

www.co.mountrail.nd.us Mountrail County Planning & Zoning

Parcel Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Township: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

P&Z file number:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Receipts Received \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Data Center Conditional Use Application**

Date Submitted:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Fee:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Check #: \_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Owner’s Name (if different): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |
| --- | --- |
| Organization name(if applicable): |  |

Applicant’s Mailing Address: Property Owner’s Mailing Address:

­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant’s Phone Number & Email (please print legibly): Property Owner’s Phone Number & Email (please print legibly):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If the applicant is a corporation, LLC, an attorney, realtor, or someone other than the owner, the name of the application shall remain consistent throughout the supporting materials submitted. Please contact the Planning and Zoning Department by phone or email with any questions.

**Proposed and extraction area:**

A site plan, drawn to scale by an engineer licensed in ND, showing the location and dimensions of all existing and proposed structures, screening, fencing, lighting, electrical connections, property lines, and roadway access.

MUST ALSO ATTACH A GIS IMAGE

* **Please provide a one paragraph narrative of the development project:**

**Legal Description of Request:**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | | | | | | |  |
|  | | | | | | | | |  |
|  |  |  |  |  |  | |  |  |  |
| Section | | Township | | Range | | Total Acreage | |  |  |
|  |  |  |  |  |  |  | |  |  |
| Longitude | | Latitude | | Parcel number | | Current Zoning | |  |  |

|  |  |  |
| --- | --- | --- |
|  |  | |
| Applicant Name:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  *Applicant Printed Name* | | Property Owner Name:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  *Property Owner Printed Name* |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  *Applicant Signature* | | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  *Property Owner Signature* |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  *Date* | | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  *Date* |

Action Taken: \_\_\_\_ Approved \_\_\_\_ Denied

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mountrail County Planning & Zoning Chairman Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mountrail County Planning & Zoning Administrator accepted Date

**Checklist**

Size of Data center \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Data Center Use \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Data Center is staffed or unstaffed (circle one) If staffed how many employees will be on site \_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_Attach an emergency management plan

Maximum Structure Height is 30ft

Detailed site plan, drawn to scale by an engineer licensed in ND, showing the location and dimensions of all existing and proposed structures, screening, fencing, lighting, electrical connections, property lines, and roadway access.

A timing schedule indicating the anticipated starting and completion dates of the development

Start date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ End date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Electric utility company and applicant agreement enclosed (ensure residential and agricultural customers have priority in the event of a shortage)

Copies of signed permits or other documentation that indicates compliance with all applicable State and Federal laws, statutes, rules, regulatory standards, including but not limited to the North Dakota State Electrical Board and the North Dakota State Electrical Code, and any amendments thereto.

Title Report/Ownership Acknowledgement/Lease or Purchase Agreement enclosed

Attach a signed road haul agreement from Mountrail County and/or township(s)

Mountrail County Approved Weed management plan

Letter of credit submitted. \_\_**$**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Shall be in the amount of 125% of the estimated cost to maintain the data center, as fully constructed and operational, or as modified, as determined by the applicant’s engineer, who must be a State of North Dakota registered engineer, with such estimated costs subject to review and approval by Mountrail County Planning & Zoning.

Written Approval from all landowners within the 1 mile.

# of Approval(s) received \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notification sent to all landowner(s) within the 1 mile by certified return receipt of the time and date for the public hearing. Public hearing notice must be sent at least fifteen (15) days prior to the public hearing. Should you not mail out notices this will delay your application until such time you comply with meeting notice requirements.

# of receipts sent into the Mountrail County Planning & Zoning office showing date sent out \_\_\_\_\_\_\_\_\_\_\_\_\_

Zoned industrial

\*\*\*Must be adjacent to a paved road or rail

811 call must be made prior to digging.

Any new approaches in the County jurisdiction must be approved by the Mountrail County Road and Bridge Department.

Any new approaches in the township or along a state highway must have approval and attached to application

Mountrail County has a standard 150ft right (75' each side of road) of way easement on all County roads. Mountrail County has a minimum of 66ft (33' each side of road) right of way easement on an unorganized township roads and section lines. Mountrail County has a 250ft, as measured from structure edge to centerline of right of way or centerline of the nearest two-lane section, whichever is greater.

Mountrail County property setback not along a road or section line is 10ft

Mountrail County property setback from Mineral Development is ¼ mile

Mountrail County has a 100ft setback from perennial bodies of water

Mountrail County has a ½ mile setback from all Military Facilities

Water Supply Point of Diversion number/Source \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (for AC/cooling)

Fuel storage onsite is limited to 1000 gallons

Security fencing must be of same design as any adjacent substation within ¼ mile of the facility

Building colors shall be predominately earth tones (Shades of brown, tan, green, off white, darker oranges and rust colors are the examples of colors that will be considered appropriate.) Use of bright colors is not allowed.

Onsite outdoor lighting shall be hooded and directed downward (prevent light trespass up and onto adjacent properties and right of way.

Work may not begin until the signed and approved permit has been returned.

If approved, competed paperwork is due back to the Planning and Zoning Office within 60 days of receipt. Unrecorded permits will be considered void 120 days after approval.

**This permit is non-transferable.**

To expand original foot plan you will need to apply for an additional Conditional Use permit and building permit.

Mountrail County Planning & Zoning Board may ask for any additional information they deem necessary to review the application