

DEPARTMENT OF PLANNING, DEVELOPMENT & SUSTAINABILITY

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April 29, 2026

Dear Mr. Dobler,

Missoula County has reviewed the supplemental materials submitted on April 28, 2026, in response to the County's prior completeness determination for the proposed data center facility at 9314 Bonner Mill Road.

The additional information provided has substantially improved the application. In particular, the submittal clarifies the operational characteristics of the facility, the design and function of the cooling systems, and the general layout of exterior equipment. This information is helpful in advancing the County's review under Section 11.6 of the Missoula County Zoning Regulations.

The County also acknowledges your April 28, 2026, correspondence outlining your plan to provide the remaining materials, including the noise evaluation, building elevations/renderings, lighting information, and the Section 11.6 criteria narrative. The County appreciates your continued coordination to complete the application.

At this time, the application remains incomplete pending submittal of the remaining materials identified above. These items are necessary to allow the County to evaluate potential offsite impacts to nearby residential properties and determine whether the proposed use is compatible with surrounding development.

For clarity, the following items are still required to complete the application:

1. Noise

Provide quantified information sufficient to evaluate noise impacts from exterior equipment. As we discussed, this information should include sound ratings for major equipment, distances to property lines and nearest residences, and estimated sound levels at those locations under worst-case operating conditions. This information is important in completing the application but may be submitted by Wednesday of next week (5/6/26).

2. Visual Impact and Lighting

Provide renderings of building elevations depicting the planner building with proposed cooling towers and any other associated exterior equipment, including landscaping and fencing, as viewed from adjacent residential properties.

As we discussed, provide written confirmation that no new or modified exterior lighting will be installed or required in association with the cooling equipment or its operation. Please also acknowledge that when any new or modified lighting is proposed or anticipated at this site, it will be in compliance with Section 6.5 of the Missoula County Zoning Regulations.

3. Water / Plume / Icing

Provide additional information regarding the operational characteristics of the evaporative cooling system sufficient to evaluate potential offsite effects. Specifically, is it possible to include quantified estimates of ongoing water use (evaporation), and an assessment of whether visible vapor plumes, drift, or icing conditions may occur and extend beyond the property boundary. Your materials seem to imply there will be none; however, please clarify the situation explicitly.

4. Waste Heat / Thermal Effects

You have provided field measurements of temperature at your Newport, Washington, facility, which you state will be comparable to the facility proposed in Bonner, Montana. These temperatures seem to range from 46 to 87°. The list of photos is a bit difficult to correlate to the actual photographs, and it would be helpful to correlate these temperatures to locations on the site plan.

Your materials state that the facility and its cooling towers operate at temperatures ranging from 60 to 80 degrees, eliminating the generation of waste heat. Demonstrate how these findings apply to the proposed Bonner facility configuration and proximity to residences at this site. The submitted field measurements from another facility are useful insofar as they are correlated to comparable locations on the Bonner site plan

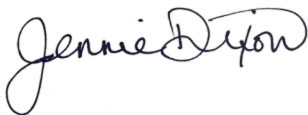
5. Section 11.6 Criteria Narrative

Submit a narrative that directly addresses the applicable approval criteria in Section 11.6, specifically as they relate to the proximity of residential uses and the mitigation of potential offsite impacts.

The County looks forward to receiving the remaining materials. Except for information about noise, these other materials are due today. To stay on the hearing schedule, all materials must be submitted to me at jdixon@missoulacounty.us before 8:00 a.m. tomorrow morning, April 30, 2026. If you are unable to meet the submittal deadline of tomorrow morning, the next available Missoula County Land Use Board public hearing date is July 1, 2026. Based on staff schedules and workplans, final materials would need to be complete by next Friday, May 8, 2026, for the July 1 Land Use Board meeting.

With materials submitted thus far, I do not have enough information to make a favorable recommendation to the Land Use Board on the special exception. My goal is to assist you in preparing an application that will address all potential concerns that might be raised in review of the special exception. The requested information is to ensure a complete and defensible record for decision-making. If you have any questions or would like to discuss the remaining items, please contact me at (406) 258-4946 or jdixon@missoulacounty.us.

Sincerely,



Jennie Dixon, AICP, Planner IV