attachment C

Exhibit C

36'- 42' Lots



Attachment C

Exhibit C

36'- 42' Lots



Attachment C

Exhibit C

52'- 67' Lots



Attachment C

Exhibit C

53'- 67' Lots



Attachment C

Exhibit C

67'- 90' Lots



Attachment C

Exhibit C

67'- 90' Lots



Attachment C

Attachment C

Exhibit D

May 29, 2025

Bonnie Layton
690 S. Industrial Way, Suite 10
Meridian, ID 83642

RE: Blue Yonder West Preliminary Plat Application

Mrs. Layton,

Keller Associates is providing engineering support to the City of Mountain Home for all proposed developments within the city. Below are the city's comments, organized by line item, regarding Keller Associates' feedback on your preliminary plat application for Blue Yonder West.

Water

1. CIP project 3.2 is attached. The city will require the developer to install the 16-inch waterline on the southern end of the development within the subdivision, along with a 5-foot utility easement.
2. CIP project 3.6 is attached. The city will require the developer to complete the portion of the 16-inch waterline as noted in the preliminary plat, within a 5-foot easement to the west side of Pebble Brook and Crestview, including stub-out as mentioned in Keller's report. Five-foot easements will be necessary for the 16-inch line to the northwest corner.
3. The city will require the preliminary plat and development plan to show the connection to the existing waterline as described in Keller's report.
4. The city will address the pressure issue noted in CIP project 1.6.

Sewer

1. The city will require the developer to coordinate the invert into the lift station with the future 24-inch trunkline invert, so that the lift station can be abandoned when the trunkline is constructed. Additionally, the city will require the developer to pay up to $7,500 for a detailed service study, as discussed in the letter, to coordinate the lift station's depth and diameter. This survey will include a site survey, invert coordination, and assessment of the surrounding area to determine the upsize requirement.
   a. The lift station shall be in place as part of phase 1 of the development.
   b. As with water, a sewer stub-out to Autumn Road will be required.
2. The city will require the addition of a manhole at the intersection of SW Paite Street and S 5th West Street as detailed in Keller's report.

Attachment C

3. The city is aware of the need for upgrades to the wastewater treatment facility and is considering options for improvements, which include an additional winter storage pond, pond aeration, and upgrading to a mechanical treatment facility.

If you have any questions, please let me know.



Chris Curtis
Director of Public Works

Attachments:

1 – CIP Project 3.2

2 – CIP Project 3.6

Attachment C

Distribution Project Title:	Location:
Well 18 - SW Mountain Home	**SW Smith Road**

Project Identifier:

3.2

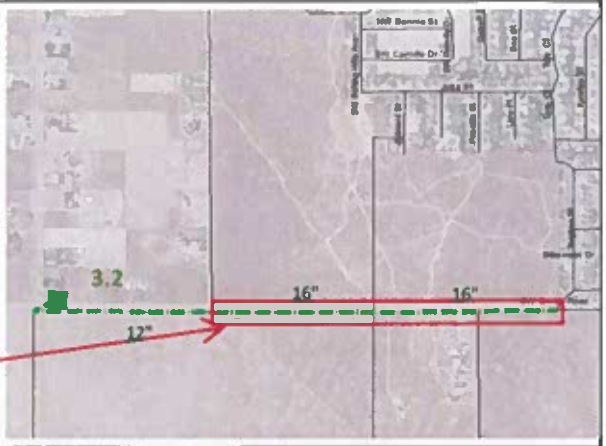
Objective:

Increase the City's firm capacity to meet 2040 requirements, dependent on residential growth

Design Considerations:

- Meet City's need for standby power
- Provide ability to meet demands of new developments and also provide large flows to supplement City supply

South Side of Blue Yonder West, 10" Easement



General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
Well Hole	1	LS	$ 300,000	$300,000	
Building (Roll-away capable)	1	LS	$ 138,840	$138,900	
Generator	1	LS	$ 102,071	$102,100	
Yard Piping	1	LS	$ 64,801	$64,900	
Site	1	LS	$ 15,758	$15,800	
Mechanical	1	LS	$ 108,978	$109,000	
HVAC	1	LS	$ 25,928	$26,000	
Electrical	1	LS	$ 112,294	$112,300	
Pump (500 HP)	1	LS	$ 116,532	$116,600	
Mobilization	1	LS	$ 1,156	$1,200	
Well Subtotal					$986,800
12-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	1,360	LF	$ 110	$149,600	
16-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	2,637	LF	$ 139	$366,900	
Gravel Road Repair (Trench Width - 4')	3,997	LF	$ 5	$20,000	
Connect to Existing Water Main (10" & 12")	1	EA	$ 6,500	$6,500	
Rock Excavation	3,000	LF	$ 55	$165,000	
Traffic Control w/o Flaggers	3,997	LF	$ 4	$16,000	
Pipeline Subtotal					*$724,000*
Well + Pipeline Subtotal					*$1,710,800*
Mobilization, Bonding & Insurance - Percent of Item Cost Sum			10%	$ 72,400	
Contingency			30%	$ 217,200	
Total Construction Costs					*$2,000,400*
Permitting				$ 25,000	
Engineering and CMS - % of total construction costs			20%	$ 400,080	
Total Project Costs (rounded)					**$2,426,000**

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

Attachment C

Distribution Project Title:	Location:
City-wide Pipesize Upsizing	**City-wide**

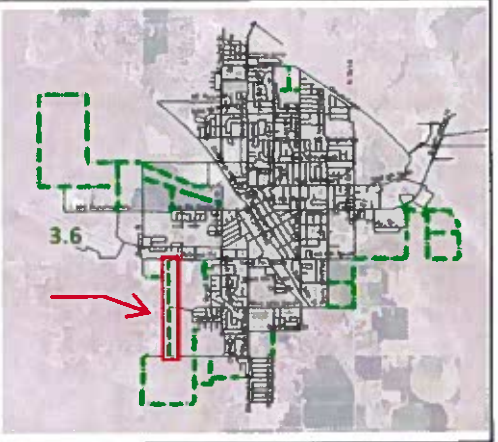
Project Identifier:

3.6

Objective:
- Provide distribution for future growth.

Design Considerations:
- Maintaining services
- Connections to existing system
- Expansion of City limits and service areas

Autumn Road



General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
10-inch Upsize Cost	21,070	LF	$ 15	$310,007	
12-inch Upsize Cost	35,160	LF	$ 30	$1,044,716	
16-inch Upsize Cost	5,330	LF	$ 59	$313,464	
Total Project Costs (rounded)					**$1,669,000**

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

Attachment C

Exhibit D

KELLER ASSOCIATES

100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

May 20, 2025

Chris Curtis
Public Works Director
160 South 3rd East
Mountain Home, ID 83647

Re: Blue Yonder West Preliminary Plat Application

Dear Mr. Curtis,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Blue Yonder West dated May 25, 2024. We reviewed the applicant's package for general conformance with the City's Capital Improvement Plans (CIP) and existing infrastructure. We have the following comments.

Water

1. CIP project 3.2 includes a 16-inch waterline on Smith Road along the southern portion of the development. We recommend the City require the Developer to construct the 16-inch line along their southern property line in Smith Road.
2. CIP project 3.6 includes a 16-inch waterline on Autumn Avenue. We understand that Autum Avenue is a private road that does not have public right-of-way. We recommend the City require the Developer to construct the 16-inch line within the development along their most western street (Pebblebrook Way and Crestview Avenue as noted in the Preliminary Plat). The Preliminary Plat shows two waterline stub-outs off Crestview Avenue west to Autumn Avenue. Keller Associates agrees with the stub-outs, and it is recommended the City require these in the event water services is wanted on Autum Avenue in the future. Additionally, we recommend the City require the Developer to provide an easement for future phases for the 16-inch waterline to the development's northwest corner. In case the development doesn't complete all future phases, this would allow the City the option of constructing the 16-inch waterline within the easement.
3. The plans provided do not show the Development's water piping connecting to the existing waterline on SW Rolling Hills Avenue in the existing subdivision to the north. It is recommended that the City require the Development to connect to this existing waterline to improve system redundancy, looping, and efficiency.
4. With the addition of this development and other previous preliminary plats, pressures on N 14th E Street and E 18th N St drop below 40 psi. CIP project 1.6 will need to be completed to have this area in the middle pressure zone to avoid pressures under 40 psi during seasonal peak hour demand conditions.

Sewer

1. The Wastewater Master Plan accounted for this area being served long term by the new 24-inch trunkline to the west (CIP project 3.1). A temporary lift station near the southwest corner

of the development is proposed to temporarily service this development to the east. This temporary concept was also envisioned by the Wastewater Master Plan. It is required that the developer coordinate the invert into the proposed lift station with the future 24-inch trunkline invert so the lift station can be abandoned when the trunkline is constructed. The City should also consider doing a more detailed service study including the areas to the north to coordinate depth of the lift station invert, diameter of the sewer line running north through the development, and invert depth on the north property line. The same comments regarding Autum Avenue under the water section apply to this sewer section.

2. If the development were allowed to be serviced to the east, either by gravity or with a force main from the temporary lift station, the model shows surcharging in the 8-inch line on S 5th W Street. It is recommended that the City require the development to add a new manhole at the intersection of SW Paiute Street and S 5th W Street and divert flow from the exiting 8-inch line to the existing 24-inch line.
3. Similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

Jordan Crane, P.E.
City Engineer

cc: File

Attachment D

BEFORE THE CITY COUNCIL
FOR THE CITY OF MOUNTAIN HOME

IN RE:	)	
	)	**FINDINGS OF FACT AND**
Blue Yonder West	)	**CONCLUSIONS OF LAW**
PPLAT PZ-25-12	)	
Applicant: NV5	)	
%Open Door Rentals	)	

This matter came for deliberation and decision before the City Council of the City of Mountain Home on the 14th day of October, 2025 following a public hearing before the Planning and Zoning Commission with a recommendation rendered on August 19th, 2025, for a public hearing held pursuant to notice as required by law, on a request for approval of a preliminary plat of certain real property that is within the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application, the City Council having adopted the Staff Report and the Commission's findings recommendation noting that no members of the public appeared to testify at the public hearing regarding the development and one letter was received, and being fully advised in the matter, issues the following Findings of Fact, Conclusions of Law as follows:

FINDINGS OF FACT

1. The applicant has applied for the preliminary platting of the real property that is legally described in Exhibit A, which is attached hereto.

2. The owner of the real property for which preliminary platting is sought has requested in writing that the property be preliminary platted.

3. The proposed "Blue Yonder West" (Exhibit B) consists of approximately 65 acres and would include the following:

   a. Three hundred and ninety-eight (398) total lots
   b. Three hundred and seventy-six (376) residential lots
   c. Twenty-two (22) Common lots

4. Notice of public hearing has been given as required by law.

   a. A notification to niney-six (96) property owners and twenty-nine (29) Public Entities on 7/11/2025

b. Notice of public hearing was in the Mountain Home News on 07/30/2025 and 08/06/2025.

c. Notice of the public hearing was posted on the property 07/29/2025.

5. As required by Idaho and City Code, a public hearing was held regarding the request.

a. No members of the public appeared to provide testimony regarding the preliminary plat.

6. City Staff Confirmed that the proposed preliminary plat complies with City Code 9-16-10 Preliminary Plat requirements, and the proposed Blue Yonder West R-4 Planned Unit Development (PZ-25-10) Exhibit C.

7. Further, City Staff and the Commission have considered the following per 9-16-10 of the Mountain Home City Code concerning preliminary plats:

a. The availability of public services to accommodate the proposed development.

i. There are available EDU's at this time.

b. The continuity of the development with the capital improvement program.

i. Keller Associates has reviewed this development for conformance with the City's Capital Improvement Plan and identified CIP project for water; CIP Project 3.2, CIP Project 3.6, and CIP project 3.1 for wastewater.

c. The public financial capability of supporting services for the proposed development.

i. Keller Associates has reviewed this development for general conformance with the existing infrastructure and commented that similar to other recent dvelopments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

Attachment D

Based on the foregoing FINDINGS OF FACT, , the City Council for the City of Mountain Home hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. The applicant has met the requirements of Mountain Home City Code 9-6-10 Public Hearing Requirements and 9-16-10 Preliminary Plat.
4. The requested preliminary plat is consistent with the City's Comprehensive Plan.
5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

Based on the forgoing CONCLUSIONS OF LAW, the City Council for the City of Mountain Home hereby enters the following:

DECISION

The City Council for the City of Mountain Home having reviewed P&Z's findings, the public hearing, the staff report, applicant narrative, site plan, and having considered the presentation of the applicant and additional testimony, hereby AFFIRMS and APPROVES Planning and Zoning's recommendation for to approve the requested preliminary plat "Blue Yonder West," as described in Exhibit A, in the City of Mountain Home, Idaho, under the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attached "Proposed Planned Unit Agreement" and "Master Plan".

3. Prior to a Final Plats being recorded the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.

4. Prior to a Final Plat being recorded the applicant shall receive all necessary approvals from Idaho Transportation Department and the Mountain Home Highway District for any mitigation requirements stated in the Traffic Impact Study regarding State Highway 51 and Smith Road.

5. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be.

6. Water Rights Fee shall be paid at final plat approval for parcel RPA3S06E354855. Parcel RP03S06E356610 shall pay water rights fee upon annexation unless otherwise agreed upon.

7. Note number nine (9) shall be updated to reflect the propert lot and block numbers on the final plat.

8. Sewer stub out to Autumn Road must be show on the development plans.

9. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 10th day of December 2025.

CITY OF MOUNTAIN HOME

By _____

Rich Sykes, Mayor

ATTEST:

_____

Tiffany Belt, City Clerk

CITY OF MOUNTAIN HOME OFFICIAL SEAL Mountain Home IDAHO INCORPORATED 1946

Attachment D

NOTICE OF RIGHT TO APPEAL

An applicant denied an application or aggrieved by a final decision or any affected person aggrieved by a final decision concerning matters identified in section 67-6521(1)(a), Idaho Code, may within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by chapter 52, title 67, Idaho Code.

NOTICE OF RIGHT TO REQUEST REGULATORY TAKINGS ANALYSIS

Please take notice of the applicant's right to request a regulatory taking analysis pursuant to section 67-8003, Idaho Code, the Idaho Regulatory Takings Act.

CERTIFICATE OF MAILING

I hereby certify on this 10th day of Decem 2025 a true and correct copy of the foregoing document with attachments was mailed by U.S. Mail to the following:

Emailed to: Brenda Ellis – Development Services Department
Hank Patriek – Building Official

By: _____
Tiffany Belt, City Clerk

Attachment D

Exhibit A: Legal Description

PROPERTY DESCRIPTION
FOR
Blue Yonder West

A parcel of land lying in the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said iron pin being the point of beginning POINT OF BEGINNING;

Thence, along the south line of Section 35 N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, N.0°20'29"W. a distance of 902.46 feet to a point;

Thence, along the south boundary of the proposed Autom Park Subdivision S.89°44'00"E. a distance of 1023.25 feet to a point;

Thence, along Rolling Hills Sub. No. 5 for the next 4 calls, S.0°15'52"E. a distance of 446.02 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 100.00 feet to a 5/8-inch iron pin;

Thence, S.0°15'52"E. a distance of 44.33 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 202.78 feet to a 5/8-inch iron pin;

Thence, along the west line of Rolling Hills Sub. No. 3 S.0°20'47"E. a distance of 410.48 feet to an aluminum cap marking the CS 1/16 Corner;

Thence, S.0°21'06"E. a distance of 1322.85 feet to a 5/8-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

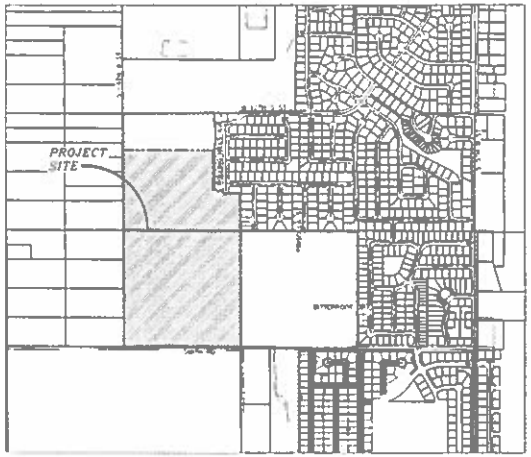
Said parcel contains 65.41 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

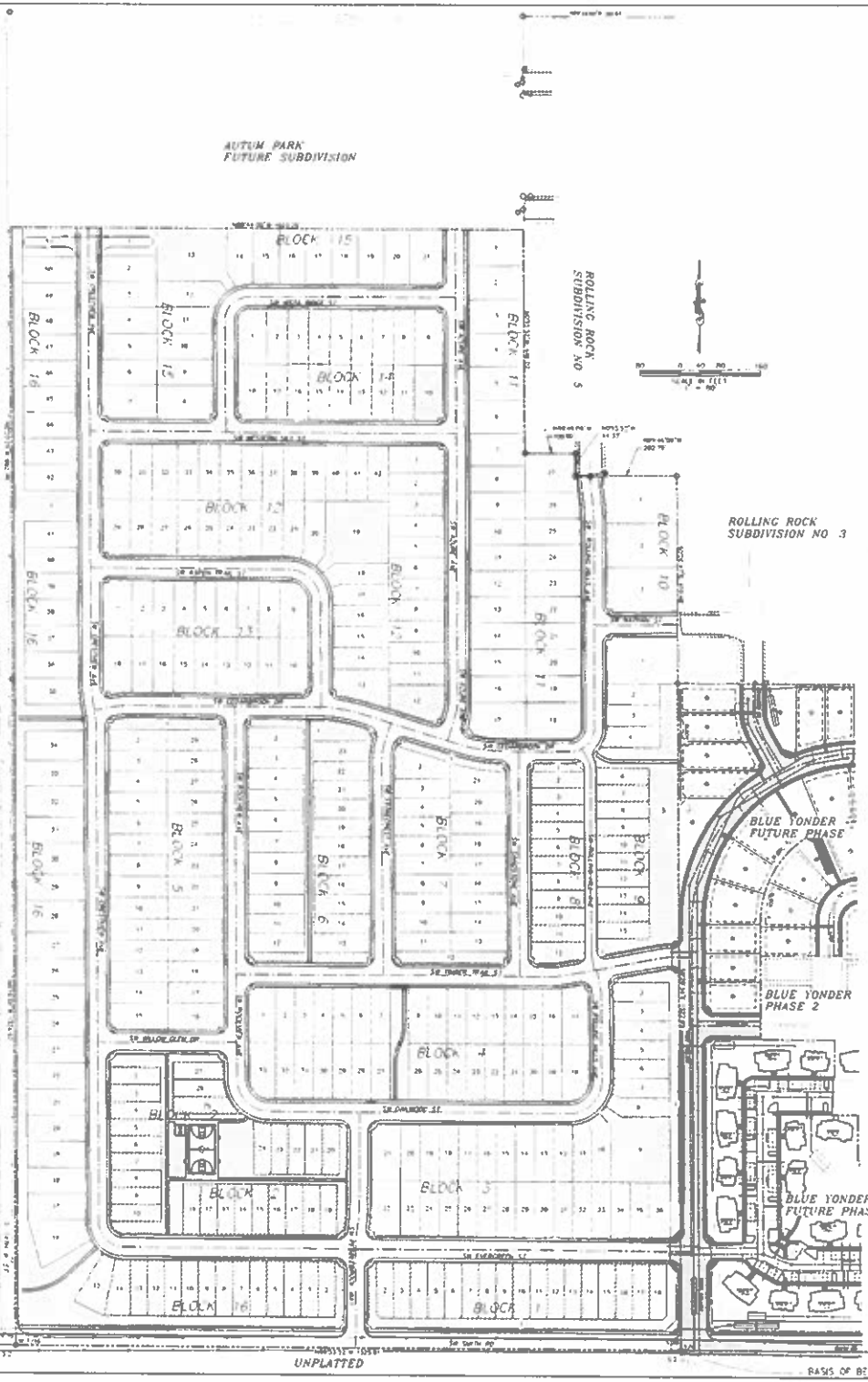
Attachment D

Exhibit B: Proposed Preliminary Plat

PRELIMINARY INDEX FOR
BLUE YONDER WEST SUBDIVISION

LOCATED IN THE E 1/2 OF THE SW 1/4 AND THE SW 1/4 SE 1/4
OF SECTION 35 T.3N., R.6E., B.M.
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2024





UNPLATTED

Attachment D

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	SHEET INDEX, VICINITY MAP, NOTES,
PP-2	PRELIMINARY PLAT
PP-3	PRELIMINARY PLAT TABLES
PP-4	EXISTING FEATURES
PP-5	ADJACENT PROPERTIES
PP-6	CONCEPTUAL ENGINEERING PLAN
PP-7	CONCEPTUAL SEWER PROFILES
PP-8	CONCEPTUAL SEWER PROFILES
PP-9	CONCEPTUAL SEWER PROFILES

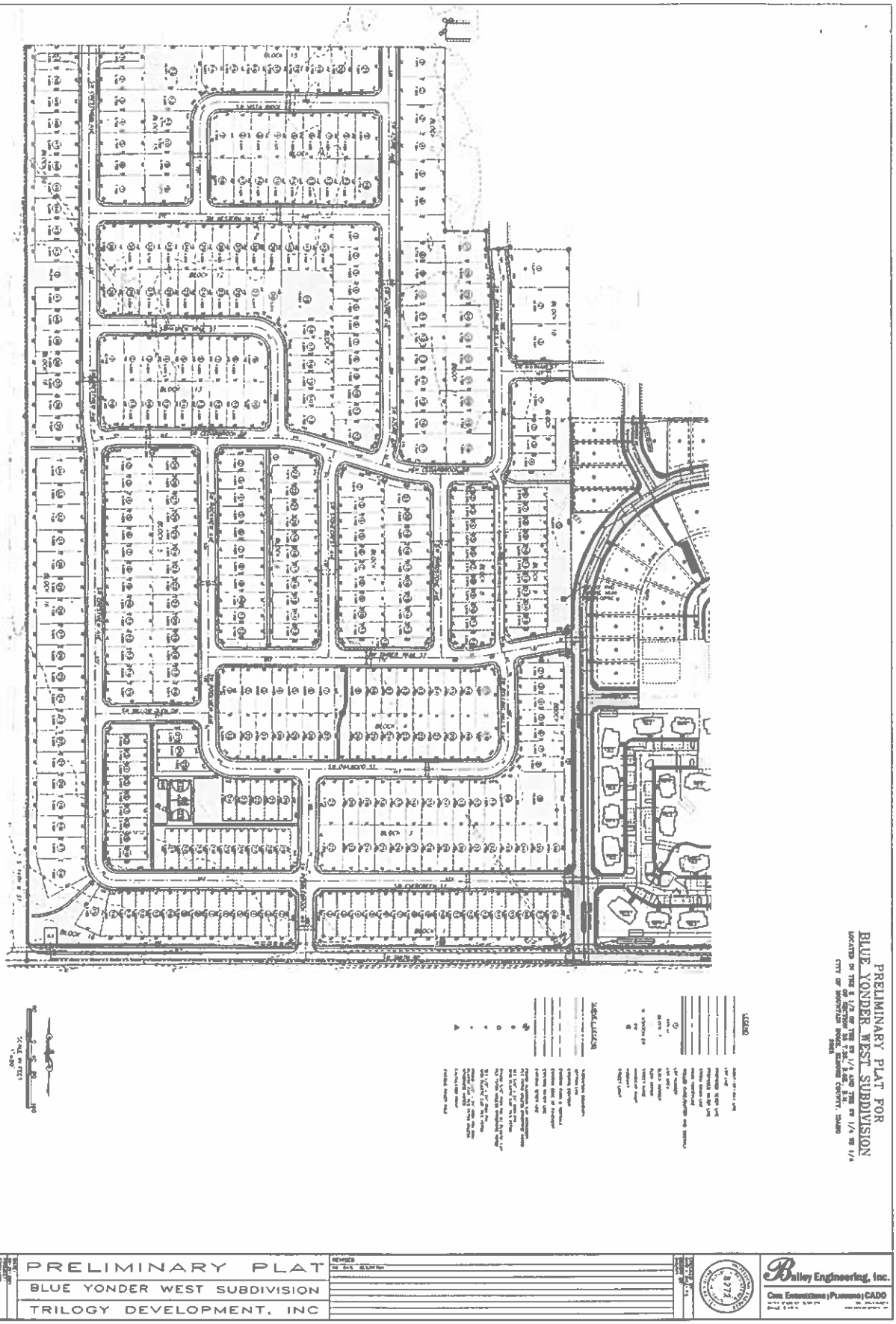
Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

6272

PRELIMINARY INDEX
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

PP-1

Attachment D



Attachment D

PRELIMINARY PLAN TABLES

BLUE YONDER WEST SUBDIVISION

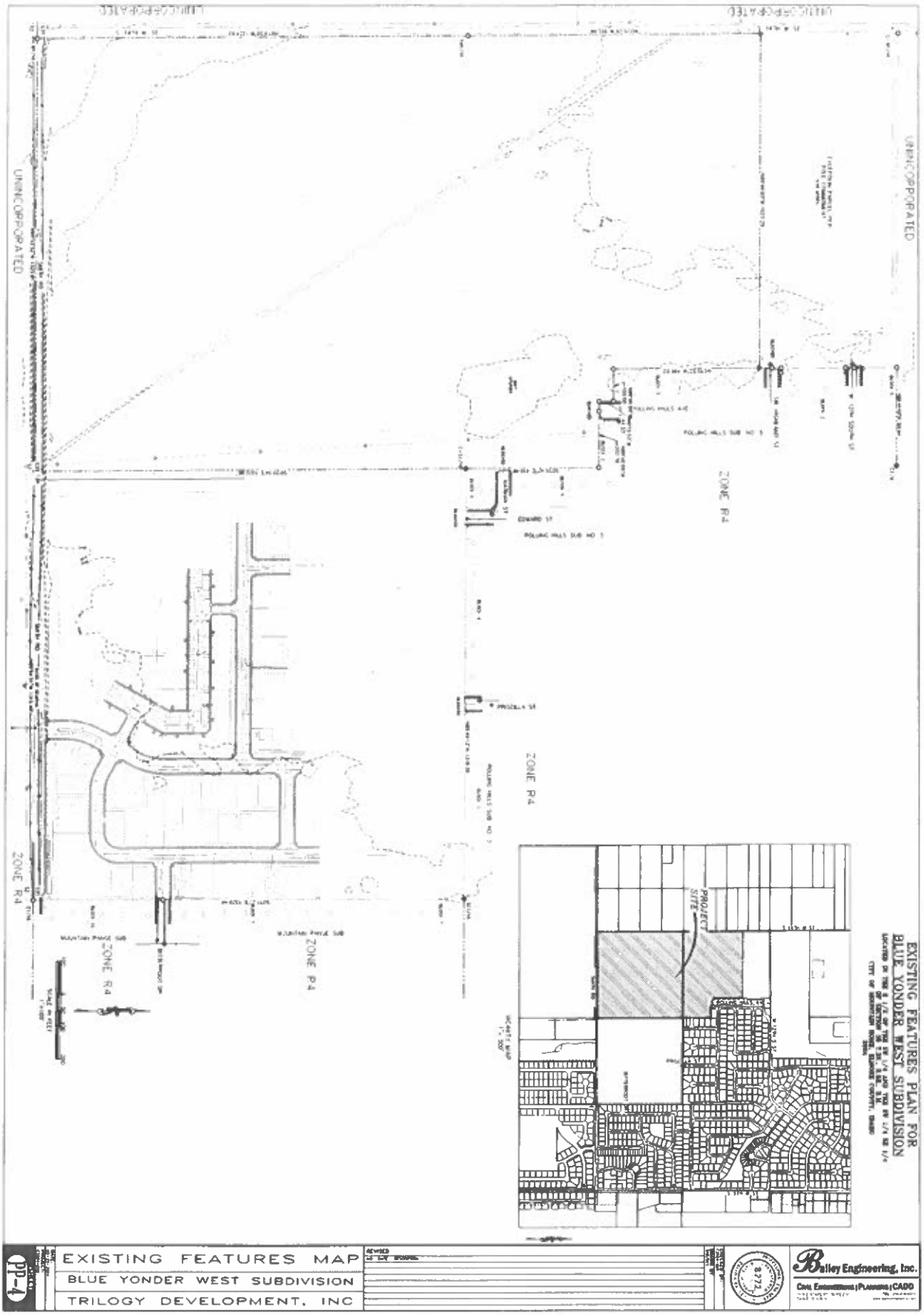
TRILOGY DEVELOPMENT, INC

PP-3

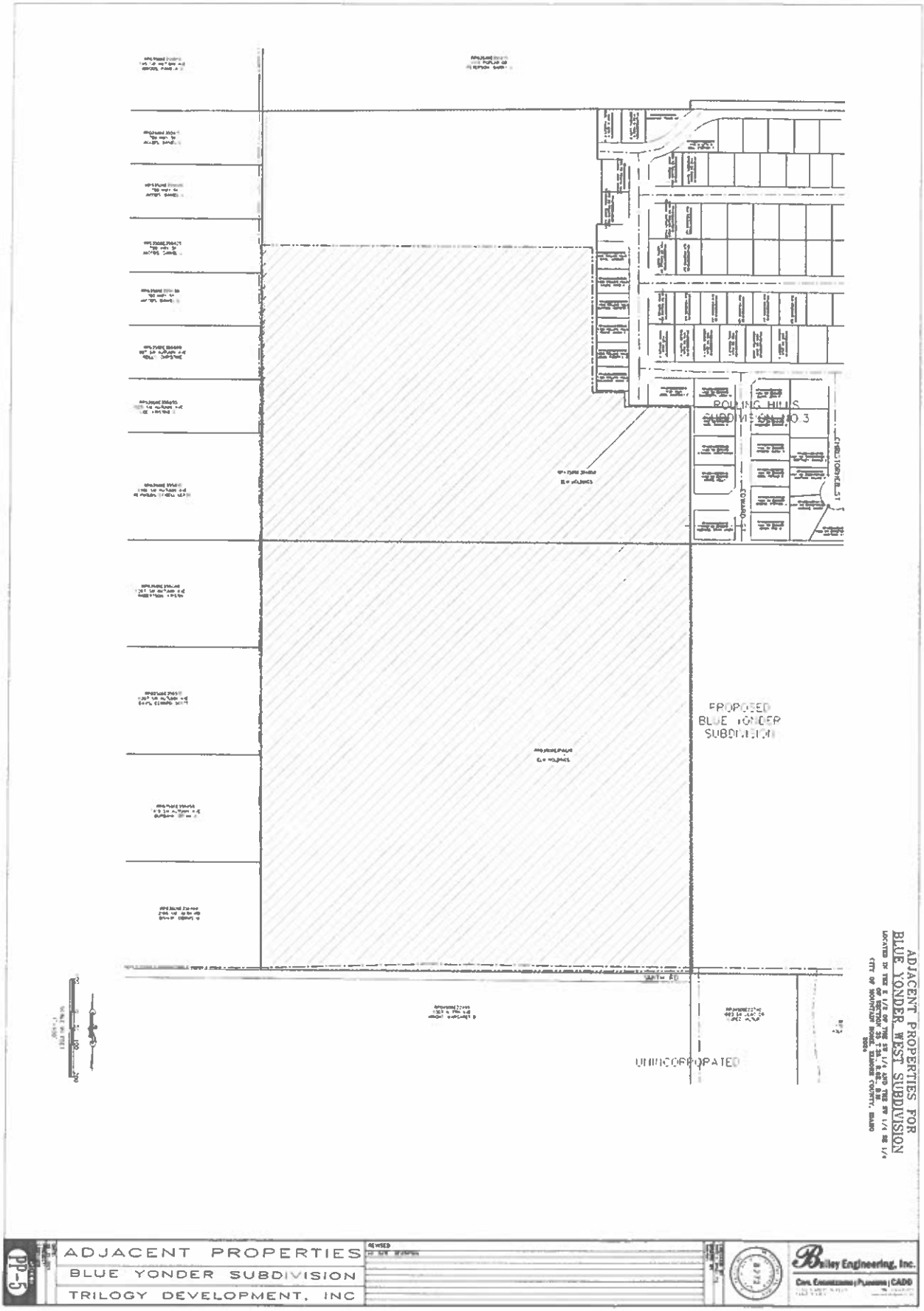
Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

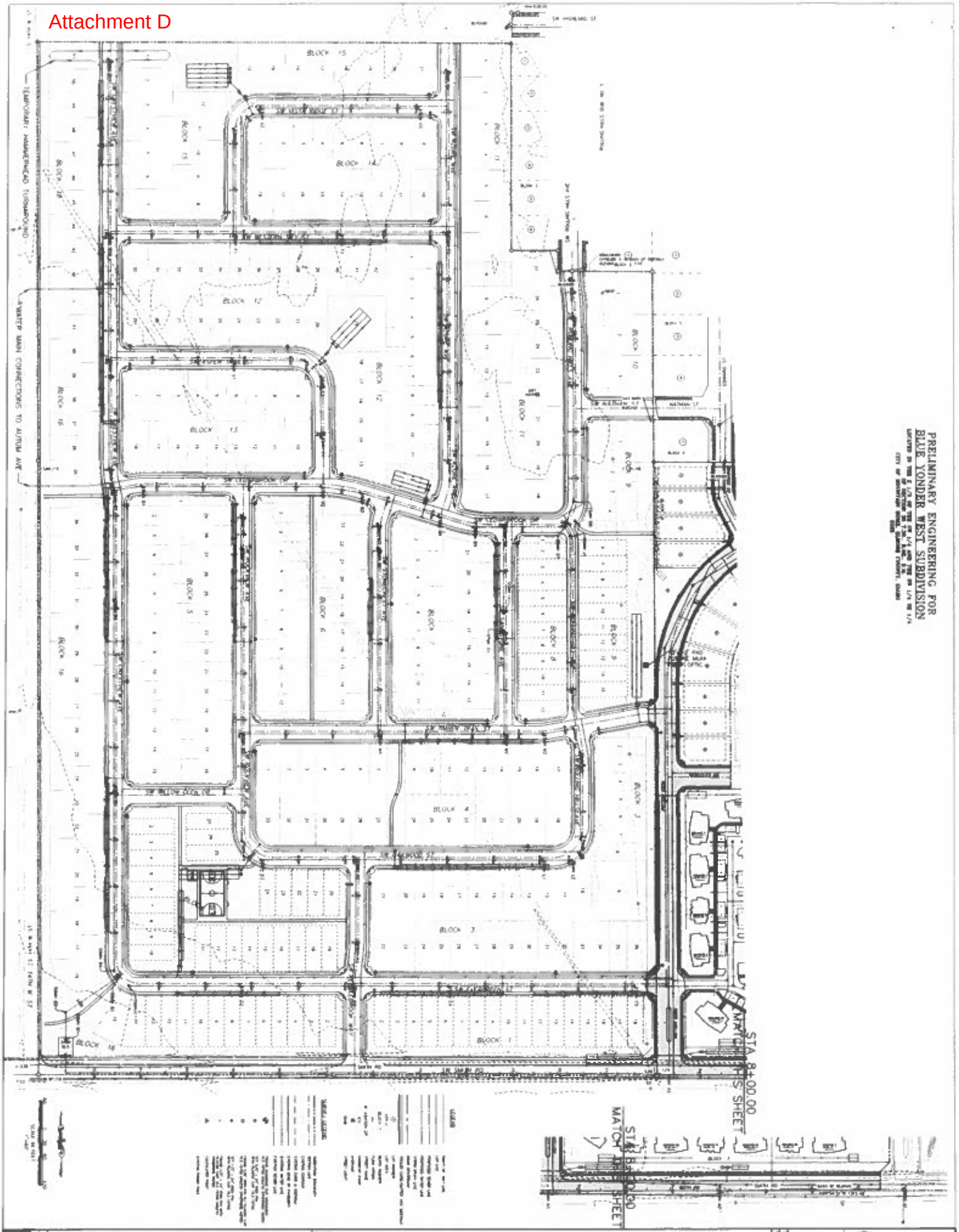
Attachment D



Attachment D



Attachment D

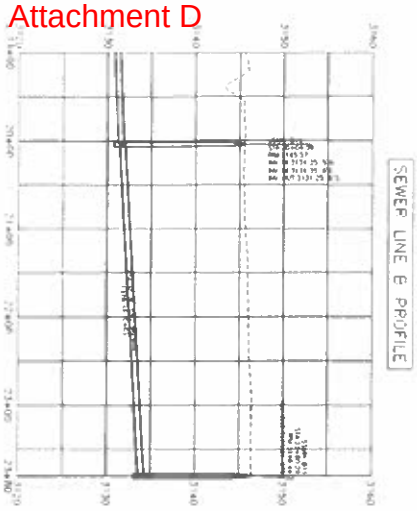


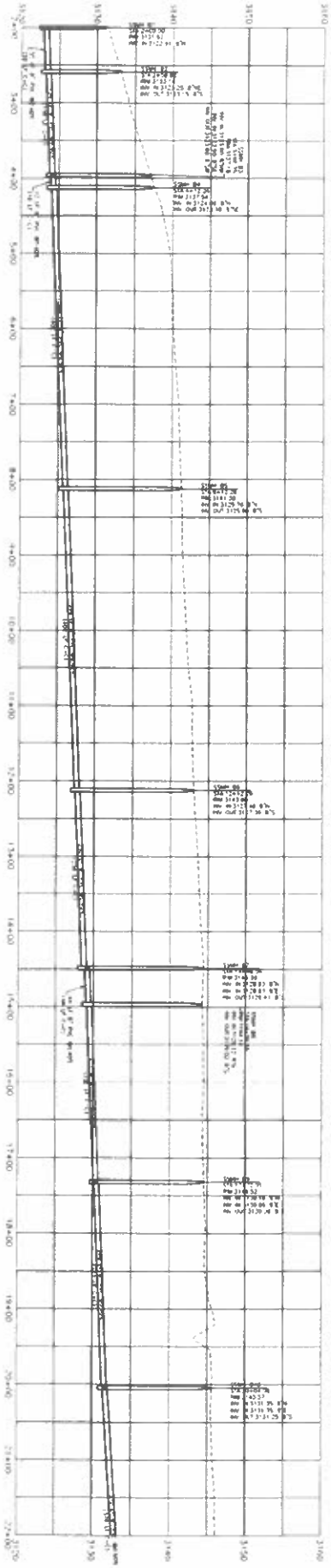
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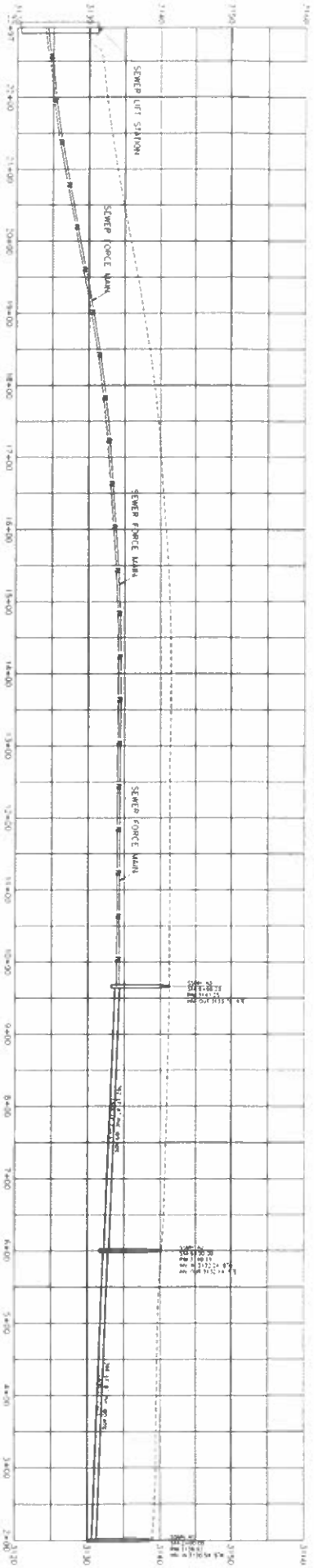
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BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

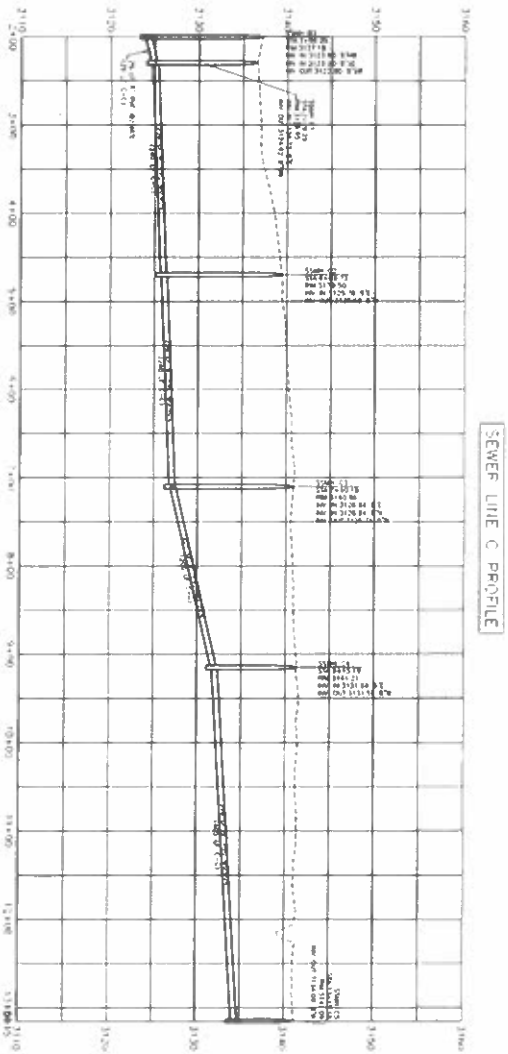
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Attachment D





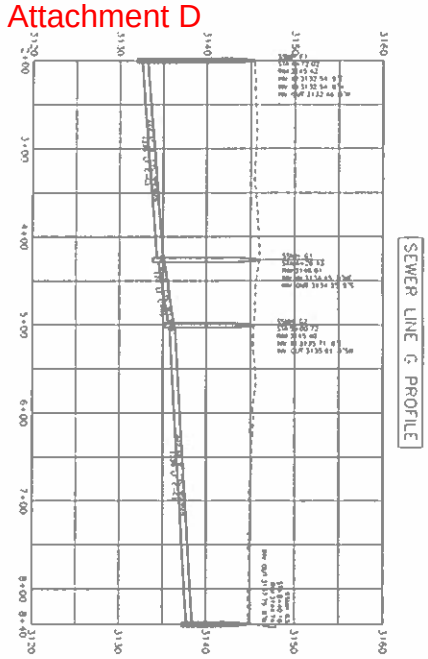




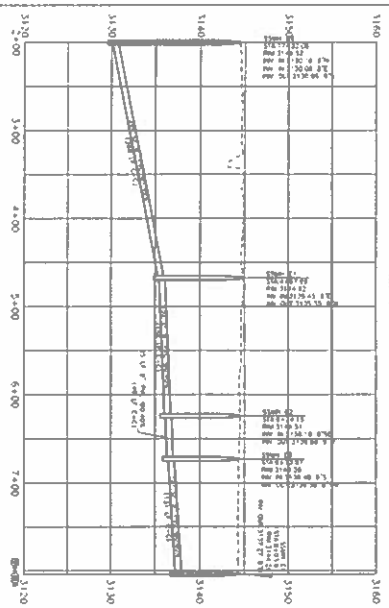
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BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

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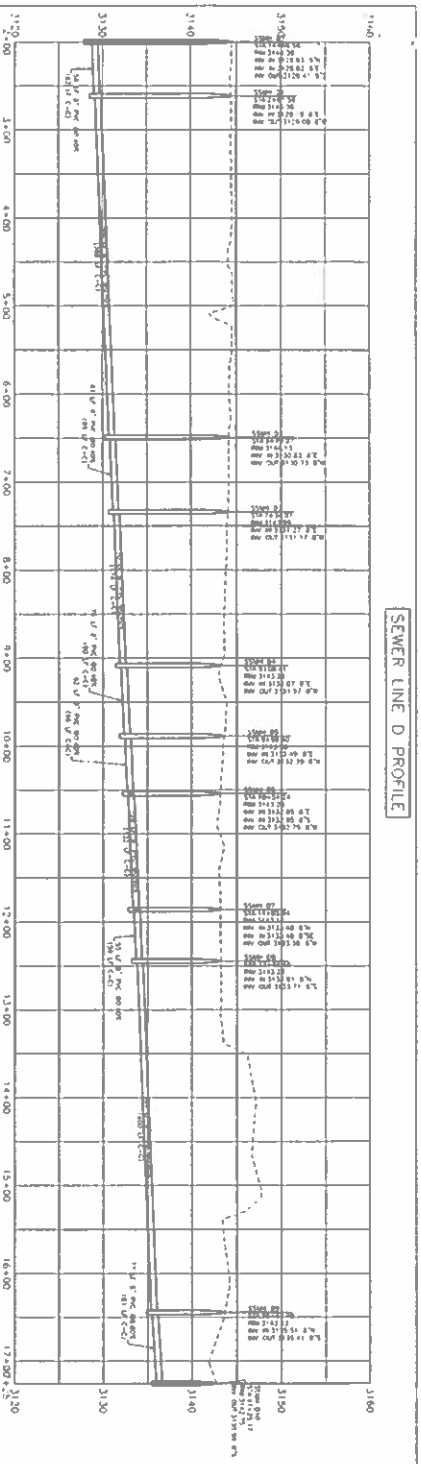
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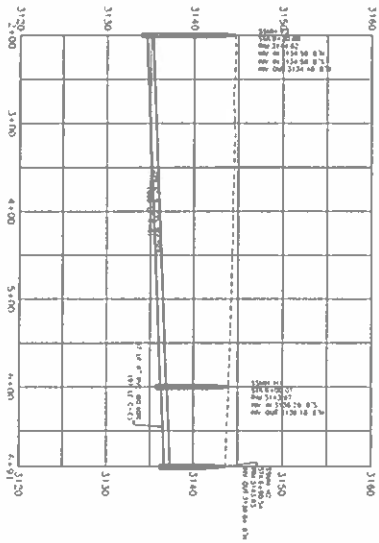
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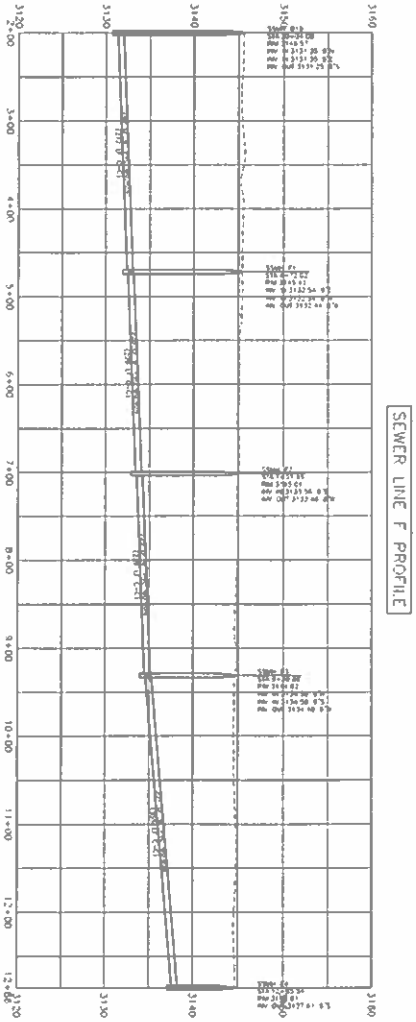
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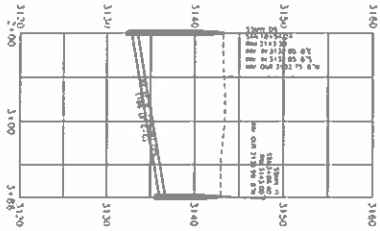
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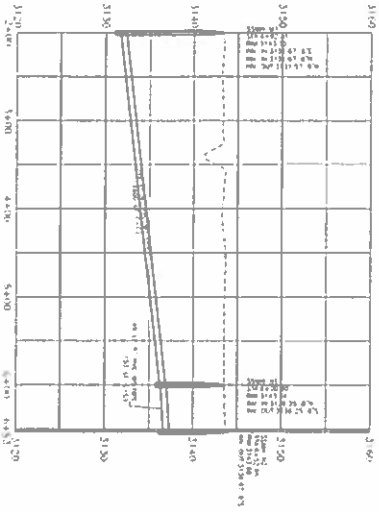
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PRELIMINARY SEWER PROFILES
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

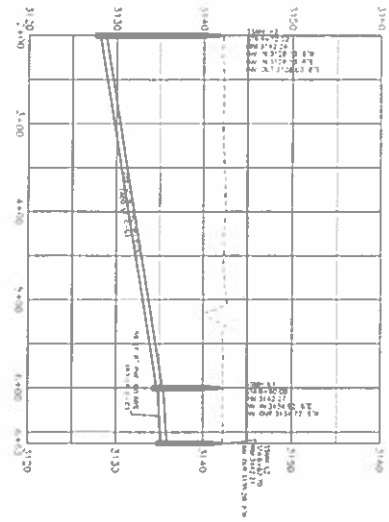
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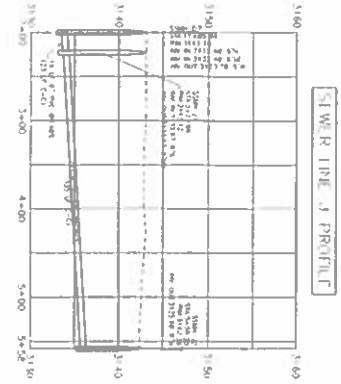
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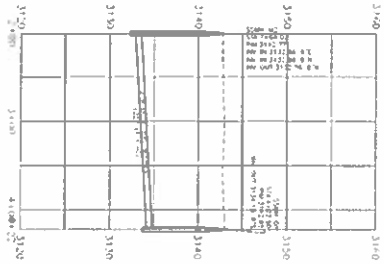
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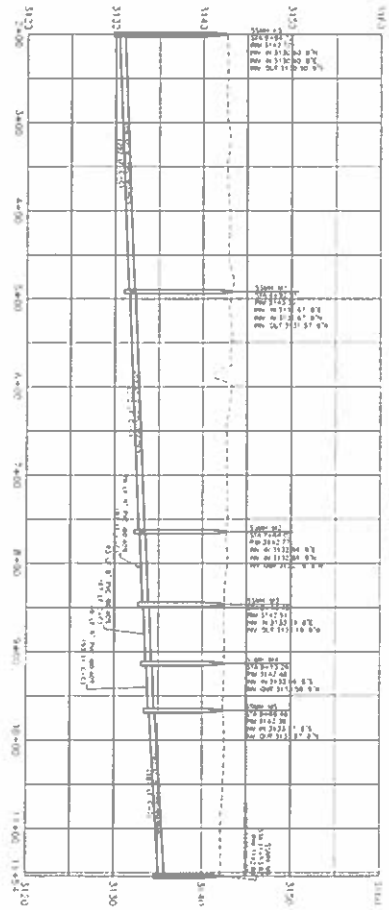
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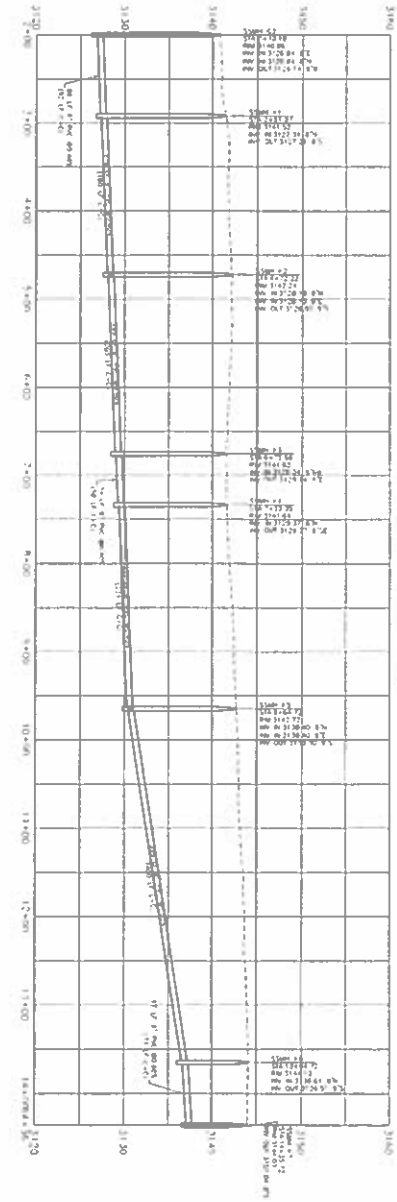
SEWER LINE J PROFILE



SEWER LINE O PROFILE



SEWER LINE M PROFILE



SEWER LINE K PROFILE

PRELIMINARY SEWER PROFILES
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

Attachment D

Exhibit C: Proposed Planned Unit Development Agreement

Exhibit C: Planned Unit Development Agreement

Attachment D

Blue Yonder West
Planned Unit Development Agreement

THIS AGREEMENT is made effective this ____ day of _____, 2025, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and OPEN DOOR RENTALS, LLC/ENDURANCE HOLDINGS, LLC, both Idaho limited liability companies, hereinafter referred to as the "Owner".

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP03S06E356610 and RPA3S06E354855, the "Property", which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Blue Yonder West Planned Unit Development (the "Masterplan"), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

WHEREAS, this Development Agreement intends to ensure the Property is developed in a manner consistent with Mountain Home's City Code; and

WHEREAS, the Owner has agreed to the development standards set forth herein upon the use and development of the Property with the requirements outlined in this Development Agreement; and

WHEREAS, the Blue Yonder West Planned Unit Development is proposed to be an attractive community that provides the following:

- A range of lot sizes with a mix of home sizes and types including detached single-family homes.
- Exceptional pedestrian connectivity to community amenities with walking trails throughout.
- Pocket parks located throughout the project.
- Space for a city fiberoptic hub approximately 10'x10' in size.
- Sewer lift station to be built in the first phase of the project and will be owned and maintained by the City of Mountain Home.

NOW, THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

1. *Construct to City Standards*: Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending

the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

2. *Applicable Standards:* The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.

3. *Covenant to Run with the Land:* The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.

4. *Severability:* Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.

5. *Merger and Amendment:* All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.

6. *Allowed Residential Land Uses:* The development shall only consist of single-family detached homes. Duplexes, fourplexes, attached townhomes, and any other multi-family housing types are prohibited.

7. *Development Schedule:* It is the intent of the Applicant to commence site development as soon as possible after engineering approval, with the goal of completing all civil improvements and recording a plat within the timeframes permitted by code. Vertical construction, other than model homes, shall commence thereafter and continue at a pace driven by market absorption.

8. *Subdivision Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:
    a. Street Specifications:
        i. Street Right of Way Widths:

1. All new streets will be public streets that are at least thirty-six feet (36') wide back-of-curb to back-of-curb and within a fifty-two foot (52') right of way;
2. Private driveways to serve single family homes to be at least eighteen feet (18') wide;
3. Alleys to be twenty-four feet (24') wide.

b. Pedestrian Walkways:
   1. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
   2. Pathways will be concrete and at least 5' wide located in common lots/tracts.
   3. Sidewalk at Smith Road wo be a 5' detached sidewalk with 10' landscape buffer between sidewalk and back of curb.

c. Mailboxes:
   i. The development shall provide cluster mailboxes or individual drop box mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.

d. Easements/Utility and Drainageway:
   i. Unobstructed utility easements shall be provided: along front lot lines, ten feet (10'); rear lot lines, ten feet (10'); and five feet (5') side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.

e. Lots/Blocks:
   i. Blocks: Block length shall not exceed nine hundred feet (900') unless broken up with traffic calming measures such as bulb outs at T intersections.
   ii. Lots
      1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
      2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.

f. Buffer Yards and Reserve Strips:
   i. Buffer Yards and Reserve Strips: Fifteen-foot (15') buffer areas shall be required to be placed next to features such as arterial roadways, collectors, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through engineering plan review. Streetlights may be located in the buffer areas, provided that a maintenance easement is noted on the face of the plat. These fifteen-foot (15') buffer areas shall be developed according to the landscape standards of the Blue Yonder West PUD.

g. Public Spaces and/or Open Spaces:

i. The Owner shall construct and provide the following:
    1. Public internal neighborhood pathways as shown on the preliminary plat in addition to Item b. Pedestrian Walkways referenced above.
    2. Sport court and picnic structure as shown on the landscape plans and a tot lot in Lot 5, Block 9.

h. Homeowners' Agreement and/or Maintenance Agreement: to be recorded after recordation of the first final plat for Blue Yonder West PUD.

9. *Bulk & Coverage Standards; Setbacks:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 – Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:
    a. Minimum Lot Size: 3,400 square feet. The majority of lots will exceed these minimums.
    b. Lot Coverage: Up to 60% Excludes uncovered non-permeable surfaces (driveways, sidewalks non-covered patios etc.)
    c. Minimum Street Frontage: 34 feet.
    d. Side setback, interior: 5 feet (all stories)
    e. Street side yard setback: 15 feet from ROW edge.
    f. Front yard setback: 15 feet minimum for alley-loaded homes; 15 feet to living space and covered front porches, 20 feet to garage face for front loaded garages.
    g. Rear yard setback: 15' minimum
    h. Minimum floor area: No minimum.

    i. *Residential Planned Unit Development Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:
    j. Front Yards / Entrances: due to lack of irrigation water rights, traditional landscaping (grass/sod) will be minimal.
    k. Landscaping: Landscaping will be as illustrated on the Blue Yonder West landscape plans, with detailed City of Mountain Home review and approval through the engineering review process. Homeowners will be encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.
    l. Building Design:
        i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially and substantially consistent with the conceptual plans illustrated in Exhibit C.
        ii. Lot coverage shall not exceed sixty percent (60%).

Attachment D

10. *Landscaping Requirements:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Blue Yonder West landscape plans (Ex. B), or as amended, and all references to other sections therein except for the following:
    a. *Individual Residential Lots:* See Section 10(b) of this document.
    b. *Subdivision Open Areas:* Shall be landscaped with mulch-like material (such as fine lava cinders mulch) that requires no water and little maintenance.

11. *Fiber Infrastructure Requirements*:
    a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
    b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
    c. The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance.

12. *Water & Wastewater Infrastructure Improvements:*
    a. The developer shall be responsible for the construction of a sewer lift station as part of Phase 1 of the development. This lift station will be owned and maintained by the City of Mountain Home.
    b. The developer shall comply with all other requirements as outlined in the project review letter dated May 29, 2025 from Public Works with the exception of Sewer Item #2 whereby it was agreed upon with staff at a meeting held on August 19, 2025 that the developer will now comply with requirements upon an updated review by Keller and Associates.

13. *Impact Fees:*
    a. Development impact fees shall be calculated at the time of building permit application and imposed at time of building permit issuance according to applicable City of Mountain Home impact fee ordinance.

14. *Enforcement - Attorney's Fees:* Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Mountain Home has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

Attachment D

SIGNATURE PAGES FOLLOW

Attachment D

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

_____
Tiffany Belt, City Clerk

STATE OF IDAHO)

) ss.

County of Elmore)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

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

_____
Notary Public for Idaho
Residing at Mountain Home, Idaho.
Commission Expires: _

Attachment D

OWNER:

_____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Patrick Ginn, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

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

_____
Notary Public for _____
Residing at: _____
Commission Expires: _____

Attachment D

EXHIBIT A: PROPERTY LEGAL DESCRIPTION

ANNEXATION DESCRIPTION
FOR
Blue Yonder West

A parcel of land being the SE1/4 of the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said rebar being the POINT OF BEGINNING;

Thence along the south line of Section 35 , N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, S.89°49'18"E. a distance of 1325.60 feet to an Aluminum cap with 5/8-inch iron pin marking the S 1/16 corner;

Thence, S.0°21'06"E. a distance of 1322.63 feet to a 1/2-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 40.28 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

Attachment D

EXHIBIT B: BLUE YONDER WEST CONCEPTUAL SITE PLAN



Exhibit C

34' Bungalow



Attachment D

Exhibit C

34' Bungalow



Attachment D

Exhibit C

36'- 42' Lots



Attachment D

Exhibit C

36'- 42' Lots



Attachment D

Exhibit C

52'- 67' Lots



Attachment D

Exhibit C

53'- 67' Lots



Attachment D

Exhibit C

67'- 90' Lots



Attachment D

Exhibit C

67'- 90' Lots



Attachment D

Attachment D

Exhibit D

May 29, 2025

Bonnie Layton
690 S. Industrial Way, Suite 10
Meridian, ID 83642

RE: Blue Yonder West Preliminary Plat Application

Mrs. Layton,

Keller Associates is providing engineering support to the City of Mountain Home for all proposed developments within the city. Below are the city's comments, organized by line item, regarding Keller Associates' feedback on your preliminary plat application for Blue Yonder West.

Water

1. CIP project 3.2 is attached. The city will require the developer to install the 16-inch waterline on the southern end of the development within the subdivision, along with a 5-foot utility easement.
2. CIP project 3.6 is attached. The city will require the developer to complete the portion of the 16-inch waterline as noted in the preliminary plat, within a 5-foot easement to the west side of Pebble Brook and Crestview, including stub-out as mentioned in Keller's report. Five-foot easements will be necessary for the 16-inch line to the northwest corner.
3. The city will require the preliminary plat and development plan to show the connection to the existing waterline as described in Keller's report.
4. The city will address the pressure issue noted in CIP project 1.6.

Sewer

1. The city will require the developer to coordinate the invert into the lift station with the future 24-inch trunkline invert, so that the lift station can be abandoned when the trunkline is constructed. Additionally, the city will require the developer to pay up to $7,500 for a detailed service study, as discussed in the letter, to coordinate the lift station's depth and diameter. This survey will include a site survey, invert coordination, and assessment of the surrounding area to determine the upsize requirement.
   a. The lift station shall be in place as part of phase 1 of the development.
   b. As with water, a sewer stub-out to Autumn Road will be required.
2. The city will require the addition of a manhole at the intersection of SW Paite Street and S 5th West Street as detailed in Keller's report.

Attachment D

3. The city is aware of the need for upgrades to the wastewater treatment facility and is considering options for improvements, which include an additional winter storage pond, pond aeration, and upgrading to a mechanical treatment facility.

If you have any questions, please let me know.

Chris Curtis
Director of Public Works

Attachments:

1 – CIP Project 3.2

2 – CIP Project 3.6

Attachment D

Distribution Project Title:	Location:
Well 18 - SW Mountain Home	**SW Smith Road**

Project Identifier:

3.2

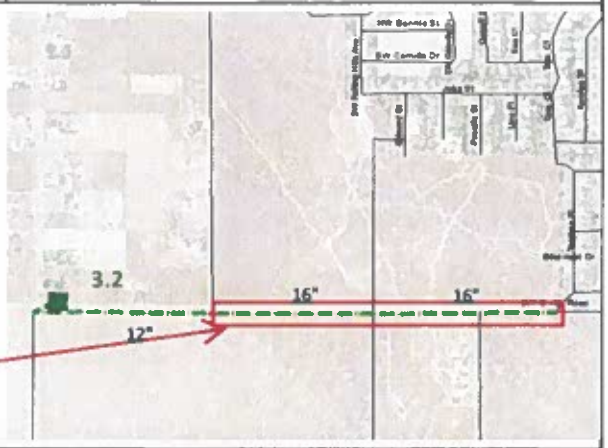
Objective:

Increase the City's firm capacity to meet 2040 requirements, dependent on residential growth

Design Considerations:

- Meet City's need for standby power
- Provide ability to meet demands of new developments and also provide large flows to supplement City supply

South Side of Blue Yonder West, 10" Easement



General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
Well Hole	1	LS	$ 300,000	$300,000	
Building (Roll-away capable)	1	LS	$ 138,840	$138,900	
Generator	1	LS	$ 102,071	$102,100	
Yard Piping	1	LS	$ 64,801	$64,900	
Site	1	LS	$ 15,758	$15,800	
Mechanical	1	LS	$ 108,978	$109,000	
HVAC	1	LS	$ 25,928	$26,000	
Electrical	1	LS	$ 112,294	$112,300	
Pump (500 HP)	1	LS	$ 116,532	$116,600	
Mobilization	1	LS	$ 1,156	$1,200	
Well Subtotal					$986,800
12-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	1,360	LF	$ 110	$149,600	
16-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	2,637	LF	$ 139	$366,900	
Gravel Road Repair (Trench Width - 4')	3,997	LF	$ 5	$20,000	
Connect to Existing Water Main (10" & 12")	1	EA	$ 6,500	$6,500	
Rock Excavation	3,000	LF	$ 55	$165,000	
Traffic Control w/o Flaggers	3,997	LF	$ 4	$16,000	
Pipeline Subtotal					*$724,000*
Well + Pipeline Subtotal					*$1,710,800*
Mobilization, Bonding & Insurance - Percent of Item Cost Sum			10%	$ 72,400	
Contingency			30%	$ 217,200	
Total Construction Costs					*$2,000,400*
Permitting				$ 25,000	
Engineering and CMS - % of total construction costs			20%	$ 400,080	
Total Project Costs (rounded)					**$2,426,000**

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

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Attachment D

Distribution Project Title:	Location:
City-wide Pipesize Upsizing	**City-wide**

Project Identifier:

3.6

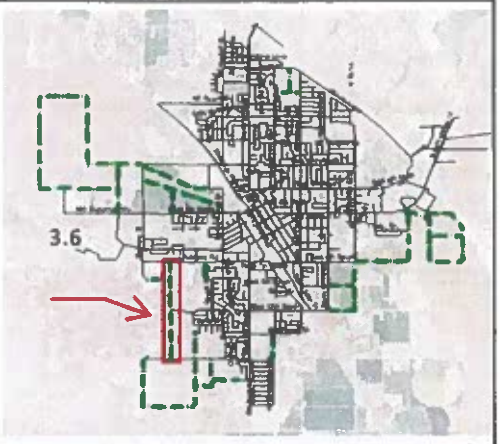
Objective:

- Provide distribution for future growth.

Design Considerations:

- Maintaining services
- Connections to existing system
- Expansion of City limits and service areas

Autumn Road



General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
10-inch Upsize Cost	21,070	LF	$ 15	$310,007	
12-inch Upsize Cost	35,160	LF	$ 30	$1,044,716	
16-inch Upsize Cost	5,330	LF	$ 59	$313,464	
Total Project Costs (rounded)					**$1,669,000**

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

Attachment D

Exhibit D

KELLER ASSOCIATES

100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

May 20, 2025

Chris Curtis
Public Works Director
160 South 3rd East
Mountain Home, ID 83647

Re: Blue Yonder West Preliminary Plat Application

Dear Mr. Curtis,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Blue Yonder West dated May 25, 2024. We reviewed the applicant's package for general conformance with the City's Capital Improvement Plans (CIP) and existing infrastructure. We have the following comments.

Water

1. CIP project 3.2 includes a 16-inch waterline on Smith Road along the southern portion of the development. We recommend the City require the Developer to construct the 16-inch line along their southern property line in Smith Road.
2. CIP project 3.6 includes a 16-inch waterline on Autumn Avenue. We understand that Autum Avenue is a private road that does not have public right-of-way. We recommend the City require the Developer to construct the 16-inch line within the development along their most western street (Pebblebrook Way and Crestview Avenue as noted in the Preliminary Plat). The Preliminary Plat shows two waterline stub-outs off Crestview Avenue west to Autumn Avenue. Keller Associates agrees with the stub-outs, and it is recommended the City require these in the event water services is wanted on Autum Avenue in the future. Additionally, we recommend the City require the Developer to provide an easement for future phases for the 16-inch waterline to the development's northwest corner. In case the development doesn't complete all future phases, this would allow the City the option of constructing the 16-inch waterline within the easement.
3. The plans provided do not show the Development's water piping connecting to the existing waterline on SW Rolling Hills Avenue in the existing subdivision to the north. It is recommended that the City require the Development to connect to this existing waterline to improve system redundancy, looping, and efficiency.
4. With the addition of this development and other previous preliminary plats, pressures on N 14th E Street and E 18th N St drop below 40 psi. CIP project 1.6 will need to be completed to have this area in the middle pressure zone to avoid pressures under 40 psi during seasonal peak hour demand conditions.

Sewer

1. The Wastewater Master Plan accounted for this area being served long term by the new 24-inch trunkline to the west (CIP project 3.1). A temporary lift station near the southwest corner

of the development is proposed to temporarily service this development to the east. This temporary concept was also envisioned by the Wastewater Master Plan. It is required that the developer coordinate the invert into the proposed lift station with the future 24-inch trunkline invert so the lift station can be abandoned when the trunkline is constructed. The City should also consider doing a more detailed service study including the areas to the north to coordinate depth of the lift station invert, diameter of the sewer line running north through the development, and invert depth on the north property line. The same comments regarding Autum Avenue under the water section apply to this sewer section.

2. If the development were allowed to be serviced to the east, either by gravity or with a force main from the temporary lift station, the model shows surcharging in the 8-inch line on S 5th W Street. It is recommended that the City require the development to add a new manhole at the intersection of SW Paiute Street and S 5th W Street and divert flow from the exiting 8-inch line to the existing 24-inch line.
3. Similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

Jordan Crane, P.E.
City Engineer

cc: File

Attachment E

Instrument # 520574 # Pages: 33
ELMORE COUNTY. Idaho
Feb 23, 2026 11:19:48 am Fee: $
For: CITY OF MOUNTAIN HOME
SHELLEY ESSL. Recorder
CGARNER. Deputy

ELMORE COUNTY, IDAHO
ORDINANCE NO. 1811

(Zone R-4 PUD Blue Yonder West)

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, DECLARING THE REAL PROPERTY HEREINAFTER DESCRIBED TO BE ZONED R-4 PUD SUBJECT TO LIMITATIONS OF ALLOWED USES, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO:

SECTION 1. That the real property particularly described in Exhibit A, Exhibit B, and Exhibit C that is attached hereto and by this reference made a part hereof be and the same is hereby declared to be R-4 PUD and that the uses permitted upon said property will and shall be limited to only the allowed uses specified and subject to the site plan amendments as required by Building, Public Works, Fire, and Zoning Officials in compliance with all applicable City Code provisions and standards.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council of the City of Mountain Home, Idaho, this 9th day of December 2025.

APPROVED by the Mayor of the City of Mountain Home, Idaho, this 10th day of December 2025.

Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

(SEAL)

CITY OF MOUNTAIN HOME OFFICIAL SEAL Mountain Home IDAHO INCORPORATED 1946

First Reading - SR/Title Only 12/9/2025

Attachment E

ELMORE COUNTY, IDAHO
ORDINANCE NO. 1811

(Zone R-4 PUD Blue Yonder West)

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, DECLARING THE REAL PROPERTY HEREINAFTER DESCRIBED TO BE ZONED R-4 PUD SUBJECT TO LIMITATIONS OF ALLOWED USES, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

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SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council of the City of Mountain Home, Idaho, this _9th day of December 2025.

APPROVED by the Mayor of the City of Mountain Home, Idaho, this _10th__ day of December 2025.

Rich Sykes, Mayor

ATTEST:
Tiffany Belt, City Clerk

One Publication:
December 17, 2025

AFFIDAVIT OF PUBLICATION

County of Elmore}
} ss
State of Idaho }

I, **Reece Garner**, do solemnly swear that I am the Legal Clerk of the: **Mountain Home News**

A weekly newspaper of general circulation, published once a week, in Mountain Home, Idaho, that the notice attached hereto which is a part of publication thereof; was published in said newspaper for **1** consecutive weeks, the first publication having been made on the **17th** day of **December** 2025, and the last publication having been made on the **17th** day of **December** 2025
2025 every Wednesday issue of the paper during the period and time of publication and that the notice was published in the paper proper and not in a supplement thereof.

And I further swear that the said Mountain Home News has been continuously and uninterruptedly published in said Elmore County during the period of 52 consecutive weeks prior to the publication of the attached notice.

The attached notice was also posted online at
IdahoPublicNotices.com on the **10th** day of **December** 2025

Reece Garner
Legal Clerk

Subscribed and sworn to me this 17th day of Dec, 2025.

Joy M. Martinez
Notary Public

Residing in Mountain Home, Elmore County, Idaho.
My commission expires 10-17-2028.

JOY M. MARTINEZ
Comm No. 20224947
NOTARY PUBLIC
Expires 10/17/2028
STATE OF IDAHO

Attachment E

Exhibit A: Legal Description

PROPERTY DESCRIPTION

FOR

Blue Yonder West

A parcel of land lying in the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said iron pin being the point of beginning POINT OF BEGINNING;

Thence, along the south line of Section 35 N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, N.0°20'29"W. a distance of 902.46 feet to a point;

Thence, along the south boundary of the proposed Autom Park Subdivision S.89°44'00"E. a distance of 1023.25 feet to a point;

Thence, along Rolling Hills Sub. No. 5 for the next 4 calls, S.0°15'52"E. a distance of 446.02 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 100.00 feet to a 5/8-inch iron pin;

Thence, S.0°15'52"E. a distance of 44.33 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 202.78 feet to a 5/8-inch iron pin;

Thence, along the west line of Rolling Hills Sub. No. 3 S.0°20'47"E. a distance of 410.48 feet to an aluminum cap marking the CS 1/16 Corner;

Thence, S.0°21'06"E. a distance of 1322.85 feet to a 5/8-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 65.41 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

Attachment E

Exhibit B: Site Plan

Exhibit B: Site Plan



Attachment E

BLUE YONDER WEST SUBDIVISION

MOUNTAIN HOME, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER
OPEN DOOR RENTALS LLC
ENDURANCE HOLDINGS LLC
18 ONEILAND RD
MERIDIAN IDAHO 83642

PLANNER/CONTACT
BONNIE LAYTON
AHS
INC INDUSTRY WAY
MERIDIAN IDAHO 83642
PHONE (208) 34 5400

ENGINEER
DAVID A BAILEY P.E.
BAILEY ENGINEERING INC
1119 E. STATE ST SUITE 210
EAGLE, IDAHO 83616
PHONE (208) 938-0013

DEVELOPER
TRILOGY DEVELOPMENT INC
1800 W CABLE CAR
BOISE, IDAHO 83709
PHONE 208 895 8816

JUNE 13, 2025

NORTH

SCALE 1" = 80'

Attachment E

Exhibit C – Planned Unit Development Agreement

Attachment E

Exhibit C

Blue Yonder West
Planned Unit Development Agreement

THIS AGREEMENT is made effective this 10th day of December, 2025, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and OPEN DOOR RENTALS, LLC/ENDURANCE HOLDINGS, LLC, both Idaho limited liability companies, hereinafter referred to as the "Owner", and Challenger Development, INC, an Idaho Corporation hereinafter referred to as the "Developer". .

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP03S06E356610 and RPA3S06E354855, the "Property", which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Blue Yonder West Planned Unit Development (the "Masterplan"), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

WHEREAS, this Development Agreement intends to ensure the Property is developed in a manner consistent with Mountain Home's City Code; and

WHEREAS, the Owner has agreed to the development standards set forth herein upon the use and development of the Property with the requirements outlined in this Development Agreement; and

WHEREAS, the Blue Yonder West Planned Unit Development is proposed to be an attractive community that provides the following:

- A range of lot sizes with a mix of home sizes and types including detached single-family homes.
- Exceptional pedestrian connectivity to community amenities with walking trails throughout.
- Pocket parks located throughout the project.
- Space for a city fiberoptic hub approximately 10'x10' in size.
- Sewer lift station to be built in the first phase of the project and will be owned and maintained by the City of Mountain Home.

NOW, THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

1. *Construct to City Standards:* Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS

otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

2. *Applicable Standards:* The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.

3. *Covenant to Run with the Land:* The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.

4. *Severability:* Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.

5. *Merger and Amendment:* All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.

6. *Allowed Residential Land Uses:* The development shall only consist of single-family detached homes. Duplexes, fourplexes, attached townhomes, and any other multi-family housing types are prohibited.

7. *Development Schedule:* It is the intent of the Applicant to commence site development as soon as possible after engineering approval, with the goal of completing all civil improvements and recording a plat within the timeframes permitted by code. Vertical construction, other than model homes, shall commence thereafter and continue at a pace driven by market absorption.

8. *Subdivision Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:
    a. Street Specifications:

i. Street Right of Way Widths:
   1. All new streets will be public streets that are at least thirty-six feet (36') wide back-of-curb to back-of-curb and within a fifty-two foot (52') right of way;
   2. Private driveways to serve single family homes to be at least eighteen feet (18') wide;
   3. Alleys to be twenty-four feet (24') wide.

b. Pedestrian Walkways:
   1. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
   2. Pathways will be concrete and at least 5' wide located in common lots/tracts.
   3. Sidewalk at Smith Road wo be a 5' detached sidewalk with 10' landscape buffer between sidewalk and back of curb.

c. Mailboxes:
   i. The development shall provide cluster mailboxes or individual drop box mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.

d. Easements/Utility and Drainageway:
   i. Unobstructed utility easements shall be provided: along front lot lines, ten feet (10'); rear lot lines, ten feet (10'); and five feet (5') side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.

e. Lots/Blocks:
   i. Blocks: Block length shall not exceed nine hundred feet (900') unless broken up with traffic calming measures such as bulb outs at T intersections.
   ii. Lots
      1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
      2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.

f. Buffer Yards and Reserve Strips:
   i. Buffer Yards and Reserve Strips: Fifteen-foot (15') buffer areas shall be required to be placed next to features such as arterial roadways, collectors, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through engineering plan review. Streetlights may be located in the buffer areas, provided that a maintenance easement is noted on the face of the plat. These fifteen-foot

(15') buffer areas shall be developed according to the landscape standards of the Blue Yonder West PUD.

g. Public Spaces and/or Open Spaces:

i. The Owner shall construct and provide the following:

1. Public internal neighborhood pathways as shown on the preliminary plat in addition to Item b. Pedestrian Walkways referenced above.
2. Sport court and picnic structure as shown on the landscape plans and a tot lot in Lot 5, Block 9.

h. Homeowners' Agreement and/or Maintenance Agreement: to be recorded after recordation of the first final plat for Blue Yonder West PUD.

9. *Bulk & Coverage Standards; Setbacks:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 –Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:

a. Minimum Lot Size: 3,400 square feet. The majority of lots will exceed these minimums.
b. Lot Coverage: Up to 60% Excludes uncovered non-permeable surfaces (driveways, sidewalks non-covered patios etc.)
c. Minimum Street Frontage: 34 feet.
d. Side setback, interior: 5 feet (all stories)
e. Street side yard setback: 15 feet from ROW edge.
f. Front yard setback: 15 feet minimum for alley-loaded homes; 15 feet to living space and covered front porches, 20 feet to garage face for front loaded garages.
g. Rear yard setback: 15' minimum
h. Minimum floor area: No minimum.

i. *Residential Planned Unit Development Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as "Blue Yonder West PUD", or as amended, and all references to other sections therein except for the following:

j. Front Yards / Entrances: due to lack of irrigation water rights, traditional landscaping (grass/sod) will be minimal.
k. Landscaping: Landscaping will be as illustrated on the Blue Yonder West landscape plans, with detailed City of Mountain Home review and approval through the engineering review process. Homeowners will be encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.
l. Building Design:

i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially and substantially consistent with the conceptual plans illustrated in Exhibit C.

ii. Lot coverage shall not exceed sixty percent (60%).

10. *Landscaping Requirements:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Blue Yonder West landscape plans (Ex. B), or as amended, and all references to other sections therein except for the following:
    a. *Individual Residential Lots:* See Section 10(b) of this document.
    b. *Subdivision Open Areas:* Shall be landscaped with mulch-like material (such as fine lava cinders mulch) that requires no water and little maintenance.

11. *Fiber Infrastructure Requirements*:
    a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
    b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
    c. The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance.

12. *Water & Wastewater Infrastructure Improvements:*
    a. The developer shall be responsible for the construction of a sewer lift station as part of Phase 1 of the development. This lift station will be owned and maintained by the City of Mountain Home.
    b. The developer shall comply with all other requirements as outlined in the project review letter dated May 29, 2025 from Public Works with the exception of Sewer Item #2 whereby it was agreed upon with staff at a meeting held on August 19, 2025 that the developer will now comply with requirements upon an updated review by Keller and Associates.

13. *Impact Fees:*
    a. Development impact fees shall be calculated at the time of building permit application and imposed at time of building permit issuance according to applicable City of Mountain Home impact fee ordinance.

14. *Enforcement - Attorney's Fees:* Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Mountain Home has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

SIGNATURE PAGES FOLLOW

Attachment E

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

_____
Tiffany Belt, City Clerk

CITY OF MOUNTAIN HOME OFFICIAL SEAL Mountain Home IDAHO INCORPORATED 1946

STATE OF IDAHO)

) ss.

County of Elmore)

On this 10th day of December, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

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

_____
Notary Public for Idaho
Residing at Mountain Home, Idaho.
Commission Expires: 8/26/2027

ALEXANDRA N. VORK
COMMISSION #66160
NOTARY PUBLIC
STATE OF IDAHO

Attachment E

OWNER Open Door Rentals, LLC:



ACKNOWLEDGMENT

STATE OF Idaho)
) ss.
County of Ada)

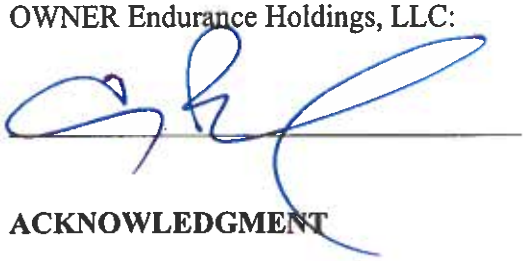
On this 20th day of October, 2025, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Corey D. Barton, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

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

Notary Public for Idaho
Residing at: Nampa, ID
Commission Expires: 6-05-2028

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

OWNER Endurance Holdings, LLC:



ACKNOWLEDGMENT

STATE OF Idaho)
) ss.
County of Ada)

On this 20th day of October, 2025, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Corey D. Barton, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

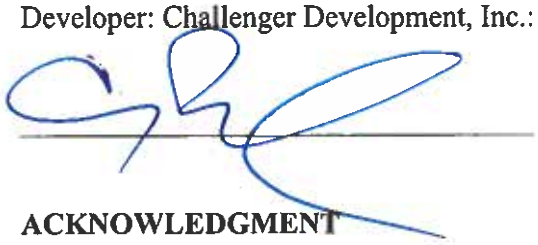
IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal the day and year in this certificate first written.

Notary Public for Idaho
Residing at: Nampa, ID
Commission Expires: 6-05-2028

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Attachment E

Developer: Challenger Development, Inc.:



ACKNOWLEDGMENT

STATE OF Idaho)
) ss.
County of Ada)

On this 20th day of October, 2025, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Corey D. Barton, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

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

Notary Public for Idaho
Residing at: Nampa, ID
Commission Expires: 6-05-2028

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Attachment E

Exhibit A



PROPERTY DESCRIPTION
FOR
Blue Yonder West

A parcel of land lying in the SW1/4 of Section 35, Township 3 South. Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said rebar being the POINT OF BEGINNING;

Thence, along the south line of Section 35 N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, N.0°20'29"W. a distance of 902.46 feet to a point;

Thence, along the south boundary of the proposed Autom Park Subdivision S.89°44'00"E. a distance of 1023.25 feet to a point;

Thence, along Rolling Hills Sub. No 5 for the next 4 calls, S.0°15'52"E. a distance of 446.02 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 100.00 feet to a 5/8-inch iron pin;

Thence, S.0°15'52"E. a distance of 44.33 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 202.78 feet to a 5/8-inch iron pin;

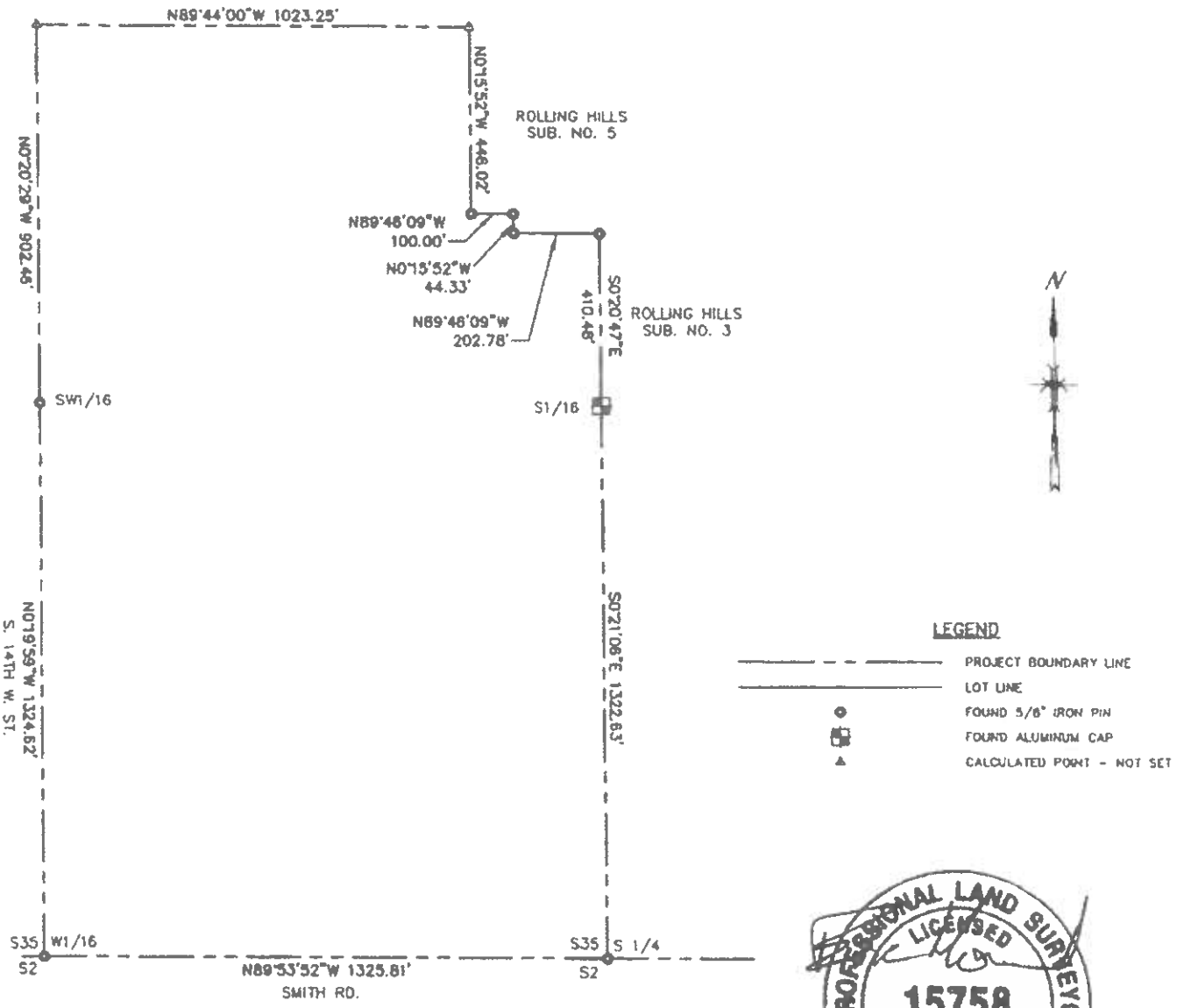
Thence, along the west line of Rolling Hills Sub. No. 3 S.0°20'47"E. a distance of 410.48 feet to an aluminum marking the CS 1/16 corner;

Thence, S.0°21'06"E. a distance of 1322.63 feet to a 1/2-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 65.41 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

Attachment E

ANNEXATION EXHIBIT
EXHIBIT DRAWING SHOWING LAND TO BE ANNEXED INTO THE CITY OF MOUNTAIN HOME LYING IN THE E 1/2 OF THE SW 1/4 OF SECTION 35, T.3S., R.6E., B.M., ELMORE COUNTY, IDAHO



PROFESSIONAL LAND SURVEYOR LICENSED 15758 7-16-24 STATE OF IDAHO ERIC J. HOWARD

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 400 ft.

J.J. HOWARD MAPPING / SURVEYING	DATE: 7/16/24	DESIGN BY: CLS	SHEET: 1 OF 1	BLUE YONDER WEST SUBDIVISION
	SCALE: 1" = 400'	DRAWN BY: CLS	DRAWING NO. -------	ANNEXATION EXHIBIT

Attachment E

EXHIBIT B: BLUE YONDER WEST CONCEPTUAL SITE PLAN



Exhibit C

34' Bungalow



Attachment E

Exhibit C

34' Bungalow



Attachment E

Exhibit C

36'- 42' Lots



Attachment E

Exhibit C

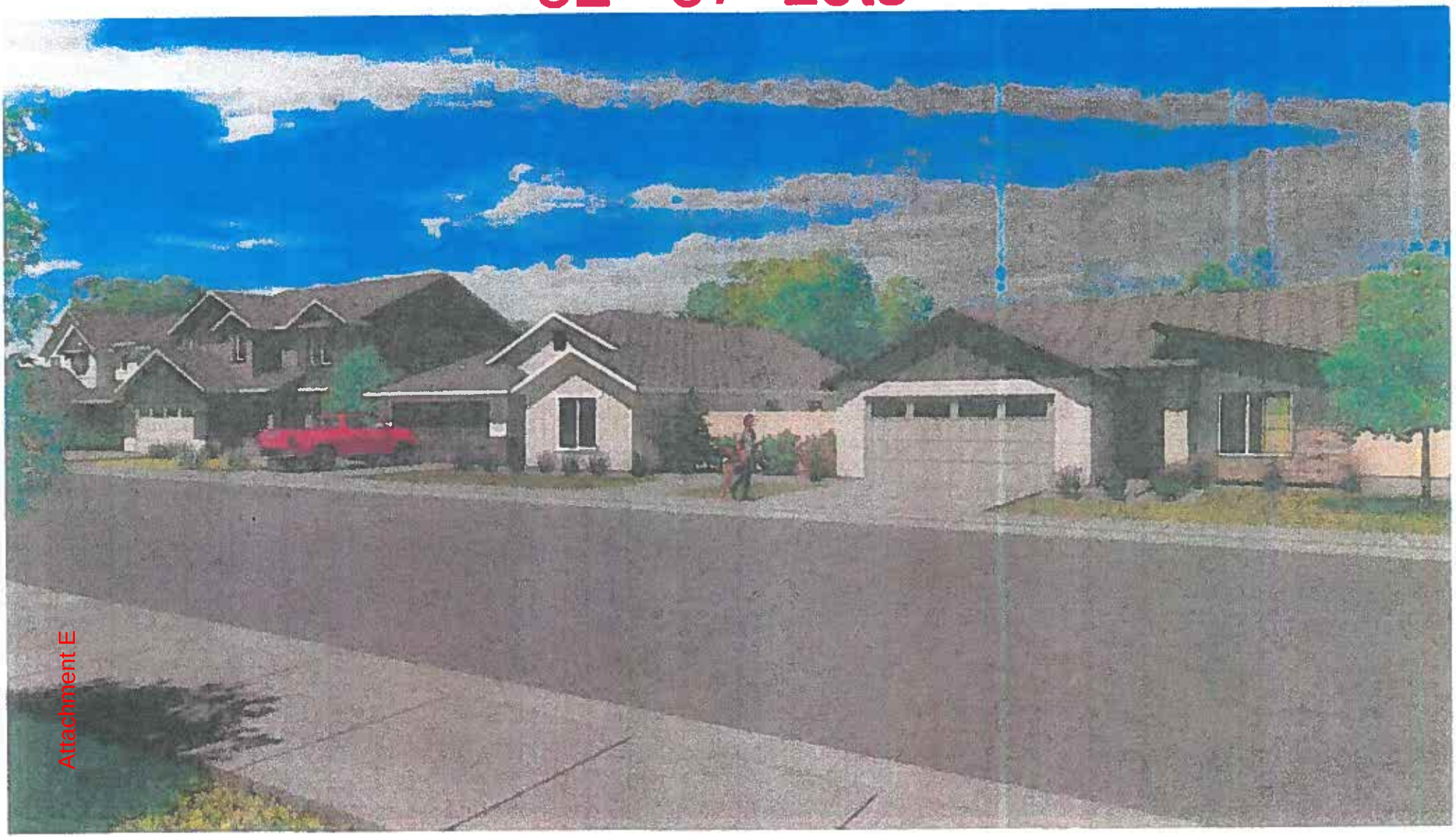
36'- 42' Lots



Attachment E

Exhibit C

52'- 67' Lots



Attachment E

Exhibit C

53'- 67' Lots



Attachment E

Exhibit C

67'- 90' Lots



Attachment E

Exhibit C

67'- 90' Lots



Attachment E

Attachment E

Exhibit D

May 29, 2025

Bonnie Layton
690 S. Industrial Way, Suite 10
Meridian, ID 83642

RE: Blue Yonder West Preliminary Plat Application

Mrs. Layton,

Keller Associates is providing engineering support to the City of Mountain Home for all proposed developments within the city. Below are the city's comments, organized by line item, regarding Keller Associates' feedback on your preliminary plat application for Blue Yonder West.

Water

1. CIP project 3.2 is attached. The city will require the developer to install the 16-inch waterline on the southern end of the development within the subdivision, along with a 5-foot utility easement.
2. CIP project 3.6 is attached. The city will require the developer to complete the portion of the 16-inch waterline as noted in the preliminary plat, within a 5-foot easement to the west side of Pebble Brook and Crestview, including stub-out as mentioned in Keller's report. Five-foot easements will be necessary for the 16-inch line to the northwest corner.
3. The city will require the preliminary plat and development plan to show the connection to the existing waterline as described in Keller's report.
4. The city will address the pressure issue noted in CIP project 1.6.

Sewer

1. The city will require the developer to coordinate the invert into the lift station with the future 24-inch trunkline invert, so that the lift station can be abandoned when the trunkline is constructed. Additionally, the city will require the developer to pay up to $7,500 for a detailed service study, as discussed in the letter, to coordinate the lift station's depth and diameter. This survey will include a site survey, invert coordination, and assessment of the surrounding area to determine the upsize requirement.
   a. The lift station shall be in place as part of phase 1 of the development.
   b. As with water, a sewer stub-out to Autumn Road will be required.
2. The city will require the addition of a manhole at the intersection of SW Paite Street and S 5th West Street as detailed in Keller's report.

Attachment E

3. The city is aware of the need for upgrades to the wastewater treatment facility and is considering options for improvements, which include an additional winter storage pond, pond aeration, and upgrading to a mechanical treatment facility.

If you have any questions, please let me know.

Chris Curtis
Director of Public Works

Attachments:

1 – CIP Project 3.2

2 – CIP Project 3.6

Attachment E

Distribution Project Title

Well 18 - SW Mountain Home

Location

SW Smith Road

Project Identifier

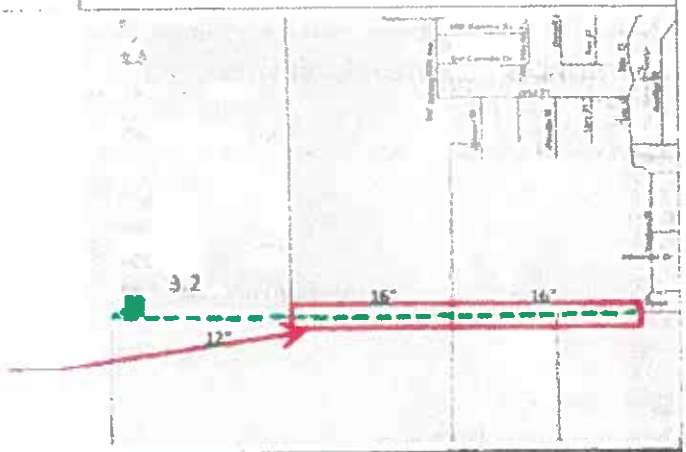
3.2

Objective

Increase the City's firm capacity to meet 2040 requirements, dependent on residential growth

Design Considerations

- Meet City's need for standby power
- Provide ability to meet demands of new developments and also provide large flows to supplement City supply



South Side of Blue Yonder West, 10" Easement

General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
Well Hole	1	LS	$ 300,000	$300,000	
Building (Roll-away capable)	1	LS	$ 138,840	$138,900	
Generator	1	LS	$ 102,071	$102,100	
Yard Piping	1	LS	$ 64,801	$64,900	
Site	1	LS	$ 15,758	$15,800	
Mechanical	1	LS	$ 108,978	$109,000	
HVAC	1	LS	$ 25,928	$25,000	
Electrical	1	LS	$ 112,294	$112,300	
Pump (500 HP)	1	LS	$ 116,537	$116,600	
Mobilization	1	LS	$ 1,156	$1,200	
Well Subtotal					$986,800
12-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	1,360	LF	$ 110	$149,600	
16-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	2,647	LF	$ 139	$366,900	
Gravel Road Repair (Trench Width - 4')	3,997	LF	$ 5	$20,000	
Connect to Existing Water Main (10" & 12"	1	EA	$ 6,500	$6,500	
Rock Excavation	3,000	LF	$ 55	$165,000	
Traffic Control w/o Flaggers	3,997	LF	$ 4	$16,000	
Pipeline Subtotal					$724,000
Well + Pipeline Subtotal					$1,710,800
Mobilization, Bonding & Insurance - Percent of Item Cost Sum			10%	$ 72,400	
Contingency			30%	$ 217,200	
Total Construction Costs					$2,000,400
Permitting				$ 25,000	
Engineering and CMS - % of total construction costs			20%	$ 400,080	
Total Project Costs (rounded)					$2,425,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

Attachment E

Distribution Project Title	Location
City-wide Pipesize Upsizing	**City-wide**

Project Identifier:

3.6

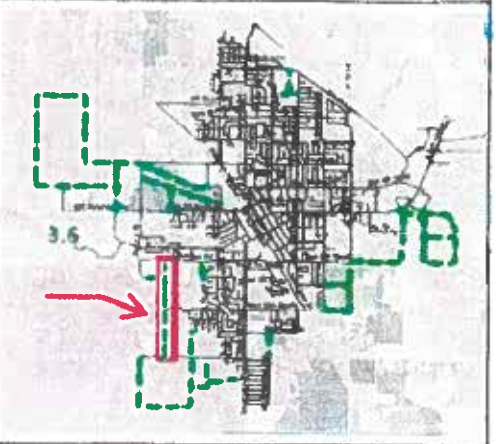
Objective:

- Provide distribution for future growth

Design Considerations:

- Maintaining services
- Connections to existing system
- Expansion of City limits and service areas

Autumn Road



General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
10-inch Upsize Cost	21,070	LF	$ 15	$310,007	
12-inch Upsize Cost	35,160	LF	$ 30	$1,044,716	
16-inch Upsize Cost	5,330	LF	$ 59	$313,464	
Total Project Costs (rounded)					$1,669,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

Attachment E

Exhibit D

KELLER ASSOCIATES

100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

May 20, 2025

Chris Curtis
Public Works Director
160 South 3rd East
Mountain Home, ID 83647

Re: Blue Yonder West Preliminary Plat Application

Dear Mr. Curtis,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Blue Yonder West dated May 25, 2024. We reviewed the applicant's package for general conformance with the City's Capital Improvement Plans (CIP) and existing infrastructure. We have the following comments.

Water

1. CIP project 3.2 includes a 16-inch waterline on Smith Road along the southern portion of the development. We recommend the City require the Developer to construct the 16-inch line along their southern property line in Smith Road.
2. CIP project 3.6 includes a 16-inch waterline on Autumn Avenue. We understand that Autum Avenue is a private road that does not have public right-of-way. We recommend the City require the Developer to construct the 16-inch line within the development along their most western street (Pebblebrook Way and Crestview Avenue as noted in the Preliminary Plat). The Preliminary Plat shows two waterline stub-outs off Crestview Avenue west to Autumn Avenue. Keller Associates agrees with the stub-outs, and it is recommended the City require these in the event water services is wanted on Autum Avenue in the future. Additionally, we recommend the City require the Developer to provide an easement for future phases for the 16-inch waterline to the development's northwest corner. In case the development doesn't complete all future phases, this would allow the City the option of constructing the 16-inch waterline within the easement.
3. The plans provided do not show the Development's water piping connecting to the existing waterline on SW Rolling Hills Avenue in the existing subdivision to the north. It is recommended that the City require the Development to connect to this existing waterline to improve system redundancy, looping, and efficiency.
4. With the addition of this development and other previous preliminary plats, pressures on N 14th E Street and E 18th N St drop below 40 psi. CIP project 1.6 will need to be completed to have this area in the middle pressure zone to avoid pressures under 40 psi during seasonal peak hour demand conditions.

Sewer

1. The Wastewater Master Plan accounted for this area being served long term by the new 24-inch trunkline to the west (CIP project 3.1). A temporary lift station near the southwest corner

of the development is proposed to temporarily service this development to the east. This temporary concept was also envisioned by the Wastewater Master Plan. It is required that the developer coordinate the invert into the proposed lift station with the future 24-inch trunkline invert so the lift station can be abandoned when the trunkline is constructed. The City should also consider doing a more detailed service study including the areas to the north to coordinate depth of the lift station invert, diameter of the sewer line running north through the development, and invert depth on the north property line. The same comments regarding Autum Avenue under the water section apply to this sewer section.

2. If the development were allowed to be serviced to the east, either by gravity or with a force main from the temporary lift station, the model shows surcharging in the 8-inch line on S 5th W Street. It is recommended that the City require the development to add a new manhole at the intersection of SW Paiute Street and S 5th W Street and divert flow from the exiting 8-inch line to the existing 24-inch line.
3. Similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

Jordan Crane, P.E.
City Engineer

cc: File

Attachment F

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 24, 2024

Brenda Ellis
Senior City Planner
Mountain Home, Idaho 83647

RE: Blue Yonder West Subdivision - ITD Development Staff Report

Dear Brenda,

The Idaho Transportation Department (ITD) has completed our review of the Blue Yonder West Traffic Impact Study (TIS). The proposed development will be located on Smith Rd. & Autumn Rd., approx. ¼ E. of HWY 51 in Mountain Home, Idaho.

Development Summary

- The proposed development will consist of 347 residential lots.

ITD Staff Requirements

- ITD requires the following mitigiation for the proposed development. The developer shall install a southbound left turn lane at SH-51 & Smith Road with the following dimensions:
    - 505’ Deceleration area
    - 100’ Storage area
    - 210’ Gap Length
    - 14’ Wide
    - 910’ Taper Length

Expiration of Staff Report

- In the event an approved encroachment permit is not obtained within one year, this staff report will no longer be valid and ITD may request an updated TIS to reflect current traffic conditions.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho’s motorists is of utmost importance to ITD. We appreciate your improvements to livability in Mountain Home, Idaho as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

08/13/2026

RE: Data Center Information

Commission and Council:

This packet provides information regarding Data Centers as we begin the process of determining what constitutes a Data Center—and what does not—and developing an appropriate definition for the City's municipal code.

This is intended to be the beginning of a broader discussion. As you may recall, Councilman Harjo previously brought information regarding Data Centers to the City Council, which was subsequently forwarded to the Planning and Zoning Commission for further discussion. That information is included in this packet for reference.

At our most recent Planning and Zoning Commission meeting, the discussion focused on the first step in this process: developing a clear and comprehensive definition of a Data Center. Establishing this definition is important because Data Centers can vary significantly in their size, purpose, operations, energy use, water use, and potential impacts on surrounding communities.

Data Centers are increasingly being featured in the news, and communities across the country are evaluating the impacts associated with these facilities. Some communities have chosen to adopt temporary moratoriums or other measures while they study the potential impacts and determine whether their existing regulations adequately address them. Elmore County recently adopted a resolution regarding Data Centers, which is included in this packet.

As the City moves forward, it may also be beneficial to consider joint discussions with our County leaders. Coordinating efforts between the City and County could help ensure that both jurisdictions have thoughtful, consistent, and comprehensive regulations addressing Data Centers while allowing each community to consider its own unique circumstances.

The goal is to take a careful, informed, and proactive approach that protects the long-term interests of our community while providing clear expectations for property owners, developers, and the City.

Within this packet is both new information and information that was previously provided. New information has been identified, and page numbers have been provided for reference. Some information may be repetitive, as various City departments have provided comments and considerations regarding Data Centers.

Thank you for your consideration, input, and continued efforts to develop a strong and thoughtful ordinance that protects the health, safety, and welfare of our community. As we move forward, continued public engagement and discussions with community leaders will help identify additional considerations and safeguards that may not yet have been addressed.

And a special thank you to City staff for their time, expertise, and valuable input throughout this process. Each department brings a unique perspective and firsthand understanding of our community, infrastructure, resources, and public safety needs. Their knowledge is essential in identifying potential impacts and community-specific concerns and will help ensure that any ordinance adopted is practical, enforceable, and responsive to the needs of Mountain Home. Their continued involvement will be invaluable as we work toward thoughtful and responsible regulations for Data Centers.

Data Center Information Packet — Table of Contents

Pages	Information
1–3	New — Example Data Center Definitions
4–10	New — Definitions from Other Communities
11–13	New — County Moratorium Resolution
14	New — Public Works: Water Comments
15–16	New — Public Works: Wastewater Comments
17–20	New — Fire Department Comments
21–26	New — Law Enforcement Comments
27–29	Public Works: Fiber Comments
30–35	New — IT Department Comments
36–53	New — Technical Study Considerations
54–64	Councilman Harjo Information
65–74	Planning & Zoning Commission Comments
75–76	Current Municipal Code — Sound, Bulk & Coverage Controls
77–85	Data Center Types, Characteristics, Water & Power Consumption, Land Requirements, and Hazards
86	Example Data Center Definition
87–117	Wastewater Considerations & Lagoon Treatment Systems

Brenda Ellis
Senior City Planner
City of Mountain Home
P 208-580-2091
M 208-591-0163
bellis@mountain-home.us

Purpose to create an Ordinance regarding data centers is intended to regulate facilities whose principal use is large-scale digital computing or data storage due to their unique impacts on electrical demand, water use, cooling systems, emergency power generation, noise, and land use compatibility. It is not intended to regulate ordinary computer systems or information technology equipment that are accessory to another principal use, for example:

A hospital with a substantial server room → **not a Data Center**
A manufacturer with computers controlling its production line → **not a Data Center**
An office with a dedicated IT room → **not a Data Center**
A building whose principal function is housing thousands of servers → **Data Center**

Example definitions

DATA CENTERS: A facility, campus, building, structure, modular unit, or portion thereof used primarily for the housing, operation, management, processing, storage, transmission, routing, distribution, or exchange of electronic data and digital communications through computer servers, network equipment, telecommunications equipment, and related information technology infrastructure. A data center includes, but is not limited to, enterprise, cloud, colocation, hyperscale, edge, carrier-neutral, high-performance computing (HPC), artificial intelligence (AI), disaster recovery, and other substantially similar facilities regardless of ownership, size, or operating model.

A data center facility may consist of one or more buildings, structures, modular units, rooms, or areas designed and used for the operation of computer servers, telecommunications and network equipment, and related information technology infrastructure. Such facilities may include network operations centers, electrical substations, transformers, switchgear, uninterruptible power supply (UPS) systems, battery energy storage systems, backup generators, cooling and heat rejection equipment, mechanical and electrical infrastructure, enhanced security systems, loading areas, accessory administrative offices, maintenance facilities, and other equipment or infrastructure necessary to support continuous or intermittent processing, storage, transmission, routing, distribution, or exchange of electronic data and digital communications. Data centers are typically characterized by secure and limited public access, a low employee-to-building-area ratio, substantial electrical and mechanical infrastructure, and continuous or near-continuous operation. The presence or absence of any individual building, structure, system, or component shall not, by itself, determine whether a facility is considered a data center.

The term does not include telecommunications towers, broadcast facilities, or computer server rooms, network closets, or information technology equipment that are accessory to and support the primary use, such as an office, hospital, school, retail establishment, industrial facility, or government building, located within the principal structure and that are not operated as a separate principal use in a separate building. - **Staff/chat**

DATA CENTER AND HIGH-DENSITY PROCESSING FACILITY – A facility, building, structure, or portion thereof, primarily used, designed, or intended to house computers, servers, data storage systems, network infrastructure, and associated cooling and power equipment dedicated to the centralized processing, hosting, storage, management, or distribution of digital data, cloud computing services, artificial intelligence (AI) training or inference, or cryptocurrency/blockchain mining. This definition encompasses, but is not limited to, facilities referred to as server farms, data hubs, web hosting centers, digital telecommunication switches, co-location facilities, high-performance computing centers, technology fulfillment centers, or decentralized ledger processing facilities

EXAMPLE

Exclusions/Threshold: This definitions shall not apply to standard on-site IT closets, localized computer networks, or server racks that are strictly ancillary, secondary, and necessary to the daily operations of an otherwise permitted primary business, commercial enterprise, educational institution, or government building on the same premises, provided that such ancillary equipment does not occupy more than five percent (5%) of the net floor area of the structure or exceed a total electrical load capacity of fifty (50) kilowatts (kW). - **KWallaert**

DATA CENTER: Any facility, campus, structure, or use primarily engaged in the storage, processing, management, routing, cryptocurrency mining, artificial intelligence computing, cloud computing, or transmission of digital data through servers, high-density computing systems, or similar infrastructure, including associated cooling systems, substations, generators, utility systems, and supporting infrastructure. - **SHarjo**

Data Center: a building, structure, campus, or portion thereof whose primary purpose is the housing, operation, management, storage, processing, transmission, or distribution of digital information using servers, computer systems, networking equipment, storage devices, or associated electronic infrastructure. Data Centers include, but are not limited to, enterprise, colocation, hyperscale/cloud computing, edge computing, high-performance computing (HPC), artificial intelligence (AI) computing or training, cryptocurrency mining, disaster recovery or backup computing, Internet exchange or carrier-neutral facilities, and other facilities primarily devoted to digital data processing, storage, or transmission. Accessory uses and structures customarily associated with a Data Center are included, including electrical generation and distribution equipment, substations and switchgear, battery energy storage systems serving the facility, cooling and mechanical systems, fuel storage for emergency generation, network operations and security facilities, and water treatment or recycling systems serving the facility.
Exclusions: A facility is not a Data Center when computing or electronic equipment is incidental to the principal use of the property. Excluded uses include, but are not limited to, ordinary computer or server rooms in offices, government facilities, schools and universities, libraries, hospitals and medical clinics, retail and financial businesses, manufacturing facilities where computing supports production, telecommunications facilities primarily used for voice or conventional wireless, cable, or fiber transmission, broadcast facilities, public safety and emergency communications centers, utility control centers, small server rooms or network closets serving a building's occupants, residential computer equipment and home offices, and building automation or security systems.
Threshold for Regulation
A facility shall be considered a Data Center when its primary purpose is digital data processing, storage, or transmission for internal or third-party users and the facility:

1. Contains more than 500 square feet dedicated to server or computing equipment;
2. Has an aggregate connected Information Technology (IT) load exceeding 250 kilowatts; or
3. Uses computing equipment that constitutes the principal use of the building or site.

-Chat

"Data center" means a facility comprised of one (1) or more buildings in Idaho that is used to house eligible server equipment for the transmission and storage of data where the facility has the following characteristics:

(i) Uninterruptible power supplies, generator power, or both;

(ii) Sophisticated fire suppression and prevention systems; and

(iii) Enhanced physical security and restricted access.

EXAMPLE

-ISC 63-3622VV (2)(f)

Data Center means a building, structure, campus, modular facility, or portion thereof primarily used for the housing, operation, management, processing, storage, transmission, routing, distribution, or exchange of digital data or digital information through computer servers, high-density computing equipment, storage systems, network equipment, or substantially similar information technology infrastructure.

The term includes, but is not limited to, enterprise data centers, cloud or hyperscale facilities, colocation facilities, edge computing facilities, high-performance computing facilities, artificial intelligence computing or training facilities, cryptocurrency or blockchain computing facilities, disaster recovery or backup facilities, Internet exchange or carrier-neutral facilities, and other substantially similar facilities, regardless of ownership, size, or operating model.

A Data Center may include multiple buildings, structures, modular units, rooms, or areas and may include electrical substations, transformers, switchgear, uninterruptible power supply systems, battery energy storage systems, generators, fuel storage, cooling and heat-rejection systems, mechanical and electrical equipment, network operations facilities, security facilities, water treatment or recycling systems, loading areas, administrative offices, maintenance facilities, and other infrastructure necessary or customarily associated with the operation of the Data Center.

Exclusions. A facility shall not be considered a Data Center when computing, server, networking, or information technology equipment is incidental and subordinate to the principal use of the property. Such excluded uses include ordinary server rooms, network closets, computer equipment, and similar systems serving offices, governmental facilities, schools and universities, libraries, hospitals and medical facilities, retail establishments, financial institutions, manufacturing facilities, public safety facilities, utility control centers, telecommunications facilities, broadcast facilities, and other principal uses where digital computing is not itself the principal use of the property.

The presence or absence of any particular technology, equipment, building characteristic, cooling system, power system, security feature, or operating model shall not, by itself, determine whether a facility is a Data Center.

EXAMPLE

OTHER COMMUNITIES' DATA CENTER DEFINITIONS

I asked Chat to provide the definitions for data centers in existing ordinances. This is the information provided.

I looked specifically for **actual municipal/county zoning and development-code definitions**, rather than relying on industry definitions. There is a surprisingly wide range, and that comparison is useful for the Mountain Home ordinance you are developing.

Below are the strongest examples I found, with the language preserved closely enough to compare the approaches.

1. City of Golden, Colorado

Golden has one of the more carefully constructed definitions because it identifies the **physical equipment, the concentration of the use, and electrical/resource intensity**, while also expressly excluding extractive cryptocurrency mining.

"Data center" means a building or predominant portion thereof that is used by telecommunications carriers, internet access providers, or internet service providers, in which equipment for telecommunications and data processing use (e.g., servers, data storage devices, switches, routers, and other comparable technology infrastructure) is concentrated and physically secured and where a significant portion of floor area and/or electrical capacity and resources are devoted to the data center use. And does not include extractive data mining processes. Equipment in a data center may be owned or operated by more than one entity. The phrase "data center" does not include the phrase "wireless telecommunications facility."

This is a **very useful model** for Mountain Home because it avoids defining a data center merely as "a building with computers."

---

2. Commerce City, Colorado

Commerce City's 2025 Land Development Code defines it as:

"Data Center means a facility used primarily for the storage, management, processing, and dissemination of data. Data centers typically house computer servers and related equipment, and may include support areas such as network operation centers, cooling and ventilation systems, backup power supplies, and security systems. Data centers do not typically include office uses beyond what is necessary for administration and facility support, and do not generally provide direct customer service or retail functions."

This is a particularly good **land-use definition** because it identifies the accessory infrastructure without accidentally making every facility containing servers a data center.

---

3. Chesterfield County, Virginia

Chesterfield County's new zoning ordinance defines:

“Data Center means a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. A facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support the operations.”

This is one of the **better modern definitions** because it recognizes that a contemporary data center is not just servers inside a building. It captures the supporting infrastructure that can actually create land-use impacts.

---

4. Norristown, Pennsylvania

Norristown recently added:

“Data Center: A building(s) which is occupied primarily by computers, electronics, and/or telecommunications and/or related equipment where digital information is processed, stored, and/or transferred primarily to and from offsite locations; or a facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems...”

This approach is useful because it focuses on **off-site data processing/storage/transmission**, helping distinguish a data center from ordinary computer equipment supporting another business.

---

5. Arcadia, California

Arcadia uses a much shorter definition:

“Data Center. An industrial building containing floor space that houses computer mainframes, servers, and IT equipment primarily for the purpose of storing data and distributing data stored on-site.”

This is simple, but I would **not recommend this approach for Mountain Home** because it is too narrow for modern cloud, AI, colocation, edge, and distributed computing facilities.

---

6. Columbia, Missouri

Columbia adopted a definition in 2026:

“Data Center. A building, facility, or premise used for the storage, management, processing and/or transmission of digital data that typically contains computers, network equipment, systems, servers, appliances, and other accessory components necessary for digital data operations.”

This is a clean, technology-neutral definition. It is particularly useful if the City's goal is to capture **traditional, cloud, AI and future computing technologies without constantly amending the ordinance**.

---

7. LaSalle County, Illinois — proposed definition

LaSalle County's 2026 zoning amendment used a substantially more comprehensive definition:

**“Data Center” means a centralized repository for the storage, management, processing, conversion, and dissemination of data and information which may also house equipment that supports communications network infrastructure without actually being part of the physical network. A Data Center may house equipment that includes, but is not limited to, computers, servers, data storage devices, and related equipment. A Data Center may include, but shall not be limited to, accessory uses that include offices for Data Center staff and accessory structures that include water storage tanks, cooling towers, network systems, fuel storage tanks, guardhouses and security offices, storage, chillers, electrical transformers, and engine generators. Accessory uses shall not include retail sales, telephone call centers, or customer service operations. Typical uses include data processing centers and server farms.”

This is **very close to what I would recommend for Mountain Home**, because it recognizes the entire campus and its accessory infrastructure.

---

8. Burleigh County / North Dakota model

A proposed North Dakota municipal model defines:

“Data center” means a facility containing large amounts of computer systems, servers, networking equipment, and storage infrastructure primarily for the purpose of remote storage, processing, or distribution of large amounts of data. A typical data center may include functions such as cryptocurrency mining, cloud AI functions, hyperscale cloud functions, but are not limited to such examples.

This is notable because it expressly recognizes **AI, hyperscale cloud and cryptocurrency mining**.

I would be cautious about including cryptocurrency mining automatically in Mountain Home's definition, however. Whether cryptocurrency mining should be treated as a data center, a separate energy-intensive use, or excluded altogether is a policy decision.

---

9. Lancaster, Texas

A Lancaster development regulation provides:

“DATA CENTER means a facility containing equipment for remote storage, processing, or distribution of large amounts of data or similar medium. This includes equipment for telecommunication switching, routers, operation centers, and other infrastructure critical for e-commerce companies, internet servers, data firms, fiberoptic cable, and other technology providers, and also includes support...”

This is another example of defining the **supporting infrastructure**, rather than simply defining servers.

---

10. Illinois — statutory definition proposed for municipalities

Illinois legislation provides an especially useful model because it defines the facility based on its **primary service and the infrastructure necessary to perform that service**:

“Data center” means a facility: (1) whose primary services are the storage, management, and processing of digital data; and (2) that is used to house (i) computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, (ii) systems for monitoring and managing infrastructure performance, (iii) Internet-related equipment and services, (iv) data communications connections, (v) environmental controls, (vi) fire protection systems, and (vii) security systems and services.

This is one of the most comprehensive **legal definitions** I found.

---

11. Spokane, Washington — a very different approach

Spokane's 2026 moratorium definition is interesting because it combines a **functional definition with an electrical threshold**:

“Data Center” is defined as a facility: (1) used primarily for the housing, operation, or co-location of computer and networking equipment and the handling, storage, management, processing, and backing up of digital data; (2) having capacity in excess of 20 Megavolt-Amperes (MVA); and (3) generally requiring...

The important concept here is that Spokane isn't simply saying *anything that stores data is a data center*. It is using **electrical capacity as part of the regulatory definition**.

That could be useful if Mountain Home wants a **large/high-impact data center definition** separate from ordinary server facilities.

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12. Michigan — proposed statewide definition

A 2026 Michigan proposal takes a very concise approach:

“Data center” means a facility in this state that is composed of 1 or more buildings and that is designed and intended for housing, and does house, data center equipment to centralize the storage and processing of data.

This is straightforward but considerably less useful for zoning purposes because it doesn't identify the supporting infrastructure or distinguish data centers from ordinary computing facilities.

What these definitions have in common

After comparing them, there are **seven recurring elements**.

1. Function

Almost all start with some combination of:

- storage
- processing
- management

- transmission
- distribution
- dissemination
- exchange

2. IT equipment

Most specifically identify:

- servers
- computers
- network equipment
- routers
- switches
- storage systems
- telecommunications equipment

3. Supporting infrastructure

The newer ordinances increasingly identify:

- cooling
- generators
- transformers
- substations
- water systems
- security
- fire protection
- environmental controls

4. Primary use

This is important.

The better definitions say the facility is **"primarily"** used for data processing/storage/etc.

That helps prevent an ordinary business with a server room from accidentally becoming a regulated data center.

5. Accessory uses

Several specifically distinguish the data-center use from:

- offices
- retail
- call centers
- customer service
- ordinary business functions

6. Multiple operators

Golden expressly recognizes that equipment can be owned or operated by more than one entity. That is useful for **colocation facilities**.

7. Technology neutrality

The best modern definitions don't depend on:

- a particular type of server;
- cloud computing;
- AI;
- cryptocurrency;
- a particular cooling technology; or
- a particular telecommunications technology.

That makes them much less likely to become obsolete.

The most important distinction for Mountain Home

I would actually **not use "data center" as the only definition**.

I would recommend having at least these separate terms:

Data Center

The basic land use.

Large-Scale Data Center

A data center exceeding a defined electrical, floor-area, water-use, or other impact threshold.

Data Center Campus

Multiple data-center buildings or facilities operating as one development.

Accessory Data Processing Facility

Computing infrastructure that is incidental to another principal use.

High-Resource Data Center

A data center exceeding specified water, electrical, wastewater, generator or other resource thresholds.

That structure gives Mountain Home a very important regulatory tool:

A 5,000-square-foot business with servers doesn't get treated like a 1,000,000-square-foot hyperscale AI campus.

My assessment of the strongest definitions

For the ordinance you've been working on, I would rank them:

1. Chesterfield County, VA — best modern comprehensive definition
2. Golden, CO — best at distinguishing a true data center from ordinary computing
3. LaSalle County, IL — best treatment of accessory/support infrastructure
4. Illinois statutory model — best legal/technical infrastructure definition
5. Commerce City, CO — excellent concise zoning definition
6. Columbia, MO — excellent simple technology-neutral definition
7. Norristown, PA — good functional distinction
8. Burleigh County, ND — good recognition of AI/hyperscale/crypto
9. Spokane, WA — interesting if you want an electrical threshold
10. Arcadia, CA — too narrow for a modern ordinance

One thing I would *not* do

I would not simply copy a definition that says:

"A facility containing computers and servers."

That is too broad.

It could capture:

- banks;
- hospitals;
- military facilities;
- schools;
- government buildings;
- telecommunications facilities;
- manufacturing facilities;
- businesses with server rooms;
- research facilities;
- university computer facilities.

And it could create unintended zoning consequences.

The **better legal drafting strategy is to define the primary land use by its function and then identify the infrastructure that is characteristic of that use.**

For Mountain Home, I think the **Golden + Chesterfield + LaSalle + Illinois approaches** provide the best foundation.

Also, there is a very important development in 2026: **Pennsylvania has moved toward developing a statewide model zoning ordinance for data centers**, expressly contemplating provisions addressing dimensional standards, residential setbacks, landscape buffers, water/sewage documentation, electric supply, and water-feasibility studies. That makes it particularly worthwhile to build Mountain Home's definition now so it can support the technical-study and performance standards we discussed in your previous question.

Instrument # 523034 # Pages: 3
ELMORE COUNTY, Idaho
Jul 06, 2026 9:11:27 am Fee: $
For: ELMORE COUNTY COMMISSIONER
JULIE KENNEDY, Recorder
HGOCHNOUR, Deputy

RESOLUTION NO. 952-26

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ELMORE COUNTY, IDAHO, ADOPTING AN EMERGENCY MORATORIUM ON THE ISSUANCE OF PERMITS FOR DATA CENTER DEVELOPMENT WITHIN UNINCORPORATED ELMORE COUNTY PURSUANT TO IDAHO CODE § 67-6523; AUTHORIZING THE CHAIRMAN TO TAKE ACTION AND EXECUTE DOCUMENTS CONSISTENT WITH THE PURPOSE OF THIS RESOLUTION; DECLARING THE SUBORDINATION OF ALL ORDINANCES, RESOLUTIONS, AND ORDERS IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 67, Chapter 65 of the Idaho Code ("Local Land Use Planning Act") and Article 12, Section 2 of the Idaho Constitution provide authority for Elmore County to adopt land use and regulation ordinances to protect the health, safety, and welfare of their citizens; and

WHEREAS, Idaho Code § 67-6523 authorizes a governing board to adopt a moratorium upon the issuance of permits when the governing board finds that an imminent peril to the public health, safety, or welfare exists and states in writing the reasons for such finding; and

WHEREAS, Elmore County is facing a severe water crisis as is shown by the enactment of the Cinder Code Butte Critical Groundwater Management Area and the Mountain Home Groundwater Management Area by the Idaho Department of Water Resources; and

WHEREAS, data centers are defined by Idaho Code § 63-3622VV(f) as facilities used to house eligible server equipment for the transmission and storage of data that contain uninterruptible power supplies or generator power, sophisticated fire suppression systems, and enhanced physical security measures; and

WHEREAS, the Idaho Legislature recently found that data centers require significant amounts of water and, in doing so, passed House Bill 895, effective July 1, 2026 and codified as Idaho Code §42-252, restricting certain consumptive uses of water by data centers constructed after July 1, 2026; and

WHEREAS, the Board finds that large-scale data center development may have significant impacts upon water resources, electrical infrastructure, transportation systems, emergency services, public safety resources, land use compatibility, agricultural lands, and the general welfare of Elmore County residents; and

WHEREAS, the County's current Comprehensive Plan and Zoning and Development Ordinance do not contain data-center-specific standards addressing such impacts and land use entitlement regulations; and

WHEREAS, the Board finds that immediate acceptance and processing of permit applications for data center development before completion of appropriate study and regulatory

review could result in land use decisions that are inconsistent with Elmore County's ability to protect public health, safety, and welfare; and

WHEREAS, the Board finds that an imminent peril to the public health, safety, and welfare exists related to approving data center land use applications before the County has had an opportunity to evaluate and adopt appropriate regulations governing such facilities.

NOW, THEREFORE, BE IT RESOLVED BY A __-__ VOTE, the Board hereby adopts and approves this emergency moratorium on the issuance of permits for data center development within unincorporated Elmore County:

Section 1. Findings. The foregoing recitals are incorporated herein as findings of fact and constitute the Board's written findings pursuant to Idaho Code § 67-6523.

Section 2. Moratorium. Pursuant to Idaho Code § 67-6523, Elmore County hereby adopts an emergency moratorium on the acceptance, processing, review, approval, or issuance of permits and zoning approvals for new data center development within unincorporated Elmore County.

Section 3. Affected Permits. The moratorium shall apply to all applications for any land use entitlement or development approval required for construction or operation of a data center within unincorporated Elmore County.

Section 4. Definition. For purposes of this Resolution, "Data Center" shall have the meaning set forth in Idaho Code § 63-3622VV(f), as may be amended.

Section 5. Study Period. During the moratorium period, Elmore County Land Use and Building Department staff, the Elmore County Planning and Zoning Commission, and legal counsel are directed to:

1. Evaluate potential impacts of data center development;
2. Review regulatory approaches adopted in other jurisdictions;
3. Analyze impacts on water resources and infrastructure;
4. Consider amendments to the Comprehensive Plan and Zoning and Development Ordinance; and
5. Prepare recommendations for permanent regulations, if appropriate.

Section 6. Duration. This emergency moratorium shall become effective immediately upon adoption and shall remain in effect for a period not exceeding one hundred eighty-two (182) days unless sooner repealed or superseded by an interim or final ordinance, consistent with Idaho Code §§ 67-6523 and 67-6524.

Section 7. Severability. If any portion of this Resolution is determined invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

DATED this 2nd day of July, 2026.

ELMORE COUNTY BOARD OF COMMISSIONERS
Approving:

By:_____
Albert Hofer, Chairperson

By:_____
Crystal Rodgers, Commissioner

By:_____
Franklin Corbus, Commissioner

ATTEST:

_____
Julie Kennedy, Elmore County Clerk

Idaho is currently experiencing significant water-resource pressure. IDWR declared a statewide drought emergency in April 2026, and IDWR has also identified groundwater concerns in several Southwest Idaho areas.

Major negative impacts on a municipal water system

Impact	What it means for the City
1. Very large water demand	A large data center can create an industrial water demand comparable to a substantial portion of a smaller city's existing demand.
2. Peak-day demand	Cooling demand is often greatest during the hottest periods—exactly when municipal systems are already under stress from irrigation and other summer demand.
3. Reduced system capacity	A data center can consume water-system capacity that otherwise could support residential, commercial and industrial growth.
4. Major infrastructure upgrades	The City may need larger wells, pumps, treatment capacity, reservoirs, transmission lines and water mains.
5. Water-right limitations	Obtaining enough water for a new large industrial customer can be much more complicated than simply having physical well capacity.
6. Groundwater impacts	If municipal wells supply the facility, increased withdrawals could affect groundwater levels and potentially neighboring wells or other water users.
7. Water-quality concerns	Cooling systems can concentrate minerals and require blowdown. The resulting wastewater may have elevated TDS, minerals, treatment chemicals or other constituents.
8. Wastewater-system impacts	If cooling blowdown enters the municipal sewer, it can add a relatively unusual industrial wastewater stream to the City's treatment system.
9. Fire-flow requirements	A very large industrial building may require substantial fire-flow capacity, potentially requiring larger water mains, storage and pumping capacity.
10. Financial risk to ratepayers	If the City builds infrastructure specifically for the data center and the project later scales back, closes or fails to materialize, the City can be left with excess capacity and debt.
11. Competition with future development	Once capacity is committed to a data center, the City may have less water available for housing, businesses and other industries.
12. Long-term water-security risk	A facility may operate for decades, locking the City into a large industrial water commitment while Southwest Idaho's water availability changes.

The biggest issue is usually not the volume of sanitary sewage; it is the quality and characteristics of cooling-system discharge.

1. Cooling-tower blowdown can be the biggest concern

If the data center uses evaporative cooling towers, water is continually evaporated. As water evaporates, minerals remain behind and become increasingly concentrated. The facility periodically discharges some of that concentrated water—called blowdown—and replaces it with fresh makeup water.

For a municipal wastewater plant, that can introduce:

- High TDS (total dissolved solids)
- Calcium
- Magnesium
- Chlorides
- Silica
- Sulfates
- Phosphates
- Corrosion inhibitors
- Scale-control chemicals
- Biocides
- pH-adjustment chemicals

The exact constituents depend on the cooling-water treatment program.

2. High TDS is particularly problematic

Mountain Homes municipal wastewater treatment plant isn't designed to remove large quantities of TDS. Consequently, the salts can pass through the treatment process and end up in the treated effluent, biosolids, or reuse/recharge system.

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3. It can interfere with wastewater reuse program

Our city uses wastewater reuse for agricultural purposes; data center wastewater requires a higher level of treatment than our current lagoon treatment can provide. Chemical byproducts of cooling include:

- Scale
- Corrosion
- Biological growth
- Algae
- Bacteria
- Fouling

4. Potential impact on biological treatment

Mountain Homes wastewater treatment plant depends on microorganisms to remove organic matter and nutrients.

A data center's wastewater may have a very different chemical profile from normal domestic sewage.

Depending on the cooling-water chemistry, concerns could include:

- Toxicity to biological organisms
- Changes in pH
- High salinity
- Metals
- Biocide residuals
- Nutrient loading
- Changes in microbial populations

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5. The wastewater plant may need to be upgraded

The City could potentially need:

- Larger sewer mains
- Lift-station upgrades
- Equalization capacity
- Additional treatment capacity
- TDS monitoring
- Industrial pretreatment
- Additional sampling
- Chemical monitoring
- Laboratory testing
- Additional process controls
- Advanced treatment
- Separate industrial discharge infrastructure

Fire - Comments

Mountain Home Fire Department
Fire Prevention Division

Date: August 12, 2026

To: City of Mountain Home Planning & Zoning
Subject: Firefighting and Emergency Response Hazards Associated with Data Center Development

To Planning & Zoning Commissioners and Staff:

At the request of Planning & Zoning, the Mountain Home Fire Department has reviewed the types of firefighting and emergency-response challenges that could be associated with the development of a large-scale data center within the community.

Data centers present several hazards that differ from those normally encountered in conventional commercial occupancies. The following information is intended to provide Planning & Zoning with an overview of the primary concerns the Fire Department could encounter while responding to an emergency at this type of facility.

1. High-Voltage Electrical Hazards

Data centers contain extensive electrical infrastructure necessary to maintain continuous operation. This may include high-voltage utility feeds, transformers, electrical switchgear, uninterruptible power supply (UPS) systems, battery systems, and energized server racks.

During a fire, firefighters may encounter significant electrical hazards, and conventional firefighting operations involving water may be complicated until electrical systems can be safely identified, controlled, or isolated.

2. Lithium-Ion Battery Fires and Thermal Runaway

Lithium-ion batteries may be used as part of the facility's UPS or energy-storage systems.

Failure of these batteries can result in **thermal runaway**, during which a battery rapidly generates heat and can cause adjacent cells or modules to become involved.

These incidents can produce toxic smoke, may require substantial amounts of water for cooling, and can result in **reignition after the visible fire has been extinguished**. Firefighters may be required to maintain cooling and monitoring operations for an extended period.

3. Significant Water Demand

A major data center incident could require a substantial and prolonged water supply.

Water may be required simultaneously for the building's automatic sprinkler system and fire department hose streams. Incidents involving lithium-ion batteries may require prolonged water application for cooling rather than simply extinguishing visible flames.

Depending upon the size and type of incident, preliminary planning estimates contained in our review material range from approximately **24,000–45,000 gallons for sprinkler and hose-stream operations lasting one hour**, with higher-hazard incidents potentially requiring **60,000–100,000 gallons or more**.

Lithium-ion battery incidents are especially difficult to quantify because cooling may have to continue for several hours and batteries may reignite.

The actual fire-flow requirement for any future facility would need to be determined from the specific building design, fire-flow analysis, sprinkler hydraulic calculations, battery installation, and other hazards present.

4. Concealed Fire and Fuel Loads

Although server rooms may appear to contain primarily electronic equipment, server racks contain plastics, circuit boards, cable insulation, power supplies, and other combustible materials.

Large quantities of electrical and communication cabling may also be located beneath raised floors or in overhead cable trays.

A fire involving these materials may spread into concealed areas, making it difficult for firefighters to determine the location and extent of the fire.

5. Toxic and Corrosive Smoke

Burning electronics, plastics, batteries, cable insulation, and related materials can produce hazardous products of combustion.

Firefighters could potentially encounter carbon monoxide, hydrogen fluoride, hydrochloric acid, cyanide compounds, and corrosive particulates.

These hazards would require full respiratory protection and could create additional firefighter exposure and decontamination concerns following an incident.

6. Emergency Generator and Fuel Hazards

Data centers typically require emergency power generation to maintain operations during utility outages.

Large facilities may have multiple emergency generators along with diesel fuel storage tanks, day tanks, fuel-transfer piping, pumps, and associated equipment.

A fire involving generators or fuel systems could create an additional fire, explosion, spill, and environmental hazard separate from the primary data center equipment.

7. Large Building Size

Large data centers can create significant challenges simply because of their physical size.

Firefighters may be required to make long hose stretches and travel considerable distances inside the building while operating in protective equipment and SCBA.

Large buildings can also complicate firefighter accountability, radio communications, emergency evacuation, and air management while increasing firefighter fatigue during prolonged incidents.

8. Difficult Fire Location and Detection

Data centers are commonly designed with early fire detection and automatic suppression systems intended to control a fire during its early stages.

As a result, firefighters arriving at the facility could encounter very little visible smoke or flame even though an active fire condition exists.

High airflow associated with data center cooling systems can also move smoke throughout the building and make determining the actual location of the fire more difficult.

9. Raised Floors and Cable Trays

Raised-floor areas can conceal electrical wiring, communication cables, and fire spread while also creating potential trip and fall hazards for firefighters.

Overhead cable trays can contain large quantities of combustible cable insulation and may provide a pathway for horizontal fire spread through the facility.

Both conditions could make determining the extent of a fire more difficult.

10. Security and Emergency Access

Data centers generally maintain a high level of physical security. Facilities may utilize locked gates, security fencing, biometric access controls, electronically controlled doors, and restricted areas.

Without proper pre-incident planning and emergency access arrangements, these security measures could delay firefighters attempting to reach the location of an emergency.

11. Clean-Agent and Specialized Fire Suppression Systems

Certain portions of a data center may utilize clean-agent fire suppression systems in addition to automatic sprinkler protection.

Firefighters responding to an activation would need to determine what suppression system discharged, whether the electrical equipment remains energized, the condition of the room, and whether it is safe for personnel to enter.

12. Extended Emergency Operations

A significant data center incident could become a prolonged emergency operation.

Lithium-ion battery cooling, electrical isolation, fire investigation, atmospheric monitoring, overhaul, and the possibility of battery reignition could require Fire Department personnel and apparatus to remain committed to the incident for an extended period.

This could affect the availability of local emergency-response resources for simultaneous incidents elsewhere in the community.

Overall Fire Department Consideration

From an emergency-response standpoint, a data center would present a combination of hazards that the Mountain Home Fire Department does not typically encounter together in a conventional commercial building.

The primary concerns include:

- High-voltage and energized electrical equipment;
- Lithium-ion battery thermal runaway and reignition;
- Potentially significant and prolonged water demand;
- Large quantities of electrical cables and concealed combustible materials;
- Toxic and corrosive products of combustion;
- Emergency generators and large fuel supplies;
- Large building footprints and extended interior travel distances;
- Restricted and secured areas that could delay firefighter access;
- Specialized fire detection and suppression systems; and
- The potential for extended incidents requiring significant Fire Department personnel, apparatus, and resources.

These hazards do not necessarily mean that a data center cannot be adequately protected. However, they demonstrate the importance of involving the Fire Department early in the planning and design process so that fire protection systems, water supply, emergency access, hazardous systems, and emergency-response procedures can be evaluated before construction.

The Mountain Home Fire Department provides this information so Planning & Zoning can consider the potential fire protection and emergency-response impacts associated with this type of development.

Respectfully,

Cory Hurley
Mountain Home Fire Department

Law Enforcement - Comments

The arrival of one or more large data centers can significantly affect a police department, even though the facilities themselves often have relatively few employees. The impacts are a mix of increased demand and new opportunities.

Public Safety and Security

Data centers are considered critical infrastructure, making them potential targets for:

Physical intrusion or theft

Sabotage or vandalism

Protest activity

Law enforcement agencies should expect to work more closely with:

Private security personnel

Federal agencies when appropriate

Utility providers

Emergency management

Increased Calls for Service

While the facilities are generally secure, police may respond to:

Trespassing

Suspicious people

Alarm activations

Traffic collisions near construction sites

Workplace disputes

Missing or unauthorized contractors

Drone complaints around restricted areas

The construction phase often generates substantially more police activity than the operational phase.

Traffic Enforcement

Construction can bring hundreds to thousands of workers, resulting in:

Increased commuter traffic

More commercial trucks

Oversized load escorts

Parking issues

Intersection congestion

Departments may need:

Extra traffic enforcement

Construction zone patrols

Coordination with transportation agencies

Infrastructure Protection

Police could assist in protecting:

Electrical substations

Fiber optic routes

Water infrastructure

Fuel supplies for backup generators

A disruption to these systems could affect both the data center and the surrounding community.

Emergency Response Planning

Data centers require specialized response plans for:

Structure fires

Lithium-ion battery systems

Generator fuel fires

Hazardous materials

Cooling system failures

Medical emergencies in secure areas

Fire, EMS, and police should conduct joint pre-planning exercises.

Cybercrime Coordination

Staffing and Budget Considerations

Depending on the size of the development, a city may experience:

Population growth

Increased demand for police services

Additional housing developments

New retail and commercial growth

Many communities eventually justify adding:

Patrol officers

Traffic units

Community resource officers

Emergency management personnel

Technology Opportunities

Law enforcement leaders should also prepare for:

Public concerns over water usage

Noise complaints from cooling equipment and generators

Environmental protests

Labor disputes during construction

Power outage investigations

High public expectations regarding infrastructure security

Considerations for the Mountain Home Police Department

Given the presence of the nearby Air Force installation and the city's strategic location, the development of major data centers could increase the importance of protecting critical infrastructure. For the Mountain Home Police Department, planning priorities would likely include:

Developing critical infrastructure response plans.

Building relationships with data center security teams before facilities open.

Training officers on critical infrastructure awareness and suspicious activity reporting.

Law Enforcement - Comments

Reviewing staffing needs for traffic and patrol during construction.

Coordinating with fire, EMS, emergency management, utility providers, and state and federal partners for major incidents.

Evaluating whether technology upgrades—such as drones, license plate readers (where permitted by law and policy), and interoperable communications—would improve security and response capabilities.

With advance planning, data centers can provide economic benefits to the community while allowing law enforcement to develop stronger partnerships and enhance preparedness for protecting critical infrastructure.

Data Center Challenges

1. Massive Bandwidth Demand

A modern data center may require:

- 10 Gbps to 400 Gbps
- Multiple terabits per second
- City infrastructure will not be able to support. The City has a Maximum of 10 Gbps; anything more will result in overages in the Idaho Regional Optic Network (IRON) cost.

The municipal network wasn't designed for this scale; the city would be required to upgrade:

- Core switches
- Optical equipment
- Network electronics
- Fiber counts – Multiple Networks

These upgrades can cost hundreds of thousands or even millions of dollars and would do little to support residential customers that the system is designed to serve. Improvement would only support data centers.

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2. Redundancy Requirements

Data centers require extremely high reliability.

Most require:

- Two or more physically separate fiber routes.
- Diverse conduit paths.

The City system currently relies on a single ring or fiber route, necessitating substantial investment to meet standards. This process would require months of drilling and installing redundant fiber conduits and lines.

3. Capacity Management

Data centers consume a large share of the network's capacity; the city does not have adequate bandwidth for a data center and the following:

- City operations
- Public safety
- Schools
- Businesses
- Future growth

These items are the primary focus of the municipal system and are the primary reason the infrastructure exists.

4. Maintenance Expectations

Data centers often expect:

- 24/7 network monitoring.
- Very rapid outage response.
- Strict service-level agreements (SLAs).
- Planned maintenance windows.

This would require additional staffing or contracted network management.

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5. Security

Connecting a major commercial customer increases the importance of:

- Cybersecurity.
- Physical security of fiber routes.
- Network segmentation.
- Access controls.
- Disaster recovery planning.

This will lead to redrilling thousands of feet of line to meet the data center requirement without jeopardizing the City infrastructure.

Infrastructure Improvements That May Be Needed

Depending on the project's size, the city may need to invest in:

Public Works - Fiber Comments

- Additional fiber strands (144-, 288-, or 432-count fiber).
- New underground conduit.
- Redundant fiber loops.
- Carrier-neutral meet-me rooms.
- Optical transport equipment.
- High-capacity switches and routers.
- Backup power systems.
- Network monitoring systems.

IT - Comments

Data Centers

Data Center Types

- **Hyperscale:** Massive global facilities purpose-built by tech giants (e.g., AWS, Microsoft, Google) for cloud computing and heavy AI workloads.
- **Colocation (Colo):** Shared physical facilities where multiple organizations lease space, power, and cooling.
- **Cloud & Managed Services:** Remote facilities offering on-demand computing resources or third-party IT infrastructure management.
- **Enterprise:** Privately owned and operated by a single enterprise (like a bank) to house internal data and ensure regulatory compliance.
- **Edge:** Smaller, decentralized sites located near end-users or data sources. They are optimized to process real-time, latency-sensitive data.

Data Center Sizes

- **Micro Data Centers**: These are the smallest units, often supporting just a single rack or cabinet. They are self-contained, deployable in standard office spaces or closets, and used for localized remote computing.
- **Edge Data Centers**: Ranging from under 1,000 to 5,000 square feet, these are physically placed close to end-users and populations to reduce latency and provide instantaneous connectivity.
- **Modular Data Centers**: Usually ranging from 5,000 to 50,000 square feet, these are highly standardized, pre-fabricated units that can be expanded easily to meet localized capacity needs.
- **Small to Medium Enterprise (SME) Data Centers**: Covering roughly 50,000 to 150,000 square feet, these facilities consume between 1 MW and 10 MW of power. They are typically owned by individual companies to house their private corporate servers.
- **Large / Regional Data Centers**: Spanning 100,000 to 200,000+ square feet, these facilities generally use 10 MW to 50 MW of power. They are frequently used by colocation providers and regional enterprises.
- **Hyperscale Data Centers**: The largest in the industry, these complexes exceed 1 million square feet and consume 100 MW or more of electricity. They are owned by

cloud and tech giants like AWS, Google, and Meta to manage exponential data storage and AI workloads.

Resource Demands by Type

- **Edge:** < 1 MW. Smaller, highly distributed footprint deployed locally to reduce network latency (< 20ms). Requires hardened, physically secure enclosures rather than massive infrastructure.
- **Enterprise (On-Premises):** 1–10 MW. Geared toward internal IT operations. Requires direct administrative oversight and scalable physical space within an existing corporate property.
- **Colocation (Colo):** 10–100 MW. Shared leased facilities where enterprises purchase rack/cage space. Demands massive backbone bandwidth, highly resilient utility interconnections, and multi-tenant security perimeters.
- **Hyperscale / Cloud:** 100 MW+. Massive standalone buildings (100k to > 10M sq ft) for cloud or AI workloads. Power density requires direct access to high-voltage transmission lines and nearby water or advanced evaporative cooling systems.

Core Resource Categories

- **Power:** Facilities are categorized by power draw and **Tier level** (Tier I to IV) to dictate redundancy. Typical legacy racks draw 3-5 kW, whereas high-density AI cabinets often demand upwards of 30-100 kW, requiring robust Uninterruptible Power Supplies (UPS) and step-down transformers.
- **Cooling:** Conventional facilities dissipate roughly 3 kW of heat per cabinet, but dense hardware clusters require direct-to-chip liquid cooling or rear-door heat exchangers. Facilities can consume over 5 million gallons of water daily for evaporative cooling.
- **Space Allocation:** White space (active server racks) typically represents only 30-35% of the total footprint. The remaining area is dedicated to power distribution units (PDUs), UPS battery banks, generators, and physical airflow plenums.

State Legislation

HB 895: (This has some good Definitions)

https://legislature.idaho.gov/sessioninfo/2026/legislation/H0895/

LEGISLATURE OF THE STATE OF IDAHO
Sixty-eighth Legislature Second Regular Session - 2026

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 895

BY WAYS AND MEANS COMMITTEE

AN ACT

RELATING TO DATA CENTERS; PROVIDING LEGISLATIVE FINDINGS AND INTENT; AMENDING CHAPTER 2, TITLE 42, IDAHO CODE, BY THE ADDITION OF A NEW SECTION 42-252, IDAHO CODE, TO ESTABLISH LIMITATIONS FOR CONSUMPTIVE USE OF WATER FOR DATA CENTERS; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. (1) The Legislature finds that data centers, as defined in section 63-3622VV, Idaho Code, require significant amounts of water, and, therefore, finds, for purposes of sections 42-202A and 42-222, Idaho Code, that the water required by data centers:

(a) Conflicts with the local public interest as defined in section 42-202B, Idaho Code;

(b) Is contrary to the conservation of water resources within the state of Idaho; and

(c) Will adversely affect the local economy of the watershed or local area within which the source of water for the proposed use originates, in the case where the place of use is outside of the watershed or local area where the source of water originates.

(2) The Legislature further finds that the director of the Department of Water Resources is required to make findings related to these criteria when evaluating a new appropriation or transfer of existing water rights for data centers, and it is the intent of the Legislature for the director to consider these legislative findings regarding the data center's consumptive use and its impacts to Idaho's water supply.

SECTION 2. That Chapter 2, Title 42, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW SECTION, to be known and designated as Section 42-252, Idaho Code, and to read as follows:

42-252. LIMITATIONS ON CONSUMPTIVE USE -- DATA CENTERS. Data centers, as that term is defined in section 63-3622VV, Idaho Code, that begin construction on or after July 1, 2026, may not use water for cooling purposes as a consumptive use, unless the water is supplied by a municipal, water district, or water and sewer district water system.

SECTION 3. An emergency existing therefor, which emergency is hereby declared to exist, this act shall be in full force and effect on and after July 1, 2026.

63-3622VV. IDAHO INFORMATION TECHNOLOGY EQUIPMENT. (1) On and after July 1, 2020, there is exempted from the taxes imposed by this chapter the purchase or use of eligible server equipment and new data center facilities, as defined in this section. The exemption provided in this section shall be available only to qualifying business entities

and contractors installing eligible server equipment or building new data center facilities for qualifying business entities. The exemption provided in this section shall not be available for property that has been the subject of business incentives granted to a taxpayer or its affiliates, pursuant to the Idaho reimbursement incentive act, sections 67-4737 through 67-4744, Idaho Code.

(2) As used in this section:

(a) "Business entity" means a separate legal entity or separately operated segment of business that exists for the primary purpose of engaging in a commercial activity for profit and whose sole purpose is the operation of a data center. For the purposes of this section, a separately operated segment of business is a segment of a business for which separate records are maintained and that is operated by an employee or employees whose primary employment responsibility is to operate the business segment.

(b) "Cabling" means a fiber or copper cable used in data centers to connect information sources to a server or storage device.

(c) "Capital investment" means real or tangible personal property that is purchased for use in Idaho and is used by a business entity for the purpose of operating a data center.

(d) "Chiller" means a cooling system used in data centers to remove heat from an element and deposit it into another element.

(e) "Commencement of operations" means the date on which a certificate of occupancy is issued for a data center.

(f) "Data center" means a facility comprised of one (1) or more buildings in Idaho that is used to house eligible server equipment for the transmission and storage of data where the facility has the following characteristics:

- (i) Uninterruptible power supplies, generator power, or both;

(ii) Sophisticated fire suppression and prevention systems; and

(iii) Enhanced physical security and restricted access.

(g) "Eligible server equipment" means new server equipment acquired by a qualifying business entity as described in this subsection that is maintained and operated in a data center located in Idaho for the sole purpose of data transmission and storage services, providing data and transaction processing services, information technology services, or computer collocation services. "Eligible server equipment" includes servers, rack servers, chillers, storage devices, generators, cabling, and enabling software integral to or installed on such equipment.

(h) "Generator" means an engine used in data centers to convert mechanical energy into electricity.

(i) "New data center facilities" means buildings or structural components of buildings, including equipment, materials, and fixtures thereof, that are used in or intended for use primarily as a data center in Idaho.

(j) "New jobs" means new jobs created in Idaho that are nonseasonal, full-time jobs that collectively pay an average weekly wage that equals or exceeds the average weekly wage for the county where the data center is located, as determined by the most recent report of the United States bureau of labor statistics. A job that merely changes locations within the state of Idaho shall not be considered a new job under this section. New jobs must exceed the business entity's highest number of full-time employees in Idaho during the twenty-four (24) months immediately preceding the commencement of operations of the data center.

(k) "Qualifying business entity" means a business entity that certifies to the state tax commission that it will make capital investments in one (1) or more data centers after July 1, 2020, in amounts of at least two hundred fifty million dollars ($250,000,000) in the aggregate within the first five (5) years after commencement of construction and that it will create and maintain at least thirty (30) new jobs at the data center within two (2) calendar years after the commencement of operations. Such business entities shall be entitled to a provisional exemption pursuant to this section during the period in which they make capital investments in data center property. If a business entity fails to meet the investment and job creation requirements provided within the time periods required in this section, it shall pay sales or use taxes that would have been due if not for the granting of the provisional exemption. If a business entity meets the investment and job creation requirements provided within the time periods required in this section, its provisional exemption shall become final without further action, and thereafter the exemption shall also apply to all additional purchases of eligible server equipment and purchases associated with constructing new data center facilities.

(l) "Rack server" means a computer in a data center dedicated to use as a server and designed to be installed in a framework called a rack.

(m) "Server" means a computer or computer program used in data centers that manages access to a centralized resource or service in a network.

(n) "Storage device" means a piece of computer equipment on which information can be stored and that is used in data centers.

(3) The state tax commission may promulgate rules to administer and enforce the provisions of this section, including the promulgation of rules relating to the provision of

information necessary to certify that the taxpayer satisfies the criteria for a qualifying business entity. For the purpose of carrying out its duties to administer and enforce the provisions of this section, the state tax commission shall have the powers and duties provided by sections 63-217, 63-3038, 63-3039, 63-3042 through 63-3067, 63-3068, 63-3071, and 63-3074 through 63-3078, Idaho Code.

IT Opinion

We need Data Centers, However I do not believe the resources in Mountain Home could not support a large one. Micro, Edge, Small to Medium Enterprise might be able to be supported her but nothing larger is recommended.

TECHNICAL STUDY CONSIDERATIONS

I asked Chat to provide a complete list of all technical studies that should be considered when creating a municipal code for data centers. These are only things to consider as we move forward in deciding what is best for our community. This is the reply.

For a municipality developing a **data-center-specific zoning ordinance**, I would build the ordinance around a technical-study framework rather than simply listing setbacks, noise limits, and water-use restrictions.

This is particularly important for **Mountain Home**, because the City's circumstances—municipal water and wastewater systems, a lagoon-based wastewater treatment system, limited infrastructure capacity, Idaho's regulatory framework, and proximity to major electrical infrastructure—make several studies much more important than they might be in a large metropolitan community.

Idaho DEQ regulates wastewater, stormwater, and pretreatment issues, and specifically recognizes that industrial/commercial facilities discharging process wastewater or cooling water can trigger additional permitting requirements. The City's existing land-use framework already provides for conditional-use and other development approvals, so these studies can be incorporated as application requirements rather than handled informally.

Complete technical-study framework

I would divide the studies into **12 major categories and approximately 40 individual studies/analyses**.

#	Technical study	What it should determine	Importance for Mountain Home
1	**Water Demand & Availability Study**	Maximum daily, monthly and annual water demand; potable vs. non-potable; source; peak demand	**Critical**
2	Water Balance Study	Intake → cooling → evaporation → blowdown → wastewater → discharge/reuse	**Critical**
3	Cooling Technology Analysis	Air-cooled, closed-loop, evaporative, hybrid, immersion, etc.	**Critical**
4	Water Conservation/Minimization Study	Whether water demand can reasonably be reduced	**Critical**
5	Groundwater Impact Study	Effect on aquifer, wells and groundwater levels	**Critical if groundwater is involved**
6	Water-System Hydraulic Capacity Study	Effect on municipal wells, storage, pumps, mains and pressure	**Critical**
7	Water-System Fire-Flow Study	Fire-flow demand and impact on existing users	**Critical**
8	Wastewater Generation Study	Sanitary + cooling/process wastewater quantities	**Critical**
9	Wastewater Characterization Study	Temperature, TDS, minerals, chemicals, metals, biocides, etc.	**Critical**
10	Wastewater Treatment Compatibility Study	Whether City's treatment system can accept the discharge	**Critical**
11	Lagoon Impact/Capacity Study	Hydraulic and biological effects on lagoon operation	**Critical for Mountain Home**

#	Technical study	What it should determine	Importance for Mountain Home
12	Pretreatment Study	Whether industrial pretreatment or local discharge limits are necessary	**Critical**
13	Wastewater Expansion/Capital Impact Study	Required treatment/collection improvements and cost	**Critical**
14	Stormwater Management Study	Runoff, detention, infiltration, water quality	**Required**
15	Stormwater Pollution Prevention Analysis	Pollutants associated with equipment/material storage	**Required where applicable**
16	Aquifer Recharge/Groundwater Protection Study	Effects of infiltration and contaminated runoff	**Important**
17	Electrical Load Study	MW demand, peak demand and load characteristics	**Critical**
18	Grid Impact Study	Effect on local transmission/distribution system	**Critical**
19	Substation/Transmission Study	Need for substations, transmission lines and upgrades	**Critical for large facilities**
20	Electrical Infrastructure Cost/Proportionate-Share Study	Who pays for system improvements	**Critical**
21	Backup Generation Study	Generator capacity, fuel, runtime and emissions	**Critical**
22	Air Quality/Emissions Study	Generator emissions and applicable permits	**Critical where generators are substantial**
23	Fuel Storage/Hazardous Materials Study	Diesel, natural gas, batteries, oils, chemicals	**Required**
24	Battery Energy Storage Safety Study	Battery chemistry, fire risk, thermal runaway, separation	**If BESS is proposed**
25	Renewable/Behind-the-Meter Energy Study	On-site generation, storage and grid relationship	**Case-dependent**
26	Noise Impact Study	Baseline + modeled operational noise	**Critical**
27	Low-Frequency/Tonal Noise Study	Transformer, chiller and mechanical-system noise	**Highly recommended**
28	Construction Noise Study	Construction-period noise and hours	**Required**
29	Vibration Study	Mechanical equipment and construction vibration	**Case-dependent**
30	Traffic Impact Analysis	Construction and operational traffic	**Required**
31	Heavy Vehicle/Construction Traffic Study	Hauling routes, road damage, oversized loads	**Critical**
32	Roadway Capacity/Pavement Impact Study	Existing road capacity and deterioration	**Critical**
33	Intersection/Access Study	Driveways, intersections, emergency access	**Required**
34	Emergency Response/Fire Protection Study	Fire access, water, staffing, equipment and response	**Critical**
35	Hazardous Materials/Risk Study	Fuel, batteries, chemicals and refrigerants	**Required**
36	Wildfire/Fire Hazard Study	Wildfire exposure and defensible space	**Important**
37	Site/Geotechnical Study	Soils, bearing capacity, settlement and foundations	**Required**
38	Drainage/Floodplain Study	Flood risk and site drainage	**Required where applicable**

#	Technical study	What it should determine	Importance for Mountain Home
39	Environmental Site Assessment	Existing contamination and hazardous substances	**Required**
40	Light Pollution Study	Exterior lighting, glare and spillover	**Required**
41	Visual/Scenic Impact Study	Building height, equipment yards, screening	**Important**
42	Landscaping/Buffer Analysis	Screening from residential/agricultural properties	**Required**
43	Heat/Noise Equipment Placement Study	Location of cooling equipment and transformers	**Recommended**
44	Waste/E-Waste Management Study	Servers, batteries, oils, electronics and hazardous waste	**Required**
45	Telecommunications/Fiber Infrastructure Study	Fiber routes, trenching and utility conflicts	**Case-dependent**
46	Land-Use Compatibility Study	Compatibility with surrounding zoning and future land use	**Required**
47	Cumulative Impact Study	Combined effects of multiple data centers	**Critical**
48	Infrastructure Capacity/Concurrency Study	Combined water, sewer, electric, roads and emergency services	**Critical**
49	Economic/Fiscal Impact Study	Tax revenue, jobs, infrastructure costs and service demands	**Recommended**
50	Decommissioning/Financial Assurance Study	Removal, abandonment, restoration and financial security	**Critical**

The most important point

I **would not require all 50 studies for every data center**.

That would make the ordinance unnecessarily burdensome and could create an argument that the City's requirements are arbitrary. Instead, I would create **tiers based on the size and characteristics of the facility**.

For example:

Tier 1 — Small data center

Potential threshold:

Under 1 MW

Generally require:

- Site plan
- Water-use statement
- Wastewater statement
- Noise study or equipment noise certification
- Traffic statement
- Fire protection plan
- Stormwater plan
- Generator/emissions information
- Hazardous-materials information
- Lighting plan

- Landscaping/screening plan

Tier 2 — Medium data center

Potential threshold:

1–10 MW

Add:

- Water demand study
- Water-system capacity analysis
- Wastewater characterization
- Wastewater treatment compatibility analysis
- Noise modeling
- Traffic impact analysis
- Electrical load study
- Generator emissions analysis
- Fire-flow analysis
- Emergency response analysis
- Infrastructure impact analysis

Tier 3 — Large/Hyperscale data center

Potential threshold:

Over 10 MW

This is where I would require the full technical review.

Add:

- Comprehensive water study
- Comprehensive wastewater study
- Lagoon impact study
- Aquifer/groundwater analysis
- Electrical grid impact study
- Substation/transmission analysis
- Comprehensive noise study
- Construction traffic study
- Road impact study
- Emergency services impact study
- Air-quality analysis
- Hazardous-materials study
- BESS study if applicable
- Cumulative-impact analysis
- Infrastructure cost/proportionate-share analysis
- Decommissioning plan
- Financial assurance

This tiered approach is consistent with what other jurisdictions are beginning to do: recent data-center regulations and proposals have focused heavily on **water, electricity, noise, setbacks, resource-use transparency and infrastructure impacts**, rather than treating a data center simply as another industrial building.

The studies I would consider absolutely essential for Mountain Home

If your goal is to create a **defensible Mountain Home ordinance**, I would put these at the top of the list.

1. Comprehensive Water Demand Study

The applicant should have to disclose:

- Maximum gallons/day
- Average gallons/day
- Annual gallons
- Peak summer demand
- Peak hourly demand
- Cooling-water demand
- Potable-water demand
- Makeup water
- Evaporative losses
- Blowdown
- Water treatment
- Water recycling
- Source of water
- Backup water source
- Percentage of municipal capacity consumed

The important distinction is that **"water use" should not be defined simply as the amount of water coming through the meter.**

A data center can have very different water characteristics depending upon its cooling technology.

---

2. Cooling Technology Study

I would make this a specific requirement.

The applicant should identify:

A. Air cooled

B. Closed-loop liquid

C. Evaporative

D. Hybrid

E. Immersion

F. Other

Then require the applicant to quantify the water and wastewater consequences of the selected technology.

This matters because two buildings that both call themselves "data centers" can have dramatically different municipal-resource impacts.

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3. Wastewater Characterization Study

This is especially important for Mountain Home.

The applicant should identify:

- Sanitary wastewater
- Cooling blowdown
- Water-treatment waste
- Reverse-osmosis reject
- Softener discharge
- Cleaning chemicals
- Biocides
- Corrosion inhibitors
- Anti-scaling chemicals
- Metals
- Total dissolved solids
- Chlorides
- Temperature
- pH
- Other pollutants

Idaho DEQ specifically regulates industrial/commercial wastewater discharges and pretreatment, including discharges to publicly owned treatment works.

That makes this much more than simply a "sewer capacity" question.

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4. Lagoon Compatibility Study

For Mountain Home, **I would make this a stand-alone study rather than burying it inside the wastewater study.**

The study should answer:

- Can the lagoon hydraulically accept the additional flow?
- Can it biologically process the additional load?
- Will cooling-water discharge alter biological treatment?
- Will increased TDS affect treatment?
- Will temperature affect treatment?

- Will chemicals inhibit biological processes?
- Will sludge production change?
- Will discharge quality change?
- Does the project reduce the City's remaining treatment capacity?
- Will additional aeration be required?
- Will lagoon expansion become necessary?
- What happens if multiple data centers are added?

This is an area where **Mountain Home's actual infrastructure should drive the ordinance**, rather than simply copying a data-center ordinance from another city.

---

5. Cumulative Water/Wastewater Study

This is one of the most important studies that is frequently overlooked.

Suppose one data center requires:

1 million gallons/year

That may not be particularly significant.

But imagine:

- Data Center A — 1 MGD
- Data Center B — 1 MGD
- Data Center C — 2 MGD
- Data Center D — 1 MGD

Now the City's infrastructure is dealing with **5 MGD of additional demand**.

The ordinance should therefore require evaluation of:

The proposed facility + approved facilities + reasonably foreseeable additional facilities.

Recent research and municipal discussions are increasingly recognizing that data centers can develop in clusters, producing cumulative impacts on water, electricity and infrastructure.

---

6. Electrical Load Study

This should be mandatory for larger facilities.

Require:

- Connected load
- Peak load
- Average load
- Expected load factor

- Initial MW
- Ultimate MW
- Expansion MW
- Number of buildings
- Substation requirements
- Transmission requirements
- Distribution upgrades
- Backup generation
- Battery storage
- Renewable generation
- Behind-the-meter generation
- Utility interconnection status

The City doesn't necessarily need to regulate the electrical utility itself.

But it **does need to understand the physical infrastructure consequences of the proposed land use.**

---

7. Noise Study

I would make this substantially more sophisticated than a normal commercial noise requirement.

The study should evaluate:

- Baseline ambient noise
- Daytime noise
- Nighttime noise
- Continuous noise
- Tonal noise
- Low-frequency noise
- Transformer noise
- Chiller noise
- Cooling tower noise
- Generator noise
- Emergency generator testing
- Mechanical equipment
- Property-line noise
- Noise at nearest residence
- Noise at nearest agricultural residence
- Cumulative noise from multiple facilities

The reason is that **data-center noise is often continuous rather than occasional**.

Some jurisdictions are now responding specifically to this issue; for example, Indianapolis' proposed framework has included specific noise limits and larger separation distances.

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8. Traffic Impact Analysis

The traffic study should have two separate components.

Construction

Evaluate:

- Concrete trucks
- Steel deliveries
- Cranes
- Heavy equipment
- Oversized loads
- Electrical equipment
- Transformers
- Generators
- Construction workers
- Peak construction traffic
- Construction routes

Permanent operation

Evaluate:

- Employees
- Contractors
- Deliveries
- Fuel deliveries
- Maintenance vehicles
- Emergency vehicles
- Waste removal

For Mountain Home, I would also require a **roadway pavement impact analysis** because the construction phase can be far more significant than the permanent traffic generated by the facility.

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9. Emergency Services Impact Study

This deserves its own study.

The applicant should identify:

- Fire protection system
- Fire-flow requirements
- Sprinkler system
- Fire suppression system
- Emergency access
- Fire department access
- Generator fuel
- Battery storage
- Hazardous materials
- Refrigerants
- Electrical hazards
- Fire department staffing implications
- Specialized equipment requirements

- Emergency response time
- Mutual-aid requirements

The question shouldn't simply be:

"Does the building meet the fire code?"

It should also be:

"Can Mountain Home realistically respond to an incident at this facility?"

---

10. Air Quality Study

Large facilities can have substantial standby-generation capacity.

The study should identify:

- Number of generators
- Generator size
- Fuel type
- Total horsepower
- Emergency vs. non-emergency operation
- Testing hours
- Expected annual operating hours
- NOx
- CO
- PM
- VOCs
- SOx
- Applicable Idaho DEQ requirements
- Applicable federal requirements

This becomes particularly important if the facility uses substantial on-site generation or behind-the-meter power.

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11. Stormwater Study

The applicant should evaluate:

- Impervious area
- Roof area
- Parking
- Equipment yards
- Drainage
- Detention
- Infiltration
- Spill containment
- Fuel storage

- Chemical storage
- Battery areas
- Transformer areas
- Snowmelt
- First-flush pollution

Idaho DEQ's stormwater program covers construction and applicable industrial activities, with requirements based on the nature of the activity and potential pollutant exposure.

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12. Geotechnical Study

A hyperscale data center can be an enormous structure with:

- Large foundations
- Heavy generators
- Transformers
- Cooling equipment
- Underground utilities
- Large paved areas

The ordinance should require normal geotechnical analysis, but also specifically identify these high-load infrastructure components.

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13. Groundwater/Aquifer Study

For Mountain Home, I would strongly consider making this mandatory whenever the project:

- Uses groundwater;
- Proposes significant groundwater withdrawal;
- Uses infiltration facilities;
- Has large chemical/fuel storage;
- Has substantial wastewater infiltration;
- Is near sensitive groundwater resources; or
- Exceeds a defined water-use threshold.

The study should address both **quantity and quality**.

---

14. Hazardous Materials Study

Require an inventory of:

- Diesel
- Natural gas
- Batteries
- Transformer oil

- Refrigerants
- Water-treatment chemicals
- Cleaning chemicals
- Lubricants
- Corrosion inhibitors
- Biocides
- Other regulated materials

The City should know **what materials will be present on the property and in what quantities before approving the facility.**

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15. Battery Energy Storage Study

This becomes increasingly important as data centers incorporate:

- UPS batteries
- Large lithium-ion systems
- Battery energy storage systems
- Behind-the-meter energy systems

The study should address:

- Battery chemistry
- Quantity
- Location
- Fire separation
- Thermal runaway
- Ventilation
- Fire suppression
- Emergency response
- Runoff containment
- End-of-life disposal

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16. Visual/Screening Study

The study should address:

- Building height
- Building mass
- Cooling towers
- Chillers
- Generators
- Substations
- Transmission infrastructure
- Security fencing
- Lighting
- Equipment yards
- Landscaping

- Views from adjacent properties

This becomes particularly important if data centers are permitted near agricultural, residential or highway corridors.

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17. Light Pollution Study

Require photometric analysis showing:

- Property-line illumination
- Spillover
- Glare
- Security lighting
- Equipment-yard lighting
- Building lighting
- Emergency lighting

The ordinance can then establish measurable limits rather than relying on subjective "no excessive glare" language.

---

18. Decommissioning Study

This is one I would **definitely include in a new ordinance**.

The applicant should explain:

- What happens when the facility becomes obsolete?
- Who removes the equipment?
- Who removes generators?
- Who removes substations?
- Who removes batteries?
- Who removes cooling equipment?
- Who removes underground infrastructure?
- How will hazardous materials be disposed of?
- How will the property be restored?

And importantly:

Financial assurance

For very large facilities, the City could consider requiring a bond, letter of credit, escrow or other financial assurance sufficient to address defined abandonment/decommissioning obligations.

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19. Cumulative Infrastructure Study

I would make this a centerpiece of the ordinance.

Instead of asking only:

"Can the City accommodate this data center?"

ask:

"Can the City accommodate this data center while maintaining adequate capacity for existing customers and reasonably foreseeable development?"

That study should model:

Water + wastewater + roads + fire + electricity + stormwater + land use

together.

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20. Proportionate-Share/Infrastructure Cost Study

This is particularly important if the City is going to require the developer to pay for improvements.

The study should identify:

1. Existing capacity
2. Existing demand
3. Available remaining capacity
4. Project demand
5. Remaining capacity after project
6. Required improvements
7. Cost of improvements
8. Portion attributable to the project
9. Portion attributable to existing deficiencies
10. Portion attributable to future growth

That gives the City a much stronger technical basis for requiring the applicant to fund its **proportionate share** rather than simply imposing an arbitrary fee.

One additional study I strongly recommend: Alternatives Analysis

For a large data center, require the applicant to compare alternatives for:

Water

- Air cooling
- Closed-loop
- Hybrid
- Reclaimed water
- Potable water

Energy

- Grid
- Renewable
- Battery
- Behind-the-meter
- Natural gas
- Other generation

Location

- Site A
- Site B
- Existing industrial site
- Brownfield/redevelopment site

Wastewater

- Municipal sewer
- Reuse
- On-site treatment
- Other lawful disposal

This forces the applicant to demonstrate **why the proposed resource-intensive configuration is necessary**.

I would organize Mountain Home's ordinance around five required studies

If you want the ordinance to be **strong but administratively manageable**, I would not put 50 separate studies into the code.

Instead, I would create **five comprehensive technical reports** with subcomponents.

Study 1 — Water Resources & Water System Impact Report

Includes:

- Water demand
- Water balance
- Cooling technology
- Conservation
- Groundwater
- Municipal water capacity
- Fire flow

Study 2 — Wastewater & Lagoon Impact Report

Includes:

- Wastewater flow

- Wastewater chemistry
- Cooling blowdown
- Pretreatment
- Lagoon capacity
- Treatment compatibility
- Cumulative wastewater impacts

This is particularly important because Idaho DEQ's regulatory framework specifically addresses industrial/commercial discharges and pretreatment to public treatment works.

Study 3 — Energy & Electrical Infrastructure Report

Includes:

- MW demand
- Peak demand
- Grid impacts
- Substations
- Transmission
- Backup generators
- Batteries
- Behind-the-meter generation
- Air emissions

Study 4 — Community & Site Impact Report

Includes:

- Noise
- Traffic
- Roads
- Emergency services
- Fire protection
- Lighting
- Visual impacts
- Landscaping
- Construction impacts
- Hazardous materials

Study 5 — Cumulative & Infrastructure Capacity Report

Includes:

- Existing infrastructure capacity
- Project demand
- Other approved data centers
- Planned data centers
- Cumulative water
- Cumulative wastewater
- Cumulative electricity
- Cumulative traffic
- Cumulative emergency-service demand

- Infrastructure costs
- Proportionate share
- Decommissioning

The ordinance should also establish thresholds

I would **not make "data center" itself the trigger for every technical study**.

Instead, establish objective triggers such as:

Trigger	Study requirement
Any data center	Basic site/resource disclosure
>1 MW	Electrical impact study
>1 MW water demand threshold	Water study
Process/cooling wastewater	Wastewater characterization
Significant wastewater discharge	Lagoon/treatment compatibility
>10 MW	Comprehensive infrastructure study
>10 MW	Cumulative impact study
Large generators	Air-quality study
BESS	Battery/fire study
Groundwater withdrawal	Groundwater study
Significant construction	Traffic/road study
Near residential property	Noise study
Significant fuel/chemical storage	Hazardous-material study
Multiple buildings/phases	Master infrastructure study
Major expansion	Updated cumulative study

That approach is important because **not every data center is environmentally or infrastructurally equivalent**.

An enterprise server room in an existing commercial building shouldn't be regulated the same way as a 500-MW hyperscale AI campus.

The biggest issue I would address in the Mountain Home ordinance

I would specifically prohibit an applicant from saying:

"The utility has capacity."

and treating that as the end of the analysis.

Likewise:

"The City has sewer capacity."

shouldn't end the wastewater analysis.

The City's question should be:

Does the proposed development have sufficient capacity without unreasonably reducing the level of service available to existing and reasonably anticipated users, and who is responsible for infrastructure needed because of the development?

That distinction is especially important for a smaller community. Recent communities considering data-center regulations are increasingly looking at water, energy, infrastructure, noise and cumulative effects together rather than evaluating the facility solely as a conventional industrial use.

My recommended "must-have" list for Mountain Home

If I were helping you construct the actual ordinance, I would make these the **core technical requirements**:

1. **Water Availability & Demand Study**
2. **Cooling Technology & Water Conservation Study**
3. **Wastewater Characterization Study**
4. **Wastewater/Lagoon Compatibility Study**
5. **Municipal Water & Sewer Capacity Study**
6. **Electrical Load & Infrastructure Impact Study**
7. **Noise Impact Study**
8. **Traffic Impact Study**
9. **Road/Pavement Impact Study**
10. **Fire & Emergency Services Impact Study**
11. **Air Emissions Study**
12. **Stormwater/Drainage Study**
13. **Hazardous Materials Study**
14. **Battery Energy Storage Study, if applicable**
15. **Groundwater/Aquifer Study, if applicable**
16. **Lighting/Visual Impact Study**
17. **Construction Impact Management Study**
18. **Cumulative Impact Study**
19. **Infrastructure Cost/Proportionate-Share Study**
20. **Decommissioning & Financial Assurance Plan**

That 20-study framework would give Mountain Home a very defensible technical foundation without requiring a small, low-impact data center to perform a hyperscale-level environmental review.

And because Mountain Home's wastewater system is a **lagoon system**, I would put **water, wastewater chemistry, lagoon treatment compatibility, and cumulative capacity** at the very center of the ordinance rather than treating them as secondary environmental considerations.

city of Mountain Home

June 16, 2026

Members of the Planning and Zoning Commission,

I address you today to present what I believe to be an urgent matter of Land Use regarding **data centers.** As you may know, Mountain Home sits upon a limited resource of subterranean water dubbed "The Mountain Home Plateau Aquifer, which according to studies suffers annual groundwater deficits of 40,000 acre-feet per year[1].

Those of us who have intimate knowledge of the strain that our aquifer is under, coupled with the limited capacity of the City's wastewater storage capacity and inability to treat certain aspects of industrial wastewater; it is my belief that the community and its residents who own these municipal systems respectively cannot shoulder the burden and make data centers an incompatible use.

It is my hope that together the P&Z Commission, Mayor and City Staff, and City Council that we can address this topic swiftly and decisively.

Currently Mountain Home City Code does not address this element of potential development by definition, under "9-3-2 DEFINITIONS ENUMERATED", nor is there any applicable entry within 9-7-4 "LAND USE CHART"

The 2026 Idaho Legislative Session saw House Bill No. 895 become law (attached) and enacted in I.C. § 42-255 directly address data centers, spelling out that:

> *SECTION 1. LEGISLATIVE FINDINGS AND INTENT. (1) The Legislature finds that data centers, as defined in section 63-3622VV, Idaho Code, require significant amounts of water, and, therefore, finds, for purposes of sections 42-202A and 42-222, Idaho Code, that the water required by data centers:*
>
> *(a) Conflicts with the local public interest as defined in section 42-202B, Idaho Code;*
>
> *(b) Is contrary to the conservation of water resources within the state of Idaho; and*

[1] https://idwr.idaho.gov/wp-content/uploads/2026/05/IWRB-Board-No.-6-26-Meeting-Materials-FINAL.pdf

(c) Will adversely affect the local economy of the watershed or local area within which the source of water for the proposed use originates

and providing definition of such under I.C. § 63-3622VV(2)(f):

(f) "Data center" means a facility comprised of one (1) or more buildings in Idaho that is used to house eligible server equipment for the transmission and storage of data where the facility has the following characteristics:

(i) Uninterruptible power supplies, generator power, or both;

(ii) Sophisticated fire suppression and prevention systems; and

(iii) Enhanced physical security and restricted access.

And further placing limitations on consumptive use:

42-252. LIMITATIONS ON CONSUMPTIVE USE -- DATA CENTERS. Data centers, as that term is defined in section 63-3622VV, Idaho Code, that begin construction on or after July 1, 2026, ***may not use water for cooling purposes as a consumptive use, unless the water is supplied by a municipal****, water district, or water and sewer district* ***water system****.*

My suggested approach is that we:

1. Utilize the bulk of the language provided in related Idaho Code for the addition of a definition under 9-3-2 DEFINITIONS ENUMERATED
2. Add the term to the 9-7-4 LAND USE CHART
3. State “NOT PERMITTED” in any zoning district in the City of Mountain Home

Vr,

Scott Harjo

Mountain Home City Council

LEGISLATURE OF THE STATE OF IDAHO
Sixty-eighth Legislature Second Regular Session - 2026

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 895

BY WAYS AND MEANS COMMITTEE

AN ACT

RELATING TO DATA CENTERS; PROVIDING LEGISLATIVE FINDINGS AND INTENT; AMENDING CHAPTER 2, TITLE 42, IDAHO CODE, BY THE ADDITION OF A NEW SECTION 42-252, IDAHO CODE, TO ESTABLISH LIMITATIONS FOR CONSUMPTIVE USE OF WATER FOR DATA CENTERS; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. (1) The Legislature finds that data centers, as defined in section 63-3622VV, Idaho Code, require significant amounts of water, and, therefore, finds, for purposes of sections 42-202A and 42-222, Idaho Code, that the water required by data centers:

(a) Conflicts with the local public interest as defined in section 42-202B, Idaho Code;

(b) Is contrary to the conservation of water resources within the state of Idaho; and

(c) Will adversely affect the local economy of the watershed or local area within which the source of water for the proposed use originates, in the case where the place of use is outside of the watershed or local area where the source of water originates.

(2) The Legislature further finds that the director of the Department of Water Resources is required to make findings related to these criteria when evaluating a new appropriation or transfer of existing water rights for data centers, and it is the intent of the Legislature for the director to consider these legislative findings regarding the data center's consumptive use and its impacts to Idaho's water supply.

SECTION 2. That Chapter 2, Title 42, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW SECTION, to be known and designated as Section 42-252, Idaho Code, and to read as follows:

42-252. LIMITATIONS ON CONSUMPTIVE USE -- DATA CENTERS. Data centers, as that term is defined in section 63-3622VV, Idaho Code, that begin construction on or after July 1, 2026, may not use water for cooling purposes as a consumptive use, unless the water is supplied by a municipal, water district, or water and sewer district water system.

SECTION 3. An emergency existing therefor, which emergency is hereby declared to exist, this act shall be in full force and effect on and after July 1, 2026.

Information Harjo - Data Centers

Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 63
REVENUE AND TAXATION
CHAPTER 36
SALES TAX

63-3622VV. IDAHO INFORMATION TECHNOLOGY EQUIPMENT. (1) On and after July 1, 2020, there is exempted from the taxes imposed by this chapter the purchase or use of eligible server equipment and new data center facilities, as defined in this section. The exemption provided in this section shall be available only to qualifying business entities and contractors installing eligible server equipment or building new data center facilities for qualifying business entities. The exemption provided in this section shall not be available for property that has been the subject of business incentives granted to a taxpayer or its affiliates, pursuant to the Idaho reimbursement incentive act, sections 67-4737 through 67-4744, Idaho Code.

(2) As used in this section:

(a) "Business entity" means a separate legal entity or separately operated segment of business that exists for the primary purpose of engaging in a commercial activity for profit and whose sole purpose is the operation of a data center. For the purposes of this section, a separately operated segment of business is a segment of a business for which separate records are maintained and that is operated by an employee or employees whose primary employment responsibility is to operate the business segment.

(b) "Cabling" means a fiber or copper cable used in data centers to connect information sources to a server or storage device.

(c) "Capital investment" means real or tangible personal property that is purchased for use in Idaho and is used by a business entity for the purpose of operating a data center.

(d) "Chiller" means a cooling system used in data centers to remove heat from an element and deposit it into another element.

(e) "Commencement of operations" means the date on which a certificate of occupancy is issued for a data center.

(f) "Data center" means a facility comprised of one (1) or more buildings in Idaho that is used to house eligible server equipment for the transmission and storage of data where the facility has the following characteristics:

(i) Uninterruptible power supplies, generator power, or both;

(ii) Sophisticated fire suppression and prevention systems; and

(iii) Enhanced physical security and restricted access.

(g) "Eligible server equipment" means new server equipment acquired by a qualifying business entity as described in this subsection that is maintained and operated in a data center located in Idaho for the sole purpose of data transmission and storage services, providing data and transaction processing services, information technology services, or computer collocation services. "Eligible server equipment" includes

servers, rack servers, chillers, storage devices, generators, cabling, and enabling software integral to or installed on such equipment.

(h) "Generator" means an engine used in data centers to convert mechanical energy into electricity.

(i) "New data center facilities" means buildings or structural components of buildings, including equipment, materials, and fixtures thereof, that are used in or intended for use primarily as a data center in Idaho.

(j) "New jobs" means new jobs created in Idaho that are nonseasonal, full-time jobs that collectively pay an average weekly wage that equals or exceeds the average weekly wage for the county where the data center is located, as determined by the most recent report of the United States bureau of labor statistics. A job that merely changes locations within the state of Idaho shall not be considered a new job under this section. New jobs must exceed the business entity's highest number of full-time employees in Idaho during the twenty-four (24) months immediately preceding the commencement of operations of the data center.

(k) "Qualifying business entity" means a business entity that certifies to the state tax commission that it will make capital investments in one (1) or more data centers after July 1, 2020, in amounts of at least two hundred fifty million dollars ($250,000,000) in the aggregate within the first five (5) years after commencement of construction and that it will create and maintain at least thirty (30) new jobs at the data center within two (2) calendar years after the commencement of operations. Such business entities shall be entitled to a provisional exemption pursuant to this section during the period in which they make capital investments in data center property. If a business entity fails to meet the investment and job creation requirements provided within the time periods required in this section, it shall pay sales or use taxes that would have been due if not for the granting of the provisional exemption. If a business entity meets the investment and job creation requirements provided within the time periods required in this section, its provisional exemption shall become final without further action, and thereafter the exemption shall also apply to all additional purchases of eligible server equipment and purchases associated with constructing new data center facilities.

(l) "Rack server" means a computer in a data center dedicated to use as a server and designed to be installed in a framework called a rack.

(m) "Server" means a computer or computer program used in data centers that manages access to a centralized resource or service in a network.

(n) "Storage device" means a piece of computer equipment on which information can be stored and that is used in data centers.

(3) The state tax commission may promulgate rules to administer and enforce the provisions of this section, including the promulgation of rules relating to the provision of information necessary to certify that the taxpayer satisfies the criteria for a qualifying business entity. For the purpose of carrying out its duties to administer and enforce the provisions of this section, the state tax commission shall have the powers and duties provided by sections 63-217, 63-3038, 63-3039, 63-3042 through 63-3067, 63-3068, 63-3071, and 63-3074 through 63-3078, Idaho Code.

Information Harjo - Data Centers

History:
[63-3622VV, added 2020, ch. 335, sec. 1, p. 973.]

How current is this law?

Information Harjo - Data Centers

9-3-2: DEFINITIONS ENUMERATED – ADD:

DATA CENTER: Any facility, campus, structure, or use primarily engaged in the storage, processing, management, routing, cryptocurrency mining, artificial intelligence computing, cloud computing, or transmission of digital data through servers, high-density computing systems, or similar infrastructure, including associated cooling systems, substations, generators, utility systems, and supporting infrastructure.

9-7-4: LAND USE CHART - ADD:

Land Use		Zoning District										
		R-1	R-2	R-3	R-4	LO/R	C-1	C-2	C-3	C-4	I-1	I-2
Industrial												
	Contractor's shop and yard									C	P	P
	Data Center											C
	Energy production facility										C	P

Intent:

Data Centers shall be prohibited in all zoning districts except I2 Heavy Industrial zone.

Data Centers shall not be permitted as a matter of right in any other zoning district.

All Data Centers shall require approval through a rigorous Conditional Use Permit.

NEW CODE SECTION:

A. Conditional Use Permit Required.

A Data Center may only be approved through a Conditional Use Permit following two (2) separate public hearings, one each, before the Planning and Zoning Commission, and the City Council.

The applicant shall bear the burden of proving compliance with all requirements of this Section.

The City may deny any application where the applicant fails to demonstrate that the proposed use will not materially impair public health, safety, welfare, agricultural resources, water resources, utility reliability, or rural character.

B. Minimum Standards.

No Data Center may be approved unless the applicant demonstrates compliance with all of the following:

1. Minimum parcel size of 100 acres

2. Minimum setbacks of:

a. Two (2) miles from any residence not owned by the applicant;

b. Two (2) miles from any platted subdivision;

c. One (1) mile from any school, church, park, or public gathering area;

3.. Adequate electrical infrastructure exists without materially impairing residential, agricultural, municipal, or future community electrical needs;

4. No Data Center shall exceed an average electrical demand of 25 megawatts without specific approval of the City Council upon clear and convincing evidence that the use will not materially impair electrical reliability, regional operations, or future growth;

5. No public funds shall be expended for infrastructure improvements primarily benefiting a Data Center;

6. The applicant shall pay all costs associated with utility upgrades, road improvements, drainage improvements, fire protection improvements, emergency response impacts, environmental review, and third-party technical review;

7. The proposed facility shall not consume more than an average of XXXXX gallons of water per month unless specifically approved by the City Council, upon clear and convincing evidence that such use will not negatively impact domestic, agricultural, municipal, or groundwater users, and will subject to periodic review as determined by The City;

8. No groundwater withdrawal associated with the facility shall be permitted. The proposed facility must not make any measurable adverse impact to neighboring wells, springs, irrigation systems, aquifers, or surface water systems;

9. The applicant shall submit a hydrological study prepared by a licensed professional demonstrating the long-term sustainability of all proposed water usage;

10. Evaporative cooling systems, and water consumptive uses the exception of human needs are prohibited;

11. Closed-loop or equivalent water conservation cooling systems shall be utilized to the maximum extent reasonably feasible;

12. No discharge, exhaust, cooling system, or operational activity shall increase the ambient temperature at the property boundary by more than five (5) degrees Fahrenheit above naturally occurring conditions;

13. Waste heat and thermal emissions shall not materially impact neighboring agricultural operations, livestock, wildlife, groundwater, surface water, or residential properties;

14. Noise generated by the facility shall not exceed 35 dBA nighttime or 45 dBA daytime at any residence;

15. Exterior lighting shall be fully shielded, directed downward, and compliant with dark sky standards;

16. Backup generator testing shall not exceed four (4) hours per month excluding actual emergencies;

17. Generator operation during declared air stagnation advisories, burn bans, or similar air quality events may be prohibited;

18. The applicant shall provide all reasonably necessary fire suppression infrastructure and emergency response improvements attributable to the project;

19. The applicant shall comply with all requirements regarding decommissioning and financial assurance;

20. The applicant shall demonstrate that no feasible non-agricultural alternative site reasonably exists within the City, Area of Impact, or parcels qualifying for annexation, capable of serving the proposed use with lesser impact to agricultural land and water resources.

C. Annual Review

Conditional Use Permits for Data Centers shall be subject to annual review by the City. The City may impose additional conditions, suspend operations, or revoke approval upon findings that the facility has created adverse impacts to public health, safety, welfare, water resources, agricultural operations, utility reliability, or neighboring properties.

D. Cryptocurrency Mining.

Cryptocurrency mining operations shall be considered Data Centers for purposes of this Ordinance and shall be subject to all provisions herein.

E. Additional Review Factors.

In evaluating any application under this Ordinance, the City may consider:

- Water consumption;
- Electrical demand;
- Heat generation;
- Generator fuel storage;
- Utility impacts;
- Fire suppression capability;
- Emergency response capability;
- Air quality impacts;
- Groundwater impacts;
- Agricultural impacts;
- Impacts on neighboring property values;
- Impacts on future development;
- Comprehensive Plan consistency;
- Any other factor affecting public health, safety, welfare, or rural character

F. No Vested Right.

Approval of a Conditional Use Permit under this Ordinance shall not create a vested right to continued operation where the City determines that the use threatens public health, safety, welfare, agricultural resources, water resources, or utility reliability

G. Decommissioning And Financial Assurance.

1. Prior to issuance of any permit, the applicant shall provide a decommissioning plan prepared by qualified professionals and approved by the City

2. The decommissioning plan shall include:
   - Removal of all buildings, foundations, utility infrastructure, cooling systems,
   - substations, generators, fuel storage systems, transmission infrastructure, hazardous materials, and associated improvements;
   - Restoration of the site to a condition suitable for agricultural or other lawful use;
   - Remediation of environmental contamination;
   - Disposal of all waste materials in compliance with applicable law.

3. Prior to commencement of construction, the applicant shall provide financial assurance in a form acceptable to the City, including but not limited to:
   - Cash deposit;
   - Irrevocable letter of credit;
   - Surety bond;
   - Escrow account;
   - Other security approved by the City.

4. The amount of financial assurance shall:
   - Be based upon the full estimated cost of decommissioning prepared by an independent qualified professional approved by the City;
   - Include all demolition, environmental remediation, hazardous material removal, disposal, restoration, engineering, administrative, legal, and inflationary costs;
     Include a minimum contingency factor of two hundred percent (200%) above the estimated decommissioning cost;
   - Be reviewed and adjusted not less than every two (2) years;
   - Automatically increase annually based upon the Consumer Price Index or other inflation index approved by the City

5. The City may require increases in the amount of financial assurance at any time upon evidence that existing financial assurance may become insufficient to fully protect the City and its taxpayers from present or future decommissioning costs.

6. Self-bonding shall not be permitted.

7. The City may require:
   - Parent company guarantees;
   - Additional security instruments;
   - Third-party financial review;
   - Independent cost analysis at the applicant's expense.

8. Failure to maintain required financial assurance shall constitute grounds for permit suspension, revocation, or cessation of operations.

9. The City may access the financial assurance upon:

   - Abandonment;
   - Insolvency;
   - Permit revocation;
   - Cessation of operations;
   - Failure to timely complete decommissioning activities;
   - Failure to maintain required financial assurance.

10. Decommissioning activities shall commence within twelve (12) months following cessation of operations unless otherwise approved by the City.

Outlook

Thoughts on Data Centers

From David Johnson <djohnson@mountain-home.us>
Date Wed 6/24/2026 7:19 PM
To Brenda Ellis <bellis@mountain-home.us>

Internal (djohnson@mountain-home.us)

Safe Spam Phish More... FAQ

Ms. Ellis
In our last meeting you asked us to share our thoughts with you on Data Centers. The following are mine.

There is a difference between a data center and a server room. Server rooms are typically rooms within a building used to serve the computing needs of the building and sometimes provide remote access to customers, as in the case of banks. Typically, server rooms are air-conditioned using standard technology, with no water involved. Data centers are typically buildings containing servers used for data processing and data storage, "the cloud", accessed from outside the facility. Data centers use a large amount of water in the form of cooling towers, essentially big evaporative coolers. A liquid is circulated through the building, collecting heat that is then transferred through heat exchangers in the cooling tower and returned to the facility. The water used to cool in the cooling towers evaporates into the air and is not recoverable. New technology is developing that cools with less or no water, but these systems are more expensive to purchase and install, so they have not yet become common.

As to whether we should allow data centers to be built within the Mountain Home area, my thoughts are that it would depend on the type of data center and the amount of water they would use. I would be in favor of a low or no-water-use data center.

Thank You,

David A. Johnson

Outlook

Re: Data Centers

From Kristopher Wallaert <[redacted]
Date Tue 7/14/2026 8:22 AM
To Brenda Ellis <bellis@mountain-home.us>
Cc Nicole Coffey <nnutting@mountain-home.us>; Geoff Schroeder <gas@msbtlaw.com>

1 attachment (63 KB)
Data Center Ordinance .PDF;

Caution: External (drwallaert@gmail.com)
Internal Name Match Details

Safe Spam Phish More... FAQ

Here are my thoughts on code and ordinance for Data Centers. As mentioned in our meeting, the definition is what needed to be carefully considered. In this proposal, I have also tried to make it so there would be no loopholes in the possible development of a data center or anything like it. I look forward to hearing your thoughts.

Kristopher Wallaert, EdD
www.selfless-leadership.com
"Stay humble, stay hungry, always hustle."

On Mon, Jul 13, 2026, 17:15 Brenda Ellis <bellis@mountain-home.us> wrote:

> Good evening,
>
> This is a reminder regarding coming up with language regarding data centers in the city limits. Packet will go out on Thursday. I have received input from one commission member only at this time. If you have input to provide, please send it over as soon as possible, so your information can be included in the packet for discussion.
>
> **Brenda Ellis**
> City Planner, Development Services
>
> City of Mountain Home
> 160 S. 3rd East
> Mountain Home, Idaho 83647
>
> P (208) 580-2091
> F (208) 587-2171

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, AMENDING TITLE 9 (ZONING REGULATIONS) OF THE MOUNTAIN HOME CITY CODE TO DEFINE AND EXPLICITLY PROHIBIT DATA CENTERS, HIGH-DENSITY PROCESSING FACILITIES, AND RELATED USES WITHIN ALL ZONING DISTRICTS; PROHIBITING THE ISSUANCE OF VARIANCES, CONDITIONAL USE PERMITS, OR SPECIAL EXCEPTIONS FOR SUCH USES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pursuant to Idaho Code § 67-6511 (The Local Land Use Planning Act), the City of Mountain Home has the authority to establish zoning districts and regulate the uses permitted within those districts to protect public health, safety, and general welfare; and

WHEREAS, the City Council finds that high-density computing facilities create disproportionate burdens on public infrastructure, including critical municipal water supplies, wastewater systems, and electrical grid reliability, while offering minimal local employment density;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO:

SECTION 1: AMENDMENT TO DEFINITIONS

Section 9-1-3 (Definitions) of the Mountain Home City Code is hereby amended to include the following definition, which shall be interpreted with the broadest possible scope to prevent evasion through nomenclature:

"Data Center and High-Density Processing Facility" means any facility, building, structure, or portion thereof, primarily used, designed, or intended to house computer servers, data storage systems, network infrastructure, and associated cooling and power equipment dedicated to the centralized processing, hosting, storage, management, or distribution of digital data, cloud computing services, artificial intelligence (AI) training or inference, or cryptocurrency/blockchain mining.

Inclusions: This definition explicitly encompasses, but is not limited to, facilities referred to as server farms, data hubs, web hosting centers, digital telecommunication switches, co-location facilities, high-performance computing centers, technology fulfillment centers, or decentralized ledger processing facilities.

Exclusions / Threshold: This definition shall not apply to standard on-site IT closets, localized computer networks, or server racks that are strictly ancillary, secondary, and necessary to the daily operations of an otherwise permitted primary business, commercial enterprise, educational institution, or government building on the same premises, provided that such ancillary equipment does not occupy more than five percent (5%) of the net floor area of the structure or exceed a total electrical load capacity of fifty (50) kilowatts (kW).

SECTION 2: PROHIBITION ACROSS ALL ZONING DISTRICTS

The Mountain Home City Code, Title 9, is hereby amended to establish a comprehensive, city-wide prohibition.

Absolute Prohibition: The establishment, construction, development, operation, expansion, or maintenance of any Data Center and High-Density Processing Facility is strictly prohibited within all zoning districts of the City of Mountain Home, Idaho, now existing or hereafter created.

No Exceptions: No Data Center and High-Density Processing Facility shall be permitted as a principal use, accessory use, conditional use, special exception, or temporary use anywhere within the city limits.

SECTION 3: LOOPHOLE CLOSURE & VARIANCE RESTRICTIONS

To ensure no administrative or legal mechanisms can circumvent this prohibition, the following restrictions apply to all municipal boards, commissions, and staff:

No Use Variances: The Planning and Zoning Commission and the City Council are strictly prohibited from granting a use variance, variance, or special waiver to permit a Data Center and High-Density Processing Facility.

No Unclassified or Similar-Use Allowances: If an applicant argues that a proposed project is an "unclassified use" or matches a permitted use category (such as "Light Industrial," "Office," "Public Utility," or "Research and Development"), the Zoning Administrator shall evaluate the physical characteristics of the use. If the use meets the definition in Section 1, it must be denied.

Prohibition on Annexation Agreements: The City shall not enter into any pre-annexation or development agreement that permits, guarantees, or contemplates the future development of a Data Center and High-Density Processing Facility.

SECTION 4: THE UTILITY BACKSTOP

In the event that a developer attempts to recharacterize a data center under a novel business name or legal loophole not captured by Section 1, any proposed commercial or industrial facility that meets either of the following operational profiles shall be deemed a de facto Data Center and is prohibited:

The Power Threshold: Any facility whose primary activity results in a continuous electrical power demand density exceeding 250 watts per square foot of occupied building space.

The Employment-to-Utility Ratio: Any commercial or industrial facility with a projected total water consumption exceeding 10,000 gallons per day or an electrical load exceeding 1 Megawatt (MW), while simultaneously projecting an employment density of fewer than one (1) full-time equivalent (FTE) employee per 5,000 square feet of gross building area.

SECTION 5: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.
PASSED by the City Council of Mountain Home, Idaho, this ___ day of _____, 2026.

Outlook

Re: Data Centers

From Billy Roeder [redacted]
Date Mon 7/13/2026 6:51 PM
To Brenda Ellis <bellis@mountain-home.us>
Cc Nicole Coffey <nnutting@mountain-home.us>; William Roeder <billyroeder1@gmail.com>

External [redacted]

Graymail Spam Phish More... FAQ

Good day,

Sorry for the late reply; we have been in wedding planning mode. I did some benchmarking from several cities in Utah, even though many cities have placed a moratorium on these facilities.

After reviewing these examples, it seems that many of the restrictions being implemented could make it quite challenging to establish a site. That said, I was mainly brainstorming and pulling ideas based on what other municipalities are doing....

Again, some ideas to consider....

Recommended Data Center Ordinance Restrictions

1. Zoning Restrictions

- Permit data centers only in Heavy Industrial (I-2) or Technology Park districts.
- Prohibit data centers in residential, agricultural, and downtown commercial districts.
- Require a Conditional Use Permit (CUP) for all new facilities.

2. Minimum Site Requirements

- Minimum parcel size of 20–50 acres.
- Minimum lot width of 500 feet.
- Direct access to an arterial roadway.

- Proximity to high-voltage electrical transmission infrastructure.

3. Setback Requirements

- 500 feet from residential zoning districts.
- 300 feet from schools, parks, and hospitals.
- 150 feet from public road rights-of-way.
- 100-foot landscaped buffer around the site.

4. Electrical Capacity

Applicants shall demonstrate:

- Existing electrical grid capacity.
- Utility approval for electrical service.
- Construction of required substations.
- No adverse impacts on existing residential or commercial customers.

5. Water Use Restrictions

- Submission of a Water Impact Study.
- Annual water-use reporting.
- Water conservation plan.
- Alternative cooling methods when feasible.
- Drought contingency plan.
- The City may limit potable water use during declared drought emergencies.
- Water recoupation plan, (similar to a car wash)

6. Noise Standards

- Maximum 55 dBA during daytime.
- Maximum 45 dBA during nighttime at the nearest residential property line.
- Backup generator testing limited to specified daytime hours, except during emergencies.

7. Air Quality

- Backup generators shall comply with all federal and state emissions standards.
- Fuel storage shall meet applicable fire and environmental regulations.

8. Building Design

- Architectural treatment to reduce industrial appearance.
- Rooftop equipment screened from public view.
- Exterior lighting designed to minimize light trespass.
- Landscaping compatible with community character.

9. Traffic Management

Applicants shall provide:

- Construction traffic management plan.
- Approved haul routes.
- Dust control measures.
- Road maintenance agreement when warranted.

10. Environmental Protection

Require:

- Stormwater Pollution Prevention Plan (SWPPP).
- Spill prevention and hazardous materials plan.
- Wildlife and habitat assessment, when applicable.
- Erosion and sediment control measures.

11. Security

- Controlled facility access.
- Twenty-four-hour surveillance.
- Emergency communications plan.
- Coordination with local police and fire departments.

12. Emergency Services

Applicants shall submit:

- Fire protection analysis.
- Hazardous materials inventory.
- Emergency response plan.
- Annual coordination meeting with emergency responders.

13. Utility Cost Recovery

Developers shall be responsible for:

- Off-site utility improvements.
- Road improvements necessitated by the project.
- New electrical substations or transmission upgrades directly attributable to the development.
- Infrastructure agreements approved by the City.

14. Fiscal Impact Analysis

Projects exceeding 25 MW shall submit an independent fiscal impact study evaluating:

- Tax revenues.
- Public service costs.
- Infrastructure demands.
- Long-term economic benefits.

15. Expansion Restrictions

Any increase exceeding:

- 20% electrical capacity,
- 25% building floor area, or
- Significant increases in water demand,
  shall require a new Conditional Use Permit or amendment.

16. Decommissioning

Require a decommissioning plan that includes:

- Removal of abandoned equipment.

- Site restoration.
- Financial assurance (bond or letter of credit) to ensure completion.

17. Annual Reporting

Operators shall annually report:

- Electrical consumption.
- Water usage.
- Generator testing.
- Cooling technology changes.
- Major emergency incidents.
- Expansion plans.

On Mon, Jul 13, 2026, 5:15 PM Brenda Ellis <bellis@mountain-home.us> wrote:

> Good evening,
>
> This is a reminder regarding coming up with language regarding data centers in the city limits. Packet will go out on Thursday. I have received input from one commission member only at this time. If you have input to provide, please send it over as soon as possible, so your information can be included in the packet for discussion.
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> **Brenda Ellis**
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> www.mountain-home.us

city of Mountain Home

As Data Centers are considered included is the current City Code for Sound Decibel Levels. And included is the Zoning Schedule of Bulk and Coverage Controls.

9-7-2: Land Use Regulations: C. When a use is not listed as a permitted use, such use shall be expressly prohibited.

7-7-4: MAXIMUM PERMISSIBLE SOUND LEVELS:

For the sound sources located within the city, the maximum sound levels permissible are as follows:

Receiving Property	Maximum dBA Level
Residential	80
Commercial	80
Industrial	90

(Ord. 1002, 12-13-1982)

7-7-5: MAXIMUM NIGHTTIME SOUND LEVELS:

Between the hours of ten o'clock (10:00) P.M. and eight o'clock (8:00) A.M., the levels established by section 7-7-4 of this chapter are reduced by fifteen (15) dBAs. (Ord. 1002, 12-13-1982)

7-7-7: MEASUREMENT OF SOUND:

If the measurement of sound is made with a sound level meter, it shall be an instrument in good operating condition, and shall meet the requirements for a type I or type II instrument as described in the American National Standards Institute specifications. (Ord. 1002, 12-13-1982)

9-7-8: ZONING SCHEDULE OF BULK AND COVERAGE CONTROLS:

Commercial/Industrial Districts:

District	Minimum Lot Area [3]	Minimum Yard Setback Requirements [5]				Maximum Lot Coverage	Maximum Building Height [12]	Minimum Street Frontage
		Front [7]	Rear	Interior Side [8]	Street Side [8]			
LO [9]	Limited Office/7,000 sf (Residential/R-4 standards)	20' [1]	15'	5' 10'	20'	50%	30'	50'
C-1 [9]	Neighborhood Commercial/1 - 5 acres (Residential/R-4 standards)	20' [1]	15'	10'	20'	70%	35'	n/a
C-2 [9]	Commercial (Residential/R-4 standards)	n/a	n/a	n/a	Clear vision triangle	n/a	55'	n/a
C-3 [9]	Commercial (Residential/R-4 standards)	20' [1]	8' with alley 16' no alley	5' [4]	20'	No portion of lot shall be undeveloped	45'	n/a
C-4	Commercial (Residential/R-4 standards)	30' [1]	8' with alley, 16' no alley	5' [4]	30'	No portion of lot shall be undeveloped	45'	n/a
I-1	n/a No residential	30' [1]	n/a	n/a [4]	30'	No portion of lot shall be undeveloped	60'	n/a
I-2	n/a No residential	30' [1]	n/a	n/a	30'	No portion of lot shall be undeveloped	60'	n/a

Notes:

1. Gateway/highways 30 feet. Arterial or collectors, 25 feet. Large sized building and/or height of building may require a 60 foot setback.
2. Single-family/multiple. (Also see section 9-7-6 of this chapter.)
3. Minimum lot size shall be determined exclusive of land that is used for streets, highways, roads and rights-of-way.
4. If property abuts Residential Zone, 10 foot setback with buffer screening regulations. (See chapter 11 of this title.)
5. No structure may encroach upon the front or street yard unless otherwise permitted herein.
6. Corner lots (new subdivisions) shall be significantly larger to accommodate setbacks.
7. The required front setback or the already established front setbacks of the majority of buildings on the street, whichever is greater.
8. Older subdivisions: Side yard setback shall be as required or may be the established side yard setback of the majority of buildings on the block as determined by the Code official.
9. Business shall be conducted within enclosed buildings.
10. Odd numbered lots shall have a 2 foot larger front setback than even numbered lots (i.e., R-3 even number lot 20 feet, odd numbered lot 22 feet).
11. These setback area rules and requirements shall not apply to carport in setback areas as defined in section 9-3-2 of this title.
12. FAA Regulations may reduce building height allowance.
13. No detached accessory building shall occupy more than 15% of the lot

Comments from Staff - Data Centers

The information below has been obtained from internet in an effort to understand the potential types of data centers, their characteristics, water, and power consumption, Land requirements, as well as hazards. As we discuss the future of Data Centers for this community, we will build our Ordinance based on these conversations. We will need to decide where within the ordinances for this information such as placing it in Title 9, Chapter 9: Unique Land Uses and Performance Standards or create a Chapter dedicated to Data Centers.

Challenges Cities Face
Power Grid Stress
Electricity demand can grow faster than utilities can build capacity.
Water Usage Concerns
Communities in drought-prone regions may worry about competition for water resources.
Limited Local Employment
Modern data centers are highly automated, so permanent job creation is sometimes lower than residents expect.
Land Competition
Large campuses can occupy hundreds of acres that might otherwise be used for housing, manufacturing, or commercial development.
Environmental Concerns
Residents may raise concerns about:

- Carbon emissions
- Backup diesel generators
- Noise from cooling systems
- Visual impact of large industrial buildings

Data Centers: Overview, Impacts, and Municipal Planning Considerations
Introduction
A data center is a facility that houses computer servers, storage systems, networking equipment, power infrastructure, and cooling systems used to process, store, and distribute digital information. Data centers support cloud computing, artificial intelligence (AI), streaming services, telecommunications, financial systems, government operations, and enterprise computing.
As demand for digital services and AI continues to grow, communities across the United States are experiencing increased interest in data center development. While these facilities can provide economic benefits, they also raise concerns related to electricity demand, water consumption, land use, infrastructure capacity, and environmental impacts.

Types of Data Centers
Enterprise Data Center
A facility owned and operated by a single organization for its exclusive use.
Typical Characteristics

- High degree of operational control
- Customized infrastructure
- Managed by internal IT staff

Typical Size

- 5–50 acres
- 1–20 MW of power demand

Colocation Data Center
A third-party facility where multiple organizations lease space, power, cooling, and connectivity while maintaining ownership of their own equipment.
Typical Characteristics

- Shared infrastructure

- Professional facility management
- Multiple tenants

Typical Size

- 20–100 acres
- 10–100 MW of power demand

Cloud Data Center

A facility operated by a cloud service provider that delivers computing resources over the internet.

Typical Characteristics

- Highly scalable
- Virtualized resources
- Global service delivery

Typical Size

- 20–300+ MW of power demand

Managed Services Data Center

A facility where the provider manages infrastructure and IT services on behalf of customers.

Typical Characteristics

- Outsourced management
- Monitoring and maintenance services
- Service-level agreements

Edge Data Center

A smaller facility located near users and devices to reduce latency.

Typical Characteristics

- Distributed locations
- Real-time processing
- Supports IoT and smart city applications

Typical Size

- 1–5 acres
- 100 kW–5 MW

Micro Data Center

A compact, self-contained computing facility supporting a specific building or operation.

Typical Characteristics

- Small footprint
- Minimal infrastructure requirements

Typical Size

- Less than 1 acre
- 5–100 kW

Hyperscale Data Center

A massive facility designed to support cloud computing and large-scale digital services.

Typical Characteristics

- Tens of thousands of servers
- Highly automated operations
- Large utility infrastructure

Typical Size

- 50–300+ acres
- 100–500+ MW

AI Data Center

A facility optimized for artificial intelligence training and inference.

Typical Characteristics

- Dense GPU (Graphics Processing Units) clusters
- Significant cooling requirements
- Large electrical demand

Typical Size

- 100–1,000+ acres
- 500 MW–2+ GW

Benefits of Data Centers

Economic Development

- Attract technology investment
- Support regional economic growth
- Enhance digital infrastructure

Tax Revenue

- Property tax generation
- Business tax contributions
- Utility-related revenues

Employment

- Construction jobs
- Electrical and mechanical trades
- Operations and maintenance staff
- Security personnel

Infrastructure Improvements

- Utility upgrades
- Fiber optic expansion
- Transportation improvements

Challenges and Impacts

Electricity Demand

Data centers are among the most electricity-intensive land uses.

Typical Power Demand

Type	Power Demand
Micro	5–100 kW
Edge	100 kW–5 MW
Enterprise	1–20 MW
Colocation	10–100 MW
Cloud	20–300 MW
Hyperscale	100–500+ MW
AI Campus	500 MW–2+ GW

Key concerns include:

- Utility capacity constraints
- Need for new substations
- Transmission infrastructure upgrades
- Competition for electrical resources

Water Consumption

Water use varies primarily by cooling technology and climate.

Typical Water Use

Type	Water Consumption
Micro/Edge	Minimal to low

Enterprise	Moderate
Colocation	Moderate
Cloud	High
Hyperscale	Very high
AI Facilities	Very high

Large AI and hyperscale campuses may consume millions of gallons of water per day.
Water is primarily used for:

- Cooling towers
- Chilled water systems
- Humidity control

Data Center Cooling Methods and Water Consumption

Water consumption depends more on **the cooling technology** and **local climate** than on the data center type. Evaporative cooling systems consume the most water, while closed-loop liquid cooling systems paired with dry heat rejection consume very little operational water.

Cooling Method	Definition	Typical Water Use*	Commonly Used In
DX (Direct Expansion)	Uses refrigerant to cool air directly without a chilled water loop.	**~0–0.2 L/kWh**	Micro/Edge, small Enterprise
Air-Cooled Chillers	Chillers reject heat directly to outdoor air using fans.	**~0–0.2 L/kWh**	Enterprise, Colocation
Water-Cooled Chillers	Chillers reject heat through cooling towers using evaporating water.	**~0.5–1.5 L/kWh**	Enterprise, Colocation, Cloud
Cooling Towers (Evaporative Cooling)	Heat is removed by evaporating water to cool condenser water.	**~1.0–2.5 L/kWh**	Cloud, Hyperscale, AI
Direct Evaporative Cooling	Outside air is cooled by evaporating water before entering the data hall.	**~0.8–2.0 L/kWh**	Cloud, Hyperscale (dry climates)
Indirect Evaporative Cooling	Evaporation cools a heat exchanger instead of the data hall air directly.	**~0.2–1.2 L/kWh**	Cloud, Hyperscale
Rear-Door Heat Exchangers	Water-cooled doors remove heat directly from the back of server racks.	**Near 0** (closed loop)	AI, High-density Colocation
Direct-to-Chip Liquid Cooling	Coolant circulates through cold plates attached to CPUs and GPUs.	**Near 0** (closed loop)	AI, HPC, Hyperscale
Immersion Cooling	Servers are submerged in a dielectric liquid that absorbs heat directly.	**Near 0** (closed loop)	AI, HPC

*Typical operational water consumption (Water Usage Effectiveness, WUE) expressed as **liters of water per kWh of IT energy**. Actual usage varies by climate and heat rejection system.

Typical Water Consumption by Data Center Type

Data Center Type	Common Cooling Methods	Estimated Water Consumption
Micro / Edge	DX, air-cooled systems	**Minimal:** <1 million gallons/year
Enterprise	Air-cooled or water-cooled chillers	**Moderate:** ~1–10 million gallons/year
Colocation	Chilled water, cooling towers, hybrid liquid cooling	**Moderate:** ~5–20 million gallons/year
Cloud	Cooling towers, evaporative cooling, chilled water	**High:** ~20–100+ million gallons/year

Comments from Staff - Data Centers

Data Center Type	Common Cooling Methods	Estimated Water Consumption
Hyperscale	Large cooling towers, evaporative systems, liquid cooling	**Very High:** ~100–500+ million gallons/year (up to several million gallons/day during peak operation)
AI Facilities	Direct-to-chip liquid cooling, rear-door heat exchangers, immersion cooling	**Variable: Low** with closed-loop dry cooling, but **100–500+ million gallons/year** if paired with cooling towers

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Primary Uses of Water in Data Centers

Water is typically used for:

- **Cooling Towers:** Evaporative heat rejection, the largest source of water consumption.
- **Water-Cooled Chilled Water Systems:** Circulating chilled water to cool air handlers or liquid cooling loops.
- **Humidity Control:** Maintaining recommended humidity levels in air-cooled data halls (generally a relatively small portion of total water use).

Key Takeaway

- **Highest water use:** Cooling towers and evaporative cooling systems (common in cloud and hyperscale data centers).
- **Moderate water use:** Water-cooled chilled water systems.
- **Lowest water use:** Air-cooled chillers, DX systems, and closed-loop liquid cooling (direct-to-chip, rear-door heat exchangers, and immersion) when paired with dry coolers instead of cooling towers.

This distinction is becoming increasingly important as AI data centers adopt liquid cooling to support higher power densities while balancing water conservation goals.

Land Consumption

Data center campuses often require substantial acreage beyond the building footprint.

Typical Site Sizes

Type	Site Size
Micro	<1 acre
Edge	1–5 acres
Enterprise	5–50 acres
Colocation	20–100 acres
Hyperscale	50–300+ acres
AI Campus	100–1,000+ acres

Additional land is needed for:

- Substations
- Cooling systems
- Fuel storage
- Stormwater facilities
- Security setbacks
- Future expansion

Environmental Concerns

Common concerns include:

- Carbon emissions
- Water consumption
- Heat generation
- Noise from cooling equipment
- Backup generator emissions

- Visual impacts

Municipal Planning Responses
Communities increasingly regulate data centers through zoning ordinances, development agreements, and performance standards.

Zoning and Land Use Standards
Typical regulations include:

- Industrial zoning requirements
- Residential setbacks
- Height limitations
- Buffer and landscaping requirements
- Architectural standards

Water Management Requirements
Municipalities may require:

- Water-use reporting
- Drought contingency plans
- Reclaimed water utilization
- Water-efficiency standards
- Alternative cooling technologies

Energy Requirements
Common provisions include:

- Utility capacity verification
- Grid impact studies
- Renewable energy commitments
- Energy efficiency standards
- Infrastructure cost-sharing

Noise Standards
Requirements often include:

- Property-line decibel limits
- Acoustic enclosures
- Noise barriers
- Restrictions on generator testing

Environmental Standards
Municipalities may require:

- Carbon reporting
- Sustainability plans
- Stormwater management systems
- Heat island mitigation measures

Emergency Preparedness
Common requirements include:

- Fire suppression systems
- Hazardous material management
- Emergency response plans
- Utility redundancy

Potential Ordinance Conditions
A municipality may require:

1. Location within designated industrial districts.
2. Minimum setbacks from residential areas.
3. Compliance with noise standards.
4. Water-use reporting and conservation measures.
5. Utility certification of adequate power capacity.
6. Landscaping and visual screening.
7. Traffic management plans.
8. Fire and emergency response plans.
9. Renewable energy commitments.
10. Community benefit agreements.
11. Infrastructure improvement contributions.
12. Annual operational reporting.

Emerging Planning Trends

The rapid growth of AI infrastructure is changing how communities evaluate data centers.
Key trends include:

- Increased focus on power availability.
- Greater scrutiny of water consumption.
- Larger campus sizes.
- Dedicated utility planning.
- Performance-based zoning standards.
- Enhanced environmental review processes.

Many planners now view large data centers as critical infrastructure similar to power plants, airports, or major industrial facilities, requiring long-term planning and regional coordination.

Conclusion

Data centers are essential components of modern digital infrastructure and are becoming increasingly important due to the growth of cloud computing and artificial intelligence. While they provide economic and technological benefits, they also create challenges related to electricity demand, water consumption, land use, and environmental impacts.
Effective municipal planning balances these competing interests through zoning regulations, performance standards, utility coordination, environmental safeguards, and community benefit requirements. As AI-driven development accelerates, local governments will likely continue refining ordinances to ensure that data center growth remains compatible with community goals and infrastructure capacity.

Here's a **side-by-side comparison** of data center hazards versus other common industrial land uses, followed by a **practical zoning/approval checklist** that planners often use.

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1. Hazard Comparison: Data Centers vs Other Industrial Uses

Factor	Data Centers	Warehouses	Manufacturing Plants	Chemical Plants / Refineries
Fire risk	Moderate (electrical/batteries)	Low–Moderate (stored goods)	Moderate–High	High
Explosion risk	Very low	Very low	Low–Moderate	High
Toxic chemical risk	Low (diesel, refrigerants)	Low	Moderate	Very high
Air emissions	Low–Moderate (diesel backup)	Low	Moderate–High	High
Noise	Moderate (cooling systems)	Low–Moderate	Moderate–High	Moderate–High
Water pollution risk	Low	Low	Moderate	High

Factor	Data Centers	Warehouses	Manufacturing Plants	Chemical Plants / Refineries
Water consumption	Moderate–Very High	Low	Moderate	High
Electricity demand	Very High	Low	Moderate	Moderate–High
Public safety risk (offsite)	Low	Low	Moderate	High
Accident severity potential	Low–Moderate	Low	Moderate	High

Key takeaway:
Data centers are:

- **High infrastructure intensity (power + water)**
- **Low chemical and explosion risk**
- **Moderate mechanical/fire risk**
- Much closer to **utilities** than to traditional heavy industry

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2. Why Data Centers Still Require Strong Oversight
Even though hazard risk is relatively low, municipalities regulate them heavily because they can:

- Stress electrical grids like a small city
- Consume large amounts of water (especially cooling systems)
- Require diesel generators and fuel storage
- Create localized noise and heat impacts
- Occupy large land areas with limited job density
- Affect long-term infrastructure planning

So the issue is less “dangerous facility” and more:
“Utility-scale land use with infrastructure impacts”

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3. Data Center Zoning & Approval Checklist (Practical Planning Tool)
This is a simplified version of what planners often require during permitting or conditional use review.
A. Land Use & Site Compatibility

- Located in industrial or technology zoning district
- Minimum setbacks from residential uses (often 500–1,000+ feet)
- Compatibility with long-term land use plan
- Adequate site size for full build-out (not just Phase 1)

B. Power Infrastructure

- Utility certification of available capacity (MW load approval)
- Grid impact study completed
- Substation location and design approved
- Developer responsible for infrastructure upgrades if needed
- Emergency backup generation plan reviewed

C. Water Supply & Cooling

- Estimated annual and peak daily water use disclosed
- Source identified (potable vs reclaimed vs groundwater)
- Drought contingency plan required
- Cooling technology specified (air, evaporative, liquid, hybrid)
- Water conservation or reuse systems evaluated

D. Fire & Life Safety

- Compliance with fire code (NFPA standards)
- Fire suppression system design approved (clean-agent or equivalent)

- Battery storage safety plan (lithium-ion or UPS systems)
- Diesel fuel storage containment and inspection plan
- Coordination with local fire district required

E. Noise & Operational Impacts

- Property-line decibel limits established
- Generator testing restrictions (hours/frequency)
- Cooling equipment noise mitigation plan
- Acoustic barrier or building design requirements

F. Environmental Controls

- Air emissions plan (especially generator use)
- Stormwater management and runoff controls
- Heat management / waste heat considerations
- Energy efficiency targets (e.g., PUE requirements)
- Renewable energy procurement commitments (if applicable)

G. Traffic & Construction Impacts

- Construction traffic management plan
- Roadway impact study
- Heavy haul routes designated
- Infrastructure improvements funded by developer if needed

H. Emergency & Security Planning

- Emergency response coordination with fire/police
- Hazardous materials inventory (fuel, batteries, refrigerants)
- Physical security plan (fencing, access control, surveillance)
- Disaster resilience plan (flood, wildfire, seismic, outage scenarios)

I. Community & Transparency Requirements

- Public reporting of:
  - Energy use
  - Water consumption
  - Emissions (where applicable)
- Community benefit agreement (optional but common in large projects)
- Workforce or training commitments (sometimes required)

J. Long-Term Build-Out Review

- Master site plan showing full campus build-out
- Phased development plan (not just initial phase)
- Ultimate MW and acreage capacity disclosed
- Infrastructure scaling plan included

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4. Big Picture Summary

- Data centers are **not high-hazard like chemical or heavy manufacturing facilities**
- Their primary concerns are **resource demand and infrastructure strain**, not public danger
- Most regulatory focus is on:
  - Power capacity
  - Water use
  - Land use compatibility
  - Noise and environmental impacts
  - Long-term infrastructure planning

Example definition
9-3-2: DEFINITIONS ENUMERATED:

DATA CENTERS: A facility, campus, building, structure, modular unit, or portion thereof used primarily for the housing, operation, management, processing, storage, transmission, routing, distribution, or exchange of electronic data and digital communications through computer servers, network equipment, telecommunications equipment, and related information technology infrastructure. A data center includes, but is not limited to, enterprise, cloud, colocation, hyperscale, edge, carrier-neutral, high-performance computing (HPC), artificial intelligence (AI), disaster recovery, and other substantially similar facilities regardless of ownership, size, or operating model.

A data center facility may consist of one or more buildings, structures, modular units, rooms, or areas designed and used for the operation of computer servers, telecommunications and network equipment, and related information technology infrastructure. Such facilities may include network operations centers, electrical substations, transformers, switchgear, uninterruptible power supply (UPS) systems, battery energy storage systems, backup generators, cooling and heat rejection equipment, mechanical and electrical infrastructure, security systems, loading areas, accessory administrative offices, maintenance facilities, and other equipment or infrastructure necessary to support continuous or intermittent processing, storage, transmission, routing, distribution, or exchange of electronic data and digital communications. Data centers are typically characterized by secure and limited public access, a low employee-to-building-area ratio, substantial electrical and mechanical infrastructure, and continuous or near-continuous operation. The presence or absence of any individual building, structure, system, or component shall not, by itself, determine whether a facility is considered a data center.

The term does not include telecommunications towers, broadcast facilities, or computer server rooms, network closets, or information technology equipment that are accessory to and support the primary use, such as an office, hospital, school, retail establishment, industrial facility, or government building, located within the principal structure and that are not operated as a separate principal use in a separate building.

9-9-22: POWER PLANT/ENERGY PRODUCTION/UTILITY TRANSMISSION FACILITIES:
May require a conditional use permit. (See section 9-7-4, "Land Use Chart", of this title.) Any land use for a power plant or utility transmission facility shall require a conditional use permit with review by staff, the commission, city council or any other entity deemed necessary to assure that the intrusion of noncompatible land uses will not be injurious to adjacent property owners and to assure that the facility is so managed that no hazard or nuisance be created which either immediately or in the future may adversely affect the health, safety or general welfare of the community. Any such facility shall be in compliance with all municipal, county, state and federal laws. Prevailing wind direction shall be considered as a prime concern if there are any emissions into the air. (Ord. 1628, 1-12-2015)

This is an example of the start or portion of the code copied from the above power plant/energy
9-X-XX: DATA CENTERS:
Data Center facility shall require a conditional use permit with review by staff, the commission, city council or any other entity deemed necessary to assure that the intrusion of noncompatible land uses will not be injurious to adjacent property owners and to assure that the facility is so managed that no hazard or nuisance be created which either immediately or in the future may adversely affect the health, safety or general welfare of the community. Any such facility shall be in compliance with all municipal, county, state and federal laws. Prevailing wind direction shall be considered as a prime concern if there are any emissions into the air, as well as excessive water and power consumption, heat islands, backup power sources

Here's a condensed technical report that combines the key information into a single document suitable for municipal planning or decision-making.

Wastewater Considerations for Data Centers and Municipal Lagoon Treatment Systems

Introduction

As the number and size of data centers continue to grow, municipalities are increasingly evaluating the potential impacts these facilities may have on wastewater treatment infrastructure. While data centers generally produce relatively little process wastewater compared to traditional manufacturing industries, larger facilities that use water-based cooling systems can generate industrial wastewater that may affect municipal treatment plants, particularly lagoon systems.

The primary wastewater concern is not sanitary wastewater generated by employees, but wastewater associated with cooling systems and water treatment operations.

Types of Data Centers and Wastewater Characteristics

The quantity and composition of wastewater are driven primarily by facility size and cooling technology rather than ownership or business model.

Data Center Type	Typical Wastewater	Relative Municipal Impact
Micro	Primarily domestic wastewater	Very Low
Edge	Domestic wastewater; minimal maintenance water	Very Low
Enterprise	Domestic wastewater; limited cooling tower blowdown	Low
Managed Services	Similar to enterprise or colocation facilities	Low to Moderate
Colocation	Domestic wastewater, cooling tower blowdown, reverse osmosis reject water	Moderate
Cloud	Large cooling tower blowdown, reverse osmosis reject water, boiler blowdown	High
Hyperscale	Significant cooling-related wastewater and treatment chemicals	Very High
AI	Very large cooling tower blowdown, liquid cooling maintenance water, reverse osmosis reject water	Highest

Small data centers often function much like commercial office buildings, while hyperscale and AI facilities may generate substantial industrial wastewater because of their extensive cooling systems.

Cooling Tower Blowdown

Cooling tower blowdown is the principal industrial wastewater stream generated by many large data centers.

Cooling towers remove heat through evaporation. As water evaporates, dissolved minerals remain behind and become increasingly concentrated. To prevent scale formation, corrosion, and reduced cooling efficiency, a portion of the concentrated water is periodically or continuously discharged. This discharge is known as **cooling tower blowdown**.

Typical constituents include:

- Elevated total dissolved solids (TDS)
- Chloride
- Sulfate
- Calcium and magnesium
- Silica
- Corrosion inhibitors
- Biocides
- Residual chlorine or bromine
- Trace metals

Unlike sanitary wastewater, cooling tower blowdown contains relatively little organic material but elevated concentrations of dissolved minerals and cooling-water treatment chemicals.

Effects on Municipal Wastewater Systems

Municipal wastewater treatment plants can generally accommodate data center wastewater when properly managed; however, cooling tower blowdown presents several operational concerns.

Elevated Dissolved Salts

Cooling tower blowdown contains high concentrations of dissolved minerals that are not removed by conventional biological treatment. These salts pass through the treatment process and may:

- Increase effluent salinity.
- Reduce reclaimed water quality.
- Accumulate over time, particularly where evaporation is significant.

Biological Inhibition

Cooling systems commonly use biocides to control bacterial growth.

Examples include:

- Chlorine
- Bromine
- Glutaraldehyde
- Isothiazolinones
- DBNPA

Residual concentrations can inhibit the microorganisms responsible for wastewater treatment, reducing treatment efficiency and slowing recovery following an upset.

pH Variations

Cooling water may have elevated or depressed pH depending on treatment chemistry. Extreme pH can interfere with biological treatment and may require neutralization before discharge.

Metals

Corrosion within cooling systems may introduce copper, zinc, nickel, and iron. While typically present in low concentrations, these metals can accumulate in wastewater sludge over time.

Hydraulic Loading

Large intermittent releases of cooling tower blowdown can create hydraulic and chemical shock loading. Gradual discharge is generally preferred.

Additional Industrial Wastewater Sources

Large data centers may also generate wastewater from:

- Reverse osmosis (RO) reject water
- Boiler blowdown
- Water softener regeneration
- Cooling system cleaning
- Equipment maintenance
- Heat exchanger flushing

These waste streams are generally characterized by elevated dissolved solids, low organic content, and water treatment chemicals.

Lagoon System Considerations

Lagoon wastewater treatment systems are more sensitive to industrial wastewater than mechanical treatment plants because they rely on naturally occurring bacteria, algae, and long detention times.

Potential impacts include:

- Reduced biological activity from residual biocides.
- Accumulation of dissolved salts because lagoons do not remove TDS.
- Elevated effluent conductivity.
- Long-term accumulation of metals in lagoon sediments.
- Slower recovery from treatment upsets caused by concentrated industrial discharges.

The greatest concern for lagoon systems is maintaining a stable biological environment.

Industrial Pretreatment

Industrial pretreatment is a combination of monitoring, operational controls, and, when necessary, on-site treatment designed to protect municipal wastewater treatment systems.

Pretreatment programs are regulated under:

- The Clean Water Act
- EPA General Pretreatment Regulations (40 CFR Part 403)
- State environmental regulations
- Local sewer use ordinances

Pretreatment programs commonly require:

- Wastewater characterization.
- Industrial discharge permits.
- Flow monitoring.
- Routine sampling.
- pH monitoring.
- Conductivity and TDS monitoring.
- Metals monitoring.
- Operational controls to prevent harmful discharges.

Where necessary, facilities may install:

- Equalization tanks.
- Neutralization systems.
- Dechlorination equipment.
- Oil-water separators.
- Metals removal systems.

For data centers, pretreatment most often focuses on controlling cooling-water chemistry rather than treating highly contaminated industrial wastewater.

Considerations for Municipal Lagoon Systems

Municipalities operating lagoon treatment systems should evaluate proposed data centers based on:

- Facility size and electrical demand.
- Cooling technology (air-cooled versus water-cooled).
- Estimated cooling tower blowdown volume.
- Water treatment chemicals used.
- Frequency of maintenance discharges.
- Potential impacts on salinity and biological treatment.
- Availability of pretreatment and monitoring.

Small air-cooled facilities generally pose little risk beyond ordinary sanitary wastewater.

Large cloud, hyperscale, and AI data centers that rely on evaporative cooling may require industrial discharge permits, pretreatment measures, and ongoing monitoring to ensure compatibility with lagoon treatment systems.

Conclusion

The potential wastewater impacts of data centers are largely determined by their cooling systems rather than their ownership model. Micro, edge, and many enterprise facilities generate wastewater comparable to that of commercial office buildings and typically present minimal concerns.

Conversely, cloud, hyperscale, and AI data centers may generate substantial volumes of cooling tower blowdown containing elevated dissolved salts, corrosion inhibitors, biocides, and trace metals. While these waste streams are generally less complex than those from traditional industrial facilities, they can affect municipal wastewater treatment—particularly lagoon systems that depend on stable biological processes and do not remove dissolved salts.

Careful planning, industrial pretreatment, monitoring, and coordination between the municipality and the data center operator can help ensure that wastewater discharges remain compatible with existing treatment infrastructure while supporting future economic development.

how would their treated waste effect plants grown with land application of treated wastewater from a lagoon system

This is an excellent question because **land application systems are often more vulnerable to long-term accumulation of constituents than the lagoon itself**. If a municipality irrigates crops, forage, turf, or other vegetation with treated lagoon effluent, the primary concern from data center wastewater is **the gradual buildup of salts and certain trace constituents in the soil**, rather than acute toxicity.

How Land Application Systems Work

In a land application system, treated lagoon effluent is applied to agricultural fields or other vegetated areas where:

- Plants utilize nitrogen, phosphorus, and water.
- Soil provides additional filtration and treatment.
- Microorganisms further break down organic matter.
- Water either infiltrates to groundwater or is taken up by plants through evapotranspiration.

Because **dissolved salts are not removed by lagoon treatment**, they remain in the irrigation water and are repeatedly applied to the soil.

Potential Effects on Plants

1. Salinity (Primary Concern)

Cooling tower blowdown contains elevated **Total Dissolved Solids (TDS)**, including:

- Sodium
- Chloride
- Sulfate
- Calcium
- Magnesium

These salts pass through the lagoon largely unchanged.

Repeated irrigation with high-salinity water can:

- Reduce seed germination.
- Slow plant growth.
- Reduce crop yields.
- Cause leaf burn (especially from chloride).
- Make it more difficult for roots to absorb water (osmotic stress).

Plants may appear drought-stressed even when soil moisture is adequate because the salts reduce the availability of water to roots.

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2. Sodium Hazard

Sodium deserves special attention because it affects **soil structure**, not just plants.

Excess sodium can:

- Cause soil particles to disperse.
- Reduce soil permeability and infiltration.
- Create surface crusting.
- Limit root penetration.
- Increase runoff.

Over time, sodium can make soils less productive and more difficult to manage.

For this reason, municipalities often evaluate the **Sodium Adsorption Ratio (SAR)** of reclaimed wastewater used for irrigation.

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3. Chloride Toxicity

Chloride is common in cooling tower blowdown because it concentrates as water evaporates.

Sensitive plants may experience:

- Leaf tip burn.
- Marginal leaf scorch.
- Premature leaf drop.
- Reduced growth.

More salt-tolerant species, such as many grasses, generally tolerate higher chloride concentrations than vegetables or fruit trees.

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4. Boron

Some source waters and cooling-water treatment chemicals may contribute boron.

While boron is an essential micronutrient, the range between deficiency and toxicity is narrow.

Sensitive crops can be injured by relatively low boron concentrations.

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5. Trace Metals

Cooling systems may contribute very small amounts of:

- Copper
- Zinc
- Nickel
- Iron

At typical concentrations from properly managed data centers, these metals are unlikely to cause immediate plant toxicity. However, because metals do not degrade, they can accumulate in soils over many years, particularly if effluent is applied repeatedly to the same fields.

Long-term monitoring of soil metal concentrations is prudent for land application systems.

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6. Corrosion Inhibitors

Cooling-water treatment programs may use compounds such as phosphonates or molybdate-based inhibitors.

Most occur at low concentrations, but their long-term behavior in agricultural soils is still an area of ongoing research. Municipalities may choose to monitor these constituents if industrial cooling-water discharges become a significant portion of the wastewater stream.

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7. Biocides

Residual biocides should be largely degraded or diluted before treated effluent reaches land application sites if pretreatment and lagoon treatment are functioning properly.

If significant residual concentrations were present, they could:

- Affect beneficial soil microorganisms.
- Reduce microbial decomposition.
- Alter nutrient cycling.

Under normal operating conditions, this is generally considered a lower risk than salinity.

Effects on Soil

Long-term irrigation with saline water can lead to:

Potential Effect	Result
Salt accumulation	Reduced crop productivity
Sodium buildup	Poor soil structure
Reduced infiltration	More runoff and ponding
Reduced permeability	Less water reaching plant roots
Higher soil conductivity	Increased stress on salt-sensitive crops

These effects often develop gradually over years rather than appearing immediately.

Crop Sensitivity

Different plants vary widely in their tolerance to saline irrigation water.

Crop Tolerance	Examples
Sensitive	Beans, carrots, onions, strawberries, many fruit trees
Moderately tolerant	Corn, soybeans, wheat, alfalfa
Tolerant	Barley, cotton, Bermuda grass, tall fescue, many native grasses

If reclaimed water is used primarily on forage grasses or turf, the risk from modest increases in salinity is generally lower than for high-value horticultural crops.

Implications for Municipal Lagoon Systems

For municipalities using treated lagoon effluent for irrigation, accepting wastewater from large water-cooled data centers should prompt an evaluation of:

- **Total dissolved solids (TDS)** loading.
- **Electrical conductivity (EC)** of the reclaimed water.
- **Sodium Adsorption Ratio (SAR)**.
- **Chloride concentrations**.
- Long-term trends in soil salinity and infiltration.
- Crop salt tolerance.
- Groundwater protection where infiltration is significant.

If these parameters remain within agronomic guidelines, the treated wastewater can often continue to be used successfully. If not, adjustments may include blending with lower-salinity water, reducing application rates, rotating irrigation areas, or selecting more salt-tolerant vegetation.

Relative Risk by Data Center Type

Data Center Type	Potential Effect on Land Application
Micro	Negligible

Data Center Type	Potential Effect on Land Application
Edge	Negligible
Enterprise	Low
Managed Services	Low to Moderate
Colocation	Moderate
Cloud	Moderate to High
Hyperscale	High
AI	Highest

The greatest long-term concern is **not toxicity to plants from a single irrigation event**, but the **gradual accumulation of dissolved salts—especially sodium and chloride—in the soil**. These constituents are not removed by lagoon treatment and can, over many years, reduce soil productivity and limit the range of crops that can be successfully irrigated.

Considerations for Idaho

For Idaho municipalities, this issue is especially important because many lagoon systems discharge through **land application during the growing season**. In the state's semi-arid climate, evapotranspiration can concentrate salts in the root zone if there is insufficient leaching from rainfall or supplemental irrigation. As a result, municipalities evaluating large cloud, hyperscale, or AI data centers should consider not only the capacity of the lagoon but also the long-term effects of increased salinity on soils, crops, and groundwater. Monitoring **EC, TDS, SAR, chloride, and soil salinity** over time can help ensure that reclaimed water remains suitable for its intended agricultural use.

Wastewater from Data Centers Sent to Treatment Plants

Data centers generate several types of wastewater, but **only certain streams are sent to municipal wastewater treatment plants (WTPs)**. The main categories include:

1. Cooling water discharge

Data centers use large volumes of water for cooling servers, racks, and other equipment. This water is often treated with chemicals (e.g., corrosion inhibitors, biocides) and may contain dissolved metals, salts, or organic compounds. If the water meets the **EPA's Industrial Effluent Guidelines for Electrical and Electronic Components** and other applicable standards, it can be discharged to a publicly owned treatment works (POTW) U.S. Environmental Protection Agency.

2. Condensate from cooling towers

Condensate from cooling towers is typically low in contaminants and can be discharged to municipal sewers if it meets local NPDES permit limits. However, it may require pretreatment to remove particulates or dissolved solids Wikipedia.

3. Process water from cleaning or maintenance

Water used to clean server racks, cabling, or other equipment may contain small amounts of chemicals or particulates. If these are within permitted limits, it can be sent to a WTP after on-site pretreatment Wikipedia.

4. Stormwater runoff

Rainwater that collects on data center roofs or paved areas can carry dust, debris, and potential chemical runoff. This is usually managed through stormwater controls and may not be sent to a WTP unless it contains regulated pollutants Wikipedia.

Key regulatory considerations

- **EPA Industrial Effluent Guidelines**: Data center wastewater is regulated under the **Electrical and Electronic Components** category, which sets technology-based effluent limits U.S. Environmental Protection Agency.
- **NPDES permits**: Many data centers must obtain NPDES permits for discharges, which set limits on pollutants like metals, organics, and nutrients U.S. Environmental Protection Agency.
- **On-site pretreatment**: Before sending wastewater to a WTP, data centers often treat it to remove particulates, metals, and other contaminants that could overload the plant Wikipedia.

In summary:

Data centers send **cooling water discharge, condensate, and certain process water** to wastewater treatment plants if they meet EPA and NPDES standards. Stormwater is generally not sent to WTPs unless it contains regulated pollutants. On-site pretreatment is common to ensure compliance and protect municipal treatment systems.

what concerns are there for the wastewater received from data centers for municiple treatment facilities

Municipal wastewater treatment facilities can generally treat wastewater from data centers, but there are several important concerns that depend on the type of data center and its cooling systems. Traditional office-related wastewater (restrooms, kitchens) is usually straightforward. The greater concerns arise from cooling water, equipment maintenance, and specialty operations.

Here are the main issues:

Concern	Why it matters	Potential impact on treatment plant
High dissolved solids (TDS)	Cooling tower blowdown concentrates salts	Can affect reuse programs and increase effluent salinity
Corrosion inhibitors	Chemicals like phosphonates or molybdates are used in cooling systems	May interfere with biological treatment or accumulate in biosolids
Biocides	Chlorine, bromine, isothiazolinones, glutaraldehyde	Can inhibit microorganisms responsible for wastewater treatment
pH extremes	Boiler or cooling water maintenance can produce acidic or alkaline waste	May require neutralization before discharge
Heavy metals	Copper, zinc, iron, nickel from corrosion	Can accumulate in sludge and affect permit compliance
Glycols	Antifreeze from chilled-water systems	High concentrations increase biochemical oxygen demand (BOD)
PFAS	Some fire suppression foams or specialty equipment may contain PFAS	Difficult to remove with conventional treatment
Cleaning chemicals	Detergents, descalers, solvents	Can create toxicity or foaming issues
Large intermittent discharges	Cooling system maintenance or blowdowns	Hydraulic and chemical shock loading

Cooling tower blowdown

The largest industrial wastewater stream from many data centers is cooling tower blowdown.

Typical characteristics include:

- Elevated conductivity
- High chloride
- High sulfate
- Elevated calcium and magnesium
- Silica
- Residual treatment chemicals

These constituents are generally not removed by conventional activated sludge processes and pass through the plant.

Toxicity to biological treatment

Municipal plants rely on bacteria to remove organic matter and nutrients.

Chemicals that can inhibit these bacteria include:

- Oxidizing biocides (chlorine, bromine)
- Non-oxidizing biocides (glutaraldehyde, DBNPA, isothiazolinones)
- Quaternary ammonium compounds
- Some corrosion inhibitors

Even relatively small slug loads can temporarily reduce:

- BOD removal
- Nitrification
- Biological phosphorus removal

Nutrient imbalance

Unlike food processing or domestic sewage, data center wastewater often contains:

- Very little nitrogen
- Very little phosphorus
- Low biodegradable organics

While this is not harmful by itself, mixing mostly inorganic wastewater with domestic sewage changes the characteristics of the influent.

Water reuse concerns

If a municipality reuses treated effluent for irrigation or industry, high TDS from cooling blowdown can become problematic because:

- Salts are not removed biologically.
- Chloride accumulates.
- Irrigation water quality decreases.

Biosolids impacts

Metals and some specialty chemicals may partition into sludge, potentially affecting:

- Land application
- Biosolids quality
- Regulatory compliance

Emerging contaminants

Utilities are increasingly asking about:

- PFAS
- Microplastics from cooling equipment
- Specialty fluorinated heat-transfer fluids
- Novel corrosion inhibitors

These are generally not well removed by conventional treatment.

Pretreatment requirements

Many municipalities require industrial users to:

- Characterize wastewater
- Monitor metals
- Monitor pH
- Limit toxic discharges
- Equalize flow
- Neutralize pH
- Remove residual chlorine
- Obtain industrial discharge permits

Large hyperscale data centers often operate under industrial pretreatment agreements rather than being treated like ordinary commercial customers.

Future concerns with AI data centers

Large AI-focused data centers are increasing wastewater concerns because they often:

- Consume significantly more cooling water than traditional facilities.
- Produce larger volumes of cooling tower blowdown.
- Use more sophisticated cooling-water chemistry.
- Operate with higher heat loads requiring more frequent chemical treatment.

As these facilities scale, municipalities are becoming more focused on cumulative impacts such as salinity loading, chemical residuals, and the capacity of treatment plants to handle concentrated cooling-water discharges.

Overall assessment

For most municipal treatment facilities, the primary concerns are **not sanitary wastewater from employees**, but **industrial cooling-system wastewater**. The highest-priority issues are:

1. High dissolved salts (TDS and conductivity).
2. Residual biocides that can inhibit biological treatment.
3. Corrosion inhibitors and specialty water-treatment chemicals.
4. Metals from corrosion.
5. High-pH or low-pH maintenance discharges.
6. Large intermittent blowdown events.
7. PFAS or other emerging contaminants, where applicable.

Many utilities address these risks through industrial pretreatment permits, monitoring requirements, and limits on specific pollutants or discharge rates before wastewater enters the municipal collection system.

how would the wastewater effect wastewater lagoon systems

Wastewater lagoon systems can be **more vulnerable** to data center wastewater than mechanical treatment plants because lagoons depend on relatively slow biological processes, long detention times, and natural settling. They have limited ability to respond to sudden changes in water quality or toxic loads.

Potential impacts on lagoon systems

Wastewater characteristic	Potential effect on lagoons
High dissolved solids (TDS)	Salts are not removed in lagoons and accumulate in the effluent. High salinity can reduce biological activity and limit opportunities for irrigation reuse.
Biocides (chlorine, bromine, glutaraldehyde, etc.)	Can kill or inhibit the bacteria and algae that drive treatment, reducing organic matter removal and ammonia conversion.
High or low pH	Can stress or kill microorganisms, reducing treatment efficiency until conditions stabilize.
Corrosion inhibitors	Generally persist through lagoons and may accumulate in sediments or pass to receiving waters.
Heavy metals (copper, zinc, nickel)	Can accumulate in lagoon sludge and become toxic to microorganisms at elevated concentrations.
Cooling tower blowdown	Increases salinity and dissolved mineral concentrations without providing biodegradable material for treatment.
Large intermittent discharges	Sudden changes in chemistry or flow can upset the lagoon ecosystem, with recovery potentially taking days or weeks.

Biological effects

Lagoons rely on a balanced community of:

- Bacteria
- Algae
- Protozoa
- Natural oxygen transfer (often supplemented by aeration)

Residual disinfectants or industrial biocides can:

- Reduce bacterial populations.
- Lower treatment efficiency.
- Increase biochemical oxygen demand (BOD) in the effluent because less organic matter is broken down.
- Delay nitrification (conversion of ammonia to nitrate), if it occurs in the lagoon.

Unlike activated sludge systems, lagoons cannot quickly "reseed" their microbial population, so recovery from a toxic event can take considerably longer.

Salinity concerns

Cooling tower blowdown is often the most significant concern for lagoon systems because lagoons do **not** remove dissolved salts.

Potential consequences include:

- Increased conductivity in lagoon water.
- Reduced microbial activity at high salinity.
- Greater osmotic stress on microorganisms.
- Poorer quality effluent for irrigation or discharge.
- Potential accumulation of salts over time, particularly where evaporation is high.

In arid regions, evaporation from lagoons can further concentrate dissolved salts.

Algae impacts

Healthy facultative lagoons depend on algae to produce oxygen during daylight.

Certain cooling-water chemicals may:

- Inhibit algal growth.
- Reduce dissolved oxygen production.
- Increase odors.
- Increase the likelihood of anaerobic conditions.

Sludge accumulation

Metals and some treatment chemicals may accumulate in lagoon sediments, potentially:

- Increasing sludge management costs.
- Affecting options for sludge disposal or land application.
- Requiring additional monitoring over time.

Hydraulic considerations

Although data centers often generate relatively modest sanitary wastewater compared with other industries, periodic releases of cooling-system water can:

- Alter lagoon detention time.
- Mix settled solids.
- Reduce treatment efficiency if discharges occur over short periods.

Risk depends on the discharge

Many data centers discharge only domestic wastewater (restrooms, break rooms, cafeterias). In those cases, impacts on a lagoon are typically no different than those from an office building.

The greater concern arises when industrial wastewater is discharged, such as:

- Cooling tower blowdown.
- Reverse osmosis concentrate from water treatment.
- Boiler blowdown.
- Equipment cleaning wastewater.
- Maintenance discharges containing treatment chemicals.

Management practices

Communities with lagoon systems often require industrial users to:

- Characterize wastewater before discharge.
- Neutralize pH if necessary.
- Dechlorinate cooling water.
- Equalize flows to avoid slug discharges.
- Monitor conductivity, TDS, metals, and residual oxidants.
- Restrict or pretreat wastewater containing toxic chemicals.

Overall assessment

For lagoon systems, the **highest risks** from data center wastewater are:

1. **Biocides**, which can disrupt the microorganisms responsible for treatment.
2. **High TDS and salinity** from cooling tower blowdown, because lagoons do not remove dissolved salts.
3. **Intermittent concentrated discharges**, which lagoons are less able to absorb than mechanical plants.
4. **Long-term accumulation of metals and specialty chemicals** in lagoon sediments.

If a data center discharges only sanitary wastewater, lagoon impacts are generally minimal. If industrial cooling water is discharged, municipalities should evaluate the wastewater through an industrial pretreatment program and assess whether the lagoon has sufficient biological resilience and capacity to handle the additional chemical loading.

The **type of wastewater generated by a data center is determined more by its cooling technology, water treatment systems, and operational scale than by its ownership model**. Nearly every data center produces domestic (sanitary) wastewater, while larger facilities with water-cooled systems also generate industrial wastewater associated with cooling and water treatment. As facilities increase in size and computing density, the volume and complexity of industrial wastewater generally increase.

Below is an overview of the wastewater characteristics associated with each data center type.

Data Center Type	Typical Wastewater Sources	Potential Concerns for Municipal Treatment/Lagoons
Enterprise	Domestic wastewater; cooling tower blowdown (if water cooled); water softener regeneration; HVAC maintenance	Generally low concern. If cooling towers are present, periodic blowdown may contain salts, corrosion inhibitors, and biocides.
Colocation	Domestic wastewater; cooling tower blowdown; reverse osmosis (RO) reject water; boiler blowdown	Moderate concern because multiple tenants increase operational complexity and cooling demand. Larger blowdown volumes may elevate TDS and introduce cooling-water treatment chemicals.
Cloud	Domestic wastewater; significant cooling tower blowdown; RO reject; boiler blowdown; equipment maintenance water	Higher wastewater volumes with elevated dissolved solids. Cooling-water chemicals and intermittent maintenance discharges become more significant.
Managed Services	Similar to enterprise or colocation depending on facility size	Wastewater characteristics depend primarily on cooling system rather than management model.
Edge	Primarily domestic wastewater; often little or no industrial wastewater	Usually minimal impact because many edge facilities use air-cooled systems with little water consumption.
Micro	Domestic wastewater only in many installations	Typically negligible wastewater generation. Many micro data centers produce little more than restroom wastewater if occupied.
Hyperscale	Large cooling tower blowdown; RO reject; boiler blowdown; domestic wastewater; maintenance wastewater	Significant industrial wastewater volumes. High TDS, cooling chemicals, biocides, and large intermittent discharges may require pretreatment.
AI	Very large cooling water blowdown; liquid cooling system maintenance; RO reject; domestic wastewater; specialty heat-transfer fluid maintenance	Highest concern due to extremely large cooling demand, high water use, increased blowdown, and greater use of advanced cooling technologies.

1. Enterprise Data Center

Enterprise data centers are owned and operated by a single organization and are generally among the smaller facilities.

Typical wastewater sources

- Employee restrooms and break rooms
- Cooling tower blowdown (if water-cooled)
- Water softener regeneration
- HVAC maintenance water
- Occasional equipment cleaning

Typical wastewater characteristics

- Predominantly domestic wastewater
- Small volumes of industrial wastewater
- Moderate dissolved solids from cooling systems
- Low frequency of maintenance discharges

Municipal concerns

- Usually compatible with municipal treatment.
- Lagoon systems generally experience little impact unless cooling water is discharged in concentrated batches.

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2. Colocation Data Center

Colocation facilities serve multiple customers and typically operate larger, centralized cooling systems.

Typical wastewater sources

- Domestic wastewater
- Cooling tower blowdown
- Reverse osmosis reject water
- Boiler blowdown
- Cooling system cleaning

Typical wastewater characteristics

- Higher wastewater volumes than enterprise facilities
- Elevated conductivity and total dissolved solids (TDS)
- Corrosion inhibitors
- Biocides
- Elevated chloride and sulfate

Municipal concerns

- Greater potential for elevated salinity.
- Cooling-water chemicals may affect biological treatment if discharged in concentrated batches.
- Lagoons should evaluate TDS loading and biocide concentrations.

3. Cloud Data Center

Cloud providers operate large campuses with extensive cooling infrastructure.

Typical wastewater sources

- Domestic wastewater
- Cooling tower blowdown
- Reverse osmosis concentrate
- Boiler blowdown
- Water treatment residuals

Typical wastewater characteristics

- Continuous industrial wastewater
- High dissolved mineral content
- Low biochemical oxygen demand (BOD)
- Elevated conductivity
- Water treatment chemicals

Municipal concerns

- Significant salt loading.
- Limited removal of dissolved minerals by lagoon systems.
- Industrial pretreatment is often appropriate.

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4. Managed Services Data Center

Managed services describes a business model rather than a unique facility design.

Typical wastewater sources

- Same as enterprise or colocation facilities

Typical wastewater characteristics

- Determined by facility size and cooling technology rather than ownership.

Municipal concerns

- Similar to enterprise or colocation facilities.
- Operational practices often reduce the likelihood of accidental discharges.

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5. Edge Data Center

Edge facilities are small and distributed close to end users.

Typical wastewater sources

- Restrooms
- HVAC condensate
- Occasional maintenance water

Many edge facilities rely entirely on air-cooled equipment.

Typical wastewater characteristics

- Very small wastewater volumes
- Little or no industrial wastewater

Municipal concerns

- Essentially equivalent to a small commercial office building.
- Minimal concern for lagoon systems.

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6. Micro Data Center

Micro data centers are compact units installed within buildings or industrial facilities.

Typical wastewater sources

- Usually none beyond normal building sanitary wastewater
- Occasional maintenance fluids

Many produce no process wastewater at all.

Typical wastewater characteristics

- Negligible industrial wastewater

Municipal concerns

- No significant impact on wastewater treatment.
- Similar to wastewater generated by normal building occupancy.

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7. Hyperscale Data Center

Hyperscale facilities support massive cloud operations and operate extensive utility infrastructure.

Typical wastewater sources

- Large cooling tower blowdown
- Reverse osmosis reject water
- Boiler blowdown

- Domestic wastewater
- Equipment maintenance water

Typical wastewater characteristics

- Very high industrial wastewater volumes
- Elevated TDS
- High conductivity
- Cooling water treatment chemicals
- Corrosion inhibitors
- Residual biocides
- Elevated silica

Municipal concerns

- One of the largest industrial wastewater generators among data center types.
- Lagoons may experience:
    - Increased salinity
    - Reduced biological activity if biocides are present
    - Long-term accumulation of dissolved minerals
- Industrial pretreatment and discharge monitoring are commonly warranted.

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8. AI Data Center

AI data centers are the most water-intensive because high-density GPU clusters generate substantially more heat than conventional servers. Many are adopting advanced cooling methods, including direct-to-chip liquid cooling and immersion cooling, while still relying on cooling towers or other heat-rejection systems.

Typical wastewater sources

- Very large cooling tower blowdown
- Liquid cooling loop maintenance water
- Reverse osmosis reject water
- Boiler blowdown
- Domestic wastewater
- Heat exchanger cleaning
- Cooling system flushing

Typical wastewater characteristics

- Highest wastewater volumes among data center types
- Very high dissolved solids
- Increased cooling-water treatment chemical use
- Potential specialty heat-transfer fluids (typically managed as wastes rather than sewer discharges)
- Elevated conductivity
- Low organic content

Municipal concerns

AI data centers present the greatest potential challenges for municipal wastewater systems, particularly lagoon systems, because of:

- Large cooling-water blowdown volumes.
- High salt loading that lagoons cannot remove.
- Potential inhibition of biological treatment if biocides or residual disinfectants are discharged.
- Increased need for monitoring conductivity, pH, residual oxidants, and metals.
- The possibility of large intermittent maintenance discharges that can upset lagoon treatment processes.

Summary for Municipal Lagoon Systems

From the perspective of a municipality operating a lagoon wastewater treatment system, the data center types can generally be ranked by potential wastewater impact as follows:

Relative Impact	Data Center Type	Primary Wastewater Concern
Very Low	Micro	Domestic wastewater only
Very Low	Edge	Primarily sanitary wastewater
Low	Enterprise	Limited cooling-water discharges
Moderate	Managed Services	Depends on cooling system and facility size
Moderate to High	Colocation	Increased cooling tower blowdown and treatment chemicals
High	Cloud	Large volumes of cooling-related industrial wastewater
Very High	Hyperscale	Significant cooling tower blowdown, high TDS, and chemical loading
Highest	AI	Extremely large cooling-water demand, high blowdown volumes, and advanced cooling system maintenance

For lagoon-based treatment systems, **facility size and cooling technology are generally more important than the data center's business model**. Air-cooled micro and edge facilities typically have negligible industrial wastewater impacts, whereas water-cooled hyperscale and AI campuses may require industrial pretreatment agreements, monitoring, and discharge controls to protect lagoon performance.

what does an industrial pretreatment system entail and how is it regulated

An **industrial pretreatment system** is a combination of **regulatory requirements, monitoring, and (when necessary) on-site treatment** that ensures industrial wastewater can be safely discharged to a municipal wastewater treatment plant without causing operational problems or violating the plant's discharge permit.

For data centers, pretreatment often focuses less on removing organic pollutants and more on **controlling salts, pH, metals, and water treatment chemicals** before discharge.

Purpose of Industrial Pretreatment

The U.S. Environmental Protection Agency (EPA) identifies three primary objectives of the Pretreatment Program:

1. **Prevent interference** with the operation of municipal wastewater treatment plants.
2. **Prevent pass through** of pollutants that are not removed during treatment and could be discharged to rivers, lakes, or groundwater.
3. **Protect wastewater workers, collection systems, and biosolids** from corrosive, toxic, explosive, or otherwise harmful discharges.

For lagoon systems, preventing **biological upset** is particularly important because lagoons recover much more slowly than mechanical treatment plants.

Regulatory Framework

Industrial pretreatment in the United States is governed primarily under:

- **Clean Water Act**
- **EPA General Pretreatment Regulations (40 CFR Part 403)**
- State environmental agency regulations
- Local sewer use ordinances

The municipality that owns the wastewater treatment plant is typically called the **Control Authority** if it administers its own pretreatment program. Otherwise, the state environmental agency may serve that role.

Facilities may be regulated as:

- Industrial Users (IUs)
- Significant Industrial Users (SIUs)
- Categorical Industrial Users (CIUs), if they fall under an EPA industrial category (most data centers do **not** currently fall under a categorical pretreatment standard).

What Does Pretreatment Actually Include?

Pretreatment can range from simple monitoring to sophisticated treatment systems.

1. Wastewater Characterization

Before discharge begins, the facility usually performs laboratory testing to identify wastewater characteristics.

Common parameters include:

Parameter	Why it is measured
pH	Prevent corrosion and biological upset
Flow	Determine loading to treatment plant
Temperature	Protect biological treatment
Conductivity	Indicates salt concentration
Total Dissolved Solids (TDS)	Evaluate salinity loading
Total Suspended Solids (TSS)	Prevent excessive solids loading
Biochemical Oxygen Demand (BOD)	Determine organic loading
Chemical Oxygen Demand (COD)	Estimate total oxidizable material
Ammonia	Assess nutrient loading
Chloride	Evaluate salt impacts
Sulfate	Assess scaling and salinity

Parameter	Why it is measured
Metals	Protect treatment processes and biosolids
Residual chlorine	Prevent toxicity to microorganisms

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2. Industrial Discharge Permit

Most larger facilities receive an industrial wastewater discharge permit specifying:

- Maximum daily flow.
- Approved discharge locations.
- Monitoring requirements.
- Sampling frequency.
- Reporting requirements.
- Pollutant limits.
- Operational requirements.

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3. Monitoring

Industrial users often install:

- Flow meters
- Sampling ports
- Automatic composite samplers
- Continuous pH monitoring
- Conductivity meters

Sampling may occur:

- Monthly
- Quarterly
- Semiannually
- Annually

depending on risk.

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4. Operational Controls

Facilities may be required to:

- Neutralize acidic or alkaline wastewater.
- Dechlorinate cooling water.
- Slowly discharge cooling tower blowdown rather than releasing it all at once.
- Store maintenance wastewater until testing confirms it meets permit limits.
- Prevent accidental chemical spills from entering sanitary sewers.

5. Treatment Equipment

If wastewater exceeds local limits, treatment may be required before discharge.

Examples include:

Neutralization Tanks

Adjust pH to an acceptable range (typically 5.5–11.0, though local limits vary).

Equalization Tanks

Store wastewater and release it gradually to:

- Reduce hydraulic surges.
- Prevent chemical shock loading.
- Maintain relatively constant wastewater quality.

Equalization is especially valuable for lagoon systems.

Dechlorination

Residual chlorine can be removed using chemicals such as sodium bisulfite or sulfur dioxide before discharge to protect biological treatment.

Oil-Water Separation

Used if maintenance wastewater contains lubricants or hydraulic oils.

Metals Removal

May include:

- Chemical precipitation.
- Filtration.
- Clarification.

Advanced Treatment

Where needed, facilities may use:

- Activated carbon
- Membrane filtration
- Ion exchange
- Reverse osmosis (though RO creates a concentrated reject stream that still requires management)

Pretreatment for Data Centers

Compared to many industries, data centers generally produce relatively "clean" industrial wastewater. The focus is on managing cooling-system chemicals rather than manufacturing wastes.

Typical pretreatment concerns include:

Waste Stream	Common Controls
Cooling tower blowdown	Equalization, monitoring, gradual discharge
Reverse osmosis reject	Flow monitoring, TDS evaluation
Boiler blowdown	Temperature and pH control
Cooling system cleaning	Temporary storage and testing before discharge
Chemical spills	Secondary containment and spill prevention

Many data centers may not require extensive treatment if their wastewater meets local discharge limits, but they are often subject to monitoring and operational controls.

Special Considerations for Lagoon Systems

Pretreatment is particularly important for lagoon-based wastewater treatment because lagoons are less resilient to sudden changes in wastewater quality.

Municipalities may impose stricter controls on:

- Residual chlorine.
- Biocides.
- pH.
- High-conductivity discharges.
- Large intermittent blowdown events.

Some communities require facilities to release cooling tower blowdown over many hours rather than in a single discharge to reduce impacts on the lagoon's biological processes.

Enforcement

If an industrial user violates its permit or local sewer ordinance, the municipality can take actions such as:

- Issuing notices of violation.
- Requiring corrective actions.

- Assessing fines or surcharges.
- Increasing monitoring requirements.
- Suspending or terminating sewer service in severe cases.
- Referring significant violations to the state environmental agency or the EPA, particularly if they jeopardize compliance with the treatment plant's permit.

Relevance to Data Centers

As hyperscale and AI data centers become more common, municipalities are increasingly evaluating whether these facilities should be designated as **Significant Industrial Users (SIUs)** based on the volume and characteristics of their wastewater. While many data centers generate relatively benign sanitary wastewater, large campuses with water-cooled systems may discharge substantial volumes of cooling tower blowdown and water treatment residuals. In those cases, pretreatment programs help ensure that these discharges do not impair municipal treatment processes—an especially important consideration for **lagoon systems**, which are generally more sensitive to salinity, biocides, and sudden changes in wastewater chemistry than conventional mechanical treatment plants.

describe cooling tower blowdown and how it effects the wastewater systems

Cooling Tower Blowdown

Cooling tower blowdown is the intentional discharge of a portion of the water circulating through a cooling tower to prevent the buildup of dissolved minerals and treatment chemicals.

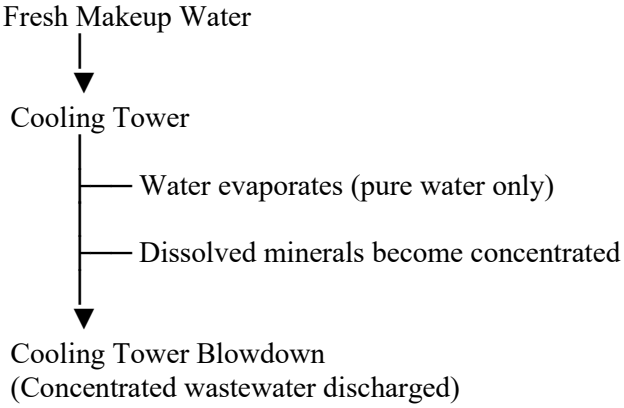
Cooling towers remove heat by evaporating water. As pure water evaporates, it leaves behind dissolved minerals such as calcium, magnesium, chloride, sulfate, silica, and sodium. Over time, these minerals become increasingly concentrated in the cooling water. If this concentration is not controlled, it can lead to:

- Scale formation on heat exchangers and piping.
- Corrosion of cooling equipment.
- Reduced cooling efficiency.
- Fouling and microbial growth.

To control these issues, a portion of the concentrated water is periodically or continuously discharged from the cooling system. This wastewater is called **cooling tower blowdown**.

The discharged water is replaced with fresh makeup water, maintaining acceptable mineral concentrations within the cooling system.

Simplified Process





Municipal Sewer

What Is in Cooling Tower Blowdown?

Unlike domestic wastewater, cooling tower blowdown contains relatively little organic material but may contain elevated concentrations of dissolved minerals and water treatment chemicals.

Constituent	Source	Typical Concern
Total Dissolved Solids (TDS)	Concentrated minerals	Increased salinity
Chloride	Makeup water concentration	Corrosion potential and elevated effluent salinity
Sulfate	Concentrated minerals	High dissolved solids
Calcium and magnesium	Hardness minerals	Scale formation (not usually a wastewater treatment issue)
Silica	Natural water	Elevated dissolved solids
Sodium	Water softening or source water	Increased salinity
Corrosion inhibitors	Cooling water treatment	May persist through treatment
Biocides	Biological control	Toxicity to treatment microorganisms
Residual chlorine or bromine	Water disinfection	Biological inhibition
Trace metals	Corrosion of system components	Potential sludge accumulation

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Why Blowdown Is Necessary

Cooling towers typically operate at several **cycles of concentration**, which describe how much dissolved minerals have increased compared with the incoming makeup water.

For example:

- Makeup water TDS = **300 mg/L**
- Cooling tower operating at **5 cycles**

Blowdown TDS ≈

300 × 5 = **1,500 mg/L**

Without blowdown, mineral concentrations would continue to rise until scaling and equipment damage occurred.

Effects on Municipal Wastewater Treatment

1. Increased Salinity (Highest Concern)

Cooling tower blowdown often contains elevated concentrations of dissolved salts.

Municipal treatment plants—including lagoon systems—**do not remove dissolved salts** through conventional biological treatment.

As a result:

- Salts pass through the treatment process.
- Effluent conductivity increases.
- Water reuse opportunities may be reduced.
- Salt concentrations can gradually increase if multiple facilities discharge high-TDS wastewater.

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2. Biological Inhibition

Cooling towers use chemicals to prevent bacterial growth.

Common examples include:

- Chlorine
- Bromine
- Glutaraldehyde
- Isothiazolinones
- DBNPA (2,2-dibromo-3-nitrilopropionamide)

If residual amounts enter the sewer at sufficient concentrations, they can:

- Damage beneficial bacteria.
- Reduce BOD removal.
- Inhibit nitrification.
- Slow recovery after treatment upsets.

Lagoons are particularly sensitive because they rely on stable microbial and algal communities and recover more slowly than mechanical treatment systems.

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3. Elevated pH

Some cooling systems operate at higher pH to minimize corrosion.

If discharged without neutralization:

- Biological treatment efficiency may decrease.
- Permit limits may be exceeded.
- Collection system corrosion or scaling may increase.

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4. Trace Metals

Corrosion within cooling systems can introduce:

- Copper
- Zinc
- Iron
- Nickel

These metals generally occur in low concentrations but may:

- Accumulate in lagoon sludge.
- Affect biosolids quality.
- Become toxic if concentrations are elevated.

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5. Hydraulic Loading

Large data centers may periodically discharge significant volumes of blowdown.

If released rapidly, this can:

- Cause hydraulic surges.
- Shorten treatment detention time.
- Deliver concentrated chemicals to the treatment system.

Many municipalities require blowdown to be released gradually over several hours or continuously to minimize these effects.

Why Lagoon Systems Are More Sensitive

Lagoon treatment systems depend on:

- Naturally occurring bacteria.
- Algae that produce oxygen.
- Long detention times.
- Stable environmental conditions.

Cooling tower blowdown can affect lagoons by:

Blowdown Characteristic	Effect on Lagoon
High TDS	Salts accumulate because lagoons cannot remove dissolved minerals.
Biocides	Reduce bacterial and algal activity, lowering treatment efficiency.
Residual chlorine	Can kill microorganisms that drive treatment.
High pH	Disrupts biological activity.
Large intermittent discharges	Can upset the biological balance and require extended recovery periods.

Unlike activated sludge plants, lagoons cannot quickly replace or regrow their microbial populations after a toxic event.

Cooling Tower Blowdown from Data Centers

The amount of blowdown produced depends on several factors:

- Electrical load (MW)
- Cooling technology
- Local climate
- Makeup water quality
- Cycles of concentration

Air-cooled facilities may generate little or no blowdown, while water-cooled facilities generate it continuously during operation.

Approximate relative wastewater generation by data center type is shown below:

Data Center Type	Relative Blowdown Volume
Micro	None to Very Low
Edge	Very Low
Enterprise	Low
Managed Services	Low to Moderate
Colocation	Moderate
Cloud	High
Hyperscale	Very High
AI	Extremely High

AI data centers often have the greatest cooling demand because dense GPU clusters generate substantially more heat than conventional servers. Although many AI facilities are adopting direct-to-chip liquid cooling, most still reject heat through cooling towers or other evaporative systems. As a result, they can produce large volumes of cooling tower blowdown.

Typical Municipal Controls

To protect wastewater treatment systems, municipalities commonly require facilities discharging cooling tower blowdown to:

- Monitor pH, conductivity, flow, and, where appropriate, residual chlorine and metals.
- Neutralize pH before discharge if necessary.
- Dechlorinate water containing residual oxidizing biocides.
- Discharge blowdown gradually rather than as a large batch.
- Comply with local limits for metals and other regulated pollutants.
- Implement spill prevention and maintain records of cooling-water chemical use.

Summary

Cooling tower blowdown is **not contaminated in the same way as sanitary sewage or industrial process wastewater**, but it is a concentrated stream of dissolved minerals and cooling-water treatment chemicals. For municipal wastewater systems, especially lagoon-based systems, the principal concerns are **high dissolved salts**, **residual biocides**, **pH variability**, and **intermittent high-volume discharges**. These factors can reduce biological treatment efficiency, increase effluent salinity, and contribute to the accumulation of certain constituents in lagoon sediments, making monitoring and pretreatment an important part of managing large water-cooled data centers.

CITY OF MOUNTAIN HOME - BUILDING DEPARTMENT

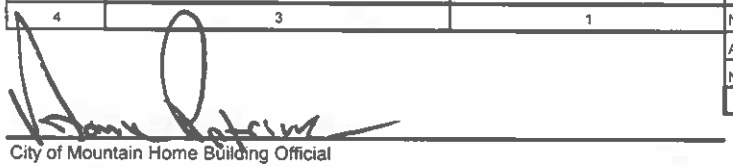
PERMITS ISSUED - July 2026

BP#	Date	Owner	Address	Construction	Value	BP Fee	Misc Fees	Builder	EDU
BLDG-26-348	7/1/2026	CBH Homes	839 Thunderbolt Dr	Backflow	$1,000.00	$0.00	$20.00	Rowlandscape	
BLDG-26-349	7/1/2026	CBH Homes	811 Thunderbolt Dr	Backflow	$1,000.00	$0.00	$20.00	Rowlandscape	
BLDG-26-346	7/1/2026	CBH Homes	867 Thunderbolt Dr	Backflow	$1,000.00	$0.00	$20.00	Rowlandscape	
BLDG-26-355	7/1/2026	Matthew Hoooten	210 South 10th East	Roof	$12,000.00	$209.00	$0.00	208 Roofing	
BLDG-26-334	7/2/2026	Marlene Perez	861 Strike Eagle	Patio Cover	$5,220.00	$125.00	$0.00	Self	
BLDG-26-357	7/6/2026	John Aguirre	640 North 3rd East	Roof	$6,360.00	$139.00	$0.00	Local Handyman and Roofing	
BLDG-26-243	7/6/2026	United Storage	1145 Airbase Rd	Commercial Storage Units Enclosed	$2,924,940.00	$22,606.70	$54,226.68	United Development LLC	
BLDG-26-347	7/7/2026	CBH Homes	895 Thunderbolt Dr	Backflow	$1,000.00	$0.00	$20.00	Rowlandscape	
BLDG-26-301	7/8/2026	Hayden Homes	689 SW Mendenhall St	Single Family Dwelling/Garage	$131,776.87	$1,278.24	$13,773.75	Hayden Homes	1
BLDG-26-325	7/8/2026	Hayden Homes of Idaho	736 SW Mendenhall St	Fence	$4,163.00	$20.00	$0.00	Butte Fence	
BLDG-26-324	7/8/2026	Hayden Homes of Idaho	728 SW Mendenhall St	Fence	$1,576.00	$20.00	$0.00	Butte Fence	
BLDG-26-356	7/8/2026	Hayden Homes LLC	728 SW Mendenhall St	Backflow	$1,950.00	$0.00	$20.00	Hayden Homes	
BLDG-26-332	7/8/2026	Hayden Homes Idaho, LLC	649 SW Mendenhall St	Single Family Dwelling/Garage	$107,804.64	$1,045.71	$13,773.75	Hayden Homes	1
BLDG-26-331	7/8/2026	Hayden Homes Idaho, LLC	665 SW Mendenhall St	Single Family Dwelling/Garage	$93,836.53	$910.21	$13,773.75	Hayden Homes	1
BLDG-26-369	7/8/2026	Tom Hart	260 East 14th North	Roof	$8,849.92	$167.00	$0.00	ID Roofing	
BLDG-26-365	7/9/2026	Hayden Homes Idaho, LLC	696 SW Mendenhall St	Backflow	$1,950.00	$0.00	$20.00	Hayden Homes	
BLDG-26-364	7/9/2026	Hayden Homes Idaho, LLC	720 SW Mendenhall St	Backflow	$1,950.00	$0.00	$20.00	Hayden Homes	
BLDG-26-363	7/9/2026	Hayden Homes Idaho, LLC	721 SW Mendenhall St	Backflow	$1,950.00	$0.00	$20.00	Hayden Homes	
BLDG-26-372	7/10/2026	Cole Beach	1245 NE Dusty Ct	Fence	$600.00	$20.00	$0.00	Self	
BLDG-26-370	7/10/2026	Kyle Holloway	625 SW Lago	Roof	$20,890.00	$335.00	$0.00	Dodd Roofing	
BLDG-26-323	7/10/2026	Jolee Smith	1915 SW Sharpshinned Ave	Patio Cover	$4,320.00	$111.00	$0.00	Patio Covers Unlimited of Idaho	
BLDG-26-375	7/10/2026	John Johnson	855 West 9th South	Roof	$11,968.00	$209.00	$0.00	Superior Gutter	
BLDG-26-379	7/16/2026	Julie Buckley	1410 American Legion Blvd	Walk up Window	$600.00	$37.80	$0.00	BDB Builds LLC	
BLDG-26-383	7/16/2026	Tyler Brock	110 SW Paiute	Fence	$950.00	$20.00	$0.00	Self	
BLDG-26-388	7/16/2026	Kevin Weaver	495 South 10th East Street	Roof Permit	$18,000.00	$293.00	$0.00	Mountain View Roofing	
BLDG-26-382	7/15/2026	Ray Henning	1225 Tara Court	Fence	$5,500.00	$20.00	$0.00	Green Pastures, LLC	
BLDG-26-366	7/20/2026	Hayden Homes Idaho, LLC	712 SW Mendenhall St	Fence	$1,576.00	$20.00	$0.00	Hayden Homes	
BLDG-26-367	7/20/2026	Hayden Homes Idaho, LLC	720 SW Mendenhall St	Fence	$1,576.00	$20.00	$0.00	Hayden Homes	
BLDG-26-376	7/20/2026	Stephanie Wills	625 East 19th North	Fence	$6,500.00	$20.00	$0.00	Self	
BLDG-26-391	7/21/2026	Susan Martin	980 North 8th East	Remodel	$3,500.00	$97.00	$0.00	Victory Remodeling LLC	
BLDG-26-392	7/20/2026	Cletis and Wanda Price	901 NE Tanager	Roof	$12,980.00	$223.00	$0.00	Valley Oak Roofing & Construction	
BLDG-26-378	7/21/2026	Eric Barsness	385 NW Jerome Avenue	Roof Permit	$21,922.26	$349.00	$0.00	Bartlett Roofing	
BLDG-26-395	7/21/2026	April Nicolosi	310 NE Greystone Loop	Fence	$9,546.00	$20.00	$0.00	Yard Brothers Outdoor Maintenance	
BLDG-26-396	7/21/2026	Connie Clark	505 West 4th North	Roof	$11,040.86	$209.00	$0.00	Bartlett Roofing	
BLDG-26-399	7/21/2026	Trilogy Development	1000 SW Smith Rd	Backflow	$10,000.00	$0.00	$20.00	Eloy & Son Landscape Construction	
BLDG-26-400	7/21/2026	Trilogy Development	1541 SW Tiger Hollow Ave	Backflow	$10,000.00	$0.00	$20.00	Eloy & Son Landscape Construction	
BLDG-26-401	7/21/2026	Trilogy Development	1040 SW Jayhawk St	Backflow	$10,000.00	$0.00	$20.00	Eloy & Son Landscape Construction	
BLDG-26-394	7/22/2026	Erin Swain	1160 S Haskett	Deck	$15,000.00	$251.00	$0.00	Priority Home Service LLC	
BLDG-26-234	7/23/2026	CBH Homes	951 & 961 SW Amelia Dr	Duplex Residental	$227,528.58	$2,207.03	$27,367.50	CBH Homes	2
BLDG-26-235	7/23/2026	CBH Homes	931 & 941 SW Amelia Dr	Duplex Residental	$227,528.58	$2,207.02	$27,367.50	CBH Homes	2
BLDG-26-281	7/23/2026	CBH Homes	911 & 921 SW Amelia Drive	Duplex Residential	$227,528.58	$2,207.03	$27,367.50	CBH Homes	2
BLDG-26-282	7/23/2026	CBH Homes	861 & 871 SW Amelia Drive	Duplex Residental	$227,528.58	$2,207.03	$27,367.50	CBH Homes	2
BLDG-26-415	7/24/2026	Scott Black	428 & 430 West 5th North	Fence	$2,600.00	$20.00	$0.00	Green Pastures, LLC	
BLDG-26-418	7/27/2026	Woody Oakland	1360 North 6th East	Remodel	$13,248.40	$237.00	$0.00	Amoruso-Hill K & D Builders	
BLDG-26-421	7/27/2026	Carol Cunningham	1050 East 18th North	Roof	$8,000.00	$153.00	$0.00	Advantage Remodel	
BLDG-26-422	7/27/2026	Calitri Preston	402 West 4th North	Fence	$10,600.00	$20.00	$0.00	Petrified Forest Boise	
BLDG-26-436	7/29/2026	Sharon Whitman	1025 North 15th East	Roof	$42,844.00	$573.00	$0.00	Erie Construction Midwest LLC	
BLDG-26-322	7/31/2026	CBH Homes	851 & 841 SW Amelia Dr	Duplex Residental	$227,528.58	$2,207.03	$28,335.49	CBH Homes	2
BLDG-26-385	7/31/2026	Donn Merriman	1835 SW Besra Drive	Patio Cover	$4,100.00	$111.00	$0.00	Baldwin Home Improvement	
BLDG-26-437	7/30/2026	Nazar Stelmakh	300 NE Greystone Loop	Fence	$7,418.00	$20.00	$0.00	Yard Brothers Outdoor Maintenance	
BLDG-26-438	7/30/2026	Craig Horvath	1315 SW Rolling Hills Ave	Roof	$15,000.00	$251.00	$0.00	Roofing Stop LLC	
BLDG-26-417	7/23/2026	Ashley Melvin	130 Rattlesnake	C of O	$0.00	$40.00	$23.50	City of Mountain Home	
BLDG-26-368	7/20/2026	Hayden Homes Idaho, LLC	721 SW Mendenhall St	Fence	$1,576.00	$20.00	$0.00	Hayden Homes	
BLDG-26-353	7/15/2026	Amanda Hill-Zilisch	1025 South 5th West	Windows	$950.00	$39.00	$0.00	Ace Glass	
BLDG-26-321	7/2/2026	Kristina Kneadler	390 Amercian Legion	Commercial Renovation	$200,000.00	$1,554.00	$771.60	FTL Builders LLC	

BLDG-26-206	7/1/2026	CBH Homes	1601 SW Lima St	Single Family Dwelling/Garage	$141,156.56	$1,189.87	$13,683.75	CBH Homes	1
BLDG-26-205	7/1/2026	CBH Homes	1615 SW Lima St	Single Family Dwelling/Garage	$142,162.70	$1,378.98	$13,683.75	CBH Homes	1
Total# 57				Total Permit Values	$5,212,094.64				
					Fee Totals	$45,417.65	$261,736.02	$307,153.67	15

2025 totals	January - July 2025	January-July 2026
112	75	113
4	3	1

New Residential Construction	$1,754,380.20	# permits	10
New Non-Residential	$2,924,940.00	# permits	1
Additions, alterations, & repairs	$532,774.44	# permits	45
No value		# permits	1
Total	$5,212,094.64		57



City of Mountain Home Building Official

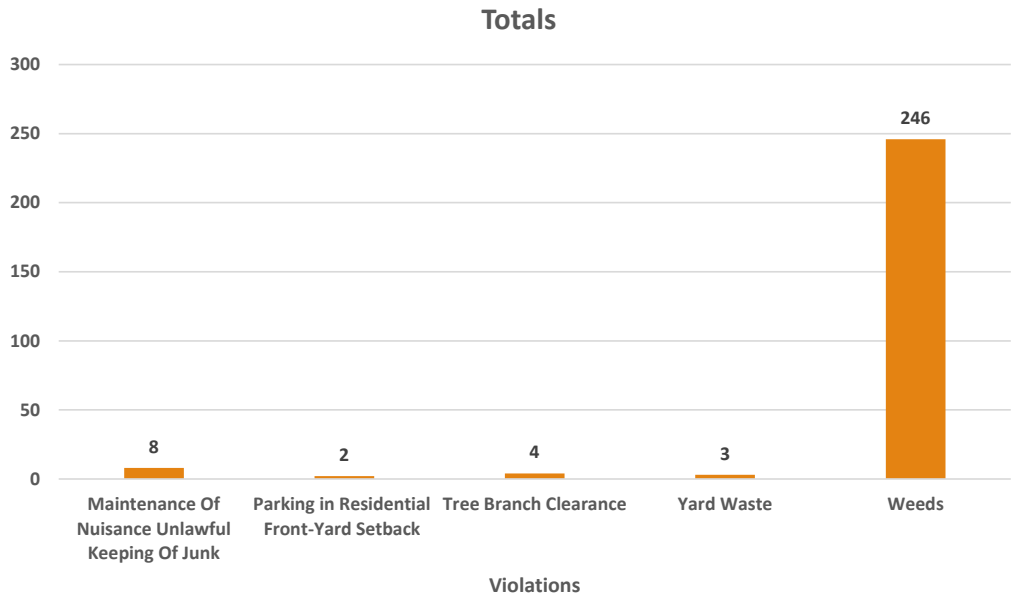


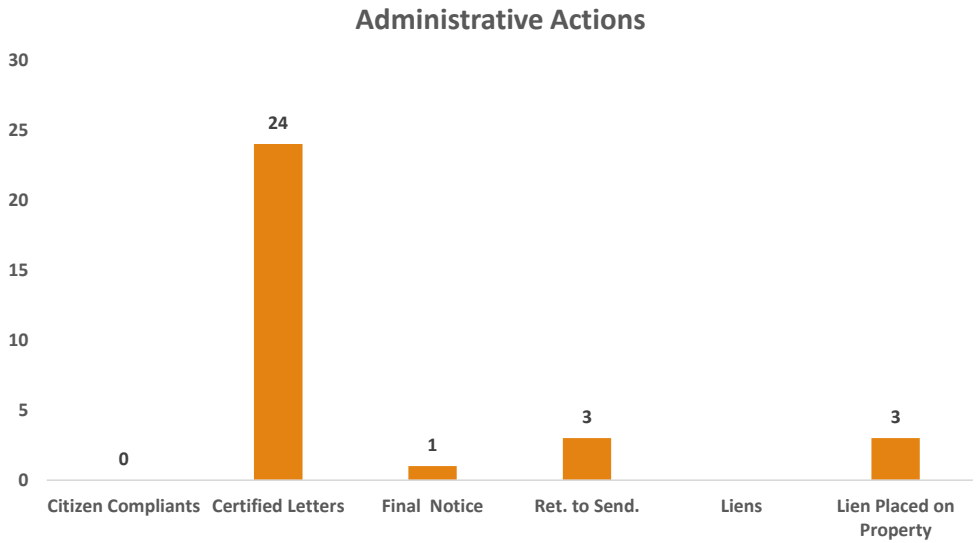
Code Enforcement

Kody Collins & Homar Mendez

July 2026

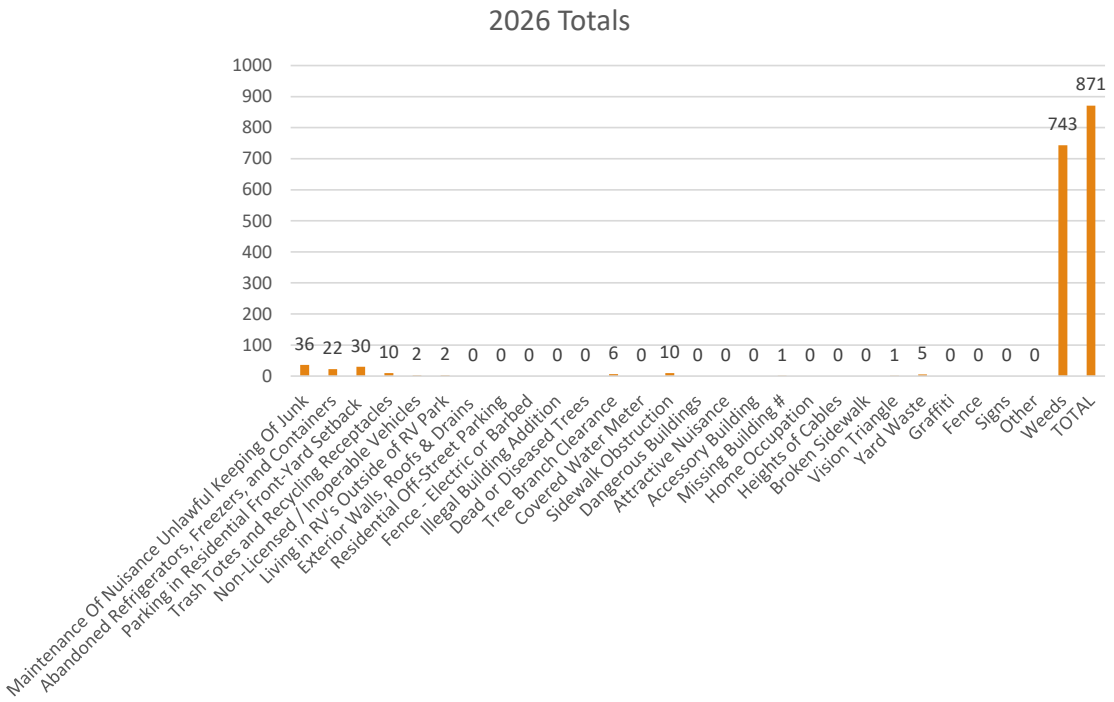
263 Violation Identified

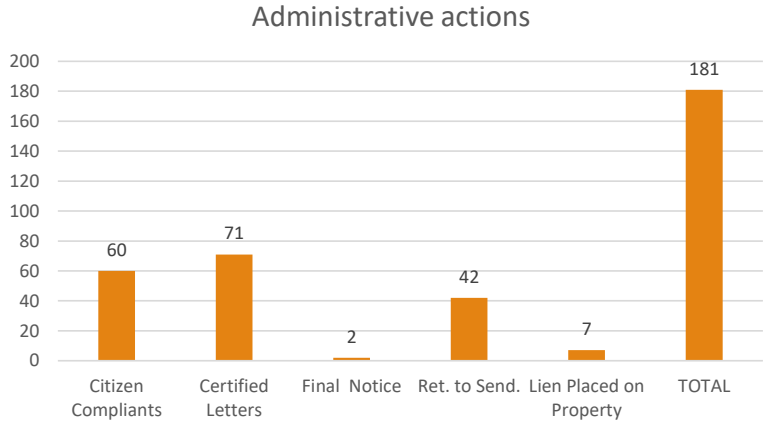




2026 Totals

871 Violations identified as of July 31st 2026





GIS Administrator Monthly Report July 2026:

GIS Mapping:

1) Water Backflow Layer: Added 2 new, Reviewed 50 completion documents
2) Number 113 new manholes to for link to CivicPlus

CAD Drawings:

1) Cemetery map updates: 27 names added
2) Updated WW Manholes (113) with new numbers

DIG-LINE LOCATES:

155 locates +/- 20 min ea. (51.66 Working Hrs.) 07/01 – 07/31/26

CEMETERY UPDATES: 16

Other/To Do:

1) Update manhole numbers in GIS so they can sink with CivicPlus system
2) Lot Line Adjustment PZ-26-30 Review
3) Water, WW system map to KM Engineering for N Haskett/W 5 N project
4) Parcel line map of Morning View Sub for Fiber Dept.

IMPACT FEE REVENUES/EXPENDITURES/FUND TOTALS 2025-2026

CIP Calculations by Land Use	Street	Fire	Police	Parks
Impact Fee Calculation Per Unit: Residential unit	$898.00	$1,338.00	$663.00	$1,146.00
Impact Fee Calculation Per Unit: Multi-family unit	$450.00	-	-	$830.00
Impact Fee Calculation Per square foot: Non-residential	$1.39	$0.74	$0.37	-

OCTOBER 2025

Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU
BLDG-25-416	10/8/2025	Hubble Homes	1590 SW Silverstone Ave	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
FIRE-25-49	10/8/2025			Fire Suppression Assembly		$75.00			-$75.00		
BLDG-25-435	10/24/2025	Turner House Depot LLC	1900 NW Strahorn Dr	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-436	10/24/2025	Turner House Depot LLC	1890 NW Strahorn Dr	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-458	10/31/2025	Turner House Depot LLC	1870 NW Strahorn Dr	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-472	10/31/2025	Turner House Depot LLC	1880 NW Strahorn Dr	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-460	10/31/2025	Turner House Depot LLC	1850 NW Strahorn Dr	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-459	10/31/2025	Turner House Depot LLC	1860 NW Strahorn Dr	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
				Sub Total	**$6,286.00**	**$9,441.00**	**$4,641.00**	**$8,022.00**		**$28,390.00**	**7**
				LGIP Montly Interest						$0.00	
				Adjustments	$0.00	$0.00	$0.00	$0.00		$0.00	
				Total	**$6,286.00**	**$9,441.00**	**$4,641.00**	**$8,022.00**		**$28,390.00**	**7**
				Fund Balance-Treasurer's Report	**$748,409.81**	**$595,810.22**	**$377,211.73**	**$343,332.43**			
					Street	**Fire**	**Police**	**Parks**		Total	
				OCTOBER EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

JE Adjustments for Fire Suppression Assembly made in January 2026.

$28,390.00

NOVEMBER 2025

Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU
BLDG-25-475	10/30/2025	Roberty Caven		Manufactured Home	$450.00	$1,338.00	$663.00	$830.00			1
BLDG-25-214	11/17/2025	Hubble Homes	1577 Witt	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-487	11/17/2025	Hubble Homes	1587 Witt Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
FIRE-25-63	11/20/2025			Fire Suppression		$75.00			-$75.00		
				Sub Total	**$2,246.00**	**$4,089.00**	**$1,989.00**	**$3,122.00**		**$11,446.00**	**3**
				LGIP Montly Interest	$2,591.25	$2,070.82	$1,308.98	$1,195.94		$7,166.99	
				Adjustments	$0.00	$0.00	$0.00	$0.00		$0.00	
				Total	**$4,837.25**	**$6,159.82**	**$3,297.98**	**$4,317.94**		**$18,612.99**	**3**
				Fund Balance-Treasurer's Report	**$753,247.06**	**$601,970.04**	**$380,509.71**	**$347,650.37**			
					Street	**Fire**	**Police**	**Parks**		Total	
				NOVEMBER EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

JE Adjustments for Fire Suppression made in January 2026
BLDG-25-475 was paid in October but was entered into Caselle on November 7, 2025 as a stripe payment.

$18,612.99 $13,530.00

DECEMBER 2025

Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU
BLDG-25-516	12/5/2025	CBH Homes	2182 North Thunderbolt Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-515	12/5/2025	CBH Homes	2152 North Thunderbolt Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-461	12/10/2025	Eric Barsness	970 Airbase Rd	New Commercial Construction	$11,120.00	$5,920.00	$2,960.00	$0.00			3
BLDG-25-461	12/10/2025			Commercial Fire Review		$150.00			-$150.00		
BLDG-25-522	12/17/2025	CBH Homes	923 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-524	12/17/2025	CBH Homes	979 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-523	12/17/2025	CBH Homes	951 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-543	12/17/2025	Hubble Homes	1589 Witt Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-537	12/17/2025	Hubble Homes	1590 Witt St	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-536	12/17/2025	Hubble Homes	1587 SW Silverstone	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-521	12/23/2025	CBH Homes	895 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-517	12/23/2025	CBH Homes	811 New Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-518	12/23/2025	CBH Homes	839 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-519	12/23/2025	CBH Homes	867 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
				Sub Total	**$21,896.00**	**$22,126.00**	**$10,916.00**	**$13,752.00**		**$68,690.00**	**15**
				LGIP Montly Interest	$2,371.98	$1,880.40	$1,192.84	$1,078.79		$6,524.01	
				Adjustments	$0.00	$0.00	$0.00	$0.00		$0.00	
				Total	**$24,267.98**	**$24,006.40**	**$12,108.84**	**$14,830.79**		**$75,214.01**	**15**
				Fund Balance-Treasurer's Report	**$777,515.04**	**$625,976.44**	**$392,618.55**	**$362,481.16**			
					Street	**Fire**	**Police**	**Parks**		Total	
				DECEMBER EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

JE Adjustments for Commercial Fire Review made in January 2026

8000 sq ft

$75,214.01 $35,656.00

JANUARY 2026

Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU
BLDG-25-528	1/9/2026	CBH Homes	840 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1

BLDG-25-529	1/9/2026	CBH Homes	812 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-526	1/9/2026	CBH Homes	896 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-551	1/9/2026	CBH Homes	867 N Thunderbolt St	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-553	1/9/2026	CBH Homes	895 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-525	1/9/2026	CBH Homes	924 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-527	1/9/2026	CBH Homes	868 NE Trailridge Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-562	1/30/2026	CBH Homes	944 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-561	1/30/2026	CBH Homes	952 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-563	1/30/2026	CBH Homes	936 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-560	1/30/2026	CBH Homes	960 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-559	1/30/2026	CBH Homes	968 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-558	1/30/2026	CBH Homes	976 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-3	1/30/2026	Hubble Homes	1584 SW Silverstone Ave	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-548	1/30/2026	Drewskee Estates, LLC	310 NE Greystone Loop	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
				Sub Total	**$13,470.00**	**$20,070.00**	**$9,945.00**	**$17,190.00**		**$60,675.00**	**15**
				LGIP Montly Interest	$2,064.75	$1,674.48	$1,047.04	$977.91		$5,764.18	
				Adjustments - Debits	-$6,286.00	-$9,666.00	-$4,641.00	-$8,022.00		-$28,615.00	
				Total	**$9,248.75**	**$12,078.48**	**$6,351.04**	**$10,145.91**		**$37,824.18**	**15**
				Fund Balance-Treasurer's Report	**$786,763.79**	**$638,054.92**	**$398,969.59**	**$372,627.07**			
					Street	**Fire**	**Police**	**Parks**		Total	
				JANUARY EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

These JE Adjustments include:
$300 fire for Oct/Nov/Dec entries. $6286 Streets,
$9666 Fire, $4641 Police, $8022 Parks - Dup Entries 7 permits - BLDG-25-562/561/563/560/559/558, BLDG-26-3. One receipt group went to the appropriate gl's the other all went to Bldg permits. Further corrections made in February.

$37,824.18 $46,060.00

FEBRUARY 2026

Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU
BLDG-25-554	2/5/2026	CBH Homes	904 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-555	2/5/2026	CBH Homes	896 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-556	2/5/2026	CBH Homes	920 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-557	2/5/2026	CBH Homes	928 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-16	2/6/2026	Hubble Homes	1583 SW Silverstone	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-17	2/6/2026	Hubble Homes	1585 SW Silverstone	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-13	2/23/2026	CBH Homes	840 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-14	2/23/2026	CBH Homes	868 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-11	2/23/2026	CBH Homes	839 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-10	2/23/2026	CBH Homes	811 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-12	2/23/2026	CBH Homes	812 Thunderbolt Drive	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-8	2/26/2026	CBH Homes	2267 North 8th East	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-9	2/26/2026	CBH Homes	2295 North 8th East	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-6	2/26/2026	CBH Homes	2211 North 8th East	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-4	2/26/2026	CBH Homes	2155 North 8th East	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-7	2/26/2026	CBH Homes	2239 North 8th East	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-5	2/26/2026	CBH Homes	2183 North 8th East	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
				Sub Total	**$15,266.00**	**$22,746.00**	**$11,271.00**	**$19,482.00**		**$68,765.00**	**17**
				LGIP Montly Interest	**$2,139.70**	**$1,781.82**	**$1,100.90**	**$1,068.42**		**$6,090.84**	
				Adjustments - Credits	$10,776.00	$16,056.00	$7,956.00	$13,752.00		**$48,540.00**	**5**
				Total	**$28,181.70**	**$40,583.82**	**$20,327.90**	**$34,302.42**		**$123,395.84**	**22**
				Fund Balance-Treasurer's Report	**$814,945.49**	**$678,638.74**	**$419,297.49**	**$406,929.49**			
					Street	**Fire**	**Police**	**Parks**		Total	
				FEBRUARY EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

Corrections for prior adjustments
Corrections for permits paid for in Oct for new construction. These did not show on the caselle report as all fees were keyed into Building permits GL and not reflected on this report. They were shown on the Building Permit Report. These permits have now been credited appropriately via Journal Entires: BLDG-25-432/431/434/433/418 all Single Family Dwellings. The additional 5 EDUs were added here.

$123,395.84 $84,862.00

MARCH 2026

Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU
BLDG-26-81	3/6/2026	Robert Cavern	370 W 12th S #4	New Manufactured Home	$450.00	$1,338.00	$663.00	$830.00			1
BLDG-26-67	3/10/2026	Hubble Homes	1581 SW Silverstone Ave	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-65	3/10/2026	Hubble Homes	1582 SW Silverstone Ave	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-66	3/10/2026	Hubble Homes	1586 SW Silverstone Ave	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-37	3/12/2026	Hayden Homes	737 SW Mendenhall St	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-38	3/12/2026	Hayden Homes	729 SW Mendenhall	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-31	3/18/2026	Hayden Homes	2015 SW Shaft Ave	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-107	3/18/2026	Hayden Homes	736 SW Mendenhall St	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-132	3/31/2026	Hayden Homes Idaho, LLC	728 SW Mendenhall Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
				Sub Total	**$7,634.00**	**$12,042.00**	**$5,967.00**	**$9,998.00**		**$35,641.00**	**9**
				LGIP Montly Interest	**$2,311.33**	**$1,940.71**	**$1,194.93**	**$1,171.51**		**$6,618.48**	
				Adjustments	$0.00	$0.00	$0.00	$0.00		**$0.00**	
				Total	**$9,945.33**	**$13,982.71**	**$7,161.93**	**$11,169.51**		**$42,259.48**	**9**
				Fund Balance-Treasurer's Report	**$824,890.82**	**$692,621.45**	**$426,459.42**	**$418,099.00**			
					Street	**Fire**	**Police**	**Parks**		Total	
				MARCH EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

Buidling Permits, BLDG-26-110, 111, and 113 were issued in March but payments are pending and will post in April 2026.

$42,259.48

$98,844.71

APRIL 2026											
Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU
BLDG-26-110	3/30/2026	CBH Homes	900 SW Jayhawk Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-111	3/30/2026	CBH Homes	920 SW Jayhawk Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-113	3/30/2026	CBH Homes	940 SW Jayhawk Street	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-115	4/2/2026	CBH Homes	806 SW Jayhawk St	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-116	4/2/2026	CBH Homes	836 SW Jayhawk St	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-117	4/3/2026	CBH Homes	866 SW Jayhawk St	Single Family Dwelling	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-134	4/7/2026	Hayden Homes Idaho, LLC	712 SW Mendenhall Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-154	4/17/2026	Hayden Homes Idaho, LLC	720 SW Mendenhall Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-155	4/17/2026	Hayden Homes Idaho, LLC	721 SW Mendenhall Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-150	4/17/2026	Hubble Homes	1577 SW Silverstone Avenue	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-143	4/17/2026	Hubble Homes	1579 SW Silverstone Avenue	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-184	4/20/2026	CBH Homes	1564 SW Pegasus Peak	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-136	4/20/2026	CBH Homes	1548 SW Pegasus Peak Avenue	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-137	4/20/2026	CBH Homes	1532 SW Pegasus Peak Avenue	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-138	4/20/2026	CBH Homes	716 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-139	4/20/2026	CBH Homes	746 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-114	4/20/2026	CBH Homes	776 SW Jayhawk	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
				Sub Total	**$15,266.00**	**$22,746.00**	**$11,271.00**	**$19,482.00**		**$68,765.00**	**17**
				LGIP Montly Interest	$2,517.80	$2,152.30	$1,302.42	$1,311.35		$7,283.87	
				Adjustments-Debits		-$300.00	-$3,128.00			-$3,428.00	
				Adjustments-Credits		$3,128.00				$3,128.00	
				Total	**$17,783.80**	**$27,726.30**	**$9,445.42**	**$20,793.35**		**$75,748.87**	**17**
				Fund Balance-Treasurer's Report	**$842,674.62**	**$720,347.75**	**$435,904.84**	**$438,892.35**			
					Street	**Fire**	**Police**	**Parks**		Total	
				APRIL EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

Buidling Permits, BLDG-26-110, 111, and 113 were issued in March but payments are pending and posted in April 2026. On April 28, 2026 a request was made to City Council to transfer $3128.00 from Police Impact Fees to Fire Impact Fees to correct entries made in 2025 for permit number 23-0092 where Fire Impact Fees were paid to Police Impact Fees. The entry made April 30, 2026 corrects that error and ensures proper reporting and fund alignment. Additionally, a debit from fire impact fees was made to correct funds applied to fire impact fees that should have gone to fire reviews, two entries in 2025 for $150.00 each totaling $300.00

$72,620.87

MAY 2026											
Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	
BLDG-26-151	4/29/2026	Hubble Homes	1588 SW Silverstone Avenue	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-179	4/29/2026	CBH Homes	869 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-180	4/29/2026	CBH Homes	853 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-176	4/29/2026	CBH Homes	941 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-133	4/29/2026	CBH Homes	1596 SW Pegasus Peak Avenue	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-135	4/29/2026	CBH Homes	1580 SW Pegasus Peak Avenue	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-178	4/29/2026	CBH Homes	885 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-189	5/8/2026	Hayden Homes Idaho, LLC	696 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-190	5/8/2026	Hayden Homes Idaho, LLC	713 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-181	5/14/2026	CBH Homes	837 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-177	5/14/2016	CBH Homes	821 SW Jayhawk Street	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-195	5/14/2026	CBH Homes	805 SW Jayhawk St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-194	5/14/2026	CBH Homes	785 SW Jayhawk St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-25-347	5/15/2026	Walmart	2745 American Legion	Gas station	$680.60	$362.33	$181.17	$0.00			
BLDG-26-193	5/21/2026	CBH Homes	1549 SW Pegasus Peak Ave	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-233	5/21/2026	CBH Homes	1565 SW Pegasus Peak Ave	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-188	5/21/2026	CBH Homes	1581 SW Pegasus Peak Ave	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-187	5/21/2026	CBH Homes	1597 SW Pegasus Peak Ave	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-227	5/22/2026	Hubble Homes	1580 SW Silverstone Ave	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-228	5/22/2026	Hubble Homes	1576 SW Silverstone Ave	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-226	5/22/2026	Hubble Homes	1575 SW Silverstone Ave	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-280	5/26/2026	David Borgholthaus	945 Airbase Rd	Commercial Building	$622.72	$331.52	$165.76	$0.00			
BLDG-26-249	5/28/2026	Hayden Homes Idaho, LLC	681 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
BLDG-26-250	5/28/2026	Hayden Homes Idaho, LLC	697 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1
				Sub Total	**$21,059.32**	**$30,129.85**	**$14,932.93**	**$25,212.00**		**$91,334.10**	**15**
				LGIP Monthly Interest	**$2,635.42**	**$2,289.85**	**$1,375.59**	**$1,416.07**		**$7,716.93**	
				Adjustments	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**	
				Total	**$23,694.74**	**$32,419.70**	**$16,308.52**	**$26,628.07**		**$99,051.03**	
				Fund Balance-Treasurer's Report	**$866,369.36**	**$752,767.45**	**$452,213.36**	**$465,520.42**			
					Street	**Fire**	**Police**	**Parks**		Total	
				MAY EXPENDITURES	$0.00	$0.00	$0.00	$0.00		**$0.00**	

JUNE 2026												
Permit #	Issued Date	Name	Address	Construction	Street	Fire	Police	Parks	Adjustments	Monthly Totals	EDU's	**EMS**
BLDG-26-175	5/27/2026	CBH Homes	2351 North 8th East	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-174	5/27/2026	CBH Homes	2323 North 8th East	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-202	6/9/2026	CBH Homes	806 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-201	6/9/2026	CBH Homes	822 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	

BLDG-26-200	6/9/2026	CBH Homes	838 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-199	6/9/2026	CBH Homes	854 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-198	6/9/2026	CBH Homes	870 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-197	6/9/2026	CBH Homes	886 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-286	6/12/2026	Hayden Homes Idaho, LLC	688 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-267	6/12/2026	Hayden Homes Idaho, LLC	704 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-302	6/22/2026	Hayden Homes	705 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	
BLDG-26-336, 337,338,203,207,208,209,210,204 shown below were all paid in June but did not reflect in Caselle Cash receipting until July. WUI Fire Engine Paid for out of Fire Impact Fees				***Sub Total***	**$9,878.00**	**$14,718.00**	**$7,293.00**	**$12,606.00**		**$44,495.00**	**11**	
				LGIP Monthly Interest	**$2,598.85**	**$2,276.28**	**$1,362.84**	**$1,418.07**		**$7,656.04**		
				Adjustments	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**		
				Total	**$12,476.85**	**$16,994.28**	**$8,655.84**	**$14,024.07**		**$52,151.04**		
				Fund Balance-Treasurer's Report	**$878,846.21**	**$769,761.73**	**$460,869.20**	**$479,544.49**				
					Street	**Fire**	**Police**	**Parks**		Total		
				JUNE EXPENDITURES	$0.00	$281,137.40	$0.00	$0.00		**$281,137.40**		

JULY 2026												
Permit #	**Issued Date**	**Name**	**Address**	**Construction**	**Street**	**Fire**	**Police**	**Parks**	**Adjustments**	**Monthly Totals**		**EMS**
BLDG-26-336	6/25/2026	Robert Caven	370 West 12th South Unit 7	Tie down New Manufactured Home	$450.00	$1,338.00	$663.00	$830.00			1	$ 320.00
BLDG-26-337	6/25/2026	Robert Caven	370 West 12th South Unit 21	Tie down New Manufactured Home	$450.00	$1,338.00	$663.00	$830.00			1	$ 320.00
BLDG-26-338	6/25/2026	Robert Caven	370 West 12th South Unit 22	Tie down New Manufactured Home	$450.00	$1,338.00	$663.00	$830.00			1	$ 320.00
BLDG-26-203	6/30/2026	CBH Homes	1600 SW Besra Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-207	6/30/2026	CBH Homes	1597 SW Lima Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-208	6/30/2026	CBH Homes	980 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-209	6/30/2026	CBH Homes	960 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-210	6/30/2026	CBH Homes	940 SW Amelia Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-204	6/30/2026	CBH Homes	1614 SW Besra Dr	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-205	7/1/2026	CBH Homes	1615 SW Lima St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-206	7/1/2026	CBH Homes	16101 SW Lima St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-243	7/6/2026	United Storage	1145 Airbase Rd	Commercial Storage Units Enclosed	$14,018.00	$25,934.00	$5,082.00	$0.00				
BLDG-26-301	7/8/2026	Hayden Homes	689 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-332	7/8/2026	Hayden Homes Idaho, LLC	649 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-331	7/8/2026	Hayden Homes Idaho, LLC	665 SW Mendenhall St	Single Family Dwelling/Garage	$898.00	$1,338.00	$663.00	$1,146.00			1	$ 426.00
BLDG-26-234	7/23/2026	CBH Homes	951 & 961 SW Amelia Dr	Duplex Residental	$1,796.00	$2,676.00	$1,326.00	$2,292.00			2	$ 640.00
BLDG-26-235	7/23/2026	CBH Homes	931 & 941 SW Amelia Dr	Duplex Residental	$1,796.00	$2,676.00	$1,326.00	$2,292.00			2	$ 640.00
BLDG-26-281	7/23/2026	CBH Homes	911 & 921 SW Amelia Drive	Duplex Residential	$1,796.00	$2,676.00	$1,326.00	$2,292.00			2	$ 640.00
BLDG-26-282	7/23/2026	CBH Homes	861 & 871 SW Amelia Drive	Duplex Residental	$1,796.00	$2,676.00	$1,326.00	$2,292.00			2	$ 640.00
				Sub Total	**$32,430.00**	**$55,370.00**	**$19,668.00**	**$24,264.00**		**$131,732.00**		
				LGIP Monthly Interest	$2,303.68	$1,371.77	$1,210.76	$1,269.80		$6,156.01		
				Adjustments						$0.00		
Expenditures paid first invoice for New Impact Fee Study - TischlerBise/Galena - Invoice #:20260070028				**Total**	**$34,733.68**	**$56,741.77**	**$20,878.76**	**$25,533.80**		**$137,888.01**	**22**	**$ 8,206.00**
				Fund Balance-Treasurer's Report								
					Street	**Fire**	**Police**	**Parks**		Total		
				JULY EXPENDITURES	$3,358.00	$3,358.00	$3,358.00	$3,358.00		**$13,432.00**		

2025-2026 Fiscal Year Totals	**Street**	**Fire**	**Police**	**Parks**				EMS	
Impact Fees Collected	**$145,431.32**	**$213,477.85**	**$97,893.93**	**$153,130.00**		**$609,933.10**	**136**	**$ 8,206.00**	$609,933.10
LGIP Interest	**$21,534.76**	**$17,438.43**	**$11,096.30**	**$10,907.86**		**$60,977.35**			$60,977.35
Sub total of Total revenue	**$166,966.08**	**$230,916.28**	**$108,990.23**	**$164,037.86**		**$670,910.45**			$670,910.45
Adjustments - DEBITS	-$6,286.00	-$9,966.00	-$7,769.00	-$8,022.00		-$32,043.00			-$32,043.00
Adjustments - CREDITS	$10,776.00	$19,184.00	$7,956.00	$13,752.00		$51,668.00			$51,668.00
Ending Totals	**$171,456.08**	**$240,134.28**	**$109,177.23**	**$169,767.86**		**$690,535.45**			$690,535.45 $690,535.45
Construction Type	Street	Fire	Police	Parks		Yearly Totals			
Single Family	$114,046.00	$169,626.00	$84,201.00	$145,542.00		$513,415.00			
Manufactured Home	$2,250.00	$6,690.00	$3,315.00	$4,150.00		$16,405.00			
Multi-family	$7,184.00	$10,704.00	$5,304.00	$9,168.00		$32,360.00			
Commercial	$26,441.32	$32,547.85	$8,388.93	$0.00		$67,378.10			
	$149,921.32	$219,567.85	$101,208.93	$158,860.00		$629,558.10			$629,558.10

2025-2026 Expenditures

Month	**Street**	**Fire**	**Police**	**Parks**
October 2025	$ -	$ -	$ -	$ -
November 2025	$ -	$ -	$ -	$ -
December 2025	$ -	$ -	$ -	$ -
January 2026	$ -	$ -	$ -	$ -
February 2026	$ -	$ -	$ -	$ -
March 2026	$ -	$ -	$ -	$ -
April 2026	$ -	$ -	$ -	$ -

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/02/2025*	CR	370000044985	Street Development Fund - BLDG-25-416	.00	(898.00)	(898.00)
10/24/2025*	CR	370000044994	Street Development Fund - BLDG-25-435	.00	(898.00)	(1,796.00)
10/24/2025*	CR	370000044994	Street Development Fund - BLDG-25-436	.00	(898.00)	(2,694.00)
10/31/2025*	CR	370000044998	Street Development Fund - BLDG-25-458	.00	(898.00)	(3,592.00)
10/31/2025*	CR	370000044998	Street Development Fund - BLDG-25-472	.00	(898.00)	(4,490.00)
10/31/2025*	CR	370000044998	Street Development Fund - BLDG-25-460	.00	(898.00)	(5,388.00)
10/31/2025*	CR	370000045000	Street Development Fund - BLDG-25-459	.00	(898.00)	(6,286.00)
*			**10/31/2025 (10/25) Period Totals *** **	**.00**	**(6,286.00)**	**(6,286.00)**
*						
11/07/2025*	CR	370000045002	Street Development Fund - BLDG-25-475	.00	(450.00)	(6,736.00)
11/17/2025*	CR	170000037154	BLDG-25-214/1577 Witt Street - Hubble Homes	.00	(898.00)	(7,634.00)
11/17/2025*	CR	170000037155	BLDG-25-487/1587 Witt Street - Hubble HOmes	.00	(898.00)	(8,532.00)
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**(2,246.00)**	**(8,532.00)**
*						
12/05/2025*	CR	370000045015	Street Development Fund - BLDG-25-516	.00	(898.00)	(9,430.00)
12/05/2025*	CR	370000045015	Street Development Fund - BLDG-25-515	.00	(898.00)	(10,328.00)
12/10/2025*	CR	300000000100	Streets Impact Fee - BLDG-25-461 -	.00	(11,120.00)	(21,448.00)
12/17/2025*	CR	370000045017	Street Development Fund - BLDG-25-522	.00	(898.00)	(22,346.00)
12/17/2025*	CR	370000045017	Street Development Fund - BLDG-25-524	.00	(898.00)	(23,244.00)
12/17/2025*	CR	370000045017	Street Development Fund - BLDG-25-523	.00	(898.00)	(24,142.00)
12/17/2025*	CR	370000045018	Street Development Fund - BLDG-25-543	.00	(898.00)	(25,040.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
12/17/2025*	CR	370000045018	Street Development Fund - BLDG-25-537	.00	(898.00)	(25,938.00)
12/17/2025*	CR	370000045018	Street Development Fund - BLDG-25-536	.00	(898.00)	(26,836.00)
12/23/2025*	CR	370000045023	Street Development Fund - BLDG-25-521	.00	(898.00)	(27,734.00)
12/23/2025*	CR	370000045023	Street Development Fund - BLDG-25-517	.00	(898.00)	(28,632.00)
12/23/2025*	CR	370000045023	Street Development Fund - BLDG-25-518	.00	(898.00)	(29,530.00)
12/23/2025*	CR	370000045023	Street Development Fund - BLDG-25-519	.00	(898.00)	(30,428.00)
*****			**12/31/2025 (12/25) Period Totals *****	**.00**	**(21,896.00)**	**(30,428.00)**
*						
01/09/2026*	CR	370000045029	Street Development Fund - BLDG-25-528	.00	(898.00)	(31,326.00)
01/09/2026*	CR	370000045029	Street Development Fund - BLDG-25-529	.00	(898.00)	(32,224.00)
01/09/2026*	CR	370000045029	Street Development Fund - BLDG-25-526	.00	(898.00)	(33,122.00)
01/09/2026*	CR	370000045029	Street Development Fund - BLDG-25-551	.00	(898.00)	(34,020.00)
01/09/2026*	CR	370000045029	Street Development Fund - BLDG-25-553	.00	(898.00)	(34,918.00)
01/09/2026*	CR	370000045029	Street Development Fund - BLDG-25-525	.00	(898.00)	(35,816.00)
01/09/2026*	CR	370000045029	Street Development Fund - BLDG-25-527	.00	(898.00)	(36,714.00)
01/30/2026	CD2	30.0001	Rev Bldg Permits posted 2xs #45037,45035,4503	6,286.00	.00	(30,428.00)
01/30/2026*	CR	370000045035	Street Development Fund - BLDG-25-562	.00	(898.00)	(31,326.00)
01/30/2026*	CR	370000045035	Street Development Fund - BLDG-25-561	.00	(898.00)	(32,224.00)
01/30/2026*	CR	370000045035	Street Development Fund - BLDG-25-563	.00	(898.00)	(33,122.00)
01/30/2026*	CR	370000045035	Street Development Fund - BLDG-25-560	.00	(898.00)	(34,020.00)
01/30/2026*	CR	370000045035	Street Development Fund - BLDG-25-559	.00	(898.00)	(34,918.00)
01/30/2026*	CR	370000045035	Street Development Fund - BLDG-25-558	.00	(898.00)	(35,816.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
01/30/2026*	CR	370000045038	Street Development Fund - BLDG-26-3	.00	(898.00)	(36,714.00)
01/30/2026*	CR	370000045040	Street Development Fund - BLDG-25-548	.00	(898.00)	(37,612.00)
*****			**01/31/2026 (01/26) Period Totals *****	**6,286.00**	**(13,470.00)**	**(37,612.00)**
*						
02/05/2026*	CR	300000000112	Streets Impact Fee - BLDG-25-554 - BLDG-25-55	.00	(898.00)	(38,510.00)
02/05/2026*	CR	300000000113	Street Impact Fee - BLDG-25-555 - BLDG-25-555	.00	(898.00)	(39,408.00)
02/05/2026*	CR	300000000114	Street Impact Fee - BLDG-25-556 - BLDG-25-556	.00	(898.00)	(40,306.00)
02/05/2026*	CR	300000000115	Street Impact Fee - BLDG-25-557 - BLDG-25-557	.00	(898.00)	(41,204.00)
02/06/2026*	CR	370000045043	Street Development Fund - BLDG-26-16	.00	(898.00)	(42,102.00)
02/06/2026*	CR	370000045043	Street Development Fund - BLDG-26-17	.00	(898.00)	(43,000.00)
02/23/2026*	CR	370000045050	Street Development Fund - BLDG-26-13	.00	(898.00)	(43,898.00)
02/23/2026*	CR	370000045050	Street Development Fund - BLDG-26-14	.00	(898.00)	(44,796.00)
02/23/2026*	CR	370000045050	Street Development Fund - BLDG-26-11	.00	(898.00)	(45,694.00)
02/23/2026*	CR	370000045050	Street Development Fund - BLDG-26-10	.00	(898.00)	(46,592.00)
02/23/2026*	CR	370000045050	Street Development Fund - BLDG-26-12	.00	(898.00)	(47,490.00)
02/26/2026*	CR	370000045053	Street Development Fund - BLDG-26-8	.00	(898.00)	(48,388.00)
02/26/2026*	CR	370000045053	Street Development Fund - BLDG-26-9	.00	(898.00)	(49,286.00)
02/26/2026*	CR	370000045053	Street Development Fund - BLDG-26-6	.00	(898.00)	(50,184.00)
02/26/2026*	CR	370000045053	Street Development Fund - BLDG-26-4	.00	(898.00)	(51,082.00)
02/26/2026*	CR	370000045053	Street Development Fund - BLDG-26-7	.00	(898.00)	(51,980.00)
02/26/2026*	CR	370000045053	Street Development Fund - BLDG-26-5	.00	(898.00)	(52,878.00)
02/26/2026	JE	32.0001	Permit #25-562 1/22/26 receipt #30.0108	.00	(898.00)	(53,776.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
02/26/2026	JE	42.0001	Permit #25-561 1/22/26 receipt #30.0108	.00	(898.00)	(54,674.00)
02/26/2026	JE	52.0001	Permit #25-563 1/22/26 receipt #30.0108	.00	(898.00)	(55,572.00)
02/26/2026	JE	62.0001	Permit #25-560 1/22/26 receipt #30.0108	.00	(898.00)	(56,470.00)
02/26/2026	JE	72.0001	Permit #25-559 1/22/26 receipt #30.0108	.00	(898.00)	(57,368.00)
02/26/2026	JE	82.0001	Permit #25-558 1/22/26 receipt #30.0108	.00	(898.00)	(58,266.00)
02/26/2026	JE	92.0001	Permit #25-432 10/08/25 receipt #30.0091	.00	(898.00)	(59,164.00)
02/26/2026	JE	102.0001	Permit #25-431 10/08/25 receipt #30.0091	.00	(898.00)	(60,062.00)
02/26/2026	JE	112.0001	Permit #25-434 10/08/25 receipt #30.0091	.00	(898.00)	(60,960.00)
02/26/2026	JE	122.0001	Permit #25-433 10/08/25 receipt #30.0091	.00	(898.00)	(61,858.00)
02/26/2026	JE	132.0001	Permit #25-418 10/10/25 receipt #30.0092	.00	(898.00)	(62,756.00)
02/28/2026	JE	20.0001	Permit BLDG 26-3 1/23/26 #30.0110 receipt	.00	(898.00)	(63,654.00)
*			**02/28/2026 (02/26) Period Totals *** **	**.00**	**(26,042.00)**	**(63,654.00)**
*						
03/12/2026*	CR	300000000120	Streets Impact Fee - BLDg-26-38 -	.00	(898.00)	(64,552.00)
03/12/2026*	CR	380000000002	Street Development Fund - bldg-26-37	.00	(898.00)	(65,450.00)
03/13/2026*	CR	170000037159	Street Development Fund BLDG-26-66 -	.00	(898.00)	(66,348.00)
03/13/2026*	CR	170000037159	Street Development Fund BLDG-26-67 -	.00	(898.00)	(67,246.00)
03/13/2026*	CR	170000037159	Street Development Fund BLDG-26-65 -	.00	(898.00)	(68,144.00)
03/13/2026*	CR	170000037159	Street Development Fund BLDG-26-81 -	.00	(450.00)	(68,594.00)
03/18/2026*	CR	170000037163	BLDG-26-31 New Construction - BLDG-26-31 Ne	.00	(898.00)	(69,492.00)
03/18/2026*	CR	170000037164	BLDG-26-107 New Construction - BLDG-26-107 N	.00	(898.00)	(70,390.00)
03/31/2026*	CR	370000045064	Street Development Fund - BLDG-26-132	.00	(898.00)	(71,288.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**03/31/2026 (03/26) Period Totals *****	**.00**	**(7,634.00)**	**(71,288.00)**
*						
04/03/2026*	CR	300000000129	Street Development Fund - BLDG-26-111	.00	(898.00)	(72,186.00)
04/03/2026*	CR	300000000129	Streets Impact Fee - BLDG-26-113 - BLDG-26-11	.00	(898.00)	(73,084.00)
04/03/2026*	CR	300000000129	Streetes Impact Fee - BLDG-26-110 - BLDG-26-1	.00	(898.00)	(73,982.00)
04/07/2026*	CR	370000045065	Street Development Fund - BLDG-26-134	.00	(898.00)	(74,880.00)
04/08/2026*	CR	370000045067	Street Development Fund - BLDG-26-116	.00	(898.00)	(75,778.00)
04/08/2026*	CR	370000045067	Street Development Fund - BLDG-26-115	.00	(898.00)	(76,676.00)
04/10/2026*	CR	370000045068	Street Development Fund - BLDG-26-117	.00	(898.00)	(77,574.00)
04/17/2026*	CR	370000045075	Street Development Fund - BLDG-26-155	.00	(898.00)	(78,472.00)
04/17/2026*	CR	370000045076	Street Development Fund - BLDG-26-154	.00	(898.00)	(79,370.00)
04/24/2026*	CR	370000045078	Street Development Fund - BLDG-26-143	.00	(898.00)	(80,268.00)
04/24/2026*	CR	370000045078	Street Development Fund - BLDG-26-150	.00	(898.00)	(81,166.00)
04/24/2026*	CR	370000045081	Street Development Fund - BLDG-26-136	.00	(898.00)	(82,064.00)
04/24/2026*	CR	370000045081	Street Development Fund - BLDG-26-139	.00	(898.00)	(82,962.00)
04/24/2026*	CR	370000045081	Street Development Fund - BLDG-26-114	.00	(898.00)	(83,860.00)
04/24/2026*	CR	370000045081	Street Development Fund - BLDG-26-138	.00	(898.00)	(84,758.00)
04/24/2026*	CR	370000045081	Street Development Fund - BLDG-26-184	.00	(898.00)	(85,656.00)
04/24/2026*	CR	370000045081	Street Development Fund - BLDG-26-137	.00	(898.00)	(86,554.00)
*			**04/30/2026 (04/26) Period Totals *****	**.00**	**(15,266.00)**	**(86,554.00)**
*						
05/04/2026*	CR	370000045084	Street Development Fund - BLDG-26-151	.00	(898.00)	(87,452.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
05/07/2026*	CR	370000045086	Street Development Fund - BLDG-26-179	.00	(898.00)	(88,350.00)
05/07/2026*	CR	370000045086	Street Development Fund - BLDG-26-180	.00	(898.00)	(89,248.00)
05/07/2026*	CR	370000045086	Street Development Fund - BLDG-26-176	.00	(898.00)	(90,146.00)
05/07/2026*	CR	370000045086	Street Development Fund - BLDG-26-135	.00	(898.00)	(91,044.00)
05/07/2026*	CR	370000045086	Street Development Fund - BLDG-26-133	.00	(898.00)	(91,942.00)
05/07/2026*	CR	370000045086	Street Development Fund - BLDG-26-178	.00	(898.00)	(92,840.00)
05/08/2026*	CR	370000045088	Street Development Fund - BLDG-26-189	.00	(898.00)	(93,738.00)
05/08/2026*	CR	370000045089	Street Development Fund - BLDG-26-190	.00	(898.00)	(94,636.00)
05/19/2026*	CR	370000045097	Street Development Fund - BLDG-25-347	.00	(680.60)	(95,316.60)
05/22/2026*	CR	370000045099	Street Development Fund - BLDG-26-177	.00	(898.00)	(96,214.60)
05/22/2026*	CR	370000045099	Street Development Fund - BLDG-26-195	.00	(898.00)	(97,112.60)
05/22/2026*	CR	370000045099	Street Development Fund - BLDG-26-194	.00	(898.00)	(98,010.60)
05/22/2026*	CR	370000045099	Street Development Fund - BLDG-26-181	.00	(898.00)	(98,908.60)
05/26/2026*	CR	370000045102	Street Development Fund - BLDG-26-280	.00	(622.72)	(99,531.32)
05/27/2026*	CR	370000045104	Street Development Fund - BLDG-26-227	.00	(898.00)	(100,429.32)
05/27/2026*	CR	370000045104	Street Development Fund - BLDG-26-228	.00	(898.00)	(101,327.32)
05/27/2026*	CR	370000045104	Street Development Fund - BLDG-26-226	.00	(898.00)	(102,225.32)
05/28/2026*	CR	370000045105	Street Development Fund - BLDG-26-249	.00	(898.00)	(103,123.32)
05/28/2026*	CR	370000045106	Street Development Fund - BLDG-26-250	.00	(898.00)	(104,021.32)
05/29/2026*	CR	370000045107	Street Development Fund - BLDG-26-233	.00	(898.00)	(104,919.32)
05/29/2026*	CR	370000045107	Street Development Fund - BLDG-26-188	.00	(898.00)	(105,817.32)
05/29/2026*	CR	370000045107	Street Development Fund - BLDG-26-187	.00	(898.00)	(106,715.32)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
05/29/2026*	CR	370000045107	Street Development Fund - BLDG-26-193	.00	(898.00)	(107,613.32)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(21,059.32)**	**(107,613.32)**
*						
06/02/2026*	CR	370000045110	Street Development Fund - BLDG-26-175	.00	(898.00)	(108,511.32)
06/02/2026*	CR	370000045110	Street Development Fund - BLDG-26-174	.00	(898.00)	(109,409.32)
06/12/2026*	CR	370000045125	Street Development Fund - BLDG-26-286	.00	(898.00)	(110,307.32)
06/12/2026*	CR	370000045126	Street Development Fund - BLDG-26-267	.00	(898.00)	(111,205.32)
06/15/2026*	CR	370000045127	Street Development Fund - BLDG-26-200	.00	(898.00)	(112,103.32)
06/15/2026*	CR	370000045127	Street Development Fund - BLDG-26-199	.00	(898.00)	(113,001.32)
06/15/2026*	CR	370000045127	Street Development Fund - BLDG-26-198	.00	(898.00)	(113,899.32)
06/15/2026*	CR	370000045127	Street Development Fund - BLDG-26-197	.00	(898.00)	(114,797.32)
06/15/2026*	CR	370000045127	Street Development Fund - BLDG-26-202	.00	(898.00)	(115,695.32)
06/15/2026*	CR	370000045127	Street Development Fund - BLDG-26-201	.00	(898.00)	(116,593.32)
06/22/2026*	CR	370000045132	Street Development Fund - BLDG-26-302	.00	(898.00)	(117,491.32)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(9,878.00)**	**(117,491.32)**
*						
07/02/2026*	CR	370000045138	Street Development Fund - BLDG-26-336	.00	(450.00)	(117,941.32)
07/02/2026*	CR	370000045138	Street Development Fund - BLDG-26-338	.00	(450.00)	(118,391.32)
07/02/2026*	CR	370000045138	Street Development Fund - BLDG-26-337	.00	(450.00)	(118,841.32)
07/06/2026*	CR	370000045140	Street Development Fund - BLDG-26-243	.00	(14,018.00)	(132,859.32)
07/07/2026*	CR	370000045143	Street Development Fund - BLDG-26-208	.00	(898.00)	(133,757.32)
07/07/2026*	CR	370000045143	Street Development Fund - BLDG-26-209	.00	(898.00)	(134,655.32)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
07/07/2026*	CR	370000045143	Street Development Fund - BLDG-26-210	.00	(898.00)	(135,553.32)
07/07/2026*	CR	370000045143	Street Development Fund - BLDG-26-207	.00	(898.00)	(136,451.32)
07/07/2026*	CR	370000045143	Street Development Fund - BLDG-26-204	.00	(898.00)	(137,349.32)
07/07/2026*	CR	370000045143	Street Development Fund - BLDG-26-203	.00	(898.00)	(138,247.32)
07/07/2026*	CR	370000045144	Street Development Fund - BLDG-26-206	.00	(898.00)	(139,145.32)
07/07/2026*	CR	370000045144	Street Development Fund - BLDG-26-205	.00	(898.00)	(140,043.32)
07/08/2026*	CR	370000045145	Street Development Fund - BLDG-26-301	.00	(898.00)	(140,941.32)
07/08/2026*	CR	370000045146	Street Development Fund - BLDG-26-332	.00	(898.00)	(141,839.32)
07/08/2026*	CR	370000045146	Street Development Fund - BLDG-26-331	.00	(898.00)	(142,737.32)
07/29/2026*	CR	370000045166	Street Development Fund - BLDG-26-234	.00	(1,796.00)	(144,533.32)
07/29/2026*	CR	370000045166	Street Development Fund - BLDG-26-282	.00	(1,796.00)	(146,329.32)
07/29/2026*	CR	370000045166	Street Development Fund - BLDG-26-281	.00	(1,796.00)	(148,125.32)
07/29/2026*	CR	370000045166	Street Development Fund - BLDG-26-235	.00	(1,796.00)	(149,921.32)
*			**07/31/2026 (07/26) Period Totals *****	**.00**	**(32,430.00)**	**(149,921.32)**

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/01/2025	JE	124.0001	Reverse Entries	2,585.79	.00	2,585.79
10/31/2025	JE	30.0001	LGIP monthly interest	.00	(2,585.79)	.00
*			**10/31/2025 (10/25) Period Totals *****	**2,585.79**	**(2,585.79)**	**.00**
*						
11/30/2025	JE	35.0001	LGIP monthly interest	.00	(2,591.25)	(2,591.25)
*			**11/30/2025 (11/25) Period Totals *****	**.00**	**(2,591.25)**	**(2,591.25)**
*						
12/31/2025	JE	30.0001	LGIP monthly linterest	.00	(2,371.98)	(4,963.23)
*			**12/31/2025 (12/25) Period Totals *****	**.00**	**(2,371.98)**	**(4,963.23)**
*						
01/31/2026	JE	30.0001	LGIP interest earned	.00	(2,064.75)	(7,027.98)
*			**01/31/2026 (01/26) Period Totals *****	**.00**	**(2,064.75)**	**(7,027.98)**
*						
02/28/2026	JE	205.0001	LGIP interest earned	.00	(2,139.70)	(9,167.68)
*			**02/28/2026 (02/26) Period Totals *****	**.00**	**(2,139.70)**	**(9,167.68)**
*						
03/31/2026	JE	29.0001	LGIP interest earned March	.00	(2,311.33)	(11,479.01)
*			**03/31/2026 (03/26) Period Totals *****	**.00**	**(2,311.33)**	**(11,479.01)**
*						
04/30/2026	JE	62.0001	LGIP interest earnings	.00	(2,517.80)	(13,996.81)
*			**04/30/2026 (04/26) Period Totals *****	**.00**	**(2,517.80)**	**(13,996.81)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*						
05/31/2026	JE	25.0001	LGIP interest	.00	(2,635.42)	(16,632.23)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(2,635.42)**	**(16,632.23)**
*						
06/30/2026	JE	28.0001	LGIP interest earned	.00	(2,598.85)	(19,231.08)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(2,598.85)**	**(19,231.08)**
*						
07/31/2026	JE	47.0001	LGIP interest earned	.00	(2,303.68)	(21,534.76)
*****			**07/31/2026 (07/26) Period Totals *****	**.00**	**(2,303.68)**	**(21,534.76)**

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
*			**10/31/2025 (10/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**12/31/2025 (12/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**01/31/2026 (01/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**02/28/2026 (02/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**03/31/2026 (03/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**04/30/2026 (04/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**05/31/2026 (05/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**06/30/2026 (06/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
07/01/2026*	AP	108.0001	TischlerBise, Inc	3,358.00	.00	3,358.00
08/01/2026*	AP	383.0001	TischlerBise, Inc	4,072.00	.00	7,430.00
*			**07/31/2026 (07/26) Period Totals *** **	**7,430.00**	**.00**	**7,430.00**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/02/2025*	CR	370000044985	Builder & Subdivision - BLDG-25-416	.00	(1,338.00)	(1,338.00)
10/08/2025*	CR	300000000091	FIRE-25-49 - FIRE SUPPRESSION ASSEMBLY - FI	.00	(75.00)	(1,413.00)
10/24/2025*	CR	370000044994	Builder & Subdivision - BLDG-25-435	.00	(1,338.00)	(2,751.00)
10/24/2025*	CR	370000044994	Builder & Subdivision - BLDG-25-436	.00	(1,338.00)	(4,089.00)
10/31/2025*	CR	370000044998	Builder & Subdivision - BLDG-25-458	.00	(1,338.00)	(5,427.00)
10/31/2025*	CR	370000044998	Builder & Subdivision - BLDG-25-472	.00	(1,338.00)	(6,765.00)
10/31/2025*	CR	370000044998	Builder & Subdivision - BLDG-25-460	.00	(1,338.00)	(8,103.00)
10/31/2025*	CR	370000045000	Builder & Subdivision - BLDG-25-459	.00	(1,338.00)	(9,441.00)
*			**10/31/2025 (10/25) Period Totals *****	**.00**	**(9,441.00)**	**(9,441.00)**
*						
11/07/2025*	CR	370000045002	Builder & Subdivision - BLDG-25-475	.00	(1,338.00)	(10,779.00)
11/17/2025*	CR	170000037154	BLDG-25-214/1577 Witt Street - Hubble Homes	.00	(1,338.00)	(12,117.00)
11/17/2025*	CR	170000037155	BLDG-25-487/1587 Witt Street -	.00	(1,338.00)	(13,455.00)
11/20/2025*	CR	300000000097	FIRE-25-63 - Fire Supression Permit - FIRE-25-63	.00	(75.00)	(13,530.00)
*			**11/30/2025 (11/25) Period Totals *****	**.00**	**(4,089.00)**	**(13,530.00)**
*						
12/05/2025*	CR	370000045015	Builder & Subdivision - BLDG-25-516	.00	(1,338.00)	(14,868.00)
12/05/2025*	CR	370000045015	Builder & Subdivision - BLDG-25-515	.00	(1,338.00)	(16,206.00)
12/10/2025*	CR	300000000100	Fire Impact Fee - BLDG-25-461 -	.00	(5,920.00)	(22,126.00)
12/10/2025*	CR	300000000100	Fire Review - BLDG-25-461 - BLDG-25-461	.00	(150.00)	(22,276.00)
12/17/2025*	CR	370000045017	Builder & Subdivision - BLDG-25-522	.00	(1,338.00)	(23,614.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
12/17/2025*	CR	370000045017	Builder & Subdivision - BLDG-25-524	.00	(1,338.00)	(24,952.00)
12/17/2025*	CR	370000045017	Builder & Subdivision - BLDG-25-523	.00	(1,338.00)	(26,290.00)
12/17/2025*	CR	370000045018	Builder & Subdivision - BLDG-25-543	.00	(1,338.00)	(27,628.00)
12/17/2025*	CR	370000045018	Builder & Subdivision - BLDG-25-537	.00	(1,338.00)	(28,966.00)
12/17/2025*	CR	370000045018	Builder & Subdivision - BLDG-25-536	.00	(1,338.00)	(30,304.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-521	.00	(1,338.00)	(31,642.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-517	.00	(1,338.00)	(32,980.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-518	.00	(1,338.00)	(34,318.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-519	.00	(1,338.00)	(35,656.00)
*****			**12/31/2025 (12/25) Period Totals *****	**.00**	**(22,126.00)**	**(35,656.00)**
*						
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-528	.00	(1,338.00)	(36,994.00)
01/09/2026*	CR	370000045029	FIRE INSPECTION - BLDG-25-529	.00	(1,338.00)	(38,332.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-526	.00	(1,338.00)	(39,670.00)
01/09/2026*	CR	370000045029	FIRE INSPECTION - BLDG-25-551	.00	(1,338.00)	(41,008.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-553	.00	(1,338.00)	(42,346.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-525	.00	(1,338.00)	(43,684.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-527	.00	(1,338.00)	(45,022.00)
01/30/2026	CD2	28.0001	Rev Bldg Permits posted 2xs #45037,45035,4503	9,366.00	.00	(35,656.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-562	.00	(1,338.00)	(36,994.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-561	.00	(1,338.00)	(38,332.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-563	.00	(1,338.00)	(39,670.00)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-560	.00	(1,338.00)	(41,008.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-559	.00	(1,338.00)	(42,346.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-558	.00	(1,338.00)	(43,684.00)
01/30/2026*	CR	370000045038	Builder & Subdivision - BLDG-26-3	.00	(1,338.00)	(45,022.00)
01/30/2026*	CR	370000045040	Builder & Subdivision - BLDG-25-548	.00	(1,338.00)	(46,360.00)
01/31/2026	JE	17.0001	Impact Fee adjustment posted to wrong GL	300.00	.00	(46,060.00)
*****			**01/31/2026 (01/26) Period Totals *****	**9,666.00**	**(20,070.00)**	**(46,060.00)**
*						
02/05/2026*	CR	300000000112	Fire Impact Fee - BLDG-25-554 -	.00	(1,338.00)	(47,398.00)
02/05/2026*	CR	300000000113	Fire Impact Fee - BLDG-25-555 - BLDG-25-555	.00	(1,338.00)	(48,736.00)
02/05/2026*	CR	300000000114	Fire Impact Fee - BLDG-25-556 - BLDG-25-556	.00	(1,338.00)	(50,074.00)
02/05/2026*	CR	300000000115	Fire Impact Fee - BLDG-25-557 - BLDG-25-557	.00	(1,338.00)	(51,412.00)
02/06/2026*	CR	370000045043	Builder & Subdivision - BLDG-26-16	.00	(1,338.00)	(52,750.00)
02/06/2026*	CR	370000045043	Builder & Subdivision - BLDG-26-17	.00	(1,338.00)	(54,088.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-13	.00	(1,338.00)	(55,426.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-14	.00	(1,338.00)	(56,764.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-11	.00	(1,338.00)	(58,102.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-10	.00	(1,338.00)	(59,440.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-12	.00	(1,338.00)	(60,778.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-8	.00	(1,338.00)	(62,116.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-9	.00	(1,338.00)	(63,454.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-6	.00	(1,338.00)	(64,792.00)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-4	.00	(1,338.00)	(66,130.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-7	.00	(1,338.00)	(67,468.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-5	.00	(1,338.00)	(68,806.00)
02/26/2026	JE	33.0001	Permit #25-562 1/22/26 receipt #30.0108	.00	(1,338.00)	(70,144.00)
02/26/2026	JE	43.0001	Permit #25-561 1/22/26 receipt #30.0108	.00	(1,338.00)	(71,482.00)
02/26/2026	JE	53.0001	Permit #25-563 1/22/26 receipt #30.0108	.00	(1,338.00)	(72,820.00)
02/26/2026	JE	63.0001	Permit #25-560 1/22/26 receipt #30.0108	.00	(1,338.00)	(74,158.00)
02/26/2026	JE	73.0001	Permit #25-559 1/22/26 receipt #30.0108	.00	(1,338.00)	(75,496.00)
02/26/2026	JE	83.0001	Permit #25-558 1/22/26 receipt #30.0108	.00	(1,338.00)	(76,834.00)
02/26/2026	JE	93.0001	Permit #25-432 10/08/25 receipt #30.0091	.00	(1,338.00)	(78,172.00)
02/26/2026	JE	103.0001	Permit #25-431 10/08/25 receipt #30.0091	.00	(1,338.00)	(79,510.00)
02/26/2026	JE	113.0001	Permit #25-434 10/08/25 receipt #30.0091	.00	(1,338.00)	(80,848.00)
02/26/2026	JE	123.0001	Permit #25-433 10/08/25 receipt #30.0091	.00	(1,338.00)	(82,186.00)
02/26/2026	JE	133.0001	Permit #25-418 10/10/25 receipt #30.0092	.00	(1,338.00)	(83,524.00)
02/28/2026	JE	21.0001	Permit BLDG 26-3 1/23/26 #30.0110 receipt	.00	(1,338.00)	(84,862.00)
*****			**02/28/2026 (02/26) Period Totals *****	**.00**	**(38,802.00)**	**(84,862.00)**
*						
03/12/2026*	CR	300000000120	Fire Impact Fee - BLDG-26-38 - BLDG-26-38	.00	(1,338.00)	(86,200.00)
03/12/2026*	CR	380000000002	Builder & Subdivision - bldg-26-37	.00	(1,338.00)	(87,538.00)
03/13/2026*	CR	170000037159	Builder & Subdivision bldg-26-66 - BLDG-26-66	.00	(1,338.00)	(88,876.00)
03/13/2026*	CR	170000037159	Builder & Subdivision BLDG-26-67 -	.00	(1,338.00)	(90,214.00)
03/13/2026*	CR	170000037159	Builder & Subdivision BLDG-26-65 -	.00	(1,338.00)	(91,552.00)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
03/13/2026*	CR	170000037159	Builder & Subdivision BLDG-26-81 -	.00	(1,338.00)	(92,890.00)
03/18/2026*	CR	170000037163	BLDG-26-31 New Construction - BLDG-26-31 Ne	.00	(1,338.00)	(94,228.00)
03/18/2026*	CR	170000037164	BLDG-26-107 New Construction - BLDG-26-107 N	.00	(1,338.00)	(95,566.00)
03/31/2026*	CR	370000045064	Builder & Subdivision - BLDG-26-132	.00	(1,338.00)	(96,904.00)
*****			**03/31/2026 (03/26) Period Totals *****	**.00**	**(12,042.00)**	**(96,904.00)**
*						
04/03/2026*	CR	300000000129	BLDG-26-111 - Fire Impact Fee - BLDG-26-111	.00	(1,338.00)	(98,242.00)
04/03/2026*	CR	300000000129	Fire Impact Fee - BLDG-26-113 - BLDG-26-113	.00	(1,338.00)	(99,580.00)
04/03/2026*	CR	300000000129	Fire Impact Fee - BLDG-26-110 - BLDG-26-110	.00	(1,338.00)	(100,918.00)
04/07/2026*	CR	370000045065	Builder & Subdivision - BLDG-26-134	.00	(1,338.00)	(102,256.00)
04/08/2026*	CR	370000045067	Builder & Subdivision - BLDG-26-116	.00	(1,338.00)	(103,594.00)
04/08/2026*	CR	370000045067	Builder & Subdivision - BLDG-26-115	.00	(1,338.00)	(104,932.00)
04/10/2026*	CR	370000045068	Builder & Subdivision - BLDG-26-117	.00	(1,338.00)	(106,270.00)
04/17/2026*	CR	370000045075	Builder & Subdivision - BLDG-26-155	.00	(1,338.00)	(107,608.00)
04/17/2026*	CR	370000045076	Builder & Subdivision - BLDG-26-154	.00	(1,338.00)	(108,946.00)
04/24/2026*	CR	370000045078	Builder & Subdivision - BLDG-26-143	.00	(1,338.00)	(110,284.00)
04/24/2026*	CR	370000045078	Builder & Subdivision - BLDG-26-150	.00	(1,338.00)	(111,622.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-136	.00	(1,338.00)	(112,960.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-139	.00	(1,338.00)	(114,298.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-114	.00	(1,338.00)	(115,636.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-138	.00	(1,338.00)	(116,974.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-184	.00	(1,338.00)	(118,312.00)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-137	.00	(1,338.00)	(119,650.00)
04/30/2026	JE	34.0001	Posted to wrong GL	300.00	.00	(119,350.00)
04/30/2026	JE	36.0001	Posted to wrong GL	.00	(3,128.00)	(122,478.00)
*			**04/30/2026 (04/26) Period Totals *****	**300.00**	**(25,874.00)**	**(122,478.00)**
*						
05/04/2026*	CR	370000045084	Builder & Subdivision - BLDG-26-151	.00	(1,338.00)	(123,816.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-179	.00	(1,338.00)	(125,154.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-180	.00	(1,338.00)	(126,492.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-176	.00	(1,338.00)	(127,830.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-135	.00	(1,338.00)	(129,168.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-133	.00	(1,338.00)	(130,506.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-178	.00	(1,338.00)	(131,844.00)
05/08/2026*	CR	370000045088	Builder & Subdivision - BLDG-26-189	.00	(1,338.00)	(133,182.00)
05/08/2026*	CR	370000045089	Builder & Subdivision - BLDG-26-190	.00	(1,338.00)	(134,520.00)
05/19/2026*	CR	370000045097	Builder & Subdivision - BLDG-25-347	.00	(362.33)	(134,882.33)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-177	.00	(1,338.00)	(136,220.33)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-195	.00	(1,338.00)	(137,558.33)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-194	.00	(1,338.00)	(138,896.33)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-181	.00	(1,338.00)	(140,234.33)
05/26/2026*	CR	370000045102	Builder & Subdivision - BLDG-26-280	.00	(331.52)	(140,565.85)
05/27/2026*	CR	370000045104	Builder & Subdivision - BLDG-26-227	.00	(1,338.00)	(141,903.85)
05/27/2026*	CR	370000045104	Builder & Subdivision - BLDG-26-228	.00	(1,338.00)	(143,241.85)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
05/27/2026*	CR	370000045104	Builder & Subdivision - BLDG-26-226	.00	(1,338.00)	(144,579.85)
05/28/2026*	CR	370000045105	Builder & Subdivision - BLDG-26-249	.00	(1,338.00)	(145,917.85)
05/28/2026*	CR	370000045106	Builder & Subdivision - BLDG-26-250	.00	(1,338.00)	(147,255.85)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-233	.00	(1,338.00)	(148,593.85)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-188	.00	(1,338.00)	(149,931.85)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-187	.00	(1,338.00)	(151,269.85)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-193	.00	(1,338.00)	(152,607.85)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(30,129.85)**	**(152,607.85)**
*						
06/02/2026*	CR	370000045110	Builder & Subdivision - BLDG-26-175	.00	(1,338.00)	(153,945.85)
06/02/2026*	CR	370000045110	Builder & Subdivision - BLDG-26-174	.00	(1,338.00)	(155,283.85)
06/12/2026*	CR	370000045125	Builder & Subdivision - BLDG-26-286	.00	(1,338.00)	(156,621.85)
06/12/2026*	CR	370000045126	Builder & Subdivision - BLDG-26-267	.00	(1,338.00)	(157,959.85)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-200	.00	(1,338.00)	(159,297.85)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-199	.00	(1,338.00)	(160,635.85)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-198	.00	(1,338.00)	(161,973.85)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-197	.00	(1,338.00)	(163,311.85)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-202	.00	(1,338.00)	(164,649.85)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-201	.00	(1,338.00)	(165,987.85)
06/22/2026*	CR	370000045132	Builder & Subdivision - BLDG-26-302	.00	(1,338.00)	(167,325.85)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(14,718.00)**	**(167,325.85)**
*						

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
07/02/2026*	CR	370000045138	Builder & Subdivision - BLDG-26-336	.00	(1,338.00)	(168,663.85)
07/02/2026*	CR	370000045138	Builder & Subdivision - BLDG-26-338	.00	(1,338.00)	(170,001.85)
07/02/2026*	CR	370000045138	Builder & Subdivision - BLDG-26-337	.00	(1,338.00)	(171,339.85)
07/06/2026*	CR	370000045140	Builder & Subdivision - BLDG-26-243	.00	(25,934.00)	(197,273.85)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-208	.00	(1,338.00)	(198,611.85)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-209	.00	(1,338.00)	(199,949.85)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-210	.00	(1,338.00)	(201,287.85)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-207	.00	(1,338.00)	(202,625.85)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-204	.00	(1,338.00)	(203,963.85)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-203	.00	(1,338.00)	(205,301.85)
07/07/2026*	CR	370000045144	Builder & Subdivision - BLDG-26-206	.00	(1,338.00)	(206,639.85)
07/07/2026*	CR	370000045144	Builder & Subdivision - BLDG-26-205	.00	(1,338.00)	(207,977.85)
07/08/2026*	CR	370000045145	Builder & Subdivision - BLDG-26-301	.00	(1,338.00)	(209,315.85)
07/08/2026*	CR	370000045146	Builder & Subdivision - BLDG-26-332	.00	(1,338.00)	(210,653.85)
07/08/2026*	CR	370000045146	Builder & Subdivision - BLDG-26-331	.00	(1,338.00)	(211,991.85)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-234	.00	(2,676.00)	(214,667.85)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-282	.00	(2,676.00)	(217,343.85)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-281	.00	(2,676.00)	(220,019.85)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-235	.00	(2,676.00)	(222,695.85)
*			**07/31/2026 (07/26) Period Totals *****	**.00**	**(55,370.00)**	**(222,695.85)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/01/2025	JE	112.0001	Reverse Entries	2,049.90	.00	2,049.90
10/31/2025	JE	24.0001	LGIP monthly interest	.00	(2,049.90)	.00
*			**10/31/2025 (10/25) Period Totals *** **	**2,049.90**	**(2,049.90)**	**.00**
*						
11/30/2025	JE	29.0001	LGIP monthly interest	.00	(2,070.82)	(2,070.82)
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**(2,070.82)**	**(2,070.82)**
*						
12/31/2025	JE	24.0001	LGIP monthly linterest	.00	(1,880.40)	(3,951.22)
*			**12/31/2025 (12/25) Period Totals *** **	**.00**	**(1,880.40)**	**(3,951.22)**
*						
01/31/2026	JE	24.0001	LGIP interest earned	.00	(1,674.48)	(5,625.70)
*			**01/31/2026 (01/26) Period Totals *** **	**.00**	**(1,674.48)**	**(5,625.70)**
*						
02/28/2026	JE	199.0001	LGIP interest earned	.00	(1,781.82)	(7,407.52)
*			**02/28/2026 (02/26) Period Totals *** **	**.00**	**(1,781.82)**	**(7,407.52)**
*						
03/31/2026	JE	23.0001	LGIP interest earned March	.00	(1,940.71)	(9,348.23)
*			**03/31/2026 (03/26) Period Totals *** **	**.00**	**(1,940.71)**	**(9,348.23)**
*						
04/30/2026	JE	56.0001	LGIP interest earnings	.00	(2,152.30)	(11,500.53)
*			**04/30/2026 (04/26) Period Totals *** **	**.00**	**(2,152.30)**	**(11,500.53)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*						
05/31/2026	JE	19.0001	LGIP interest	.00	(2,289.85)	(13,790.38)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(2,289.85)**	**(13,790.38)**
*						
06/30/2026	JE	22.0001	LGIP interest earned	.00	(2,276.28)	(16,066.66)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(2,276.28)**	**(16,066.66)**
*						
07/31/2026	JE	41.0001	LGIP interest earned	.00	(1,371.77)	(17,438.43)
*****			**07/31/2026 (07/26) Period Totals *****	**.00**	**(1,371.77)**	**(17,438.43)**

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
*			**10/31/2025 (10/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**12/31/2025 (12/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**01/31/2026 (01/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**02/28/2026 (02/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**03/31/2026 (03/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**04/30/2026 (04/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**05/31/2026 (05/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**06/30/2026 (06/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
06/29/2026*	AP	378.0001	Rosenbauer Minnesota, LLC	281,137.40	.00	281,137.40
07/01/2026*	AP	111.0001	TischlerBise, Inc	3,358.00	.00	284,495.40
08/01/2026*	AP	382.0001	TischlerBise, Inc	4,072.00	.00	288,567.40

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**07/31/2026 (07/26) Period Totals *****	**288,567.40**	**.00**	**288,567.40**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/02/2025*	CR	1004.0001	General - builder subdivision	.00	(663.00)	(663.00)
10/24/2025*	CR	1231.0001	General - builder subdivision	.00	(1,326.00)	(1,989.00)
10/31/2025*	CR	1301.0001	General - builder subdivision	.00	(2,652.00)	(4,641.00)
*			**10/31/2025 (10/25) Period Totals *****	**.00**	**(4,641.00)**	**(4,641.00)**
*						
11/07/2025*	CR	1056.0001	General - builder subdivision	.00	(663.00)	(5,304.00)
11/17/2025*	CR	1119.0001	General - builder subdivision	.00	(1,326.00)	(6,630.00)
*			**11/30/2025 (11/25) Period Totals *****	**.00**	**(1,989.00)**	**(6,630.00)**
*						
12/05/2025*	CR	1041.0001	General - builder subdivision	.00	(1,326.00)	(7,956.00)
12/10/2025*	CR	1088.0001	General - builder subdivision	.00	(2,960.00)	(10,916.00)
12/17/2025*	CR	1164.0001	General - builder subdivision	.00	(3,978.00)	(14,894.00)
12/23/2025*	CR	1219.0001	General - builder subdivision	.00	(2,652.00)	(17,546.00)
*			**12/31/2025 (12/25) Period Totals *****	**.00**	**(10,916.00)**	**(17,546.00)**
*						
01/09/2026*	CR	1074.0001	General - builder subdivision	.00	(4,641.00)	(22,187.00)
01/30/2026	CD2	29.0001	Rev Bldg Permits posted 2xs #45037,45035,4503	4,641.00	.00	(17,546.00)
01/30/2026*	CR	1258.0001	General - builder subdivision	.00	(5,304.00)	(22,850.00)
*			**01/31/2026 (01/26) Period Totals *****	**4,641.00**	**(9,945.00)**	**(22,850.00)**
*						
02/05/2026*	CR	1039.0001	General - builder subdivision	.00	(2,652.00)	(25,502.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
02/06/2026*	CR	1052.0001	General - builder subdivision	.00	(1,326.00)	(26,828.00)
02/23/2026*	CR	1213.0001	General - builder subdivision	.00	(3,315.00)	(30,143.00)
02/26/2026*	CR	1253.0001	General - builder subdivision	.00	(3,978.00)	(34,121.00)
02/26/2026	JE	34.0001	Permit #25-562 1/22/26 receipt #30.0108	.00	(663.00)	(34,784.00)
02/26/2026	JE	44.0001	Permit #25-561 1/22/26 receipt #30.0108	.00	(663.00)	(35,447.00)
02/26/2026	JE	54.0001	Permit #25-563 1/22/26 receipt #30.0108	.00	(663.00)	(36,110.00)
02/26/2026	JE	64.0001	Permit #25-560 1/22/26 receipt #30.0108	.00	(663.00)	(36,773.00)
02/26/2026	JE	74.0001	Permit #25-559 1/22/26 receipt #30.0108	.00	(663.00)	(37,436.00)
02/26/2026	JE	84.0001	Permit #25-558 1/22/26 receipt #30.0108	.00	(663.00)	(38,099.00)
02/26/2026	JE	94.0001	Permit #25-432 10/08/25 receipt #30.0091	.00	(663.00)	(38,762.00)
02/26/2026	JE	104.0001	Permit #25-431 10/08/25 receipt #30.0091	.00	(663.00)	(39,425.00)
02/26/2026	JE	114.0001	Permit #25-434 10/08/25 receipt #30.0091	.00	(663.00)	(40,088.00)
02/26/2026	JE	124.0001	Permit #25-433 10/08/25 receipt #30.0091	.00	(663.00)	(40,751.00)
02/26/2026	JE	134.0001	Permit #25-418 10/10/25 receipt #30.0092	.00	(663.00)	(41,414.00)
02/28/2026	JE	22.0001	Permit BLDG 26-3 1/23/26 #30.0110 receipt	.00	(663.00)	(42,077.00)
*****			**02/28/2026 (02/26) Period Totals *****	**.00**	**(19,227.00)**	**(42,077.00)**
*						
03/12/2026*	CR	1118.0001	General - builder subdivision	.00	(1,326.00)	(43,403.00)
03/13/2026*	CR	1131.0001	General - builder subdivision	.00	(2,652.00)	(46,055.00)
03/18/2026*	CR	1181.0001	General - builder subdivision	.00	(1,326.00)	(47,381.00)
03/31/2026*	CR	1312.0001	General - builder subdivision	.00	(663.00)	(48,044.00)
*****			**03/31/2026 (03/26) Period Totals *****	**.00**	**(5,967.00)**	**(48,044.00)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*						
04/03/2026*	CR	1014.0001	General - builder subdivision	.00	(1,989.00)	(50,033.00)
04/07/2026*	CR	1047.0001	General - builder subdivision	.00	(663.00)	(50,696.00)
04/08/2026*	CR	1068.0001	General - builder subdivision	.00	(1,326.00)	(52,022.00)
04/10/2026*	CR	1094.0001	General - builder subdivision	.00	(663.00)	(52,685.00)
04/17/2026*	CR	1170.0001	General - builder subdivision	.00	(1,326.00)	(54,011.00)
04/24/2026*	CR	1237.0001	General - builder subdivision	.00	(5,304.00)	(59,315.00)
04/30/2026	JE	37.0001	Posted to wrong GL	3,128.00	.00	(56,187.00)
*****			**04/30/2026 (04/26) Period Totals *****	**3,128.00**	**(11,271.00)**	**(56,187.00)**
*						
05/04/2026*	CR	1003.0001	General - builder subdivision	.00	(663.00)	(56,850.00)
05/07/2026*	CR	1048.0001	General - builder subdivision	.00	(3,978.00)	(60,828.00)
05/08/2026*	CR	1063.0001	General - builder subdivision	.00	(1,326.00)	(62,154.00)
05/19/2026*	CR	1172.0001	General - builder subdivision	.00	(181.17)	(62,335.17)
05/22/2026*	CR	1217.0001	General - builder subdivision	.00	(2,652.00)	(64,987.17)
05/26/2026*	CR	1239.0001	General - builder subdivision	.00	(165.76)	(65,152.93)
05/27/2026*	CR	1258.0001	General - builder subdivision	.00	(1,989.00)	(67,141.93)
05/28/2026*	CR	1276.0001	General - builder subdivision	.00	(1,326.00)	(68,467.93)
05/29/2026*	CR	1289.0001	General - builder subdivision	.00	(2,652.00)	(71,119.93)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(14,932.93)**	**(71,119.93)**
*						
06/02/2026*	CR	1003.0001	General - builder subdivision	.00	(1,326.00)	(72,445.93)

Amount type: Actual
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Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
06/12/2026*	CR	1120.0001	General - builder subdivision	.00	(1,326.00)	(73,771.93)
06/15/2026*	CR	1147.0001	General - builder subdivision	.00	(3,978.00)	(77,749.93)
06/22/2026*	CR	1221.0001	General - builder subdivision	.00	(663.00)	(78,412.93)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(7,293.00)**	**(78,412.93)**
*						
07/02/2026*	CR	1003.0001	General - builder subdivision	.00	(1,989.00)	(80,401.93)
07/06/2026*	CR	1029.0001	General - builder subdivision	.00	(5,082.00)	(85,483.93)
07/07/2026*	CR	1045.0001	General - builder subdivision	.00	(5,304.00)	(90,787.93)
07/08/2026*	CR	1064.0001	General - builder subdivision	.00	(1,989.00)	(92,776.93)
07/29/2026*	CR	1273.0001	General - builder subdivision	.00	(5,304.00)	(98,080.93)
*****			**07/31/2026 (07/26) Period Totals *****	**.00**	**(19,668.00)**	**(98,080.93)**

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/01/2025	JE	114.0001	Reverse Entries	1,300.36	.00	1,300.36
10/31/2025	JE	25.0001	LGIP monthly interest	.00	(1,300.36)	.00
*			**10/31/2025 (10/25) Period Totals *** **	**1,300.36**	**(1,300.36)**	**.00**
*						
11/30/2025	JE	30.0001	LGIP monthly interest	.00	(1,308.98)	(1,308.98)
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**(1,308.98)**	**(1,308.98)**
*						
12/31/2025	JE	25.0001	LGIP monthly linterest	.00	(1,192.84)	(2,501.82)
*			**12/31/2025 (12/25) Period Totals *** **	**.00**	**(1,192.84)**	**(2,501.82)**
*						
01/31/2026	JE	25.0001	LGIP interest earned	.00	(1,047.04)	(3,548.86)
*			**01/31/2026 (01/26) Period Totals *** **	**.00**	**(1,047.04)**	**(3,548.86)**
*						
02/28/2026	JE	200.0001	LGIP interest earned	.00	(1,100.90)	(4,649.76)
*			**02/28/2026 (02/26) Period Totals *** **	**.00**	**(1,100.90)**	**(4,649.76)**
*						
03/31/2026	JE	24.0001	LGIP interest earned March	.00	(1,194.93)	(5,844.69)
*			**03/31/2026 (03/26) Period Totals *** **	**.00**	**(1,194.93)**	**(5,844.69)**
*						
04/30/2026	JE	57.0001	LGIP interest earnings	.00	(1,302.42)	(7,147.11)
*			**04/30/2026 (04/26) Period Totals *** **	**.00**	**(1,302.42)**	**(7,147.11)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*						
05/31/2026	JE	20.0001	LGIP interest	.00	(1,375.59)	(8,522.70)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(1,375.59)**	**(8,522.70)**
*						
06/30/2026	JE	23.0001	LGIP interest earned	.00	(1,362.84)	(9,885.54)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(1,362.84)**	**(9,885.54)**
*						
07/31/2026	JE	42.0001	LGIP interest earned	.00	(1,210.76)	(11,096.30)
*****			**07/31/2026 (07/26) Period Totals *****	**.00**	**(1,210.76)**	**(11,096.30)**

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
*			**10/31/2025 (10/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**12/31/2025 (12/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**01/31/2026 (01/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**02/28/2026 (02/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**03/31/2026 (03/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**04/30/2026 (04/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**05/31/2026 (05/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**06/30/2026 (06/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
07/01/2026*	AP	109.0001	TischlerBise, Inc	3,358.00	.00	3,358.00
08/01/2026*	AP	381.0001	TischlerBise, Inc	4,072.00	.00	7,430.00
*			**07/31/2026 (07/26) Period Totals *** **	**7,430.00**	**.00**	**7,430.00**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/02/2025*	CR	370000044985	Builder & Subdivision - BLDG-25-416	.00	(1,146.00)	(1,146.00)
10/24/2025*	CR	370000044994	Builder & Subdivision - BLDG-25-435	.00	(1,146.00)	(2,292.00)
10/24/2025*	CR	370000044994	Builder & Subdivision - BLDG-25-436	.00	(1,146.00)	(3,438.00)
10/31/2025*	CR	370000044998	Builder & Subdivision - BLDG-25-458	.00	(1,146.00)	(4,584.00)
10/31/2025*	CR	370000044998	Builder & Subdivision - BLDG-25-472	.00	(1,146.00)	(5,730.00)
10/31/2025*	CR	370000044998	Builder & Subdivision - BLDG-25-460	.00	(1,146.00)	(6,876.00)
10/31/2025*	CR	370000045000	Builder & Subdivision - BLDG-25-459	.00	(1,146.00)	(8,022.00)
*			**10/31/2025 (10/25) Period Totals *** **	**.00**	**(8,022.00)**	**(8,022.00)**
*						
11/07/2025*	CR	370000045002	Builder & Subdivision - BLDG-25-475	.00	(830.00)	(8,852.00)
11/17/2025*	CR	170000037154	BLDG-25-214/1577 Witt Street - Hubble Homes	.00	(1,146.00)	(9,998.00)
11/17/2025*	CR	170000037155	BLDG-25-487/1587 Witt Street - Hubble Homes	.00	(1,146.00)	(11,144.00)
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**(3,122.00)**	**(11,144.00)**
*						
12/05/2025*	CR	370000045015	Builder & Subdivision - BLDG-25-516	.00	(1,146.00)	(12,290.00)
12/05/2025*	CR	370000045015	Builder & Subdivision - BLDG-25-515	.00	(1,146.00)	(13,436.00)
12/17/2025*	CR	370000045017	Builder & Subdivision - BLDG-25-522	.00	(1,146.00)	(14,582.00)
12/17/2025*	CR	370000045017	Builder & Subdivision - BLDG-25-524	.00	(1,146.00)	(15,728.00)
12/17/2025*	CR	370000045017	Builder & Subdivision - BLDG-25-523	.00	(1,146.00)	(16,874.00)
12/17/2025*	CR	370000045018	Builder & Subdivision - BLDG-25-543	.00	(1,146.00)	(18,020.00)
12/17/2025*	CR	370000045018	Builder & Subdivision - BLDG-25-537	.00	(1,146.00)	(19,166.00)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
12/17/2025*	CR	370000045018	Builder & Subdivision - BLDG-25-536	.00	(1,146.00)	(20,312.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-521	.00	(1,146.00)	(21,458.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-517	.00	(1,146.00)	(22,604.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-518	.00	(1,146.00)	(23,750.00)
12/23/2025*	CR	370000045023	Builder & Subdivision - BLDG-25-519	.00	(1,146.00)	(24,896.00)
*****			**12/31/2025 (12/25) Period Totals *****	**.00**	**(13,752.00)**	**(24,896.00)**
*						
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-528	.00	(1,146.00)	(26,042.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-529	.00	(1,146.00)	(27,188.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-526	.00	(1,146.00)	(28,334.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-551	.00	(1,146.00)	(29,480.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-553	.00	(1,146.00)	(30,626.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-525	.00	(1,146.00)	(31,772.00)
01/09/2026*	CR	370000045029	Builder & Subdivision - BLDG-25-527	.00	(1,146.00)	(32,918.00)
01/30/2026	CD2	34.0001	Rev Bldg Permits posted 2xs #45037,45035,4503	8,022.00	.00	(24,896.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-562	.00	(1,146.00)	(26,042.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-561	.00	(1,146.00)	(27,188.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-563	.00	(1,146.00)	(28,334.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-560	.00	(1,146.00)	(29,480.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-559	.00	(1,146.00)	(30,626.00)
01/30/2026*	CR	370000045035	Builder & Subdivision - BLDG-25-558	.00	(1,146.00)	(31,772.00)
01/30/2026*	CR	370000045038	Builder & Subdivision - BLDG-26-3	.00	(1,146.00)	(32,918.00)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
01/30/2026*	CR	370000045040	Builder & Subdivision - BLDG-25-548	.00	(1,146.00)	(34,064.00)
*****			**01/31/2026 (01/26) Period Totals *****	**8,022.00**	**(17,190.00)**	**(34,064.00)**
*						
02/05/2026*	CR	300000000112	Parks Impact Fee - BLDG-25-554 - BLDG-25-554	.00	(1,146.00)	(35,210.00)
02/05/2026*	CR	300000000113	Parks Impact Fee - BLDG-25-555 - BLDG-25-555	.00	(1,146.00)	(36,356.00)
02/05/2026*	CR	300000000114	Parks Impact Fee - BLDG-25-556 - BLDG-25-556	.00	(1,146.00)	(37,502.00)
02/05/2026*	CR	300000000115	Parks Impact Fee - BLDG-25-557 - BLDG-25-557	.00	(1,146.00)	(38,648.00)
02/06/2026*	CR	370000045043	Builder & Subdivision - BLDG-26-16	.00	(1,146.00)	(39,794.00)
02/06/2026*	CR	370000045043	Builder & Subdivision - BLDG-26-17	.00	(1,146.00)	(40,940.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-13	.00	(1,146.00)	(42,086.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-14	.00	(1,146.00)	(43,232.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-11	.00	(1,146.00)	(44,378.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-10	.00	(1,146.00)	(45,524.00)
02/23/2026*	CR	370000045050	Builder & Subdivision - BLDG-26-12	.00	(1,146.00)	(46,670.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-8	.00	(1,146.00)	(47,816.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-9	.00	(1,146.00)	(48,962.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-6	.00	(1,146.00)	(50,108.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-4	.00	(1,146.00)	(51,254.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-7	.00	(1,146.00)	(52,400.00)
02/26/2026*	CR	370000045053	Builder & Subdivision - BLDG-26-5	.00	(1,146.00)	(53,546.00)
02/26/2026	JE	35.0001	Permit #25-562 1/22/26 receipt #30.0108	.00	(1,146.00)	(54,692.00)
02/26/2026	JE	45.0001	Permit #25-561 1/22/26 receipt #30.0108	.00	(1,146.00)	(55,838.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
02/26/2026	JE	55.0001	Permit #25-563 1/22/26 receipt #30.0108	.00	(1,146.00)	(56,984.00)
02/26/2026	JE	65.0001	Permit #25-560 1/22/26 receipt #30.0108	.00	(1,146.00)	(58,130.00)
02/26/2026	JE	75.0001	Permit #25-559 1/22/26 receipt #30.0108	.00	(1,146.00)	(59,276.00)
02/26/2026	JE	85.0001	Permit #25-558 1/22/26 receipt #30.0108	.00	(1,146.00)	(60,422.00)
02/26/2026	JE	95.0001	Permit #25-432 10/08/25 receipt #30.0091	.00	(1,146.00)	(61,568.00)
02/26/2026	JE	105.0001	Permit #25-431 10/08/25 receipt #30.0091	.00	(1,146.00)	(62,714.00)
02/26/2026	JE	115.0001	Permit #25-434 10/08/25 receipt #30.0091	.00	(1,146.00)	(63,860.00)
02/26/2026	JE	125.0001	Permit #25-433 10/08/25 receipt #30.0091	.00	(1,146.00)	(65,006.00)
02/26/2026	JE	135.0001	Permit #25-418 10/10/25 receipt #30.0092	.00	(1,146.00)	(66,152.00)
02/28/2026	JE	23.0001	Permit BLDG 26-3 1/23/26 #30.0110 receipt	.00	(1,146.00)	(67,298.00)
*****			**02/28/2026 (02/26) Period Totals *****	**.00**	**(33,234.00)**	**(67,298.00)**
*						
03/12/2026*	CR	300000000120	Parks Imact Fee - BLDG-26-38 - BLDG-26-38	.00	(1,146.00)	(68,444.00)
03/12/2026*	CR	380000000002	Builder & Subdivision - bldg-26-37	.00	(1,146.00)	(69,590.00)
03/13/2026*	CR	170000037159	Builder & Subdivision BLDG-26-66 - BLDG-26-66	.00	(1,146.00)	(70,736.00)
03/13/2026*	CR	170000037159	Builder & Subdivision BLDG-26-67 -	.00	(1,146.00)	(71,882.00)
03/13/2026*	CR	170000037159	Builder & Subdivision BLDG-26-65 -	.00	(1,146.00)	(73,028.00)
03/13/2026*	CR	170000037159	Builder & Subdivision BLDG-26-81 -	.00	(830.00)	(73,858.00)
03/18/2026*	CR	170000037163	BLDG-26-31 New Construction - BLDG-26-31 Ne	.00	(1,146.00)	(75,004.00)
03/18/2026*	CR	170000037164	BLDG-26-107 New Construction - BLDG-26-107 N	.00	(1,146.00)	(76,150.00)
03/31/2026*	CR	370000045064	Builder & Subdivision - BLDG-26-132	.00	(1,146.00)	(77,296.00)
*****			**03/31/2026 (03/26) Period Totals *****	**.00**	**(9,998.00)**	**(77,296.00)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*						
04/03/2026*	CR	300000000129	Parks Impact Fee - BLDG-26-111 - BLDG-26-111	.00	(1,146.00)	(78,442.00)
04/03/2026*	CR	300000000129	Parks Impact Fee - BLDG-26-113 - BLDG-26-113	.00	(1,146.00)	(79,588.00)
04/03/2026*	CR	300000000129	Parks Impact Fee - BLDG-26-110 - BLDG-26-110	.00	(1,146.00)	(80,734.00)
04/07/2026*	CR	370000045065	Builder & Subdivision - BLDG-26-134	.00	(1,146.00)	(81,880.00)
04/08/2026*	CR	370000045067	Builder & Subdivision - BLDG-26-116	.00	(1,146.00)	(83,026.00)
04/08/2026*	CR	370000045067	Builder & Subdivision - BLDG-26-115	.00	(1,146.00)	(84,172.00)
04/10/2026*	CR	370000045068	Builder & Subdivision - BLDG-26-117	.00	(1,146.00)	(85,318.00)
04/17/2026*	CR	370000045075	Builder & Subdivision - BLDG-26-155	.00	(1,146.00)	(86,464.00)
04/17/2026*	CR	370000045076	Builder & Subdivision - BLDG-26-154	.00	(1,146.00)	(87,610.00)
04/24/2026*	CR	370000045078	Builder & Subdivision - BLDG-26-143	.00	(1,146.00)	(88,756.00)
04/24/2026*	CR	370000045078	Builder & Subdivision - BLDG-26-150	.00	(1,146.00)	(89,902.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-136	.00	(1,146.00)	(91,048.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-139	.00	(1,146.00)	(92,194.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-114	.00	(1,146.00)	(93,340.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-138	.00	(1,146.00)	(94,486.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-184	.00	(1,146.00)	(95,632.00)
04/24/2026*	CR	370000045081	Builder & Subdivision - BLDG-26-137	.00	(1,146.00)	(96,778.00)
*****			**04/30/2026 (04/26) Period Totals *****	**.00**	**(19,482.00)**	**(96,778.00)**
*						
05/04/2026*	CR	370000045084	Builder & Subdivision - BLDG-26-151	.00	(1,146.00)	(97,924.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-179	.00	(1,146.00)	(99,070.00)

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-180	.00	(1,146.00)	(100,216.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-176	.00	(1,146.00)	(101,362.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-135	.00	(1,146.00)	(102,508.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-133	.00	(1,146.00)	(103,654.00)
05/07/2026*	CR	370000045086	Builder & Subdivision - BLDG-26-178	.00	(1,146.00)	(104,800.00)
05/08/2026*	CR	370000045088	Builder & Subdivision - BLDG-26-189	.00	(1,146.00)	(105,946.00)
05/08/2026*	CR	370000045089	Builder & Subdivision - BLDG-26-190	.00	(1,146.00)	(107,092.00)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-177	.00	(1,146.00)	(108,238.00)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-195	.00	(1,146.00)	(109,384.00)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-194	.00	(1,146.00)	(110,530.00)
05/22/2026*	CR	370000045099	Builder & Subdivision - BLDG-26-181	.00	(1,146.00)	(111,676.00)
05/27/2026*	CR	370000045104	Builder & Subdivision - BLDG-26-227	.00	(1,146.00)	(112,822.00)
05/27/2026*	CR	370000045104	Builder & Subdivision - BLDG-26-228	.00	(1,146.00)	(113,968.00)
05/27/2026*	CR	370000045104	Builder & Subdivision - BLDG-26-226	.00	(1,146.00)	(115,114.00)
05/28/2026*	CR	370000045105	IMPACT FEE - BLDG-26-249	.00	(1,146.00)	(116,260.00)
05/28/2026*	CR	370000045106	Builder & Subdivision - BLDG-26-250	.00	(1,146.00)	(117,406.00)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-233	.00	(1,146.00)	(118,552.00)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-188	.00	(1,146.00)	(119,698.00)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-187	.00	(1,146.00)	(120,844.00)
05/29/2026*	CR	370000045107	Builder & Subdivision - BLDG-26-193	.00	(1,146.00)	(121,990.00)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(25,212.00)**	**(121,990.00)**
*						

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
06/02/2026*	CR	370000045110	Builder & Subdivision - BLDG-26-175	.00	(1,146.00)	(123,136.00)
06/02/2026*	CR	370000045110	Builder & Subdivision - BLDG-26-174	.00	(1,146.00)	(124,282.00)
06/12/2026*	CR	370000045125	Builder & Subdivision - BLDG-26-286	.00	(1,146.00)	(125,428.00)
06/12/2026*	CR	370000045126	Builder & Subdivision - BLDG-26-267	.00	(1,146.00)	(126,574.00)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-200	.00	(1,146.00)	(127,720.00)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-199	.00	(1,146.00)	(128,866.00)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-198	.00	(1,146.00)	(130,012.00)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-197	.00	(1,146.00)	(131,158.00)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-202	.00	(1,146.00)	(132,304.00)
06/15/2026*	CR	370000045127	Builder & Subdivision - BLDG-26-201	.00	(1,146.00)	(133,450.00)
06/22/2026*	CR	370000045132	Builder & Subdivision - BLDG-26-302	.00	(1,146.00)	(134,596.00)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(12,606.00)**	**(134,596.00)**
*						
07/02/2026*	CR	370000045138	Builder & Subdivision - BLDG-26-336	.00	(830.00)	(135,426.00)
07/02/2026*	CR	370000045138	Builder & Subdivision - BLDG-26-338	.00	(830.00)	(136,256.00)
07/02/2026*	CR	370000045138	Builder & Subdivision - BLDG-26-337	.00	(830.00)	(137,086.00)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-208	.00	(1,146.00)	(138,232.00)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-209	.00	(1,146.00)	(139,378.00)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-210	.00	(1,146.00)	(140,524.00)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-207	.00	(1,146.00)	(141,670.00)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-204	.00	(1,146.00)	(142,816.00)
07/07/2026*	CR	370000045143	Builder & Subdivision - BLDG-26-203	.00	(1,146.00)	(143,962.00)

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
07/07/2026*	CR	370000045144	Builder & Subdivision - BLDG-26-206	.00	(1,146.00)	(145,108.00)
07/07/2026*	CR	370000045144	Builder & Subdivision - BLDG-26-205	.00	(1,146.00)	(146,254.00)
07/08/2026*	CR	370000045145	Builder & Subdivision - BLDG-26-301	.00	(1,146.00)	(147,400.00)
07/08/2026*	CR	370000045146	Builder & Subdivision - BLDG-26-332	.00	(1,146.00)	(148,546.00)
07/08/2026*	CR	370000045146	Builder & Subdivision - BLDG-26-331	.00	(1,146.00)	(149,692.00)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-234	.00	(2,292.00)	(151,984.00)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-282	.00	(2,292.00)	(154,276.00)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-281	.00	(2,292.00)	(156,568.00)
07/29/2026*	CR	370000045166	Builder & Subdivision - BLDG-26-235	.00	(2,292.00)	(158,860.00)
*			**07/31/2026 (07/26) Period Totals *****	**.00**	**(24,264.00)**	**(158,860.00)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
10/01/2025	JE	116.0001	Reverse Entries	1,176.04	.00	1,176.04
10/31/2025	JE	26.0001	LGIP monthly interest	.00	(1,176.04)	.00
*			**10/31/2025 (10/25) Period Totals *****	**1,176.04**	**(1,176.04)**	**.00**
*						
11/30/2025	JE	31.0001	LGIP monthly interest	.00	(1,195.94)	(1,195.94)
*			**11/30/2025 (11/25) Period Totals *****	**.00**	**(1,195.94)**	**(1,195.94)**
*						
12/31/2025	JE	26.0001	LGIP monthly linterest	.00	(1,078.79)	(2,274.73)
*			**12/31/2025 (12/25) Period Totals *****	**.00**	**(1,078.79)**	**(2,274.73)**
*						
01/31/2026	JE	26.0001	LGIP interest earned	.00	(977.91)	(3,252.64)
*			**01/31/2026 (01/26) Period Totals *****	**.00**	**(977.91)**	**(3,252.64)**
*						
02/28/2026	JE	201.0001	LGIP interest earned	.00	(1,068.42)	(4,321.06)
*			**02/28/2026 (02/26) Period Totals *****	**.00**	**(1,068.42)**	**(4,321.06)**
*						
03/31/2026	JE	25.0001	LGIP interest earned March	.00	(1,171.51)	(5,492.57)
*			**03/31/2026 (03/26) Period Totals *****	**.00**	**(1,171.51)**	**(5,492.57)**
*						
04/30/2026	JE	58.0001	LGIP interest earnings	.00	(1,311.35)	(6,803.92)
*			**04/30/2026 (04/26) Period Totals *****	**.00**	**(1,311.35)**	**(6,803.92)**

Amount type: Actual
Display: Reference detail

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*						
05/31/2026	JE	21.0001	LGIP interest	.00	(1,416.07)	(8,219.99)
*****			**05/31/2026 (05/26) Period Totals *****	**.00**	**(1,416.07)**	**(8,219.99)**
*						
06/30/2026	JE	24.0001	LGIP interest earned	.00	(1,418.07)	(9,638.06)
*****			**06/30/2026 (06/26) Period Totals *****	**.00**	**(1,418.07)**	**(9,638.06)**
*						
07/31/2026	JE	43.0001	LGIP interest earned	.00	(1,269.80)	(10,907.86)
*****			**07/31/2026 (07/26) Period Totals *****	**.00**	**(1,269.80)**	**(10,907.86)**

Date	Journal	Reference	Description	Debit Amount	Credit Amount	Balance
*			**10/01/2025 (00/25) Balance**	**.00**	**.00**	**.00**
*			**10/31/2025 (10/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**11/30/2025 (11/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**12/31/2025 (12/25) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**01/31/2026 (01/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**02/28/2026 (02/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**03/31/2026 (03/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**04/30/2026 (04/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**05/31/2026 (05/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
*			**06/30/2026 (06/26) Period Totals *** **	**.00**	**.00**	**.00**
*						
07/01/2026*	AP	110.0001	TischlerBise, Inc	3,358.00	.00	3,358.00
08/01/2026*	AP	384.0001	TischlerBise, Inc	4,072.00	.00	7,430.00
*			**07/31/2026 (07/26) Period Totals *** **	**7,430.00**	**.00**	**7,430.00**

Amount type: Actual
Display: Reference detail

May 2026	$ -	$ -	$ -	$ -		
June 2026	$ -	$ 281,137.40	$ -	$ -		
July 2026	$ 3,358.00	$ 3,358.00	$ 3,358.00	$ 3,358.00		
August 2026	$ 4,072.00	$ 4,072.00	$ 4,072.00	$ 4,072.00		
September 2026						
Total Expenditures 2025-2026	$ 7,430.00	$ 288,567.40	$ 7,430.00	$ 7,430.00	$ 310,857.40	$294,569.40

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING OCTOBER 31, 2025

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	1,719,382.92	701,811.74	2.93	841,767.49	3.52	335,802.27	1,243,624.90
02 STREET DEPARTMENT	2,306,170.03	220,574.97	3.23	165,934.44	2.43	78,160.79	2,282,649.77
03 STREET LIGHTING FUND	30,757.75	223.33	.14	12,041.66	7.57	1,014.65	17,924.77
04 CEMETERY FUND	111,661.79	4,577.67	2.26	13,295.72	6.56	36,019.34	66,924.40
05 RECREATION FUND	(277,551.17)	11,728.97	.32	65,636.50	1.80	37,177.31	(368,636.01)
06 LIBRARY FUND	43,586.82	4,890.72	.50	68,938.20	7.07	(14,435.92)	(6,024.74)
07 AIRPORT FUND	276,264.17	3,589.24	.15	5,588.03	.24	3,025.72	271,239.66
16 FIRE DEVELOPMENT FUND	584,319.32	11,490.90	1.32	.00	.00	.00	595,810.22
17 POLICE DEVELOPMENT FUND	371,270.37	5,941.36	1.16	.00	.00	.00	377,211.73
20 PARK DEVELOPMENT FUND	334,134.39	9,198.04	1.30	.00	.00	.00	343,332.43
24 GOLF COURSE FUND	426,470.56	32,403.77	1.68	193,591.67	10.03	(117,500.99)	382,783.65
25 WATER MAINTENANCE FUND	7,563,356.54	559,542.17	3.14	760,373.12	4.27	(21,016.88)	7,383,542.47
26 WASTEWATER MAINT. FUND	2,439,072.25	288,596.11	.77	248,668.79	.66	37,840.25	2,441,159.32
27 SANITATION FUND	624,358.27	126,557.72	5.96	120,938.11	5.70	3,970.07	626,007.81
29 STREET DEVELOPMENT FUND	739,538.02	8,871.79	.73	.00	.00	.00	748,409.81
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	174,585.52	.00	.00	.00	.00	(1,546.95)	176,132.47
47 WATER AVAILABILITY FUND	1,327,954.56	51,304.36	2.70	.00	.00	.00	1,379,258.92
48 WASTEWATER AVAILABILITY FUND	3,415,176.19	41,341.70	.91	.00	.00	.00	3,456,517.89
50 FIBER OPTIC FUND	785,290.88	20,032.17	.40	29,566.47	.60	4,173.74	771,582.84
59 LID GUARANTEE FUND	372,017.95	6,930.48	.58	.00	.00	.00	378,948.43
TOTAL	23,369,314.70	2,109,607.21	30.18	2,526,340.20	50.45	382,683.40	22,569,898.31

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING NOVEMBER 30, 2025

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	1,282,731.68	41,164.85	3.11	677,213.57	6.35	(19,781.78)	666,464.74
02 STREET DEPARTMENT	2,278,151.97	9,408.32	3.37	186,683.02	5.16	28,606.09	2,072,271.18
03 STREET LIGHTING FUND	17,924.77	288.43	.32	12,178.80	15.23	(469.49)	6,503.89
04 CEMETERY FUND	66,084.40	3,300.83	3.89	12,278.38	12.62	(521.44)	57,628.29
05 RECREATION FUND	(371,786.01)	18,228.89	.82	72,949.02	3.81	(18,344.06)	(408,162.08)
06 LIBRARY FUND	(11,064.74)	4,660.88	.98	60,310.32	13.26	16,875.39	(83,589.57)
07 AIRPORT FUND	271,239.66	7,014.09	.45	7,384.74	.56	150.66	270,718.35
16 FIRE DEVELOPMENT FUND	595,810.22	6,159.82	2.03	.00	.00	.00	601,970.04
17 POLICE DEVELOPMENT FUND	377,211.73	3,297.98	1.80	.00	.00	.00	380,509.71
20 PARK DEVELOPMENT FUND	343,332.43	4,317.94	1.90	.00	.00	.00	347,650.37
24 GOLF COURSE FUND	379,721.45	17,654.06	2.59	58,051.79	13.03	122,831.58	216,492.14
25 WATER MAINTENANCE FUND	7,372,563.94	381,573.19	5.28	665,236.42	8.00	(79,617.06)	7,168,517.77
26 WASTEWATER MAINT. FUND	2,432,911.07	338,727.29	1.67	176,670.48	1.13	17,470.69	2,577,497.19
27 SANITATION FUND	625,237.81	126,572.82	11.92	123,894.67	11.53	10,961.71	616,954.25
29 STREET DEVELOPMENT FUND	748,409.81	4,837.25	1.13	.00	.00	.00	753,247.06
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	176,132.47	.00	.00	.00	.00	(1,789.33)	177,921.80
47 WATER AVAILABILITY FUND	1,379,258.92	12,136.49	3.34	.00	.00	.00	1,391,395.41
48 WASTEWATER AVAILABILITY FUND	3,456,517.89	24,575.19	1.45	.00	.00	.00	3,481,093.08
50 FIBER OPTIC FUND	772,662.84	16,086.92	.73	63,008.00	1.86	(471.89)	726,213.65
59 LID GUARANTEE FUND	375,348.43	4,785.29	.98	.00	.00	.00	380,133.72
TOTAL	22,569,898.31	1,024,790.53	47.76	2,115,859.21	92.54	75,901.07	21,402,928.56

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING DECEMBER 31, 2025

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	1,758,489.70	826,328.10	3.45	2,372,291.74	9.92	4,894.36	207,631.70
02 STREET DEPARTMENT	2,301,672.23	249,404.24	3.65	448,971.88	6.57	84,334.55	2,017,770.04
03 STREET LIGHTING FUND	30,757.75	1,477.85	.93	28,409.73	17.87	8,313.85	(4,487.98)
04 CEMETERY FUND	110,821.79	11,327.21	5.59	33,398.93	16.48	35,128.52	53,621.55
05 RECREATION FUND	(280,701.17)	49,147.91	1.35	185,462.12	5.09	32,060.85	(449,076.23)
06 LIBRARY FUND	38,546.82	21,421.73	2.20	202,700.81	20.80	(17,709.64)	(125,022.62)
07 AIRPORT FUND	276,264.17	10,476.09	.45	(302,815.25)	(12.96)	319,852.87	269,702.64
16 FIRE DEVELOPMENT FUND	584,319.32	39,607.22	4.54	.00	.00	(2,049.90)	625,976.44
17 POLICE DEVELOPMENT FUND	371,270.37	20,047.82	3.90	.00	.00	(1,300.36)	392,618.55
20 PARK DEVELOPMENT FUND	334,134.39	27,170.73	3.83	.00	.00	(1,176.04)	362,481.16
24 GOLF COURSE FUND	423,408.36	96,392.70	4.99	370,620.42	19.20	(83,805.09)	232,985.73
25 WATER MAINTENANCE FUND	7,552,378.01	1,076,774.12	6.04	1,344,756.32	7.55	39,266.85	7,245,128.96
26 WASTEWATER MAINT. FUND	2,430,824.00	905,658.98	2.41	852,179.07	2.27	(225,341.06)	2,709,644.97
27 SANITATION FUND	623,588.27	377,556.87	17.78	260,230.76	12.26	108,749.55	632,164.83
29 STREET DEVELOPMENT FUND	739,538.02	35,391.23	2.91	.00	.00	(2,585.79)	777,515.04
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	174,585.52	.00	.00	.00	.00	(5,748.71)	180,334.23
47 WATER AVAILABILITY FUND	1,327,954.56	102,247.72	5.39	.00	.00	(4,754.36)	1,434,956.64
48 WASTEWATER AVAILABILITY FUND	3,415,176.19	127,929.45	2.82	.00	.00	(11,941.70)	3,555,047.34
50 FIBER OPTIC FUND	786,370.88	64,487.12	1.30	129,021.34	2.60	(7,222.65)	729,059.31
59 LID GUARANTEE FUND	368,417.95	15,315.77	1.28	.00	.00	.00	383,733.72
TOTAL	23,369,314.70	4,058,162.86	74.81	5,925,227.87	107.65	268,966.10	21,233,283.59

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING JANUARY 31, 2026

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	207,311.97	4,342,576.03	21.61	725,023.66	12.95	(1,242.54)	3,826,106.88
02 STREET DEPARTMENT	2,017,770.04	519,094.54	11.25	98,886.65	8.02	31,241.31	2,406,736.62
03 STREET LIGHTING FUND	(4,487.98)	60,772.08	39.15	12,880.41	25.97	(220.66)	43,624.35
04 CEMETERY FUND	53,621.55	39,045.87	24.85	8,338.59	20.59	(436.89)	84,765.72
05 RECREATION FUND	(449,076.23)	433,172.13	13.24	51,231.06	6.50	4,700.59	(71,835.75)
06 LIBRARY FUND	(125,022.62)	445,665.00	47.93	65,919.74	27.57	7,701.09	247,021.55
07 AIRPORT FUND	269,702.64	43,497.78	2.31	135,043.03	(7.18)	225,097.79	(46,940.40)
16 FIRE DEVELOPMENT FUND	625,976.44	12,078.48	5.93	.00	.00	.00	638,054.92
17 POLICE DEVELOPMENT FUND	392,618.55	6,351.04	5.14	.00	.00	.00	398,969.59
20 PARK DEVELOPMENT FUND	362,481.16	10,145.91	5.26	.00	.00	.00	372,627.07
24 GOLF COURSE FUND	232,985.73	25,658.87	6.32	100,597.15	24.41	67,706.97	90,340.48
25 WATER MAINTENANCE FUND	7,245,128.96	303,902.89	7.75	250,352.77	8.95	(5,945.85)	7,304,624.93
26 WASTEWATER MAINT. FUND	2,709,644.97	286,580.85	3.17	146,143.78	2.66	227,914.18	2,622,167.86
27 SANITATION FUND	632,164.83	132,247.13	24.01	120,883.29	17.95	4,240.13	639,288.54
29 STREET DEVELOPMENT FUND	777,515.04	9,248.75	3.68	.00	.00	.00	786,763.79
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	180,334.23	.00	.00	.00	.00	19,311.17	161,023.06
47 WATER AVAILABILITY FUND	1,434,956.64	23,427.32	6.62	.00	.00	.00	1,458,383.96
48 WASTEWATER AVAILABILITY FUND	3,555,047.34	43,042.68	3.77	.00	.00	.00	3,598,090.02
50 FIBER OPTIC FUND	729,059.31	19,709.42	1.70	40,947.91	3.42	(4,579.55)	712,400.37
59 LID GUARANTEE FUND	383,733.72	11,567.89	2.24	.00	.00	.00	395,301.61
TOTAL	21,232,963.86	6,767,784.66	235.93	1,756,248.04	151.81	575,487.74	25,669,012.74

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING FEBRUARY 28, 2026

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	3,826,106.88	110,532.27	22.07	1,119,187.01	17.63	(940.69)	2,818,392.83
02 STREET DEPARTMENT	2,406,736.62	13,022.02	11.44	188,098.42	10.77	(1,568.22)	2,233,228.44
03 STREET LIGHTING FUND	43,624.35	1,549.44	40.13	15,707.19	35.85	(2,826.78)	32,293.38
04 CEMETERY FUND	84,765.72	5,979.26	27.80	18,484.84	29.71	(550.12)	72,810.26
05 RECREATION FUND	(71,835.75)	23,678.20	13.89	88,459.61	8.93	(10,492.92)	(126,124.24)
06 LIBRARY FUND	247,021.55	16,324.57	49.61	80,603.72	35.84	(5,899.33)	188,641.73
07 AIRPORT FUND	(46,940.40)	7,075.14	2.61	352,842.48	7.92	(217,801.73)	(174,906.01)
16 FIRE DEVELOPMENT FUND	638,054.92	40,583.82	10.59	.00	.00	.00	678,638.74
17 POLICE DEVELOPMENT FUND	398,969.59	20,327.90	9.09	.00	.00	.00	419,297.49
20 PARK DEVELOPMENT FUND	372,627.07	34,302.42	10.09	.00	.00	.00	406,929.49
24 GOLF COURSE FUND	90,340.48	367,550.49	25.36	74,198.82	28.25	(12,245.85)	395,938.00
25 WATER MAINTENANCE FUND	7,304,624.93	431,187.72	10.17	212,098.36	10.15	6,359.66	7,517,354.63
26 WASTEWATER MAINT. FUND	2,622,167.86	287,897.95	3.94	204,010.09	3.20	(75,658.91)	2,781,714.63
27 SANITATION FUND	639,288.54	137,475.18	30.49	126,343.28	23.90	1,029.69	649,390.75
29 STREET DEVELOPMENT FUND	786,763.79	28,181.70	6.00	.00	.00	.00	814,945.49
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	161,023.06	.00	.00	.00	.00	99.13	160,923.93
47 WATER AVAILABILITY FUND	1,458,383.96	75,076.22	10.58	.00	.00	.00	1,533,460.18
48 WASTEWATER AVAILABILITY FUND	3,598,090.02	131,592.56	6.67	.00	.00	.00	3,729,682.58
50 FIBER OPTIC FUND	712,400.37	73,297.69	3.17	40,474.68	4.24	(3,439.55)	748,662.93
59 LID GUARANTEE FUND	395,301.61	6,785.38	2.81	.00	.00	.00	402,086.99
TOTAL	25,669,012.74	1,812,419.93	296.51	2,520,508.50	216.39	(323,935.62)	25,284,859.79

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING MARCH 31, 2026

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	2,818,392.83	160,396.52	22.74	834,842.67	21.11	16,557.60	2,127,389.08
02 STREET DEPARTMENT	2,233,228.44	12,978.27	11.63	111,626.08	12.40	(2,847.03)	2,137,427.66
03 STREET LIGHTING FUND	32,293.38	926.27	40.71	16,153.66	46.01	2,247.20	14,818.79
04 CEMETERY FUND	72,810.26	8,172.15	31.83	10,662.11	34.97	(1,984.62)	72,304.92
05 RECREATION FUND	(126,124.24)	29,828.81	14.71	74,019.02	10.96	(9,082.15)	(161,232.30)
06 LIBRARY FUND	188,641.73	11,404.59	50.78	93,165.88	45.40	(3,964.31)	110,844.75
07 AIRPORT FUND	(174,906.01)	10,407.83	3.06	231,655.68	17.84	109,203.70	(505,357.56)
16 FIRE DEVELOPMENT FUND	678,638.74	13,982.71	12.19	.00	.00	.00	692,621.45
17 POLICE DEVELOPMENT FUND	419,297.49	7,161.93	10.49	.00	.00	.00	426,459.42
20 PARK DEVELOPMENT FUND	406,929.49	11,169.51	11.66	.00	.00	.00	418,099.00
24 GOLF COURSE FUND	395,938.00	68,185.05	28.89	61,929.06	31.46	8,724.19	393,469.80
25 WATER MAINTENANCE FUND	7,517,354.63	317,957.59	11.96	393,290.27	12.35	36,717.08	7,405,304.87
26 WASTEWATER MAINT. FUND	2,781,714.63	286,103.18	4.70	152,586.36	3.61	52,686.38	2,862,545.07
27 SANITATION FUND	649,390.75	133,455.31	36.78	238,659.68	35.15	(115,060.88)	659,247.26
29 STREET DEVELOPMENT FUND	814,945.49	9,945.33	6.81	.00	.00	.00	824,890.82
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	160,923.93	.00	.00	.00	.00	(673.13)	161,597.06
47 WATER AVAILABILITY FUND	1,533,460.18	26,420.76	11.97	.00	.00	.00	1,559,880.94
48 WASTEWATER AVAILABILITY FUND	3,729,682.58	48,386.08	7.74	.00	.00	.00	3,778,068.66
50 FIBER OPTIC FUND	748,662.93	41,170.04	4.00	11,907.74	4.48	14,967.18	762,958.05
59 LID GUARANTEE FUND	402,086.99	17,335.37	4.26	.00	.00	.00	419,422.36
TOTAL	25,284,859.79	1,215,387.30	326.91	2,230,498.21	275.74	107,491.21	24,162,257.67

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING APRIL 30, 2026

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	2,127,389.13	1,744,605.47	30.03	621,658.02	23.71	60,581.76	3,189,754.82
02 STREET DEPARTMENT	2,137,427.66	230,607.82	15.00	121,089.31	14.18	1,454.76	2,245,491.41
03 STREET LIGHTING FUND	14,818.79	520.16	41.04	13,371.03	54.42	88.96	1,878.96
04 CEMETERY FUND	72,304.92	2,635.27	33.13	9,060.66	39.44	1,742.81	64,136.72
05 RECREATION FUND	(161,232.30)	156,944.67	19.02	66,592.74	12.79	(3,237.58)	(67,642.79)
06 LIBRARY FUND	110,844.75	9,092.47	51.71	66,231.00	52.20	9,011.69	44,694.53
07 AIRPORT FUND	(505,357.56)	4,797.45	3.26	214,134.71	27.01	216,021.41	(930,716.23)
16 FIRE DEVELOPMENT FUND	692,621.45	27,726.30	15.37	.00	.00	.00	720,347.75
17 POLICE DEVELOPMENT FUND	426,459.42	9,445.42	12.33	.00	.00	.00	435,904.84
20 PARK DEVELOPMENT FUND	418,099.00	20,793.35	14.59	.00	.00	.00	438,892.35
24 GOLF COURSE FUND	393,469.80	66,995.70	32.36	251,211.46	44.47	(2,224.02)	211,478.06
25 WATER MAINTENANCE FUND	7,405,304.87	349,861.67	13.92	166,162.72	13.29	6,069.71	7,582,934.11
26 WASTEWATER MAINT. FUND	2,862,545.07	286,491.77	5.47	139,582.62	3.98	3,585.24	3,005,868.98
27 SANITATION FUND	659,247.26	133,911.32	43.08	11,367.57	35.68	113,755.03	668,035.98
29 STREET DEVELOPMENT FUND	824,890.82	17,783.80	8.28	.00	.00	.00	842,674.62
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	161,597.06	.00	.00	.00	.00	(665.07)	162,262.13
47 WATER AVAILABILITY FUND	1,559,880.94	46,449.50	14.42	.00	.00	.00	1,606,330.44
48 WASTEWATER AVAILABILITY FUND	3,778,068.66	82,936.17	9.57	.00	.00	.00	3,861,004.83
50 FIBER OPTIC FUND	762,958.05	65,014.57	5.31	30,651.36	5.10	(219.90)	797,541.16
59 LID GUARANTEE FUND	419,422.36	18,398.79	5.79	.00	.00	.00	437,821.15
TOTAL	24,162,257.72	3,275,011.67	373.68	1,711,113.20	326.27	405,964.80	25,320,191.39

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING MAY 31, 2026

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	3,189,754.82	131,966.24	30.58	1,385,523.41	29.50	33,992.53	1,902,205.12
02 STREET DEPARTMENT	2,245,491.41	8,835.68	15.13	92,499.30	15.53	(3,172.39)	2,165,000.18
03 STREET LIGHTING FUND	1,878.96	472.76	41.33	51.96	54.45	13,319.07	(11,019.31)
04 CEMETERY FUND	64,136.72	5,722.74	35.96	14,533.37	46.61	(86.89)	55,412.98
05 RECREATION FUND	(67,642.79)	75,704.82	21.10	75,830.44	14.87	7,613.30	(75,381.71)
06 LIBRARY FUND	44,694.53	7,336.06	52.47	66,843.32	59.06	5,735.99	(20,548.72)
07 AIRPORT FUND	(930,716.23)	13,605.84	3.85	29,030.90	28.25	(1,302.71)	(944,838.58)
16 FIRE DEVELOPMENT FUND	720,347.75	32,419.70	19.09	.00	.00	.00	752,767.45
17 POLICE DEVELOPMENT FUND	435,904.84	16,308.52	15.50	.00	.00	.00	452,213.36
20 PARK DEVELOPMENT FUND	438,892.35	26,628.07	18.34	.00	.00	.00	465,520.42
24 GOLF COURSE FUND	211,478.06	77,843.40	36.39	69,724.72	48.08	2,915.67	216,681.07
25 WATER MAINTENANCE FUND	7,582,934.11	418,757.26	16.27	161,929.86	14.20	105,347.78	7,734,413.73
26 WASTEWATER MAINT. FUND	3,005,868.98	291,231.93	6.24	121,589.83	4.30	18,677.39	3,156,833.69
27 SANITATION FUND	668,035.98	133,968.66	49.39	125,211.09	41.58	1,314.96	675,478.59
29 STREET DEVELOPMENT FUND	842,674.62	23,694.74	10.23	.00	.00	.00	866,369.36
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	162,262.13	.00	.00	.00	.00	(1,953.47)	164,215.60
47 WATER AVAILABILITY FUND	1,606,330.44	58,965.68	17.53	.00	.00	.00	1,665,296.12
48 WASTEWATER AVAILABILITY FUND	3,861,004.83	104,462.60	11.88	.00	.00	.00	3,965,467.43
50 FIBER OPTIC FUND	797,541.16	66,236.40	6.64	32,993.80	5.76	(63.75)	830,847.51
59 LID GUARANTEE FUND	437,821.15	4,946.87	6.21	.00	.00	.00	442,768.02
TOTAL	25,320,191.39	1,499,107.97	414.13	2,175,762.00	362.19	182,337.48	24,461,199.88

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING JUNE 30, 2026

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	1,902,205.12	941,446.97	34.52	740,524.14	32.58	(73,634.48)	2,176,762.43
02 STREET DEPARTMENT	2,165,000.18	18,055.96	15.39	117,085.23	17.24	(11,359.33)	2,077,330.24
03 STREET LIGHTING FUND	(11,019.31)	2,534.40	42.93	26,932.69	71.39	(13,368.74)	(22,048.86)
04 CEMETERY FUND	55,412.98	4,790.01	38.32	11,068.49	52.07	(908.42)	50,042.92
05 RECREATION FUND	(75,381.71)	77,659.64	23.23	121,539.63	18.20	(5,639.09)	(113,622.61)
06 LIBRARY FUND	(20,548.72)	30,388.49	55.58	73,666.77	66.62	(4,214.57)	(59,612.43)
07 AIRPORT FUND	(944,838.58)	313,253.71	17.26	405,062.82	45.59	(31,104.07)	(1,005,543.62)
16 FIRE DEVELOPMENT FUND	752,767.45	16,994.28	21.04	.00	.00	.00	769,761.73
17 POLICE DEVELOPMENT FUND	452,213.36	8,655.84	17.19	.00	.00	.00	460,869.20
20 PARK DEVELOPMENT FUND	465,520.42	14,024.07	20.32	.00	.00	.00	479,544.49
24 GOLF COURSE FUND	216,681.07	89,087.58	41.01	70,740.87	51.75	8,008.76	227,019.02
25 WATER MAINTENANCE FUND	7,734,413.73	483,698.54	18.99	377,720.47	16.32	(5,655.11)	7,846,046.91
26 WASTEWATER MAINT. FUND	3,156,833.69	340,870.34	7.15	172,376.05	4.76	(44,839.81)	3,370,167.79
27 SANITATION FUND	675,478.59	134,461.17	55.73	136,952.42	48.03	(1,907.47)	674,894.81
29 STREET DEVELOPMENT FUND	866,369.36	12,476.85	11.26	.00	.00	.00	878,846.21
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	164,215.60	.00	.00	.00	.00	(2,403.73)	166,619.33
47 WATER AVAILABILITY FUND	1,665,296.12	31,969.01	19.21	.00	.00	.00	1,697,265.13
48 WASTEWATER AVAILABILITY FUND	3,965,467.43	58,098.16	13.16	.00	.00	.00	4,023,565.59
50 FIBER OPTIC FUND	830,847.51	39,208.72	7.43	49,025.44	6.75	(18,930.63)	839,961.42
59 LID GUARANTEE FUND	442,768.02	8,225.12	6.89	.00	.00	.00	450,993.14
TOTAL	24,461,199.88	2,625,898.86	466.61	2,302,695.02	431.30	(205,956.69)	24,990,360.41

TischlerBise
FISCAL | ECONOMIC | PLANNING

Galena
CONSULTING

REMIT TO:
TischlerBise, Inc
4701 Sangamore Road, Suite S240
Bethesda, MD 20816-2508
Phone: (301) 320-6900
Email: carson@tischlerbise.com

BILL TO: Brenda Ellis, City Planner
City of Mountain Home
160 S. 3rd East
Mountain Home, Idaho 83647
bellis@mountain-home.us

INVOICE NUMBER: 20260070028
INVOICE DATE: 7/1/2026
PURCHASE ORDER NUMBER: N/A
TERMS: Net 30 Days

PROJECT: Capital Improvement Plan and Impact Fee Study
PERIOD: June 1 to June 30, 2026

ACTIVITY	% COMPLETE	COST	AMT. PAID	AMT. PAST DUE	CURRENT AMT. DUE	REMAINING
Task 1: Project Initiation/Data Acquisition	100%	$2,320	$0.00	$0.00	$2,320.00	$0.00
Task 2: Develop Land Use Assumptions and Development Projections	85%	$10,720	$0.00	$0.00	$9,112.00	$1,608.00
Task 3: Determine Capital Facility Needs and Service Levels	20%	$10,000	$0.00	$0.00	$2,000.00	$8,000.00
Task 4: Evaluate Different Allocation Methodologies	0%	$4,560	$0.00	$0.00	$0.00	$4,560.00
Task 5: Prepare Capital Improvements Program (CIP) Chapter	0%	$8,400	$0.00	$0.00	$0.00	$8,400.00
Task 6: Determine Need for and Calculate Credits	0%	$2,320	$0.00	$0.00	$0.00	$2,320.00
Task 7: Conduct Funding Source and Cashflow Analysis	0%	$2,720	$0.00	$0.00	$0.00	$2,720.00
Task 8: Prepare Draft/Final DIF and CIP Report	0%	$11,520	$0.00	$0.00	$0.00	$11,520.00
Task 9: Meetings with Development Impact Fee Advisory Committee	0%	$5,400	$0.00	$0.00	$0.00	$5,400.00
TOTAL		$57,960	$0.00	$0.00	$13,432.00	$44,528.00

Contract Amount:	**$57,960.00**
% Assignment Completed:	23%
Amount Invoiced to Date:	$13,432.00
Total Payments Received:	$0.00
Amount Past Due:	**$0.00**
Current Amount Due:	$13,432.00

TOTAL DUE: $13,432.00

Invoice Authorized By:



L. Carson Bise II, AICP

If you have any questions regarding this invoice, please contact (301) 320-6900 ext.12

TischlerBise | Galena CONSULTING
FISCAL | ECONOMIC | PLANNING

REMIT TO:
TischlerBise, Inc
4701 Sangamore Road, Suite S240
Bethesda, MD 20816-2508
Phone: (301) 320-6900
Email: carson@tischlerbise.com

BILL TO: Brenda Ellis, City Planner
City of Mountain Home
160 S. 3rd East
Mountain Home, Idaho 83647
bellis@mountain-home.us

INVOICE NUMBER: 20260080028
INVOICE DATE: 8/1/2026
PURCHASE ORDER NUMBER: N/A
TERMS: Net 30 Days

PROJECT: Capital Improvement Plan and Impact Fee Study
PERIOD: July 1 to July 31, 2026

ACTIVITY	% COMPLETE	COST	AMT. PAID	AMT. PAST DUE	CURRENT AMT. DUE	REMAINING
Task 1: Project Initiation/Data Acquisition	100%	$2,320	$2,320.00	$0.00	$0.00	$0.00
Task 2: Develop Land Use Assumptions and Development Projections	100%	$10,720	$9,112.00	$0.00	$1,608.00	$0.00
Task 3: Determine Capital Facility Needs and Service Levels	75%	$10,000	$2,000.00	$0.00	$5,500.00	$2,500.00
Task 4: Evaluate Different Allocation Methodologies	50%	$4,560	$0.00	$0.00	$2,280.00	$2,280.00
Task 5: Prepare Capital Improvements Program (CIP) Chapter	50%	$8,400	$0.00	$0.00	$4,200.00	$4,200.00
Task 6: Determine Need for and Calculate Credits	0%	$2,320	$0.00	$0.00	$0.00	$2,320.00
Task 7: Conduct Funding Source and Cashflow Analysis	0%	$2,720	$0.00	$0.00	$0.00	$2,720.00
Task 8: Prepare Draft/Final DIF and CIP Report	0%	$11,520	$0.00	$0.00	$0.00	$11,520.00
Task 9: Meetings with Development Impact Fee Advisory Committee	50%	$5,400	$0.00	$0.00	$2,700.00	$2,700.00
TOTAL		$57,960	$13,432.00	$0.00	$16,288.00	$28,240.00

Contract Amount:	**$57,960.00**
% Assignment Completed:	51%
Amount Invoiced to Date:	$29,720.00
Total Payments Received:	$13,432.00
Amount Past Due:	**$0.00**
Current Amount Due:	$16,288.00

TOTAL DUE: $16,288.00

Invoice Authorized By:



L. Carson Bise II, AICP

If you have any questions regarding this invoice, please contact (301) 320-6900 ext.12

Charged Items Information Form

Date of charge: 8/21/2026 Purchased from: Rosenbauer

Detailed description/reason for purchasing/project: see memo attached

WUI truck final payment.

Department: Fire Purchased by: [signature] / Mark Moore

Amount $ 281,137.40 Charged to GL line # 16-423-99-a)

Amount $ _____ Charged to GL line # _____

Amount $ _____ Charged to GL line # _____

Approved by: [signature]

July - 2026

12611

* Prepayment

rosenbauer

Invoice

Rosenbauer Minnesota, LLC

PO Box 549
Wyoming, MN 55092
P:651-462-1000 / F:651-462-1700

PAGE: 1
Invoice# 88774-1
Date: 6/29/2026
VIN: 3ALDCYFE4TDWT6446

Sold To	Ship To
Mountain Home Fire Department 220 South 2ND Street East Mountain Home, IN 83647	**same**

Customer ID	Customer PO	Terms	Job Number
104526	Contract	Upon Delivery	G96046

Qty	Description	Price	Amount
1.00	G96046 Timberwolf final	$ 734,222.00	$ 734,222.00
1.00	Change Order #1	$ -	$ -
1.00	Change Order #2	$ (3,162.00)	$ (3,162.00)
1.00	Change Order #3	$ -	$ -
1.00	Change Order #4	$ (1,622.00)	$ (1,622.00)
1.00	Change Order #5	$ 1,579.00	$ 1,579.00
1.00	Change Order #6	$ -	$ -
1.00	Change Order #7	$ -	$ -
1.00	Change Order #8	$ -	$ -
1.00	Change Order #9	$ -	$ -
1.00	Change Order #10	$ -	$ -
1.00	Change Order #11	$ -	$ -
1.00	Change Order #12	$ -	$ -
1.00	Change Order #13	$ -	$ -
1.00	Change Order #14	$ -	$ -
1.00	Change Order #15	$ -	$ -
1.00	Change Order #16	$ -	$ -
1.00	Change Order #17	$ -	$ -
1.00	Change Order #18	$ -	$ -
1.00	Change Order #20	$ -	$ -
1.00	Change Order #21	$ -	$ -
1.00	Change Order #22	$ -	$ -
1.00	Change Order #23	$ -	$ -
1.00	Change Order #24	$ -	$ -
1.00	Change Order #25	$ -	$ -
	Prepayment 3-27-26	$ (304,078.00)	$ (304,078.00)
1.00	Prepayment Discount	$ (5,658.00)	$ (5,658.00)
	Bank Wiring Instructions: Rosenbauer Minnesota, LLC *Name and Address of Bank:* Wells Fargo Bank Minnesota, N.A. Forest Lake Office 208 South Lake Street Forest Lake, MN 55025 *Bank Routing Number:* 121000248 *Bank Account Number:* 397 200 1140 *Bank Account Name:* Rosenbauer Minnesota, LLC FEIN:41-1808379 / MN Sales Tax Exempt ID:209-3960		
		TOTAL USD	**$ 421,281.00**

THANK YOU!

CHANGE ORDER #2

rosenbauer

Mountain Home, ID

DEALER/CUSTOMER/FACTORY APPROVED

Body Job #: 96046

DATE: April 23, 2025
Initiated By: **Dealer/Customer**

BODY CHANGES

	Action	Qty.	QW No.	DESCRIPTION OF CHANGE	PRICE
				{Qty} days will be added to the scheduled delivery date due to lead times of components and fabrication.	
				Previous CO...	
		7		This pricing for this entire Change Order is valid for no more than {Qty} days from the date above.	
1	CLARIFY	1		Delete pre con trip for two (2)	($3,600)
2	ADD	1	54-15-6002	Scene Light Switch, Front Scene Lights, Cab Switch Panel	$220
3	ADD	1	29-10-8150	Hosebed, Divider, 1/4" Alum, EXT	$857
4	DELETE	-1	30-02-1780	Finish, Safe Step, Mirror SST, Specs, EXT	($1,681)
5	ADD	1	30-02-1790	Finish, Safe Step, Painted, Specs, EXT	$2,732
6	DELETE	-1	80-71-1600	Stripe, Triple Reflective, 1" x 6" x 1" Large "Z" Design	($2,280)
7	DELETE	-1	80-75-1600	Reflective Stripe Material, White	$0
8	ADD	1	80-71-1100	Stripe, Triple Reflective, 1" x 4" x 1"	$1,753
9	ADD	1	80-75-1100	Reflective Stripe Material, Black	$157
10	ADD	1	80-65-1300	Door Seals, Install Customer Furnished	$177
11	DELETE	-1	80-72-1010	Stripe, Reflective, Diamond Grade, Chevron Pattern Front Bumper Red/Yellow	($1,625)
12	ADD	1	80-72-1000	Stripe, Reflective, Chevron Pattern Front Bumper	$1,286
13	ADD	1	80-75-1500	Reflective Stripe Material, Red	$0
14	ADD	1	80-75-1100	Reflective Stripe Material, Black	$157
15	DELETE	-1	80-72-1110	Stripe, Reflective, 3M Diamond Grade, Chevron Pattern Entire Rear, EXT	($2,831)
16	ADD	1	80-72-1200	Stripe, Reflective, Chevron Pattern Inner Rear Red/Black	$1,359
17	ADD	1	80-75-1500	Reflective Stripe Material, Red	$0
18	ADD	1	80-75-1100	Reflective Stripe Material, Black	$157
19		1			$0
20		1			$0
21		1			$0
22		1			$0
23		1			$0
24		1			$0
25		1			$0
26		1			$0
27		1			$0
28		1			$0
29		1			$0
30		1			$0
31		1			$0
32		1			$0

CHANGE ORDER #4

rosenbauer

Mountain Home, ID

DEALER/CUSTOMER/FACTORY APPROVED

Body Job #: 96046

DATE: May 13, 2025
Initiated By: **Dealer/Customer**

BODY CHANGES

	Action	Qty.	QW No.	DESCRIPTION OF CHANGE	PRICE
		60		{Qty} days will be added to the scheduled delivery date due to lead times of components and fabrication.	
				2nd scrub answers	
		7		This pricing for this entire Change Order is valid for no more than {Qty} days from the date above.	
1	DELETE	-1	50-09-3105	Electrical, Base, Rosenbauer LCS 2.0 - Timberwolf/Airwolf	($5,280)
2	ADD	1	50-04-1200	Electrical Base LCS	$9,209
3	DELETE	-1	50-12-1560	Special: Electrical Console, In Cab, Rosenbauer LCS 2.0, Tmbrwlf/Arwlf, International	($9,209)
4	ADD	1	50-12-1810	Electrical Console, In Cab, Rosenbauer LCS, Tmbrwlf/Arwlf, Freightliner	$7,596
5	DELETE	1	54-15-6002	Scene Light Switch, Front Scene Lights, Cab Switch Panel	$220
6	ADD	1	54-15-6003	Scene Light Switch - LCS	$0
7	DELETE	4	54-15-6470	3-Way Control Switch, Left Scene Lights, Cab Dash/Pump Panel	$2,472
8	DELETE	-1	54-15-6570	3-Way Control Switch, Right Scene Lights, Cab Dash/Pump Panel	($618)
9	DELETE	-1	54-15-6670	3-Way Control Switch, Rear Scene Lights, Cab Dash/Pump Panel	($618)
10	ADD	1	27-10-7000	LCS Pump Panel Pump Engage Control and Pressure Gov w/ DigiView	$993
11	ADD	1	27-10-7016	LCS Display (note: location at the pump panel)	$2,173
12	ADD	1	27-03-1600	Gauge, Discharge, 2-1/2" 600#, High Pressure Pumps, Mounted on Pump Panel	$261
13	ADD	1	27-03-1800	Gauge, Discharge, Digital, In Cab, Pump and Roll	$1,075
14	DELETE	-1	27-10-5020	Pressure Governor, Rosenbauer, Timberwolf LCS 2.0	($8,789)
15	DELETE	-1	27-01-3310	|-- Master Gauges, Rosenbauer, LCS 2.0, Digital, Pres/Vacuum	$0
16	DELETE	-1	27-01-4100	|-- Gauge, Test Taps	($128)
17	DELETE	-1	27-03-1600	|-- Gauge, Discharge, 2-1/2" 600#, High Pressure Pumps, Mounted on Pump Panel	($257)
18	DELETE	-1	27-03-1800	|-- Gauge, Discharge, Digital, In Cab, Pump and Roll	($1,070)
19	DELETE	-2	55-01-3380	Wall Light, OSS Access, 36" LED Tube Light, (2) Ea Compartment	($1,112)
20	DELETE	-2	55-06-1100	Compartment Light, Door Switch, Auto, Ea	($446)
21	ADD	2	55-01-3390	Wall Light, OSS Access, 54" LED Tube Light, (2) Ea Compartment	$1,452
22	ADD	2	55-06-1100	Compartment Light, Door Switch, Auto, Ea	$454
23	CLARIFY	1	27-35-3000	Water Level Display, DigiView, Pump Panel, LCS ~~2.0~~, Timberwolf **(not 2.0 but standard lcs not available)**	$0
24	CLARIFY	1	27-35-3200	Water Level Display, DigiView, In-Cab, LCS ~~2.0~~, Timberwolf **(not 2.0 but standard lcs not available)**	$0
25	CLARIFY	1	27-36-3000	Foam Tank Gauge, DigiView, Class A, Pump Panel, LCS ~~2.0~~, Timberwolf**(not 2.0 but standard lcs not available)**	$0
26	CLARIFY	1	27-36-3300	Foam Tank Gauge, DigiView, Class A, In-Cab, LCS ~~2.0,~~ Timberwolf **(not 2.0 but standard lcs not available)**	$0

We hereby agree to make change(s) specified above at this price	($1,622)
PREVIOUS CONTRACT AMOUNT	$731,060
REVISED CONTACT AMOUNT	$729,438

CHANGE ORDER #5

rosenbauer

Mountain Home, ID

DEALER/CUSTOMER/FACTORY APPROVED

Body Job #: 96046

DATE: September 16, 2025
Initiated By: **Dealer/Customer**

BODY CHANGES

	Action	Qty.	QW No.	DESCRIPTION OF CHANGE	PRICE
		60		{Qty} days will be added to the scheduled delivery date due to lead times of components and fabrication.	
				Previous CO...	
		7		This pricing for this entire Change Order is valid for no more than {Qty} days from the date above.	
1		1		***12 VOLT POWER SOURCES***	$0
2	DELETE	-2	51-00-2112	12V Dual USB Power Outlet, 5V 2.1A Output, Center Console	($858)
3	ADD	1	51-00-2114	12V USB/USB-C Power Outlet, 5V 2.1A Output, Center Console	$409
4		1		***CONSOLES AND SWITCHES***	$0
5	ADD	1	27-10-7016	LCS Display Note: *To be installed in the console*	$2,028
6		1			$0
7		1			$0
8	CLARIFY	1		Replacing the Dual USB power outlet with a USB/USB-C power outlet and adding a 10" LCS display with a note to add this in the console.	$0
9		1			$0
20		1			$0

We hereby agree to make change(s) specified above at this price	$1,579
PREVIOUS CONTRACT AMOUNT	$729,438
REVISED CONTACT AMOUNT	$731,017

ACCEPTED - The above price and specifications of the Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Authorized Signature (Customer): Date:

CHANGE ORDER #6

rosenbauer

Mountain Home, ID

NOT APPROVED - CHECK WITH COORDINATOR

Body Job #: 96046

DATE: June 18, 2026
Released By: Chad L

BODY CHANGES

	Action	Qty.	QW No.	DESCRIPTION OF CHANGE	
				Chad L	
				CFI	
				(Office Use Only)	
1	ADD	1	0	add matching chevron to traffic advisor mounting panel (item 13 on CFI inspection)	3 hr
2	0	1	0	0	
3	ADD	2	0	#NCM-B-TFT nozzle cup mount - 3 1/8" I.D.	1 hr
3	ADD	2	0	#3070-000-110 tie down strap	
4	0	1	0	0	
5	ADD	1	0	change 2 1/2" speedlay labels to say 1 3/4" Speedlay (item 18 on CFI inspection - 3 labels total)	1hr
6	NOTE	1	0	this will be for the rear face speedlay compartment, drain valve, and pressure gauge	
7	0	1	0	0	
8	NOTE	1	0	remove direct tank fill bleed valve and fittings (item 21 on CFI inspection)	1 hr
9	0	1	0	0	
10	ADD	1	0	add full vitals to rear LCS screen (item 29 on CFI inspection)	1 hr
11	NOTE	1	0	this should match the cab LCS information	
12	0	1	0	0	
13	ADD	1	0	add red/white reflective stripe to both edges of ladder rack side panel (item 23 on CFI inspection)	1 hr
14	0	1	0	0	
15	ADD	1	0	reinforce rear deck gun divider panel (item 22 on CFI inspection)	2 hr
16	0	1	0	0	
17	0	1	0	0	
18	0	1	0	0	
19	0	1	0	0	
20	0	1	0	0	

CHANGE ORDER #6

rosenbauer

Mountain Home, ID

CHANGE REQUEST

Body Job #: 96046

DATE: June 18, 2026
Initiated By: Dealer/Customer

BODY CHANGES

	Action	Qty.	QW No.	DESCRIPTION OF CHANGE	PRICE
		60		(Qty) days will be added to the scheduled delivery date due to lead times of components and fabrication.	
				Previous CO...	
				Office Use Only	
1	ADD	1		add matching chevron to traffic advisor mounting panel (item 13 on CFI inspection)	$0
2		1			$0
3	ADD	2		#NCM-B-TFT nozzle cup mount - 3 1/8" I.D.	$0
3	ADD	2		#3070-000-110 tie down strap	$0
4		1			$0
5	ADD	1		change 2 1/2" speedlay labels to say 1 3/4" Speedlay (item 18 on CFI inspection - 3 labels total)	$0
6	NOTE	1		this will be for the rear face speedlay compartment, drain valve, and pressure gauge	$0
7		1			$0
8	NOTE	1		remove direct tank fill bleed valve and fittings (item 21 on CFI inspection)	$0
9		1			$0
10	ADD	1		add full vitals to rear LCS screen (item 29 on CFI inspection)	$0
11	NOTE	1		this should match the cab LCS information	$0
12		1			$0
13	ADD	1		add red/white reflective stripe to both edges of ladder rack side panel (item 23 on CFI inspection)	$0
14		1			$0
15	ADD	1		reinforce rear deck gun divider panel (item 22 on CFI inspection)	$0
16		1			$0
17		1			$0
18		1			$0
19		1			$0
20		1			$0

We hereby agree to make change(s) specified above at this price $0
PREVIOUS CONTRACT AMOUNT $737,040
REVISED CONTACT AMOUNT $737,040

ACCEPTED - The above price and specifications of the Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Authorized Signature (Customer) Kent Graham Date

Printed On 6/25/2026

rosenbauer

Assignment of Certificate of Origin Information

Name of Purchaser: City of Mountain Home

Address: PO Box 10

City/State/Zip: Mountain Home, Idaho 83647

Lienholder Information (if applicable)

Lien in favor of: NA

Address:

City/State/Zip:

Contact Name:

Contact Number:

Shipping/Mailing Address for Certificate of Origin

Department and Chief Name: City of Mountain Home Attention: City Clerk

Address: PO Box 10

City/State/Zip: Mountain Home, Idaho 83647

Phone #: (208)587-2104

Email back to: Kgrosz@rosenbaueramerica.com

city of Mountain Home Fire Department

To: City Council
From: Chief Mark Moore
Meeting Date: July 28, 2026
Subject: Approval to Use Fire Department Impact Fees for WUI Fire Engine and SCBA Purchases

Mayor and City Councilmembers,

The purpose of this memorandum is to request City Council approval to use Fire Department Impact Fee funds for the growth-related share of the purchase of a Wildland-Urban Interface (WUI) fire engine and Self-Contained Breathing Apparatus (SCBA). These purchases are identified in the adopted Capital Improvement Plan/Fire Department Impact Fee Priorities Study and are eligible for impact fee funding.

WUI Fire Engine

The total purchase price of the WUI fire engine is $725,359.00.

To date, a total of $304,078.00 has been paid toward the purchase, consisting of:

- City Share: $154,078.00
- Rural Fire District Share: $150,000.00

The remaining balance due on the apparatus is $421,281.00, which will be paid as follows:

- City Share (60%): $281,137.40 (impact fee eligible)
- Rural Fire District Share (40%): $140,143.60

Self-Contained Breathing Apparatus (SCBA)

The Fire Department is also requesting approval to purchase

(5) Self-Contained Breathing Apparatus (SCBA), which are essential life-safety equipment for firefighter respiratory protection during emergency operations. These SCBAs will be added to fully outfit the new Wildland-Urban Interface (WUI) fire engine, ensuring the apparatus is properly equipped for the service and that firefighters have the necessary safety equipment to respond effectively to wildland and structural fire incidents by NFPA standards.

The total cost of the SCBA purchase is $66,420.15, with the cost allocated as follows:

Approved by 7/20/26 by Council

- City Share (60%): $39,852.09
- Rural Fire District Share (40%): $26,568.06

Staff recommends that the City Council approve the use of Fire Department Impact Fee funds for an expenditure of $66,420.15 with the City Share: $39,852.09 (60%) and Rural Fire District Share: $ 26,568.06 (40%) that will be reimbursed to the City back into the Fire Department impact fee budget line.

Approval of this request will allow the Fire Department to complete these critical public safety acquisitions while ensuring that growth-related costs are paid through impact fees in accordance with the City's adopted Impact Fee Priorities Study. This funding approach preserves the principle that new growth pays its proportionate share of capital improvements while the city remains responsible for the portion that benefits existing residents.

Respectfully Submitted,

Mark D. Moore
Fire Chief
208.587.2117 – O
208.861.1461 – C
mmoore@mountain-home.us

734,222.00	Beginning balance		
(3,162.00)	Change Order #2		
(1,622.00)	Change Order #3		
1,579.00	Change Order #5	Payment	
(5,658.00)	Discount	154,078.00	City
725,359.00		150,000.00	Rural
(304,078.00)	Payment	304,078.00	
421,281.00			

WUI engine	Rural remaining of the 40% split
421,281.00	140,143.60
(140,143.60)	
281,137.40	Rural-orginal amount from the $725,359
City remaining total	290,143.60 40%
	(150,000.00) pd
	140,143.60 remaining balance

Airpack

26,568.06	Rural 40%
39,852.09	City 60%
66,420.15	Total purchase

City total from impact fee

281,137.40
39,852.09
320,989.49