Special Exception Application

Owner(s) of Record:

Name: BONNER PROPERTY DEVELOPMENT Phone:

Mailing Address: PO BOX 720 BONNER

City, State, Zip Code: MISSOULA, MT 59823

Email:

Applicant or Authorized Representative (if different than Owner)**:**

Name: DOBLER ENGINEERING Phone: 208 755-9732

Mailing Address: PO BOX 3181

City, State, Zip Code: HAYDEN, ID 83835

Email: gordon@doblerengineering.com

Legal Description of Property:

Street Address: 9314 BONNER MILL RD

Subdivision Name: NA Tract/Lot No. Block No.

Certificate of Survey No.: 6487

Geocode of Tax ID # if no street address is available: 04-2201-21-4-01-21-0000

INSTRUCTIONS FOR THE SPECIAL EXCEPTION APPLICATION

1. The applicant may request a pre-application meeting by submitting a completed Intake Form to the Planning Office.
2. After the pre-application meeting, the applicant shall submit a preliminary application and the associated fee to the Planning Office for completeness review.
3. Once the application is deemed complete, the applicant shall submit one (1) digital copy and one (1) hard copy of the final complete application and related materials.
4. The complete application and all related materials must be received at least five (5) weeks prior to a regularly scheduled meeting, which is held on the third (3rd) Wednesday of each month. The applicant or agent must be present at the meeting; failure to appear is grounds for disapproval.

Required Application Materials

A. At a minimum, a site plan and building design plan must accompany your variance application as required application materials. Additional plan sheets may be required at the discretion of the Planning Office. Refer to the applicable Site Plan Checklist (General or Limited Residential) for more information about individual plan sheet.

B. An explanation for each item noted below:

1. The Proposal. Explain the proposal in detail, including the proposed use. Provide details on the who, what, where, when, and why.

2. Access, Traffic, and Parking Demand. Describe parking demand created by or impacted by the use, and pedestrian, bicycle, and onsite vehicular circulation. Enterprise commercial uses must abut an arterial street unless the applicant provides a traffic impact analysis that verifies the street from which the primary access will occur meets the demand of the proposed site development.

3. Dedication of Streets, Right-of-Way, and Public Use Areas. Describe any dedication and development of streets, right-of-way, and public use areas, such as sidewalks adjoining the property and the capacity to handle the use.

4. Utility Impacts. Describe the impacts on or of public and private utilities or services.

5. Site Development. Describe proposed siting of any new structures necessary to accommodate the use and their relationship to adjoining and surrounding properties.

6. Recreation. Describe any recreation opportunities and open lands available to serve the use.

7. Resource Protections. Describe natural resource and proposed protections of these resources.

8. Landscaping and Screening. Address landscaping and screening requirements outlined in Section 6.4 of the Missoula County Zoning Regulations.

9. Signage. Signage and sign lighting must conform with Chapter 8 of the Missoula County Zoning Regulations. Describe and provide separate plan sheets as applicable.

10. Offsite Impacts. Describe noise and vibration (Section 6.6, Missoula County Zoning Regulations), outdoor lighting (Section 6.4, Missoula County Zoning Regulations), and any other on and offsite impacts resulting from the use.

11. Hours of Operation. Please describe frequency of use and hours of operation of the proposed use.

12. Land Capacity and Surroundings. Describe the area of land necessary and adequacy of the site to accommodate the use and meet the intent of the district and character of the neighborhood.

13. Tax Increment Financing District. Where applicable, explain how the proposed use addresses the purpose of the TIF Special District intended to attract, retain, grow, and develop secondary value-adding industries.

14. Unique Circumstances. Please describe any other unique or relevant circumstances related to the property.

CERTIFICATION

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, plans or any other information submitted, as a part of this application, to be true, complete, and accurate to the best of my knowledge.

Should any information or representation provided in connection with this application be found to be inaccurate or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. I also understand that, in considering an application for an Adaptive Reuse Development, the Zoning Officer may attach reasonable and appropriate conditions to ensure that any potentially injurious effect of the Adaptive Reuse Development on adjoining properties, the character of the neighborhood, the purpose and intent of the TIF Special District (if applicable), or the health, safety and general welfare of the community will be minimized.

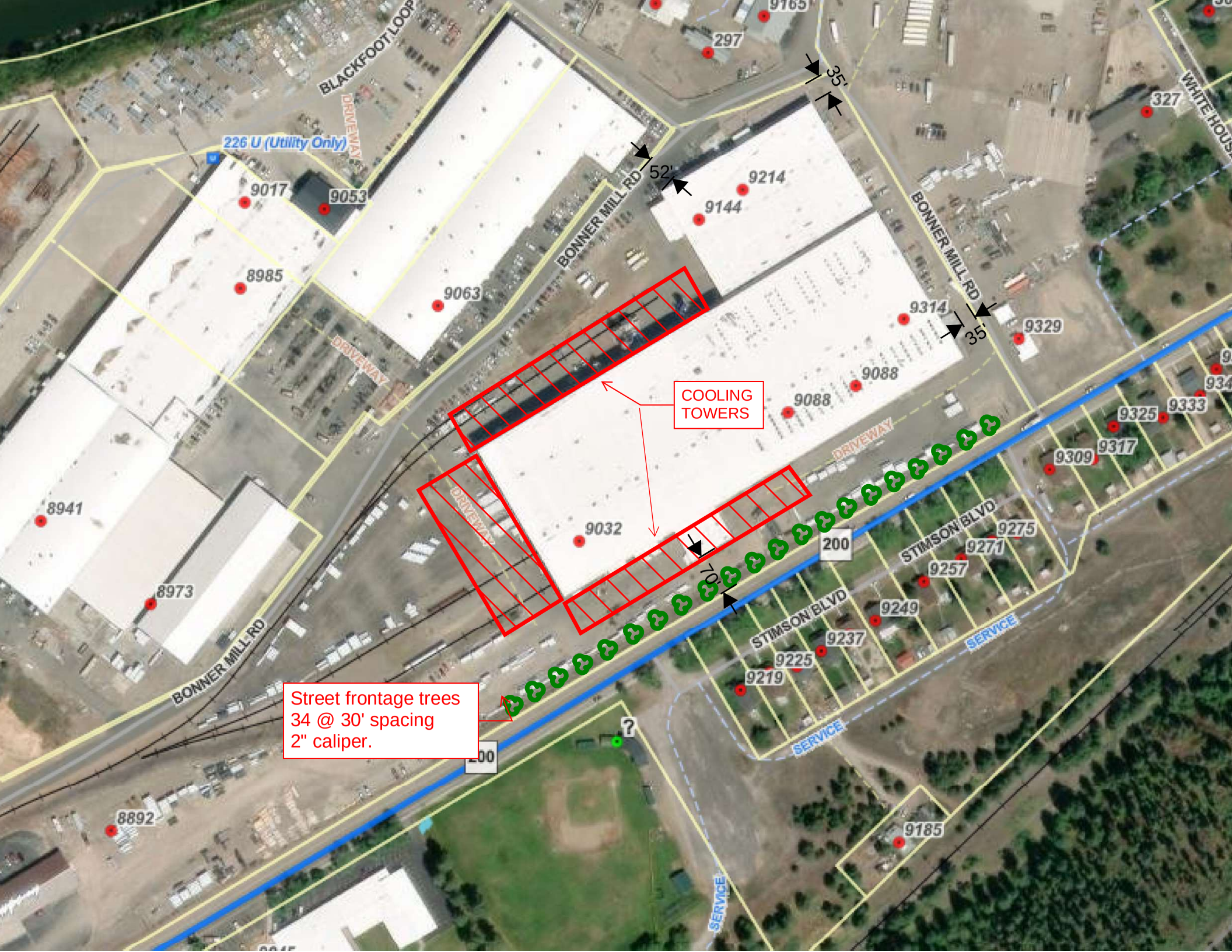
The signing of this application signifies approval for Missoula County, its Elected Officials, Employees, Agents, and Board Members, to enter onto the property for the purpose of inspection and routine monitoring during the review, approval, and construction process.

_____ _____

Owner Signature(s) Date

_____ _____

Owner Signature(s) Date


COOLING TOWERS
Street frontage trees
34 @ 30' spacing
2" caliper.
35'
52'
35'
70'
BONNER MILL RD
BLACKFOOT LOOP
DRIVEWAY
226 U (Utility Only)
STIMSON BLVD
SERVICE
WHITE HOUS
200
9017
9053
8985
9063
9214
9144
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DOBLER ENGINEERING

SPECIAL EXCEPTION REQUEST
9314 BONNER MILL RD
Missoula County, Montana

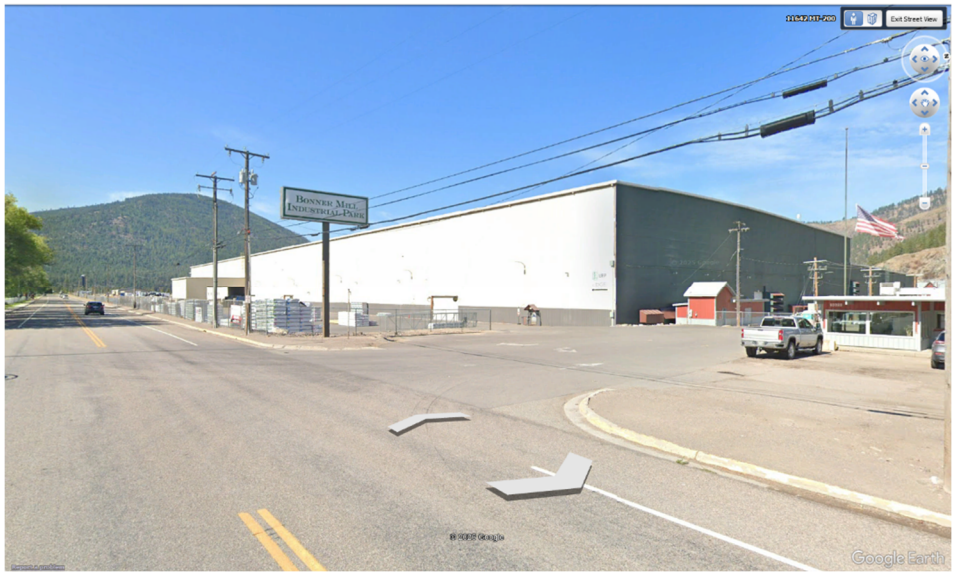
INTRODUCTION

On behalf of Krambu Inc, Dobler Engineering is requesting approval of a Special Exception Request to construct a Data Center facility at the subject site. The facility will be constructed inside the existing structure currently addressed as 9314 Bonner Mill Rd. located in the Bonner Mill Industrial. The project consists of constructing several "clean rooms" inside the existing building and associated liquid cooling towers around the perimeter. The site is currently paved and has power, water, communications and all the necessary infrastructure to serve the facility.

EVALUATION OF PROPOSED USE

Access, Traffic, and Parking Demand

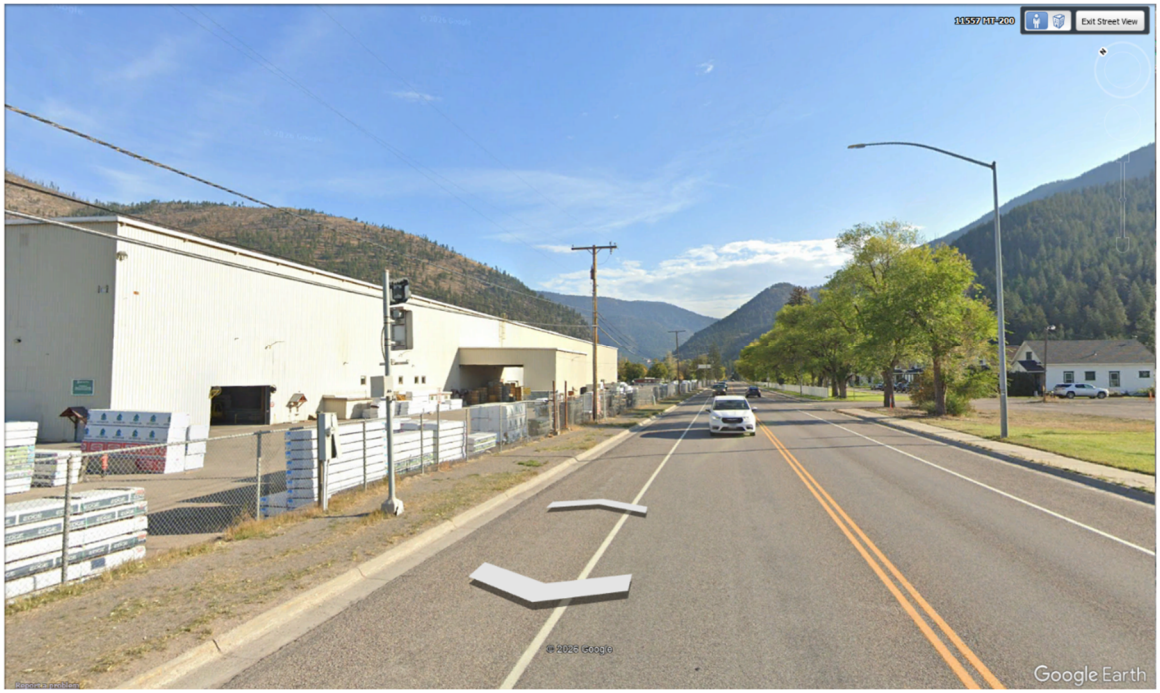
The data center will be a stand-alone facility that will not require regular staffing, so no additional parking will be necessary or provided because the existing parking facilities are entirely adequate. Once construction is complete, the only vehicle traffic will be periodic maintenance and technical visits to check on the mechanical and electrical systems. Access will be from the existing approach to Hwy 200 and take place during normal working hours. The existing approach and the capacity of Hwy 200 are more than sufficient to accommodate the anticipated construction and subsequent maintenance traffic.



DOBLER ENGINEERING

Dedication of Streets, Rights of Way, and Public Use Areas

The abutting public street (Hwy 200) and internal circulation drive aisles are more than adequate to accommodate the proposed use, so no additional street construction is required. Because the proposed use does not have resident staffing, no pedestrian traffic will be generated. In addition, there is no existing sidewalk on the abutting public road frontage.



Utility impacts

Water

Water will be provided from the existing on-site domestic system that services the industrial mall and residences in the immediate area; however, the water use is minimal. The electronic components are cooled with a closed loop cooling system that does not use water after its initial charging. Some of the external cooling towers use an evaporative cooling technology that uses domestic water, however, after the initial charging the only on-going water demand would come from occasional replacement of water lost through evaporation. At full build out, the entire demand on the system will be about the same as a typical single-family residence with irrigation. The existing wells and pumps have sufficient capacity to meet the minimal increase in demand with no additional infrastructure needed. The tenant will be responsible for monthly user fees and any future infrastructure costs, should they ever become necessary.

Sewer

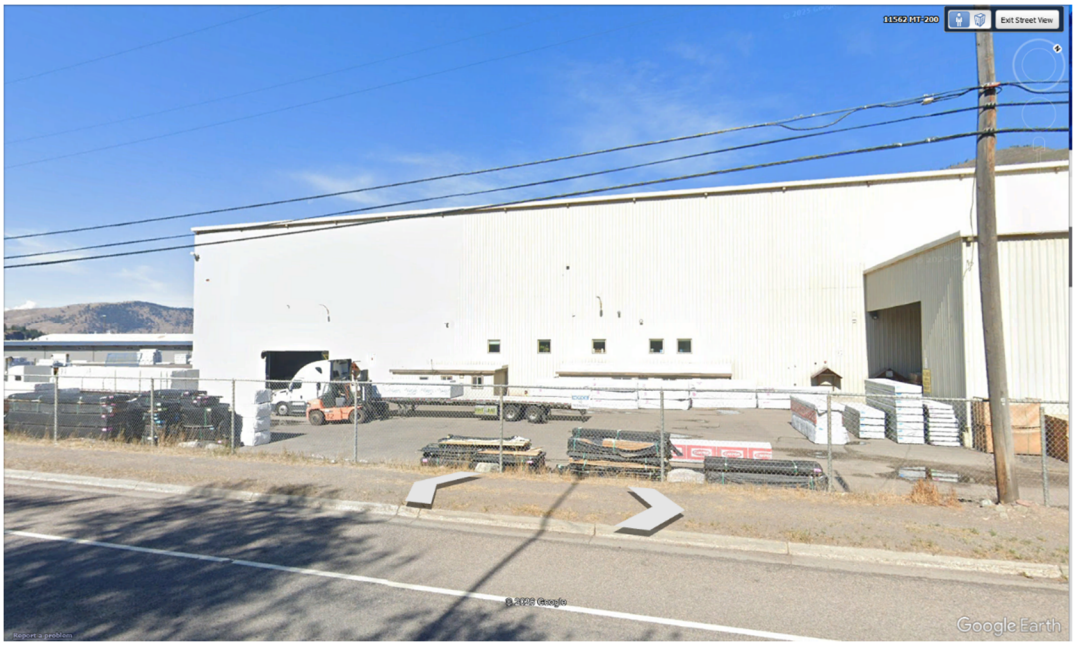
The facility does not generate any sanitary sewer or storm runoff. Any discharge from the evaporative coolers will drain to the existing on-site drainage system.

Fiber and communication
The existing internet and communication system facilities on the site are adequate to serve the proposed facility. Should additional infrastructure become necessary, the tenant would bear all costs associated with its installation.

Power
Currently, the existing on-site infrastructure can provide up to 29 megawatts. Power will be acquired via market purchase from a third-party entity to mitigate potential impacts on rates. The cost for any infrastructure required would be borne by the tenant and not passed on to the ratepayer.

Krambu is aware of Missoula's requirement for renewable energy sources, contained in section 5.10 of the Zoning Code, and intends to fully comply with these requirements.

Site Development
The electronic components will be housed in small rooms (3000sf to 5000sf) constructed inside the existing building. Cooling towers will be constructed outside and adjacent to the existing building and would have the same exposure to the surrounding properties as the existing buildings. The cooling towers will have a lower profile than the existing building. A snapshot of the view of where the cooling towers would be located on the side of the building visible from the street and adjacent neighborhood is shown below.



Except for the pipes connecting the towers to the building, the cooling piping and pumps will be housed inside the building and not visible from the outside.

Recreation.
Because the facility will not be staffed, there will not be any additional burden placed on public recreation facilities.

Resource Protection
The proposed facility will have a very minimal impact on existing resources because it will be built on a previously developed industrial site, have minimal demand for services, and not create any significant consumed resources that need to be replaced.

Landscaping and Screening
As noted above, the facilities will be constructed inside the existing building except for the cooling towers. However, some cooling towers will be situated on the southeast side of the building, which will be visible from the adjacent street and neighborhood. To mitigate the potential visual impact, a landscape buffer will be constructed along that portion of the site. The buffer will consist of approximately 34 street trees planted on the property, at roughly 30' spacing. There is existing overhead power along the street and an existing overhead power easement that precludes placement of the trees in proximity to the power lines. Also, there is an existing 8'-10' high embankment along the property line in that area. Therefore, the trees will be placed at the toe of the embankment, about 20' to 25' from the property line.

Signage
No additional signage is proposed.

Offsite impacts
Noise
The electronic components and cool air circulators will be housed inside the existing structure. There will be small internal air circulation units for electronics, but any noise generated will be mitigated by the existing structure. The external cooling towers are a closed loop, non-toxic, liquid cooling system that uses evaporative and adiabatic cooling technology, like common HVAC systems and their noise footprint is similar. The typical cooler generates about 55 decibels (dbA) at the source, like a small residential air conditioning unit. These coolers would be located 80 to 100' from the property line, and so the noise level at the property line would be substantially lower than the 75 dbA allowed by the Zoning Code. The nearest sensitive receptors (homes) would be at least another 150' further.

Outdoor lighting.
No additional exterior lighting is proposed. There is existing security lighting on the existing building and streetlights spaced at 200' on the south side of Hwy 200, closest to the residential neighborhood.

The area proposed for subdivision is currently zoned for the proposed use and the use conforms to future land use plan of the Comp Plan. The proposed land use and density

conform to the requirements of the RS zone regarding lot size, minimum frontage, and overall density.

Hours of Operation
The electrical equipment and cooling system operate continually, however, because the bulk of the equipment is located inside the existing building, the after-hours impact will be mitigated.

Land Capacity and Surroundings.
The existing building is approximately 230,000 square feet and that portion of the data center located inside the building is anticipated to be no more than 50,000 to 60,000 square feet. The area available to site the cooling towers outside and adjacent to the building is more than 200,000 square feet, and the area for the towers is anticipated to be no more than 100,000 square feet. Additional land is available for lease to the west of the building if it ever becomes necessary.

EXISTING SITE CONFORMANCE TO CURRENT STANDARDS

Access and circulation
There is only one building on this site with standard and accessible parking located adjacent to the main entrance of the building. Accessible routes are provided from the accessible car park to the main entrance. There are no pedestrian facilities along the adjacent street frontage (Hwy 200) so any pedestrian connectivity to the facility would be problematic. There is one access to the adjacent public street via Bonner Mill Rd, which is privately owned and maintained, and offsite queuing storage exceeds 150'. All interior drive aisles and parking are paved.

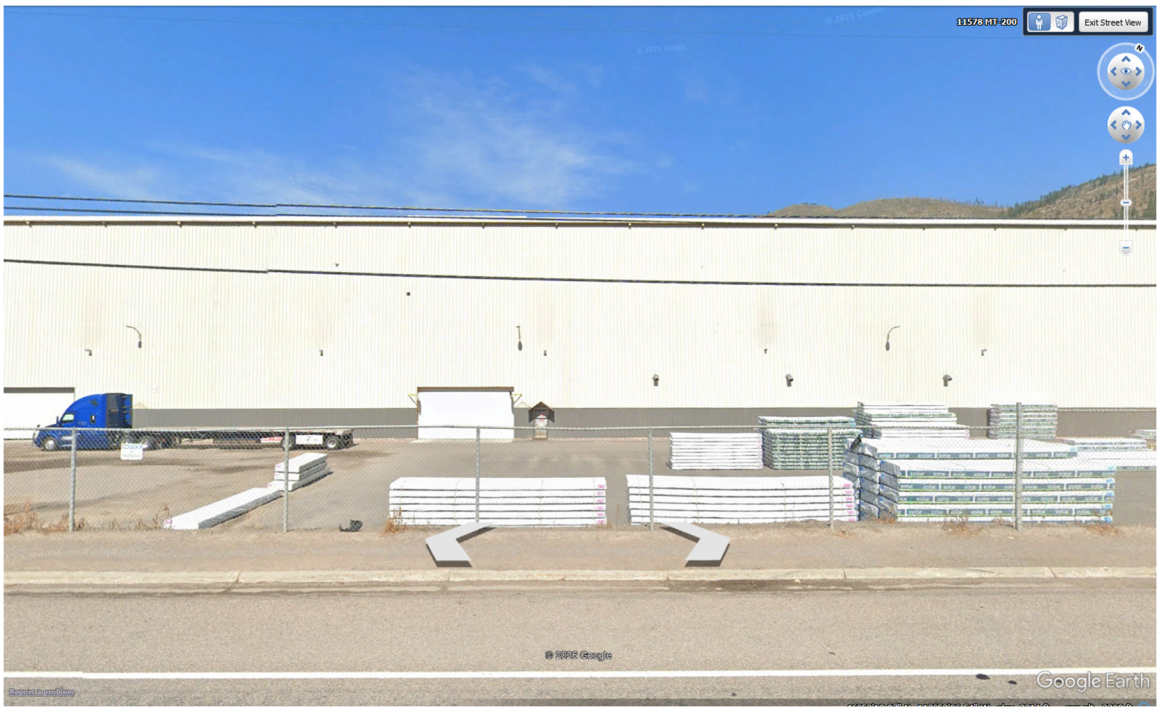
Parking and Loading
There are approximately forty marked parking spaces on the site. The maximum parking allowed for a 230,000 square foot building is about 630 spaces and there is no minimum.

Landscaping and screening
Perimeter landscaping and screening for the existing building is minimal, and it is assumed that it was not required when the site was developed. However, should the request for a special exception be approved, street frontage landscaping would be installed along a portion of the frontage where the cooling towers would be installed, softening the visual impacts of the new facilities as well as the existing building.

Screening and buffering
There is at least a 30'buffer area along the frontage that abuts the adjacent residential area to the south. In addition, no structures are located within the additional setback area of 20'. There are paved drive aisles within 25' to 30' of the property line and there is an existing 6' chain link fence along the property line.

Outdoor lighting

There is existing outdoor security lighting mounted on the building that appears to be less than 20’ above the adjacent grade. They are oriented to direct any glare away from the adjacent street and residential properties. The color temperature is unknown.



Summary

The proposed project is a permitted use for this zoning district and conforms to the site performance standards and the requirements for Data Centers. The proposed use can be adequately served by the available infrastructure and has a minimal development impact. on the community and immediate neighborhood.