



Planning Commission Special Meeting Agenda

Thursday, October 29, 2026 at 6:00 PM

9103 E Frederick Ave.

www.youtube.com/@cityofmillwood

- 1. CALL TO ORDER & ROLL CALL**
- 2. APPROVAL OF MEETING AGENDA**
- 3. APPROVAL OF MINUTES**

a. [Motion to approve meeting minutes as presented or with any modifications.](#)

- 4. PRESENTATION**

a. [Data Center Moratorium - Research Review Presentation](#)

- 5. ACTION ITEMS**

- 6. PUBLIC REMARKS**

Public Remarks are an opportunity for citizens to address the Planning Commission either in-person or by submitting their remarks to remarks@millwoodwa.us. We ask that in-person speakers limit themselves to two minutes and follow the Citizen Participation Guidelines Policy as posted on the City of Millwood website www.millwoodwa.us/government#CityCouncil or available at City Hall prior to this meeting.

- 7. CITY PLANNER REPORT**

a. [City Planner Report for September 2026](#)

- 8. COMMISSIONER COMMENTS**

- 9. SET NEXT MEETING -**

Planning Commission Special Meeting - November 18, 2026 at 6:00 PM

a. Anticipated Agenda Items:

Data Center Moratorium - Research Review / Potential Recommendations

- 10. ADJOURNMENT**



Planning Commission Regular Meeting Minutes

Wednesday, August 26, 2026 at 6:00 PM

9103 E Frederick Ave.

www.youtube.com/@cityofmillwood

1. CALL TO ORDER & ROLL CALL

The Planning Commission Regular Meeting was called to order by Chairman Ankney at 6:00 pm. A quorum was present.

PRESENT

Commissioner Mike Ankney
Commissioner Bobbie Beese
Commissioner Jay Molitor
Commissioner Karina Chernioglo

ABSENT

Commissioner Bill Rickard

2. APPROVAL OF MEETING AGENDA

Motion made by Commissioner Molitor, Seconded by Commissioner Beese to approve the meeting agenda.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

3. APPROVAL OF MINUTES

- a. Motion to approve meeting minutes as presented or with any modifications.

Motion made by Commissioner Molitor, Seconded by Chairman Ankney to approve the meeting minutes as presented.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

4. ACTION ITEMS

- a. Periodic Update - Public Hearing on Draft Development Regulations Updates

Chairman Ankney opened the Public Hearing at 6:03 pm.

Ms. Tainio presented the Periodic Update presentation to the Planning Commission and provided a review of her staff report highlighting amendment recommendations. Ms. Tainio explained the draft city development regulation updates are consistent with Millwood's adopted Comprehensive Plan (Ordinance 558), the currently adopted Countywide Planning Policies for Spokane County (Spokane County Resolution No. 25-0207), as well as being internally consistent with GMA requirements.

Commissioner Chernioglo asked for clarification on if the minimum 5 ft setback is a state requirement. Noting she has received feedback from citizens, stating they would prefer larger setbacks.

Ms. Tainio explained the 5 ft minimum is currently what is within the code, and consistent with the tier 3 City requirements and suggestions, along with the state requirement being zero. Ms. Tainio discussed Council Member Stravens had request for Planning Commission to review potentially increasing to 7 ft. Ms. Tainio explained the topic was discussed at the July Planning Commission meeting, with ~~a Commissioner's Molitor, Ankney and Rickard voting~~ vote resulting to maintain setback minimums as is. (Please reference Planning Commission Regular Meeting Minutes on July 29, 2026).

Chairman Ankney asked the audience for any public comment. No comments were made.

Chairman Ankney closed the public hearing at 6:25 pm.

Chairman Ankney thanked Ms. Tainio for her work, stating he believes the Periodic Update is ready to send off.

Commissioner Beese discussed concerns on what the state is requiring for compliance, stating the Planning Commission has done a fair job to adjust and create a reasonable product. Commissioner Beese commended Ms. Tainio for her work, being consistent and listening to the Commission.

Commissioner Chernioglo thanked Ms. Tainio, stating it has been an honor to join the Commission in the midst of the Comprehensive Plan.

Commissioner Molitor discussed being directed to expand and make more housing available, noting if you read through the update, it becomes more challenging to comply.

Motion made by Chairman Ankney to send the periodic update to the City Council for approval with Option Two (Recommendation of approval with additional modification(s)), Seconded by Commissioner Molitor.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

5. PUBLIC REMARKS

Public Remarks are an opportunity for citizens to address the Planning Commission either in-person or by submitting their remarks to remarks@millwoodwa.us. We ask that in-person speakers limit themselves to two minutes and follow the Citizen Participation Guidelines Policy as posted on the City of Millwood website www.millwoodwa.us/government#CityCouncil or available at City Hall prior to this meeting.

No public remarks were made or received.

6. CITY PLANNER REPORT

a. City Planner Report for July 2026

Ms. Tainio presented her City Planner Report for August 2026. Ms. Tainio provided an update on 3019 N Argonne a Code Enforcement investigation was done on siding material installed, resulting a stop work order. Ms. Tainio explained the contractor has requested a review and exception to the siding material; to allow for the metal siding as installed. Noting she will be presenting that at the September meeting. Ms. Tainio discussed the Data Center Moratorium did pass through the City Council, with electing the workplan to be Planning Commission to Council and will start providing information to Planning Commission in October.

7. COMMISSIONER COMMENTS

Chairman Ankney discussed the Historic Preservation is looking for input from the Planning Commission on recommendation for how to utilize the CLG grant received, noting Commissioner Major will meet with Ms. Tainio to discuss and possibly add to the docketed list. Chairman Ankney discussed attending a Public Works huddle, noting water rates are being discussed including at City Council level.

8. SET NEXT MEETING - Planning Commission Regular Meeting - September 30, 2026 at 6:00 PM

a. Anticipated Agenda Items:

Open Government Training & 3019 N. Argonne (MW-2026-0021) Siding Exception Request Consideration (MMC 17.24.010.F)

9. ADJOURNMENT

Motion made by Commissioner Chernioglo, Seconded by Commissioner Molitor to adjourn the Planning Commissioner Regular Meeting at 6:42 pm.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo



Planning Commission Regular Meeting Minutes

Wednesday, September 30, 2026 at 6:00 PM

9103 E Frederick Ave.

www.youtube.com/@cityofmillwood

1. CALL TO ORDER & ROLL CALL

The Planning Commission Regular Meeting was called to order by Chairman Ankney at 6:00 pm. A quorum was present.

PRESENT

Commissioner Mike Ankney
Commissioner Bobbie Beese
Commissioner Jay Molitor
Commissioner Bill Rickard
Commissioner Karina Chernioglo

2. APPROVAL OF MEETING AGENDA

Motion made by Commissioner Rickard, Seconded by Commissioner Chernioglo to approve the meeting agenda.

Voting Yea: Chairman Ankney, Commissioner Molitor, Commissioner Rickard, Commissioner Beese, Commissioner Chernioglo

3. OPEN GOVERNMENT TRAINING (APPROX. 45-60 MINUTES)

Mr. Werst presented the 2026 Open Government Training Presentation covering the public records act, preservation and destruction of public records, open public meetings act, and conflicts of interest.

In Attendance for Open Government Training: Council Member Seifert, Council Member Culler, Chairman Ankney, Commissioner Rickard, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo, Commissioner Oakes, Beautification & Tree Board Member Nick Berger, Contract City Planner Amanda Tainio, City Clerk Bridget Gill, Acting Treasurer Aaron Hall, Maintenance Worker II Samuel Bachman

4. APPROVAL OF MINUTES

- a. Motion to approve meeting minutes as presented or with any modification

Commissioner Chernioglo requested clarification on the August meeting minutes under 4.(a.) regarding the discussion of the minimum set back requirements and voting decision at the July meeting, requesting it be reviewed. Chairman Ankney and the Commission came to a consensus to table the approval of the meeting minutes until the next meeting.

5. ACTION ITEMS

- a. 3019 N. Argonne (MW-2026-0021) Siding Exception Request Consideration (MMC 17.24.010.F) - staff report

Ms. Tainio presented her staff report to the Planning Commission for 3019 N Argonne (WV-2026-0021). Chairman Ankney asked the Commission if they had any questions on Ms. Tainio's presentation of the staff report. No questions were asked. Chairman Ankney opened the floor to the applicant.

Francesca Baier, property owner of 3019 N Argonne Rd, stated the packet has all the details and included they think the siding looks great; however, they understand that Millwood has standards and guidelines and are here for what the Commission decides.

Commissioner Ankney asked Ms. Baier if any work has been done on the property since the stop work order was placed, Ms. Baier stated no and she has not been on the property. Commissioner Ankney questioned Ms. Baier what the incentive is for metal siding. Ms. Baier stated obviously its installed, they love how the product looks and is a different type of metal along with them missing a meeting while in the process of switching contractors. Ms. Tainio noted the City had visited the property at least once to remind contractor a stop work order was in place.

Commissioner Beese voiced concern on how the contractor did not read the plans, overlooked the red ink and how the metal was ordered in the first place. Ms. Baier stated it just got ordered and installed. Commissioner Beese explained the code states design standards may be waived by the Planning Commission if there is a good reason why the standard is inappropriate, however she was unable to find a reason.

Gerald Kofmehl, 2304 S April Ct Spokane Valley, stated there are many different sidings and just referring it to metal siding doesn't really give it the appeal it is, and believes it meets the standard as an architectural feature to improve the look of the overall structure. Commissioner Chernioglo commented the code is very clear that metal siding shall not be placed in the C-2 zone, noting she does not see how that site could be considered unique or project factors that make the standard unworkable. Mr. Kofmehl stated they had already purchased the material and by putting it up it would help his ability on getting that siding exception approval.

No further public testimony was given.

Chairman Ankney stated he believes the code is clear on metal siding, noting issues with the swap in contractors, pre-ordering the siding and moving forward with installing the metal. Voicing he would be inclined to decline the request.

Commissioner Chernioglo discussed concerns with setting a precedence for allowing something clearly stated it is not permitted within the code.

Commissioner Beese discussed exception requests were intended for innovating designs, where an applicant could come to the Commission and explain a special project, in which Millwood would have a chance to have a special building or project. Stating an applicant needs to articulate why Millwood's standards are not suitable or inappropriate and is irrelevant if that cannot be done.

Commissioner Rickard concurred with Commissioner Cherioglo and Commissioner Beese comments.

Commissioner Molitor agreed sticking with the code, and potentially revisiting types of metals.

Mr. Kofmehl stated his rebuttal asking the Commission to reconsider what types of metal siding they are trying to eliminate as there are many types of metal siding.

Motion made by Chairman Ankney to deny the applicants request to use metal siding and go back to the approved cement siding, Seconded by Commissioner Molitor.

Voting Yea: Chairman Ankney, Commissioner Rickard, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

6. PUBLIC REMARKS

Public Remarks are an opportunity for citizens to address the Planning Commission either in-person or by submitting their remarks to remarks@millwoodwa.us. We ask that in-person speakers limit themselves to two minutes and follow the Citizen Participation Guidelines Policy as posted on the City of Millwood website www.millwoodwa.us/government#CityCouncil or available at City Hall prior to this meeting.

No public remarks were made or received.

7. CITY PLANNER REPORT

- a. City Planning Report for August 2026

Ms. Tainio presented her City Planner Report for August 2026.

8. COMMISSIONER COMMENTS

Commissioner Chernioglo had no comment.

Commissioner Beese discussed the earlier siding exception request being one of the first requests since the design standards went into effect, noting once the appropriate siding is placed on the overall concept has worked out nicely.

Commissioner Rickard asked about the mixed-use building on Euclid, if the elevator shaft is a requirement for a certain building type. Ms. Tainio explained it would be based by building type and uses of each level, detailing the ground is expected for a restaurant, second level as office space and third as residential, with no residential use on the ground floor ADU accessibility would be necessary.

Chairman Ankney announced Commissioner Rickard and Commissioner Molitor will be stepping down from their positions on the Planning Commission, thanking them for their service to the community and Planning Commission.

9. SET NEXT MEETING -

Planning Commission Regular Meeting - October 28, 2026 at 6:00 PM

(request meeting be rescheduled to Wednesday, October 21, 2026 or Thursday, October 22, 2026 or Thursday, October 29, 2026)

The Commission came to a consensus to reschedule the October 28, 2026 meeting to Thursday, October 29, 2026 at 6:00 PM.

Commissioner Rickard stated he would not be in attendance on the October 29th meeting.

- a. Anticipated Agenda Items:

Data Center Research Review

- b. *Cancellation or rescheduling of November 25th Planning Commission Meeting to 11/18/26?*

The Commission came to a consensus to reschedule the November 25, 2026 meeting to Wednesday November 18, 2026 at 6:00 PM.

- c. *December 30th Planning Commission Meeting status (keep, reschedule or cancel)?*

The Commission came to a consensus to cancel the December 30th meeting.

10. ADJOURNMENT

Motion made by Commissioner Chernioglo, Seconded by Commissioner Rickard to adjourn the Planning Commission Regular Meeting at 7:50 PM.

Voting Yea: Chairman Ankney, Commissioner Rickard, Commissioner Molitor, Commissioner Beese, Commissioner Chernioglo

Millwood Data Center Moratorium

Research Summary
October 2026
Planning Commission

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “A data center is a fixed, purpose-built facility (standalone or within a larger building) that houses servers, storage, and networking equipment to process, store, and transmit digital information for users and other systems.”
 - “They are crucial for supporting digital life, including online shopping and digital payments, video streaming, cloud document storage, navigation and ridehailing, social media and messaging, and business operations that depend on real-time data exchange.”
 - “There are various types of data centers, and they can be classified through scales, purposes, or redundancy.”
 - “Scales are typically defined by energy consumptions or square footage. The scale of the data center also has implications on its infrastructure setup.”
 - “Only medium-size enterprise data centers or hyperscale data centers will require dedicated on-site transmission lines and electrical substations.”

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “By scale, four types of data centers are common”
 1. “Hyperscale data centers are the largest facilities, built to serve massive cloud/IT service workloads; they often occupy whole buildings or campuses and are typically defined by very large scale (e.g., thousands of servers, $\geq 100,000$ sq ft, and power draw that can exceed 100 MW).”
 - “These are the “cloud factories” of big tech companies like Amazon and Google.”
 2. “Enterprise data centers are owned and operated by a single organization to run its own IT infrastructure, rather than serving multiple external customers. These facilities can range 1-5 MW for smaller facilities and up to 100 MW with larger sites”
 - “100 MW of electric power is roughly equivalent to electricity needs of 80,000 U.S. households.”
 - “Non-commercial research data centers, such as the one proposed by University of Michigan and Los Alamos National Laboratory, may be considered enterprise data centers as it is governed by a single institution.”
 - “Despite serving public interests and research purposes, these research data centers may have similar physical footprint and built environment implications as commercial data centers.”

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “By scale, four types of data centers are common”
 3. “Edge data centers are smaller facilities intentionally placed closer to end users or data sources to reduce latency and improve performance for time-sensitive, data-intensive applications.”
 - “These are the “neighborhood” or “local” data centers.”
 4. “Colocation data centers are shared facilities operated by third parties where multiple organizations rent space, power, and cooling for their servers. These function like a data-center apartment building or co-working space, where many tenants share the same infrastructure instead of building their own.”
 - “Colocation data center can be leased to a single tenant, thereby making it effectively an enterprise data center.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “By scale, four types of data centers are common”

a) A vacant Bank of America enterprise data center - #2



c) A CoreSite Colocation Data Center, Virginia - #4



b) A rendering of Related Digital's planned hyperscale data center in Saline Township, Michigan - #1



d) An edge data center by the Atlanta Mercedes-Benz Stadium in the city center - #3

• Data Center 101 for Urban Planners - Xiaofan Liang, University of MI

Data Center Infrastructure Components by Scale -

1. Enterprise Scale

- Server Hall: 1 unit
- Backup Diesel Generator: 2–4 units
- Cooling System: 5–10 units
- Transmission Line: Connects to existing distribution
- Switching Substation: None (uses utility switching)
- Electrical Substation: May not have dedicated



2. Mid-sized Scale

- Server Hall: 1 unit
- Backup Diesel Generator: 10–20 units
- Cooling System: 20–40 units
- Transmission Line: 1 unit
- Switching Substation: 1 unit
- Electrical Substation: 1 unit



3. Hyperscale

- Server Hall: 3–6+ units
- Backup Diesel Generator: 50–200+ units
- Cooling System: 100–300+ units
- Transmission Line: 2–4 units
- Switching Substation: 2 units
- Electrical Substation: 2–4 units



- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “Classified by purposes, data centers used for AI training and inference have different energy and water footprints than general purpose data centers. AI-driven data centers often demand higher levels of electricity and cooling capacity, require larger sites, cluster more intensely, and deepen their interconnections with regional urban systems”
 - “In design, engineering, and construction standards, data centers could also be classified by their redundancy. Redundancy means providing extra, independent capacity in critical systems (e.g., power, cooling, and networking), so the facility can continue operating in events of natural disaster, power outage, equipment failure, or human actions.”
 - “Data centers need to run 24/7 and any down time will cost a significant financial loss to clients using the service.”
 - “Power redundancy typically includes diesel generators and alternative utility feeds for power;”
 - “Water redundancy includes independent water towers and multiple cooling system designs;”
 - “Network redundancy includes additional fiber optic cables or routes;”
 - “Computing redundancy includes backup storage or even a second data center in a geographically diverse location”

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “A redundancy-based standard to classify data centers uses N to denote the capacity required to run a facility at full load—whether for power, backup power, or cooling.”
 - “Under this standard, $N+1$ or $N+2$ means the facility installs one or two additional units beyond what is strictly required
 - (for example, if it needs N generators, it installs $N+1$ or $N+2$).”
 - “The highest redundancy level, $2N$, provides two fully independent systems, each capable of carrying 100% of the workload on its own.”
 - “In general, a Tier I data center aligns with N redundancy, Tier II with $N+1$, Tier III (the most common) with $N+1$ or $N+2$, and Tier IV (often represent high-risk data centers such as enterprise financial institutions) with $2N$ and minimal downtime.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “For zoning, permitting, and community engagement, the tier and redundancy system often provides the clearest signal of local, near-term impacts.”
 - “Tier levels translate directly into the configuration of physical infrastructure on a site, such as the number of diesel generators, cooling plants, and electrical substations, which in turn shape land consumption, noise, air emissions, visual impacts, and emergency operations.”
 - “When residents ask why a project requires multiple generators, large cooling towers, or extended testing hours, tier classification offers a standardized way to explain how reliability requirements drive infrastructure intensity and why those design choices matter locally.”
 - “By contrast, for long-range planning and infrastructure forecasting, distinctions based on data center type and function become more important.”
 - “Large hyperscale or AI-training data centers need large amounts of electricity and space, so they usually locate where land is cheaper and high-voltage power lines or substations already exist, often on the urban edge or in rural areas.”
 - “Smaller edge, colocation, or AI-inference data centers need to be close to people and businesses so digital services respond quickly, which means they are more likely to locate inside cities or near population centers.”
 - “AI-training data centers can also expand very quickly when new computing hardware is installed, causing sudden jumps in electricity and cooling demand, as compared with inference or storage-focused facilities, which typically exhibit slower, more predictable growth patterns.”
 - “This difference matters: gradual growth can be planned for, while rapid jumps are more challenging to anticipate.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure - Energy Infrastructure Components
 - “Data centers require enormous amounts of energy (electricity) to operate IT equipment and cooling systems.”
 - “A small data center may consume 500 kilowatts (kW) to 2 megawatts (MW) at any given time”
 - “Large or hyperscale facilities can draw 100MW or more”
 - “Data centers need two types of power: baseload power that supports continuous operation and backup power that ensures reliability during an emergency”
 - “Most large facilities need dedicated high-voltage, on-site or adjacent transmission lines and electrical substations to step voltage down for safe distribution, while smaller sites may simply connect to existing grid infrastructure without new buildouts.”
 - “Backup diesel generators provide immediate emergency power when the grid is unavailable or unstable, because large-scale data centers can tolerate only minimal downtime.”
 - “Biodiesel and renewable diesel could be used in diesel generators as alternative to fossil diesel.”
 - “Natural gas turbines are currently among the few viable options for providing stable, on-site (baseload or backup) power at scale for some small- to medium-sized data centers”
 - “Nuclear power, particularly through Small Modular Reactors (SMRs), has emerged as another potential source for 24/7 baseload power with high reliability and zero operational emissions.”
 - “SMRs, typically around 300 MW per unit, could potentially be co-located with data centers to avoid long-distance transmission losses.”
 - “Hydrogen Fuel Cells and **Battery Energy Storage Systems (BESS)** can supply alternative shortterm on-site power generation.”
 - “Green hydrogen offers a pathway to carbon-neutral and pollutant-free operation.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure – Water Infrastructure Components
 - “Water in data centers is primarily used for removing heat from servers and mechanical equipment while a small portion could be used for office and restroom operation.”
 - “Cooling system choice strongly shapes local water impacts, as water demand varies widely across technologies.”
 - “If designed with evaporative cooling systems, data centers often require redundant water supplies, such as on-site independent water storage or backup cooling strategies to manage short-term outages.”
 - “These requirements drive the need for dedicated water infrastructure, including high-capacity water lines and connections to municipal or onsite treatment systems.”
 - “Data centers draw from municipal systems and, in some cases, groundwater sources via dedicated water lines”
 - “Wastewater from cooling systems are routed to local treatment plants.”
 - “Because water is inherently local and cannot be transmitted across regions like electricity, large data center demands can strain regional water supplies and trigger costly infrastructure upgrades.”
 - “Planners can respond by coordinating with water utilities early, requiring transparent disclosure of projected water demand, and, where appropriate, setting cooling-system standards or conditions in zoning and site-plan review to align data center growth with local water capacity and resilience goals.”

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure – Water Infrastructure Components, *continued*
 - “Data centers may draw water from multiple local sources to support their cooling systems, including municipal water supplies, groundwater wells, surface waters like nearby lakes or rivers, or reclaimed water (i.e., wastewater that has been treated for reuse).”
 - “When evaporative cooling systems are used, up to 80% of water withdrawn by data centers evaporates and does not return to local water systems, while only the remaining portion is discharged to wastewater facilities, where reuse may be possible.”
 - “A medium-sized facility may consume up to 110 million gallons annually for cooling, comparable to annual water usage of approximately 1,000 households, while a large data center can consume up to 1.8 billion gallons, usage equivalent to a town of 10,000 to 50,000 people”
 - “Dry cooling rejects heat through fans, consumes minimal water, yet requires more energy to operate and works less efficiently, especially in hot weather.”
 - “This system is more commonly considered for non-AI data centers in cooler, water-stressed regions, as it relies on the temperature difference between indoor and outdoor air to remove heat.”
 - “Hybrid systems that combine evaporative and dry cooling are also becoming more popular.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure – Water Infrastructure Components, *continued*
 - At the server level:
 - “Air cooling uses fans to blow air over servers.”
 - “The heat produced through this method tends to be at a lower, near-ambient temperature, closer to the outside environment, which makes dry cooling inefficient and therefore often requires evaporative cooling systems.”
 - “Liquid cooling circulates coolant through pipes or metal plates attached directly to servers to absorb heat.” & “Immersion cooling submerges entire servers in specialized cooling fluid.”
 - “Both methods capture heat at higher temperatures, making dry cooling systems more feasible.”
 - At the building level:
 - “A closed-loop water system refers to how these coolant flows operate, typically through sealed pipes that recirculate coolant back to the servers.”
 - “When these designs are combined with dry cooling, which dissipates heat to the outside environment through air rather than water, the overall system can consume minimal water.”
 - “The main trade-offs are higher electricity use, higher capital costs, and larger physical footprints, as these systems rely more on fans and mechanical equipment rather than evaporation.”
 - “In practice, data centers can use a mix of these technologies under energy and water cost tradeoff, surface climate, capital costs, or infrastructure retrofit constraints.”
 - “It is possible that data centers have updated technologies at the server levels to conserve water (e.g., liquid / immersion cooling) but still use evaporative cooling systems to reject heat to the outside environment.”
 - “The use of municipal reclaimed water for cooling systems is a well-established practice among large technology companies, allowing data centers to reduce reliance on limited freshwater supplies in dry areas while supporting sustainability goals.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure – Implications of Data Centers' Water Discharge

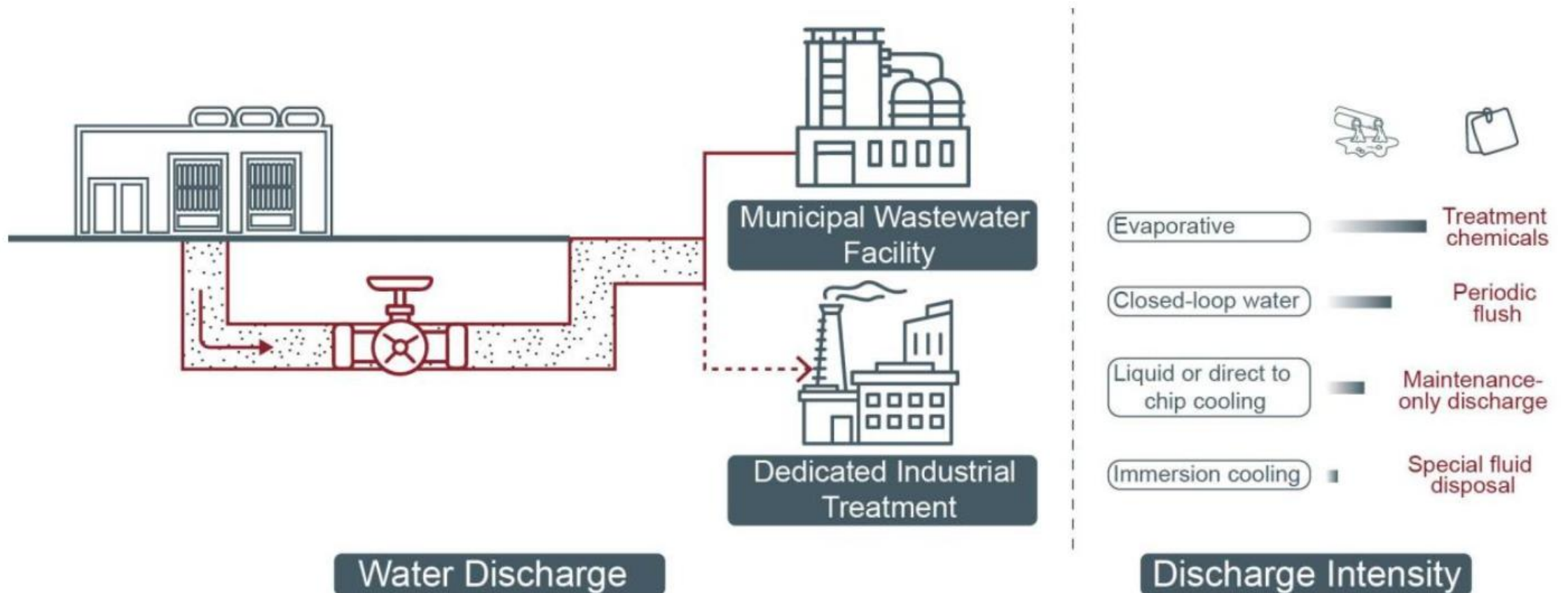
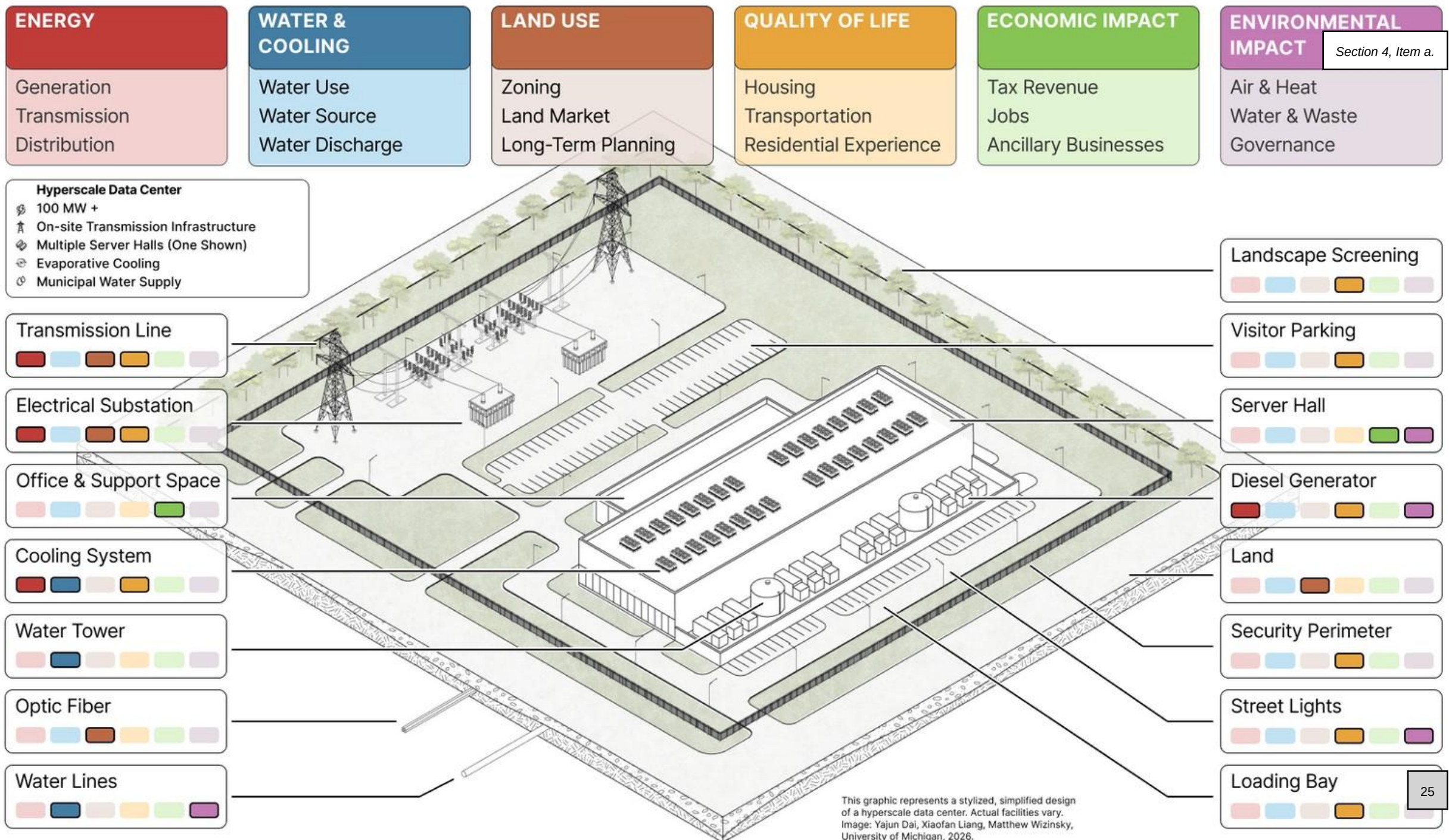


Figure 4.3: Data Centers' Water Discharge (Image Credit: Yajun Dai)

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure – Implications of Data Centers’ Water Discharge, *continued*
 - “Regardless of what water-based cooling systems data centers use, periodic flushing of cooling water is required at the building level to remove accumulated minerals, chemicals, and contaminants.”
 - “The volume and composition of wastewater therefore depend on both how heat is rejected to the environment and whether cooling water is recirculated in open-loop or closed loop systems at the building level.”
 - “Evaporative systems, which rely on open-loop water evaporation to reject heat, typically discharge 20 percent of water used to the sewer system.”
 - “This wastewater often contains chemical additives such as biocides and anti-scaling agents used to control biological growth and corrosion.”
 - “Closed-loop water systems, which circulate treated cooling water within the building, release far smaller volumes but still require periodic flushing of chemically treated water that must be managed through industrial pretreatment.”
 - “Because cooling water is intentionally treated to maintain system performance, it is generally unsuitable for human consumption or agricultural reuse.”
 - “Dry cooling systems, in contrast, reject heat to the atmosphere using air rather than water and generate little to no routine wastewater discharge.”

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure – Fiber Infrastructure Components
 - “Data centers rely on fiber-optic cables to move data into and out of the facility”
 - “These cables are typically installed underground within existing road rights-of-way (ROW) for easier access and maintenance.”
 - Data Center Infrastructure – Land Use Infrastructure Components
 - “Enterprise or hyperscale data centers require a large piece of industrial land” “that could exceed traditional slotting for other industrial use.”
 - “The ideal land will also be close to energy and water sources, fiber backbones, and existing roadways.”
 - “Landscape screening is a common practice to buffer visual, noise, and light disturbance to nearby residential communities.”

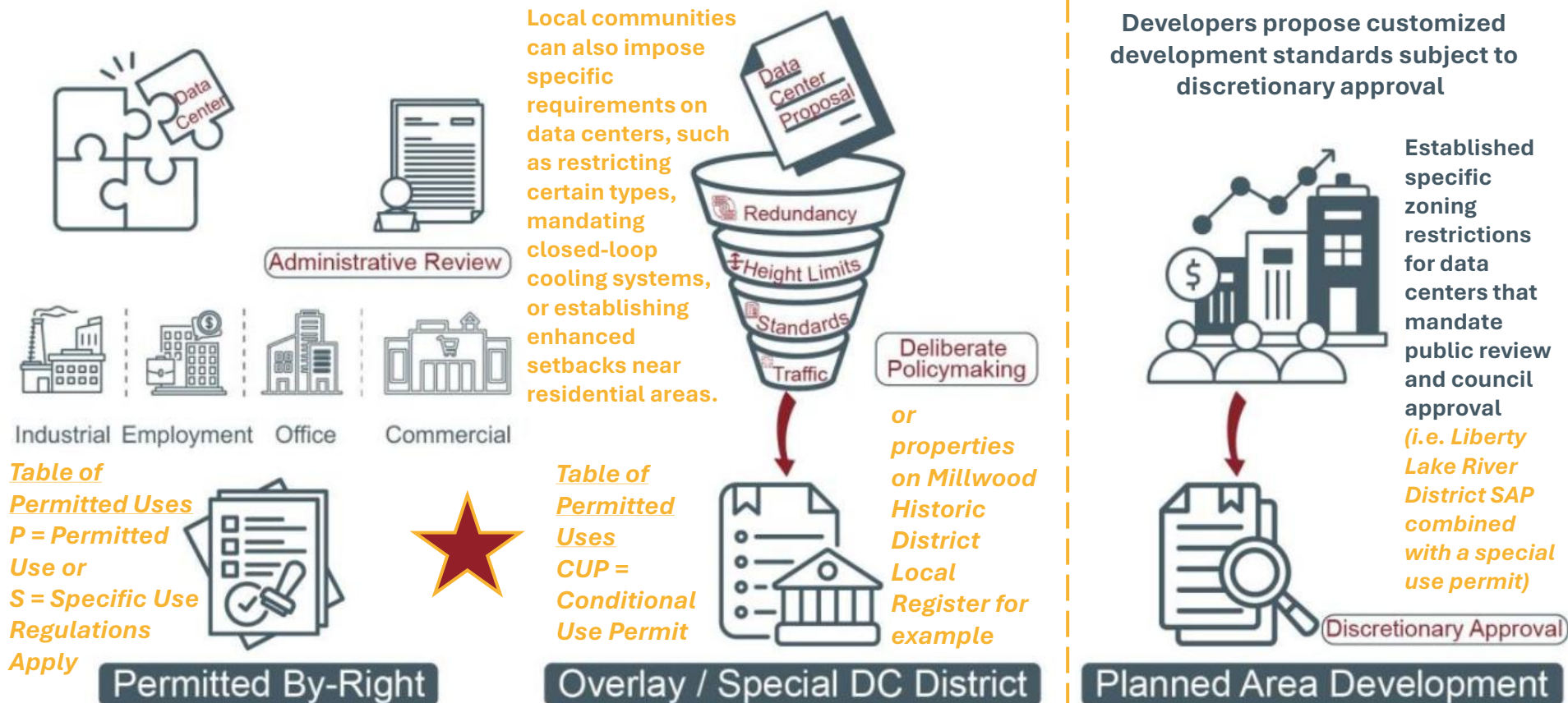
- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - Data Center Infrastructure – Operation Infrastructure Components
 - “Data Centers run 24/7 and require on-site staff.”
 - “Streetlights, parking, and office/support space is necessary for employees.”
 - “The server halls host computer equipment.”
 - “The loading bay is near the back of the data center to offload equipment and may be used to park fuel delivery trucks.”
 - “Security perimeter is common to prevent any disruptions to critical digital infrastructure, which can have wide-ranging consequences well beyond the site itself.”
 - Data Center Infrastructure Components and Associated Implications –
 - The following “graphic represents a stylized, simplified design of an infrastructure module for a hyperscale data center, actual facilities vary.”
 - “A typical hyperscale data center will have multiple server halls and a large campus, increasingly deploying closed loop rather than evaporative cooling systems.”



American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
- “How are Data Centers Regulated through Zoning?”



“The largest environmental impacts of data centers involve energy and water consumption, which can have deep ecological consequences for the generation, maintenance, and distribution of these resources.”

“At the neighborhood scale, heat, noise, and light pollution are more visible and immediate”

“At the regional scale, air pollution and water impacts are dispersed”

American Planning Association Webinar (September 2020)

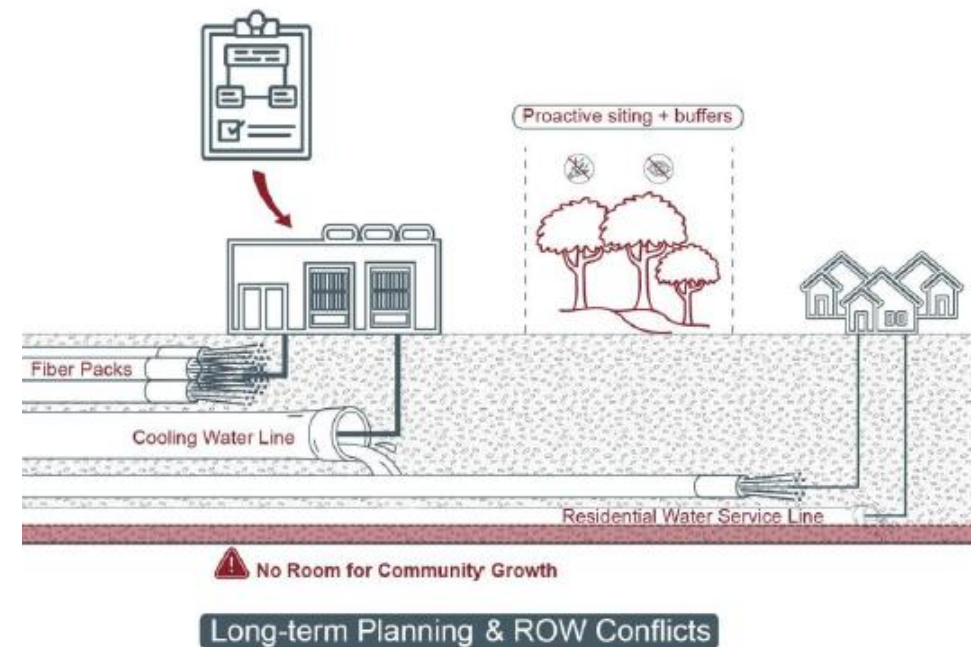
Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “What Are Long-term Land Use Planning Considerations?”
 - “A long-term challenge associated with data center development is that, given the uncertainty and rapid change in the AI industry, communities may experience a short-term oversupply of data centers, many of which could fall out of use over the long term.”
 - “To address the end use question, municipalities can draw inspiration from retrofitting big-box retail development or single-use, large-format buildings that have increasingly fallen out of favor in the internet age.”
 - “Solutions, particularly for enterprise or hyperscale data center proposals, typically include requiring developers to post a security bond covering demolition costs or requiring submission of an adaptive reuse plan, or both.”
 - “For example, Ferndale, Washington requires developers of single-purpose structures over 50,000 square feet to either submit an adaptive reuse plan or post a bond equal to 150 percent of estimated demolition costs.”
 - “However, an interviewed planner raised concerns that mandatory decommissioning requirements for data centers may need to be considered carefully, as similar long-term land-use implications apply to many other industrial uses, and singling out data centers might be problematic.”
 - “Siting decisions made early can prevent future conflicts with residential neighborhoods, which often struggle with noise, viewshed issues, or the presence of large substations and transmission lines.”
 - “Beyond changes in visual character, residents may experience day-to-day noise, light, air pollution, and traffic impacts at the neighborhood scale”
 - “Interviewed planners described the need for intentional buffers, such as parks, forests, open space, to keep high-voltage infrastructure from discouraging nearby housing.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “What Are Long-term Land Use Planning Considerations?”, *continued*
 - “Coordinating with power companies is also essential.”
 - “Fiber infrastructure presents a different challenge: it is buried, expensive, and invisible to residents.”
 - “Data centers may also strain the public right-of-way (ROW)”
 - “Large water lines, dense fiber-optic bundles, and other utility corridors must all fit within limited space.”
 - “In many jurisdictions, large fiber projects can also proceed through administrative ROW permits handled by public works or engineering, with limited planning commission review or public input.”
 - “And there is a mismatch between what data centers need and what residents can use: data-center-grade fiber is not directly compatible with household broadband fiber.”
 - “Unless communities negotiate local access or form partnerships with data centers to provide free access, those living near data centers may still struggle with slow or unreliable internet.”



- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “What Are Long-term Land Use Planning Considerations?”, *continued*
 - “Transportation considerations tend to surface early in the data center development process.”
 - “Developers told us that one of their first steps is simply looking at whether the roads are wide enough to handle heavy trucks and increased trips during construction.”
 - “Data centers create intense, short-term trips during the construction period, even though they may generate few daily trips once they are operating.”
 - “Many local governments now require developers to submit traffic impact assessments”
 - “Developers typically hire national transportation consulting firms to study trip generation, access points, road design standards, and potential safety concerns.”
 - “These studies often serve as the primary tool for explaining expected impacts and shaping mitigation strategies.”
 - “In practice, accommodating a data center often means upgrading local roads.”
 - “New access roads may be needed, or existing ones may require infrastructure upgrades.”
 - “When improvements extend beyond the immediate site, questions arise about who pays and who benefits.”

American Planning Association Webinar (September 2020)

Section 4, Item a.

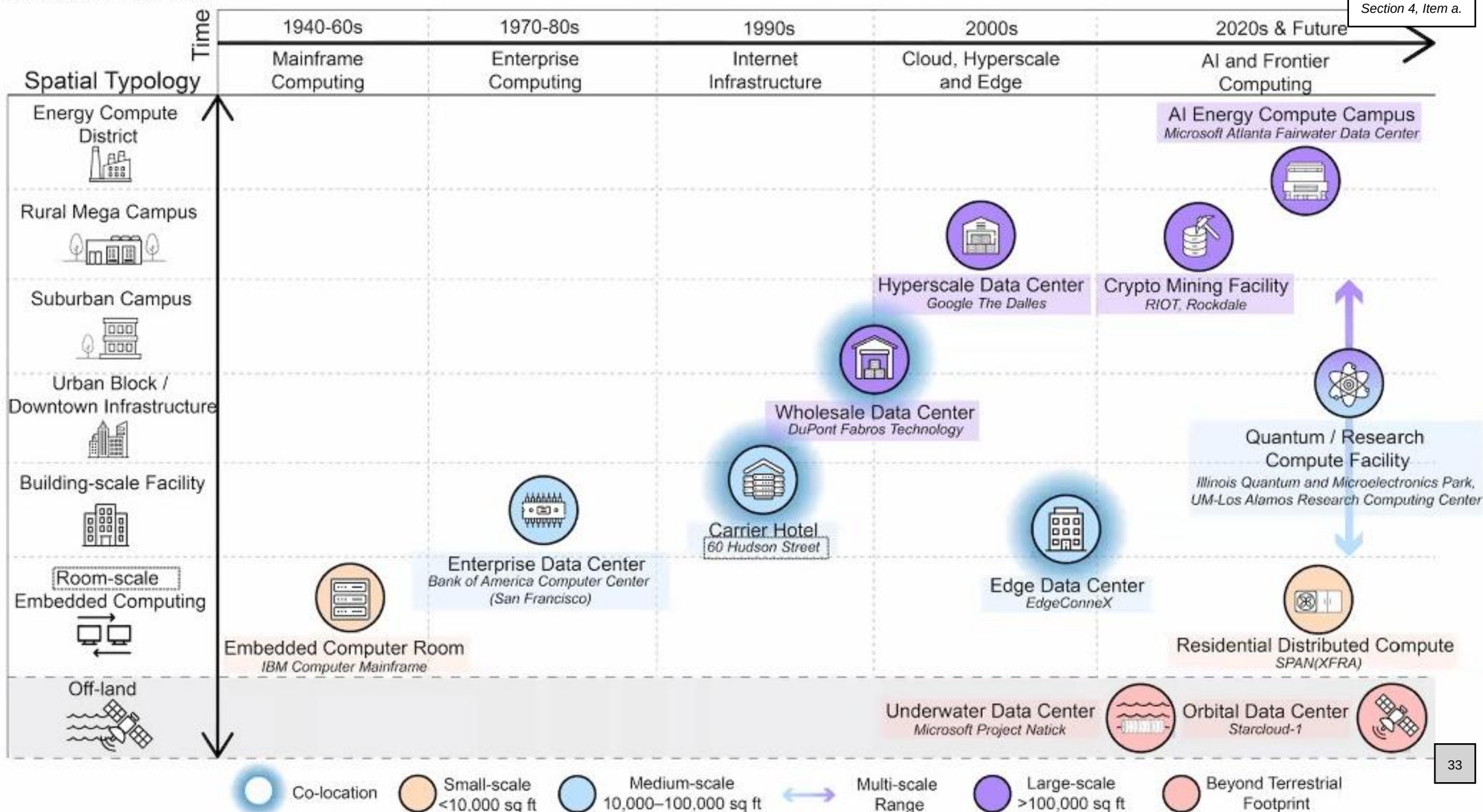
- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “What Are Long-term Land Use Planning Considerations?”, *continued*
 - “Parking and staging create another layer of transportation challenges.”
 - “Construction sites can have hundreds of workers but only a limited number of spaces, forcing developers to secure remote parking lots and run shuttles.”
 - “In places where local ordinances prohibit construction vehicles from using neighborhood streets, staging becomes even more complicated.”
 - “Transportation pressures also persist during emergencies.”
 - “One developer described fuel trucks lining up along a public street during a regional power outage because generator refueling could not occur on-site, which is technically legal but nonetheless disruptive for nearby residents.”
 - “Even after construction ends, data centers continue to generate transportation activities.”
 - “Large campuses may host security staff, office tenants, delivery drivers, and vendors, all of whom add daily trips.”
 - “Workers may also choose to live nearby, gradually increasing residential traffic and service demand in surrounding communities.”
 - “Given these pressures, transportation improvements are increasingly written into community benefit agreements or mitigation packages.”
 - “These might include sidewalks, paved shoulders, multimodal paths, safer intersections, or upgrades at key interchanges.”
 - “In some cases, developers help fund improvements on road infrastructure to meet safety standards.”

- Data Center 101 for Urban Planners - Xiaofan Liang, University of MI
 - “What Are Long-term Land Use Planning Considerations?”, *continued*
 - “Data centers can be synergistic for community land use development.”
 - “Some communities have converted aging malls or big-box stores into data centers, making use of structures that are otherwise hard to repurpose.”
 - “Others are exploring co-location models, pairing data centers with greenhouses that can use their waste heat, or placing them alongside renewable energy facilities because these uses often target the same types of land and can provide clean energies to residents in return.”
 - “For planners, the central challenge is evaluating whether the fiscal gains, employment opportunities, and secondary economic activity justify the long-term land, infrastructure, and public resource commitments, especially when benefits are immediate and visible, but costs and tradeoffs unfold over decades and vary widely across communities.”

- Balancing Land Use and Economic Tradeoffs of Data Centers
 - Quote from Xiaofan Liang during webinar –
 - “Demand for data centers is from outside community, not local”
 - Noise from data centers is an issue / concern
 - Quote from Joe D’Antonio from National Association of Development Organizations (NADO) during webinar –
 - “Rural is the future of data centers”
 - Consider community benefit agreements and a decommissioning plan
 - Water is biggest issue with data centers
 - David Morley, AICP during webinar –
 - Misconception that large scale data centers are different than other intense uses (i.e. agricultural or a steel mill)
 - Focus on scale, screening, setbacks (form controls)
 - Adopted by the Tucson City Council in August 2026, any data center drawing over 20 MW or spanning more than 25,000 sq ft is classified as a large-scale land use requiring special zoning district permits and formal mayoral and council approval.

Evolution of Data Centers

Section 4, Item a.



Spring 2026 Southwest Planner's Forum

Section 4, Item a.

- APA Zoning Practice - The Physical Footprint of Artificial Intelligence
 - “Data centers themselves fall into several distinct categories.”
 - “Edge or micro facilities are the smallest, often modular container-sized enclosures ranging from a few hundred to a few thousand square feet.”
 - “Enterprise data centers, typically operated by corporations or universities, can range from about 5,000 to 50,000 square feet, sometimes larger.”
 - “Colocation facilities lease space to multiple tenants and often fall between 50,000 and 600,000 square feet, with many averaging around 150,000 square feet.”
 - “At the largest scale are hyperscale data centers, typically built by major cloud or AI providers, which can easily reach hundreds of thousands of square feet per building and exceed one million square feet across a campus.”
 - “Real-world projects suggest that every megawatt of IT load requires between 5,000 and 12,000 square feet of total building area.”
 - “Land use estimates point in a similar direction, with recent projects averaging 0.5 to 1.5 acres per MW”

34

TYPE OF DATA CENTRE	RELATIVE SIZE	LOCATION	WHO USES IT?	OWNERSHIP MODEL	AFFORDABILITY
Traditional	Large	Business parks, industrial areas	Banks, hospitals, government agencies, large corporations	Owned by the company	High upfront cost, expensive to maintain
Cloud	Very large	Worldwide, centralised hubs	Businesses of all sizes, SaaS providers	Rented from providers like AWS, Azure, Google Cloud	Affordable, pay-as-you-go model
Colocation	Medium to large	Urban and suburban areas	Mid-sized companies, tech firms, startups	Companies rent space but own their servers	Moderate cost, cheaper than owning a full data centre
Edge	Small	Near end-users (cities, telecom towers)	Streaming services, gaming companies, IoT applications	Usually rented, some companies own small edge facilities	Moderate cost, but requires more locations for coverage
AI	Large to very large	Tech hubs, research centres	AI companies, research institutions, automation firms	Often owned, but some cloud AI services are rented	Very expensive due to high-power computing needs
Hyperscale	Massive	Remote locations	Tech giants like Google, Amazon, Facebook	Owned by large technology firms	Extremely high cost, but optimized for efficiency at scale
Modular	Small to medium	Flexible (can be deployed anywhere)	Military, emergency response, expanding businesses	Often owned, but some are leased temporarily	Cost-effective, scalable as needed

Spring 2026 Southwest WA Planner’s Forum

Section 4, Item a.

- WA Department of Commerce Energy Division – Data Center Workgroup

Executive Order 25-05

“We must ensure Washington remains a leader in technology and sustainability – these experts will help us do that.”
– Governor Ferguson



Investigate

Workgroups led by Revenue, includes Gov’s office, Commerce, UTC, Ecology, utilities, labor groups, environmental advocates, tribes and industry



Focus Areas

Energy consumption and grid
Tax revenue and incentives
Job creation and economic development
Environmental sustainability and land use



Deadline

Findings and Recommendations due to Governor by December 1



STATE OF WASHINGTON
OFFICE OF GOVERNOR BOB FERGUSON

EXECUTIVE ORDER 25-05

DATA CENTER WORKGROUP

WHEREAS, data centers are critical infrastructure supporting Washington State’s digital economy, providing essential services that drive innovation and economic growth; and

WHEREAS, the data center industry is highly competitive, with states offering various incentives to attract investments; and

WHEREAS, data centers consume significant amounts of electricity, which can put additional strain on the local power grid and can necessitate increased energy generation, storage, and transmission; and

WHEREAS, locating data centers in Washington State can lead to an increase in jobs and property tax revenue, particularly for rural communities; and

WHEREAS, the most recent analysis from the Joint Legislative Audit and Review Committee estimated that data center sales and use tax exemptions saved beneficiaries over \$100 million in the 2017-2019 biennium; and

WHEREAS, balancing economic development, state and local tax revenue, energy use, and environmental responsibility is vital to ensuring Washington state remains a leader in both technology and sustainability;

NOW, THEREFORE, I, Bob Ferguson, Governor of the state of Washington, by the power vested in me by the Constitution and the statutes of the state of Washington, do hereby order and direct as follows:

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- WA Department of Commerce Energy Division – Data Center Workgroup
Workgroup Structure



Full Workgroup

32 Members including 4 (nonvoting)
Legislators



2 Subgroups Created

Tax Revenue & Economic Development (20
Members)
Energy & Resource Impacts (29 Members)



Subgroups develop findings and recommendations within their areas of
expertise. They vote to advance items to the Full Workgroup for
consideration.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• WA Department of Commerce Energy Division – Data Center Workgroup

Workgroup members

- Justin Allegro, Policy Director, **The Nature Conservancy**
- Zach Baker, Regional and State Policy Director, **Northwest Energy Coalition**
- Ryan Beebout, Vice President, **Sabey Data Centers - West**
- Cassie Bordelon, Executive Director, **Climate Jobs Washington**
- Dan Diorio, Senior Director, State Policy, **Data Center Coalition**
- Mendy Droke, Director, State and Regional Affairs, **Pacific Northwest National Laboratory**
- Matt Hepner, IBEW Executive Director, **Certified Electrical Workers of Washington, City of East Wenatchee** Councilmember
- Latisha Hill, Vice President of Community Affairs & Chief Customer Officer, **Avista Corporation**
- Kirk Hudson, General Manager, **Chelan County PUD**
- Josh Jacobs, Clean Energy Strategy & Planning Vice President, **Puget Sound Energy**

- Beau Perschbacher, Economic Development & General Government Senior Policy Advisor, **Office of the Governor**
- Kate Brouns, Climate & Energy Policy Advisor, **Office of the Governor**
- David Duvall, Senior Tax Policy Coordinator, **Department of Revenue** (Data Center Workgroup Chair & Tax Revenue & Economic Development Subgroup Chair)
- Glenn Blackmon, Director, Energy Policy Office, **Department of Commerce** (Chair, Energy & Resource Impacts Subgroup)
- Andreas Bohman, **University of Washington**, Vice President for Information Technology and Chief Information Officer
- Diane Butorac, Clean Energy Coordination Section Manager, **Department of Ecology**
- Bill Kehoe, Director & Washington State CIO, **Washington Technology Solutions**
- Brian Rybarik, Chair, **Utilities and Transportation Commission**
- Keith Swenson, Deputy Assistant Director, OEDC, **Department of Commerce**

- Heather Kurtenbach, Executive Secretary, **Washington State Building and Construction Trades Council**
- Casey MacLean, Washington Policy Manager, **Renewable Northwest**
- Michael Mattmiller, Senior Director of Government Affairs, **Microsoft**
- Brant Mayo, Executive Director, **Grant County Economic Development Council**
- Megan Schrader, Director of State and Local Public Policy, **Amazon Web Services**
- Cameron Steinback, Climate Justice Program Manager, **Front and Centered**
- Kate Valdez, Environmental Coordinator, **Yakama Nation Fisheries**
- Edward Sheets, Senior Adviser & Consultant on Regional Energy (Alternate for **Yakama Nation**)
- Andy Wendell, Senior Power Manager of Large Power Solutions, **Grant County PUD**
- Seth Worley, Director of Government Affairs, **UA Local 598**

Legislative members (non-voting)

- Representative April Berg, 44th Legislative District
- Senator Matt Boehnke, 8th Legislative District
- Senator Sharon Shewmake, 42nd Legislative District
- Representative Alex Ybarra, 13th Legislative District

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• WA Department of Commerce Energy Division – Data Center Workgroup

Workgroup adopted 19 findings related to energy and resources, including:

- Constrained power system, need for new clean energy even without large new loads
 - Bulk power transmission capacity a key constraint
- Data centers are largest source of expected electric growth
 - NW Power Council: 2,200 average MW by 2030
- Risks to other customers with addition of data center loads
 - Tools available to regulators and utilities, disagreement about sufficiency
- Better load forecasting needed
- Disagreement about opportunities for data center load flexibility and opportunities for local generation of clean energy

- Green building requirement in existing tax incentive does not address energy efficiency or clean energy sourcing
- Data center developers have extensive experience in procuring clean energy
- Disagreement on viability of advanced nuclear for data centers
- Impacts on air and water resources from data centers
 - Direct water requirements vary and can be substantial
 - Indirect impacts on efforts of tribes, state to achieve healthy and abundant fisheries
- Potential direct and indirect impacts on tribal communities and treaty-protected resources

Workgroup recommendations

1. Maintain integrity of Washington's climate laws
2. Strengthen ratepayer protections
3. Incentivize load flexibility and best practices for energy efficiency
4. Protect community, tribal, and environmental resources
5. Improve resource forecasting
6. Enhance transmission capacity
7. Accelerate siting and permitting of transmission and clean energy generation
8. Accelerate the deployment of existing and emerging technologies, such as geothermal energy, green fuels, long-duration batteries, and nuclear energy to provide data centers with clean energy

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- WA Department of Ecology – Data Center Regulatory Framework

Environmental review and permitting

- SEPA
- Air
- Water Quality
- Wetlands and/or shorelines
- Water use authorizations

Regulatory oversight

- Greenhouse gas reporting
- F-gas regulations
- Dangerous waste

F-Gas regulations control the use and emissions of fluorinated greenhouse gases (F-gases), including hydrofluorocarbons (HFCs) commonly used as refrigerants

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• WA Department of Ecology – Data Center Regulatory Framework

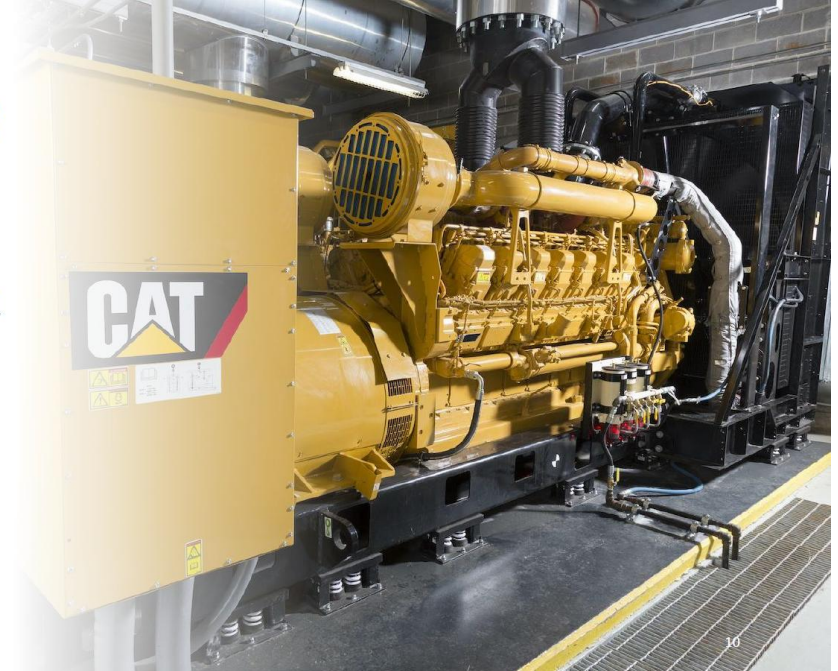
SEPA

- Lead agency
- Site specific
- Phasing



Air permitting

- Backup diesel generators and cooling equipment
- Require BACT
- Health Impact Assessment



BACT (Best Available Control Technology) is a case-by-case emission limit required under the U.S. Clean Air Act's Prevention of Significant Deterioration (PSD) program for new or modified major stationary sources in areas meeting clean air standards.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- WA Department of Ecology – Data Center Regulatory Framework

Water Quality permitting



- Evaporative lagoon
- Existing public works
- Individual NPDES
- Statewaste Discharge
- Construction stormwater
- Industrial stormwater

11

Water supply



- New water right
- Water permit
- Changes/transfers
- Existing suppliers

12

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Quincy, WA – Local Government Data Center Case Study

Quincy Then The Early Years



1892

JIM HILL BUILT THE GREAT NORTHERN RAILROAD WHICH BROUGHT A LOW-SPEED TRACK TO QUINCY. THE ORIGINAL QUINCY ESTABLISHED ALONG THE RAILROAD TRACKS.



1907

CITY OF QUINCY WITH A POPULATION OF 303 WAS INCORPORATED



1923

WASHINGTON WATER POWER WAS FIRST POWER SERVICE PROVIDER WHICH WAS REPLACED BY GRANT COUNTY PUD IN 1945.



1952

THE ARRIVAL OF THE FIRST IRRIGATION WATER FROM THE COLUMBIA BASIN IRRIGATION PROJECT. THIS GREATLY INCREASED THE VARIETY OF CROPS IN THE VALLEY.



1966

FIRST FOOD PROCESSING PLANT WAS ESTABLISHED WHICH WAS LATER PURCHASED BY LAMB WESTON.

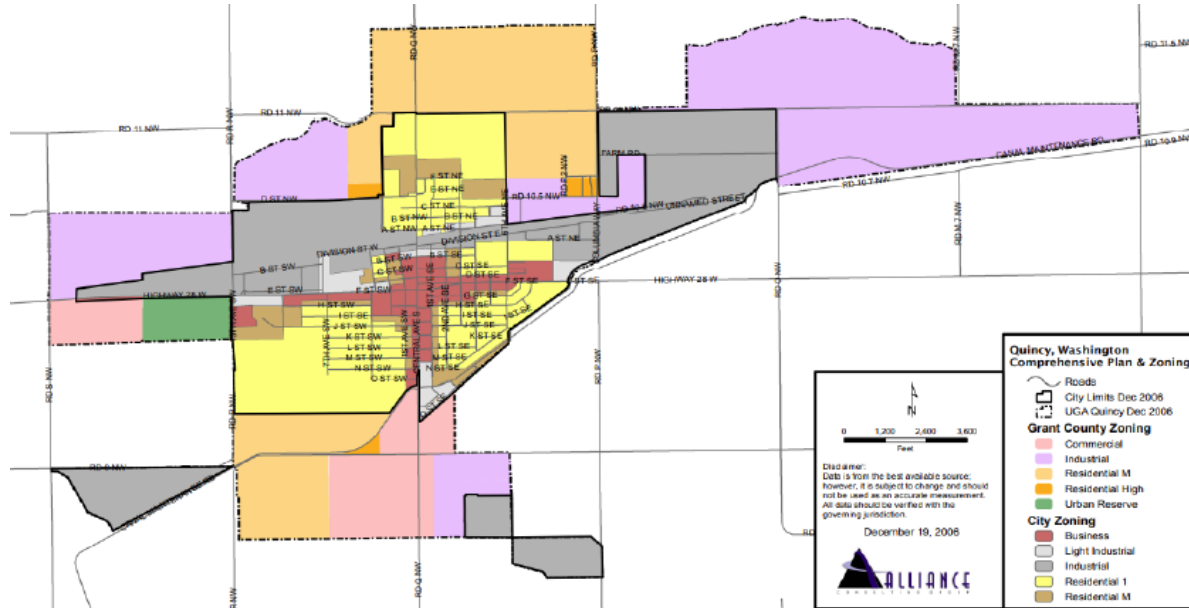


THE NEXT 40 YEARS AGRICULTURE AND FOOD PROCESSING DROVE THE ECONOMY.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

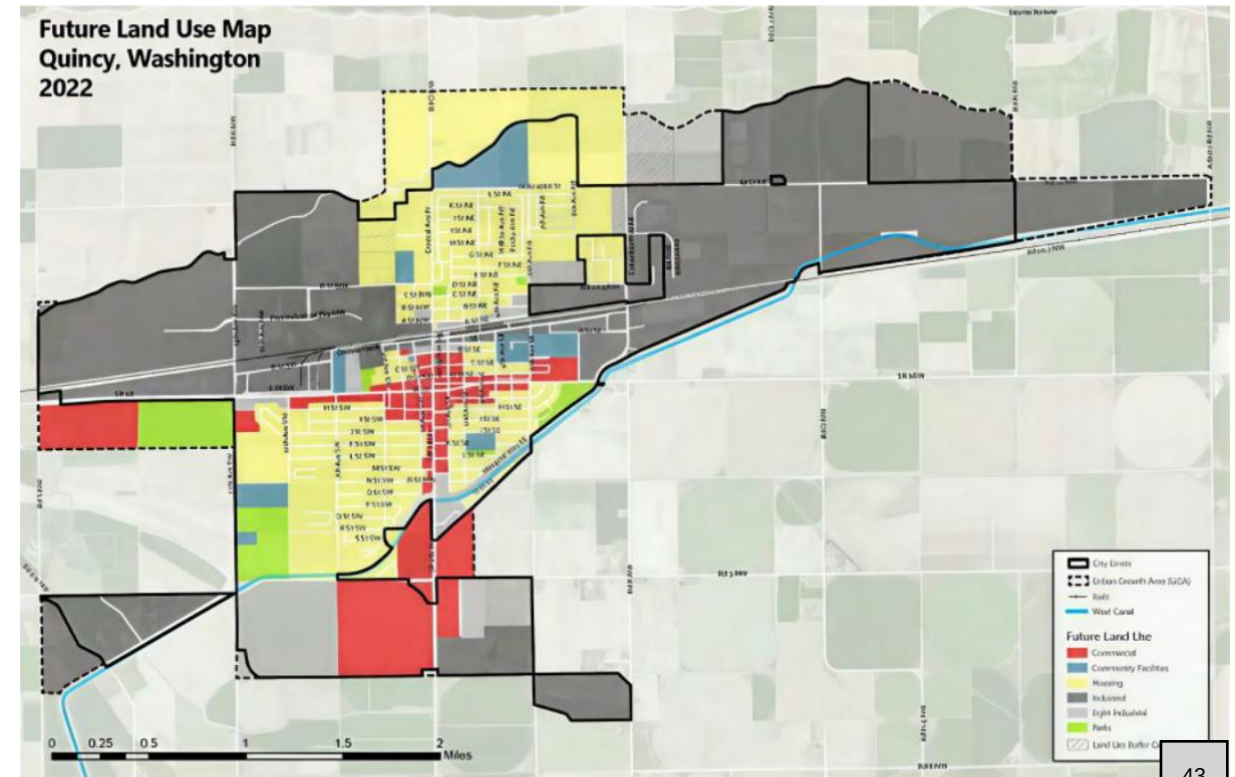
• Quincy, WA – Local Government Data Center Case Study



Quincy Now

- Population is 8200
- Diversified Employment
- Updated City Facilities
- Updated School Facilities
- New Hospital

2006 Population was 5,553



Quincy Now - 2022 after Data Centers

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• Quincy, WA – Local Government Data Center Case Study

Regulating Data Centers

- Data Centers are permitted in the General Industrial Zone.
 - SEPA Checklist required
 - DOE Air Quality Permit for generators.
 - Review by outside agencies
- Data Centers are within the Light Industrial Zone must go through a Conditional Use Permit.
 - SEPA Checklist required
 - DOE Air Quality Permit for generators.
 - Review by outside agencies
 - Hearing Examiner

Regulation of Data Centers through the Codes

- Quincy Municipal Code 20.14.050 Light Industrial Development Standards
- Quincy Municipal Code 20.14.060 General Industrial Development Standards
- Quincy Municipal Code 19.28 Public Improvements
- Quincy Municipal Code 20.46 Off Street Parking
- Quincy Municipal Code 20.44 General Regulations
- Quincy Municipal Code 20.48 Landscaping and Screening Standards
- Quincy Municipal Code 20.52 Conditional Uses
- IBC, IFC, IMC
- SEPA

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Qunicy, WA – Local Government Data Center Case Study

Development Standards

- Landscaping
 - Lawn
 - Shrubs/trees
- Driveway/Fire Lane
 - Minimum of 26' wide fire lane
 - Long Driveway
- Stormwater Swales/Ponds
- Parking Lots
- Sound Walls for Generators
- Mufflers for Generators

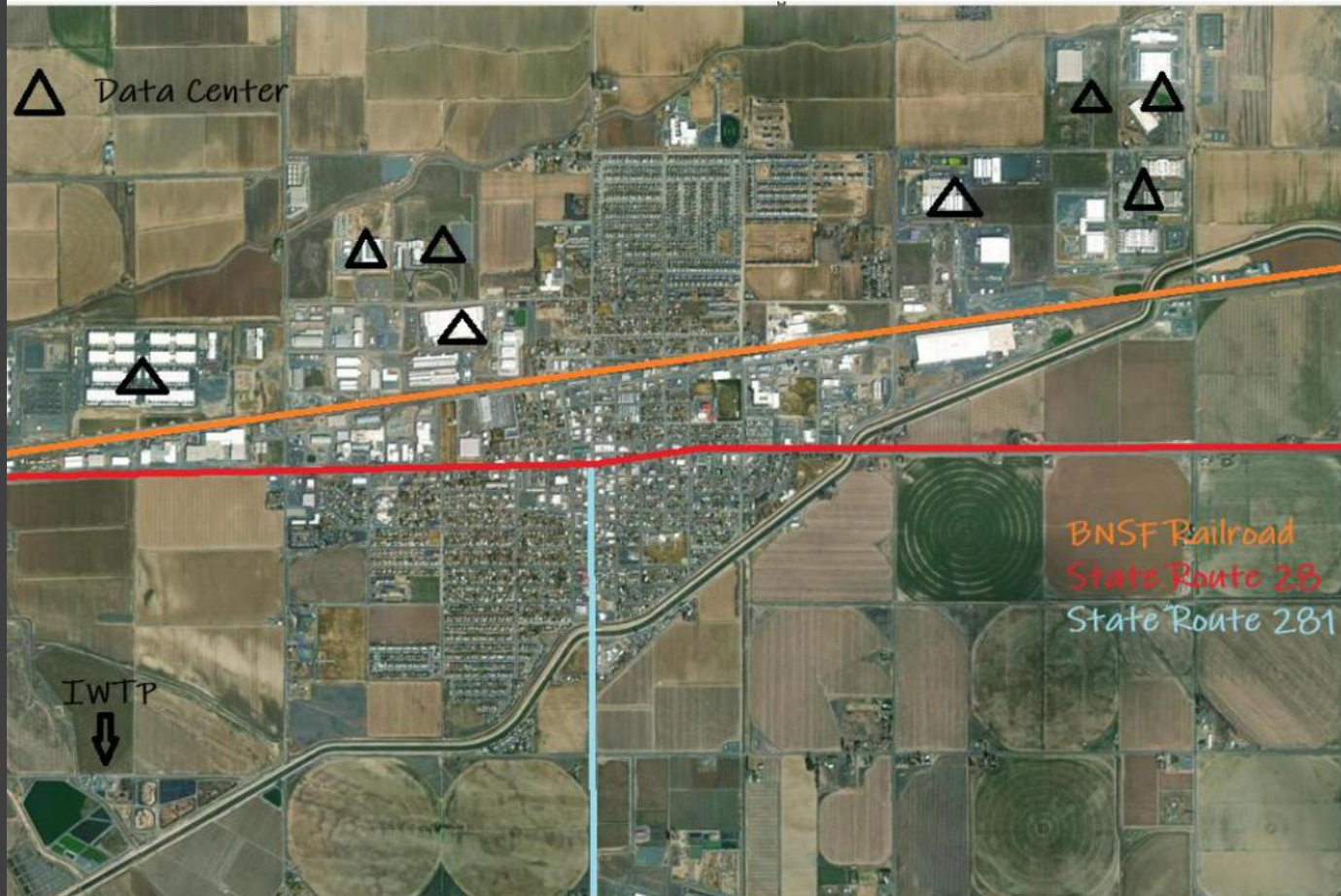


Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• Quincy, WA – Local Government Data Center Case Study

Data Centers in Quincy



Data Center Impacts on our Community

- City Infrastructure Extension and Improvement
 - Water Re-Use Project
 - Water Conservation Efforts
 - Upgrade of City Facilities
- Library, Public Services Building, City Hall, Police Department and Public Safety Facility
 - Strong Support of schools by Data Centers
 - Property Taxes of Data Centers Paid Large Share of New High School
- Support Quincy High School and Big Bend Community College Collaboration
 - Strong Computer Science Program
- Community Engagement and Involvement
 - Microsoft Voice of the Community
- Environmental Initiative upgraded diesel trucks for City and buses for School.

Non-City Impacts



New Schools

Strong Computer Science Program
Collaborate with Big Bend Community College



New Hospital



Park District

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Quincy, WA – Local Government Data Center Case Study

Long Term Planning



- Quincy Port District
 - Working on Power with Colusa
- GCPUD
 - Q-TEP Transmission lines to deliver more power. Estimated 5 Years
- City of Quincy
 - Re-Use Water Project
 - Multiple water strategies being considered
 - Water Storage upgrades
 - IWTP upgrades
 - Municipal Sewer upgrades

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• National League of Cities & EPI Center - Understanding Data Centers

Types of Data Centers

Enterprise & Internal Data Centers

Privately owned and operated, [these facilities](#) manage proprietary information technology (IT). The average on-site data center typically houses between 2,000 and 5,000 servers on a site ranging from 20,000 to 100,000 square feet. They draw around 100 megawatts (MW) of power.¹

Colocation Centers

These third-party facilities lease out space, power and cooling infrastructure to multiple organizations. Businesses use these centers to reduce infrastructure costs.²

Hyperscale Data Centers

Built by major technology companies such as Amazon, Google and Microsoft, these [large-scale centers](#) handle enormous computing demands, including AI and cloud services. A hyperscale data center is defined as containing at least 5,000 servers, occupying at least 10,000 square feet of physical space and having an energy draw of over 100 MW of power.³

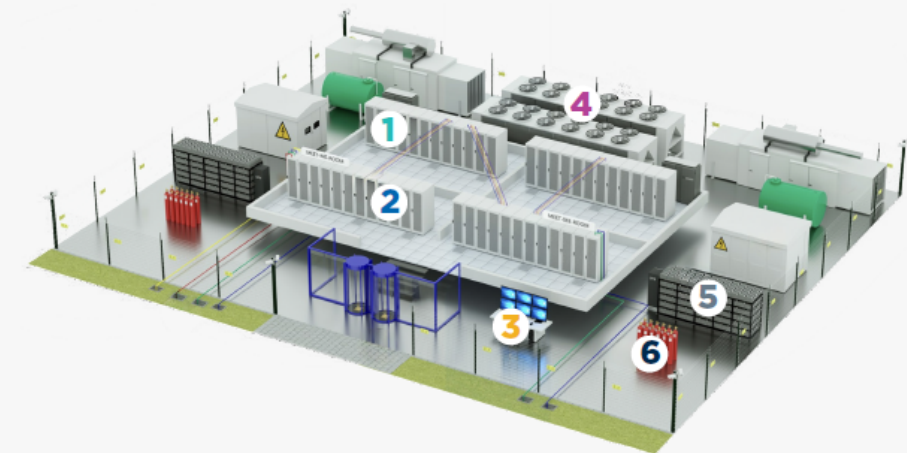
Design Features of Data Centers

Data centers are typically located near necessary infrastructure like high-voltage power lines and high-speed fiber optic networks. They can also require substantial land use. This means you can often find data centers in suburban or rural areas, or industrial zones, where these needs can be met. In addition to proximity to power sources, [proximity to end-users](#) helps reduce delays in data transfer and can improve the speed of cloud and AI-powered service delivery. Climate can be another influential factor for the location of data centers. Because servers require cooling, [differences in environment](#) can increase the strain on air-conditioning or water-based cooling systems.

In terms of their appearance, data centers tend to resemble warehouses⁴ — large and windowless — to support a highly controlled environment optimized for equipment performance, energy efficiency, and physical security. Flat roofs are common and necessary for housing mechanical equipment like HVAC units, but also offer opportunities for sustainability features such as solar panels or reflective coatings. While functional needs inform design choices, local leaders can consider the impact these facilities have on the character of their community.

Components of Data Centers

Data centers consist of several [critical components](#) that ensure efficient operation and reliability.



Source: <https://datacenteruniversity.be/whats-inside-a-data-center>. To view this interactive graphic visit the Data Center University website.

1 Servers

The backbone of data processing and storage, servers are computers connected together to run applications and computing tasks.

2 Storage Systems

Data centers house vast amounts of digital information, stored on solid-state drives or hard disk drives.

3 Networking Equipment

Includes routers, switches and firewalls that manage data traffic and security.

4 Cooling Systems

Prevent overheating by using air or liquid cooling methods to maintain optimal operating temperatures for computers.

5 Power Infrastructure

Includes backup generators and uninterruptible power supplies to ensure continuous operation.

6 Security Systems

Physical and cyber security measures such as biometric access controls, surveillance cameras and fire suppression systems.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- National League of Cities & EPI Center - Community Strategies to Address Data Center Development and Operation

TABLE 1: ZONING CATEGORIES

ZONING APPROACH	FEATURES
By Right	Projects that meet all zoning requirements are allowed to proceed without discretionary review or public hearings. Streamlined and predictable process.
By Condition Use	Projects may be allowed if they meet specific conditions set by the zoning ordinance. Typically requires a public hearing and approval from a zoning board or commission.
By Special Exception	Projects not normally permitted under current zoning may be approved if they meet certain criteria and do not adversely impact the surrounding area. Usually involves a public hearing and discretionary review.

TABLE 2: HOW LOCAL GOVERNMENT'S ADDRESS DATA CENTERS

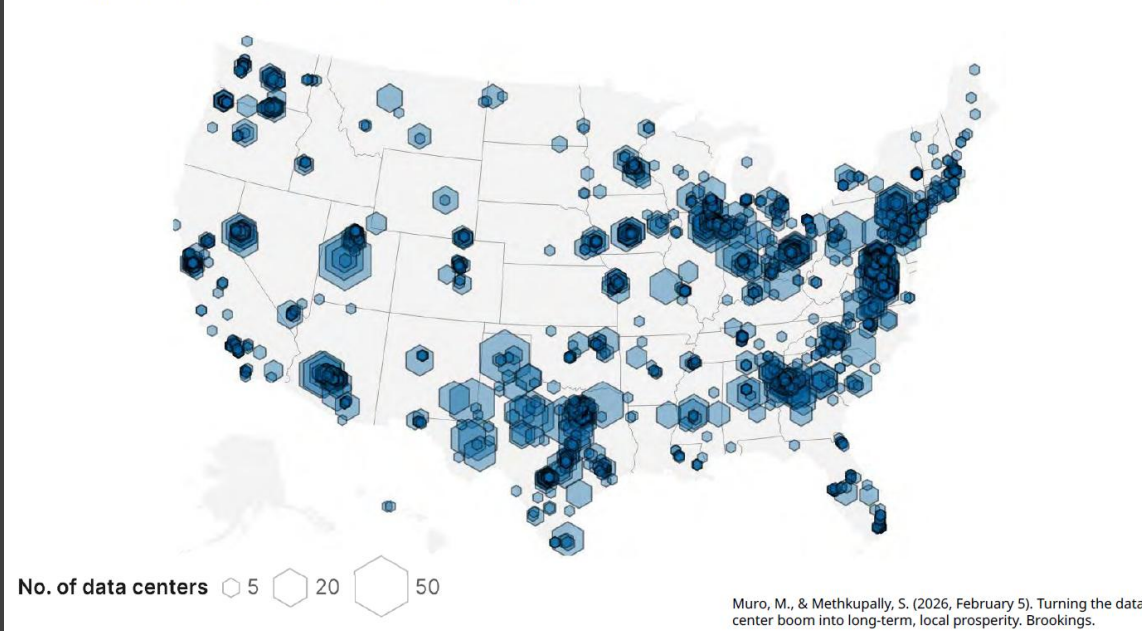
JURISDICTION	ZONING APPROACH	KEY FEATURES
Fairfax County, VA	By-right in high-intensity zones with thresholds and restrictions	Triggers special review above 40,000 sq ft (commercial) or 80,000 sq ft (industrial); prohibited within 1 mile of Metro stations; performance standards for cooling and noise.
Harrisonburg, VA	Shifted from by-right to special use permitting	Requires public hearings and city council approval for data centers in industrial zones.
Prince William County, VA	Data center overlay zones	Includes Digital Gateway; applies 24-hour noise limits, architectural screening, and buffer standards.
Loudoun County, VA	Data center overlay zones	Would require discretionary review for all new facilities; restricts development in transit zones.
Chandler, AZ	Data center overlay zones	Requires public hearings, noise mitigation studies, and generator use restrictions.
Mesa, AZ	Data center overlay zones	Encourages clustering in advanced manufacturing zone; requires infrastructure capacity review and often includes design noise provisions in development agreements.

Spring 2026 Southwest WA Planner's Forum

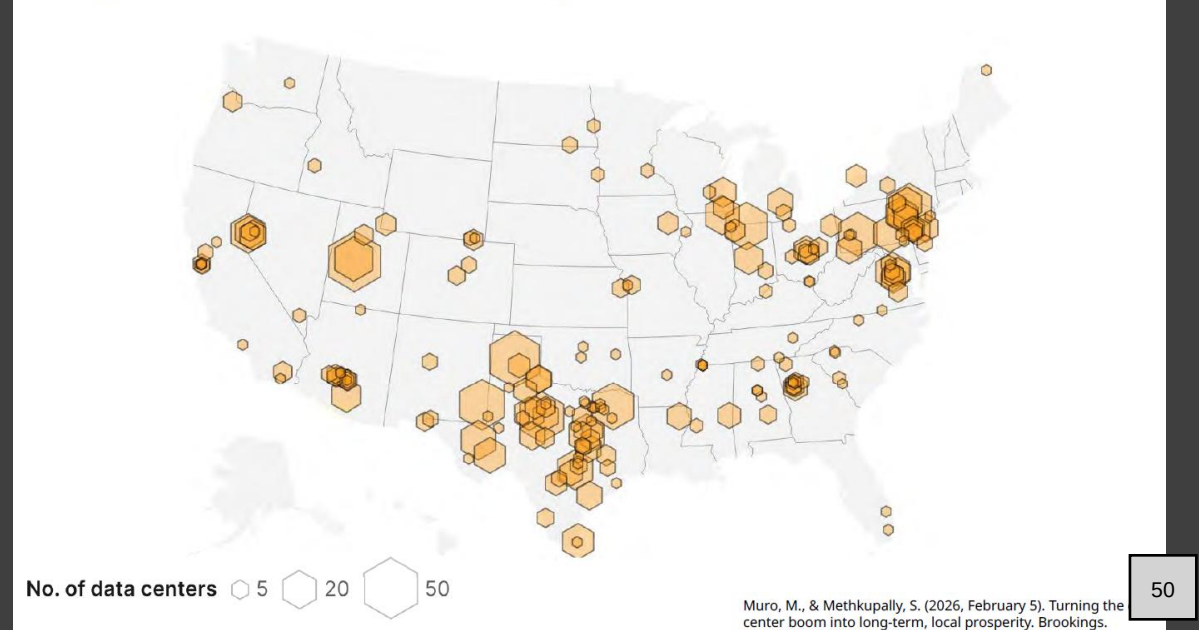
Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

Existing and Planned Data Centers as of September 2025



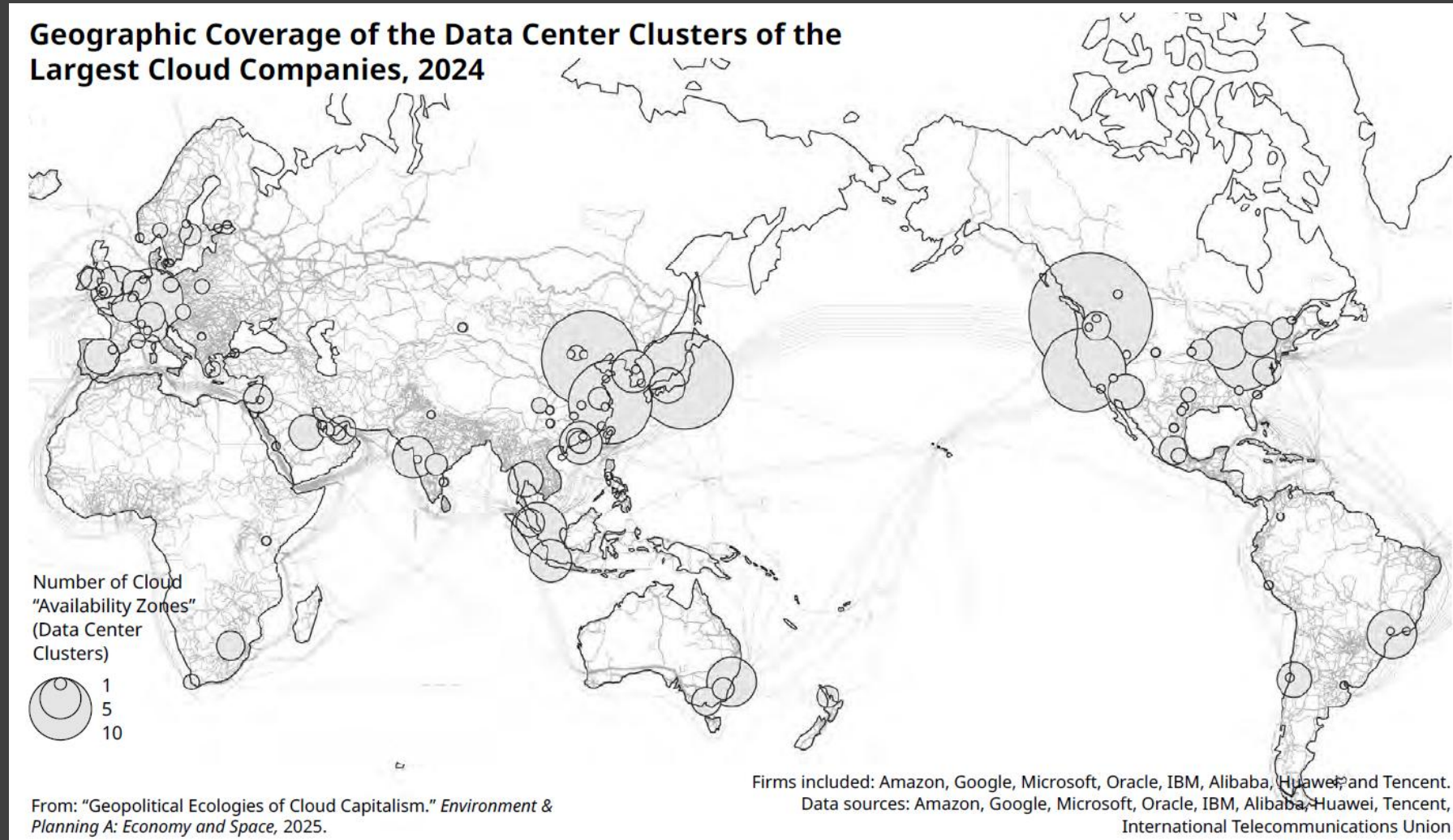
Existing and Planned AI Data Centers as of September 2025



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

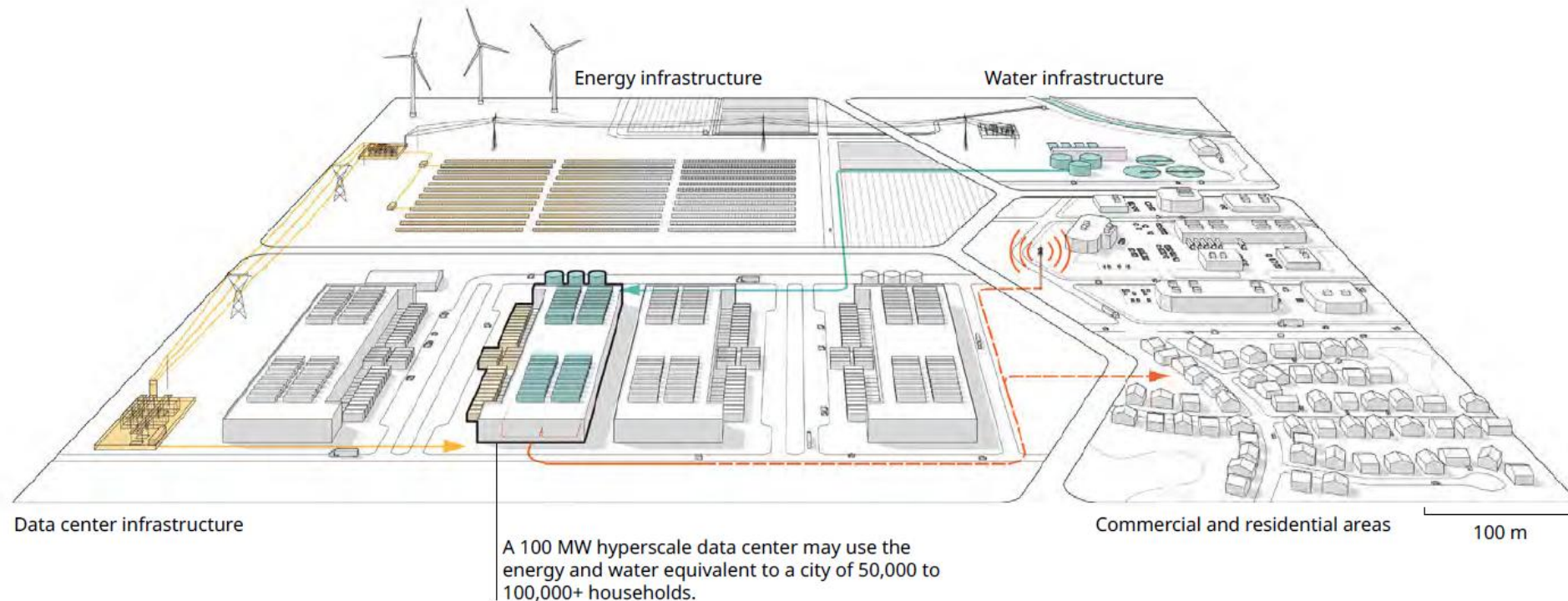


Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?

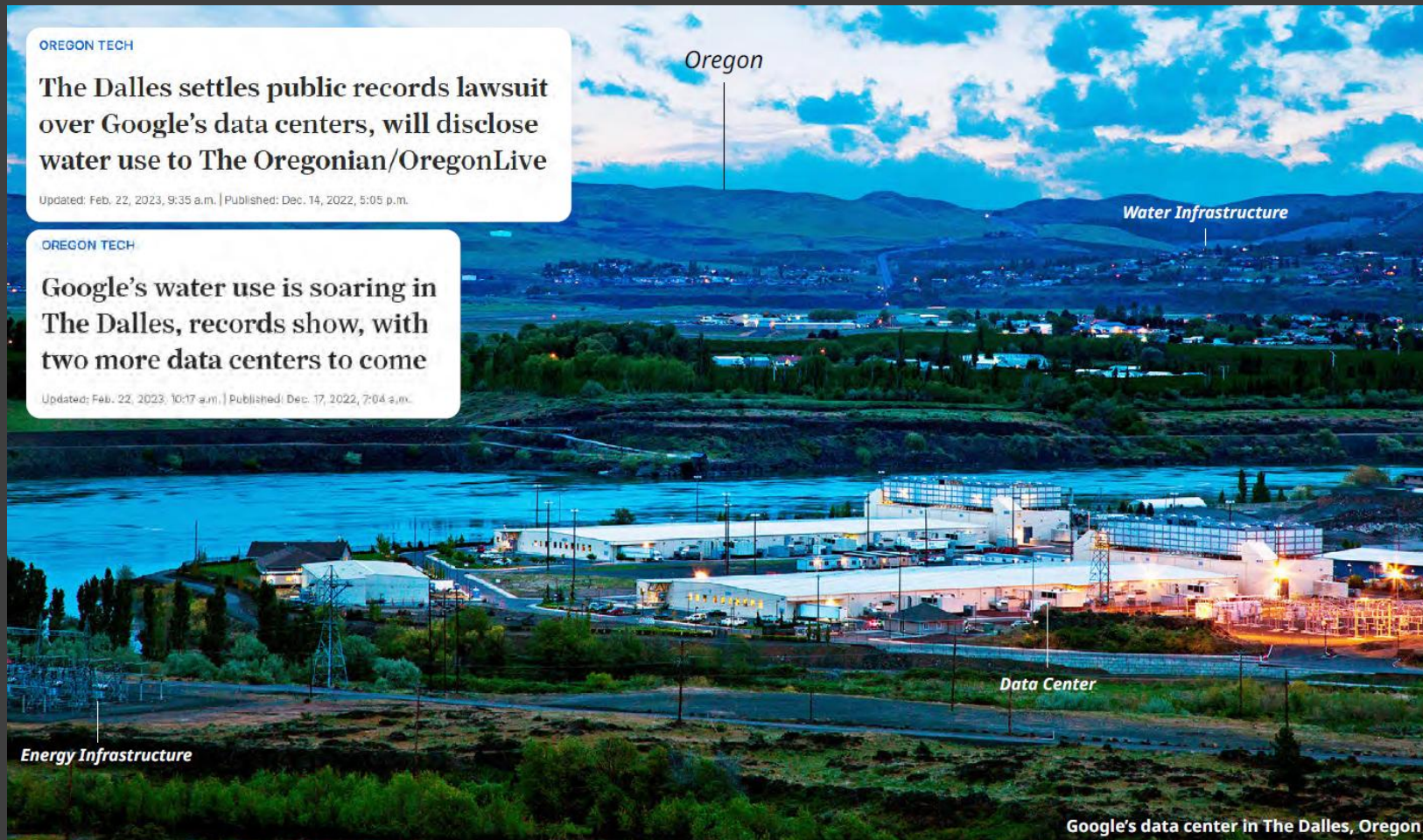
Infrastructural Nexus of a Hyperscalable "Data Center"



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

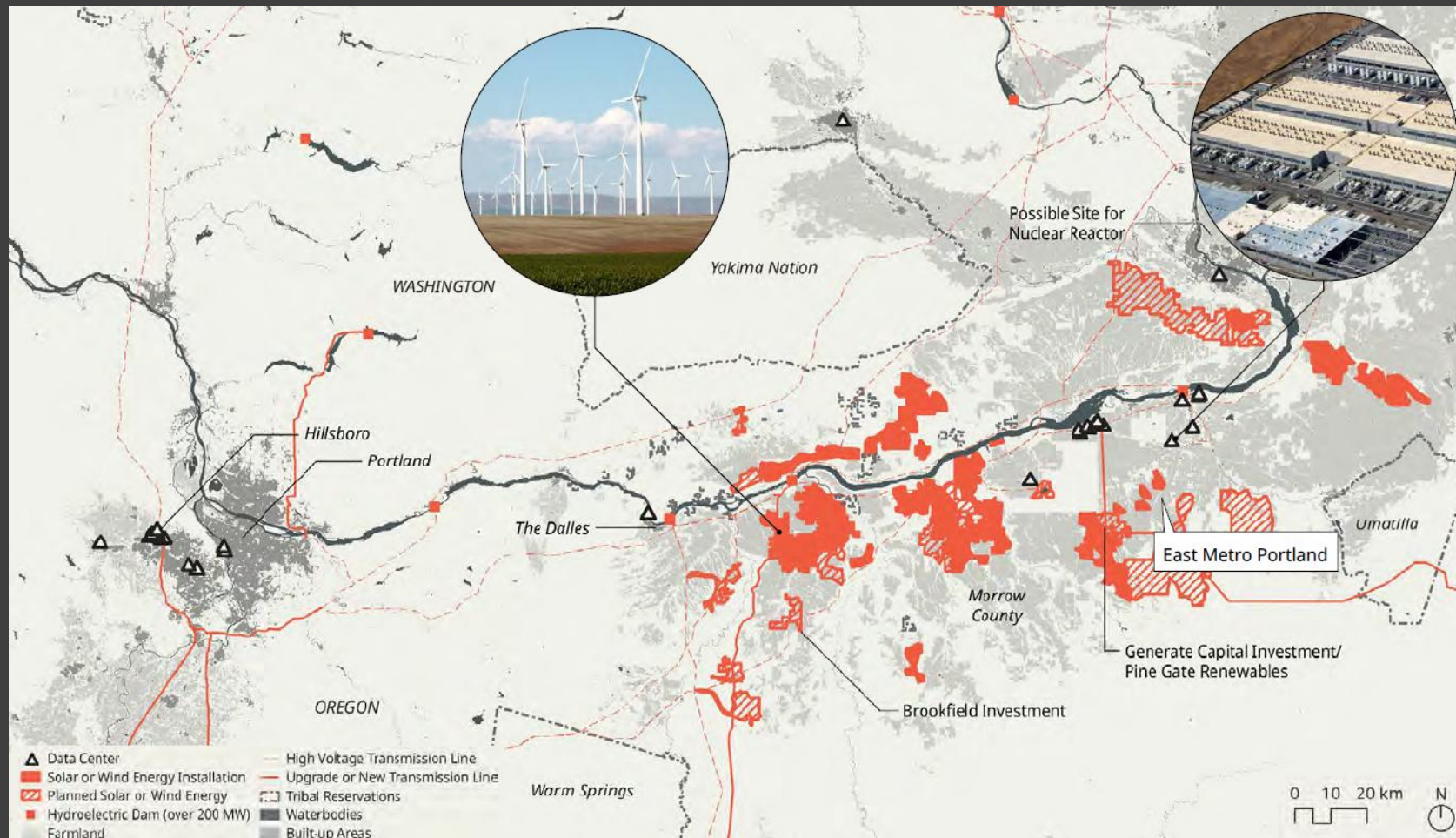
- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?

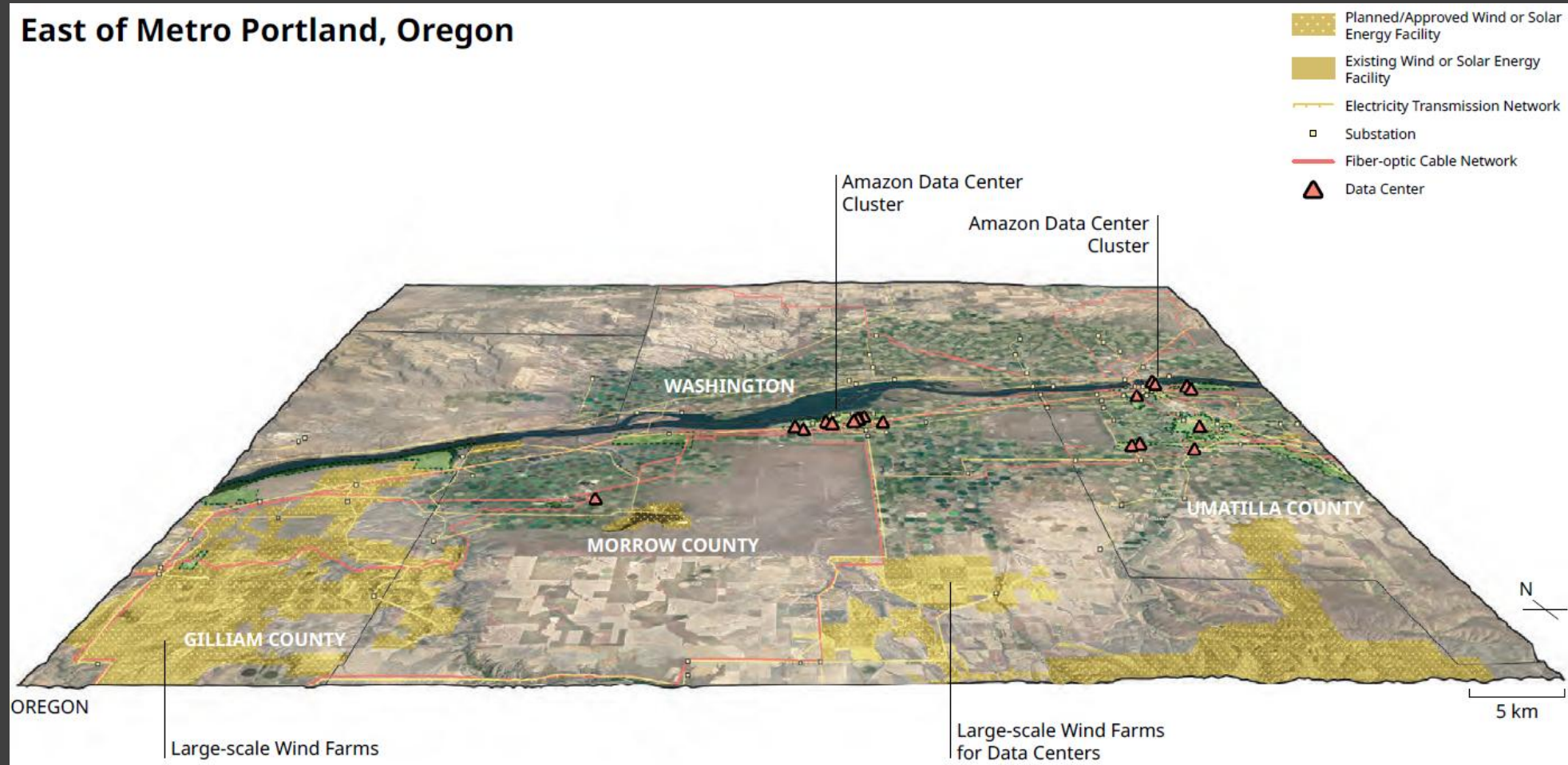


Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?

East of Metro Portland, Oregon



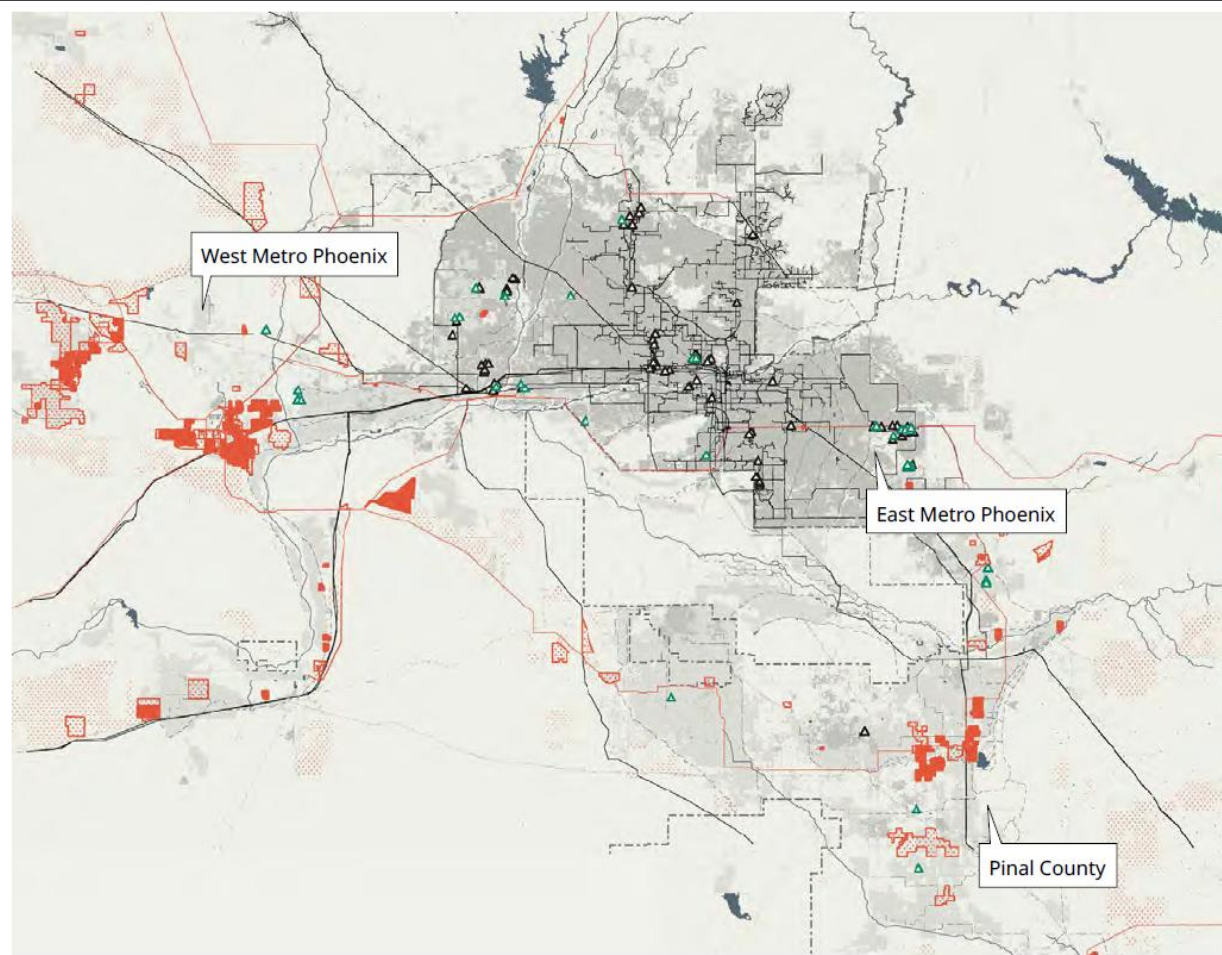
Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?

Phoenix Metro Data Center and Solar Energy Infrastructure Expansion, 2026

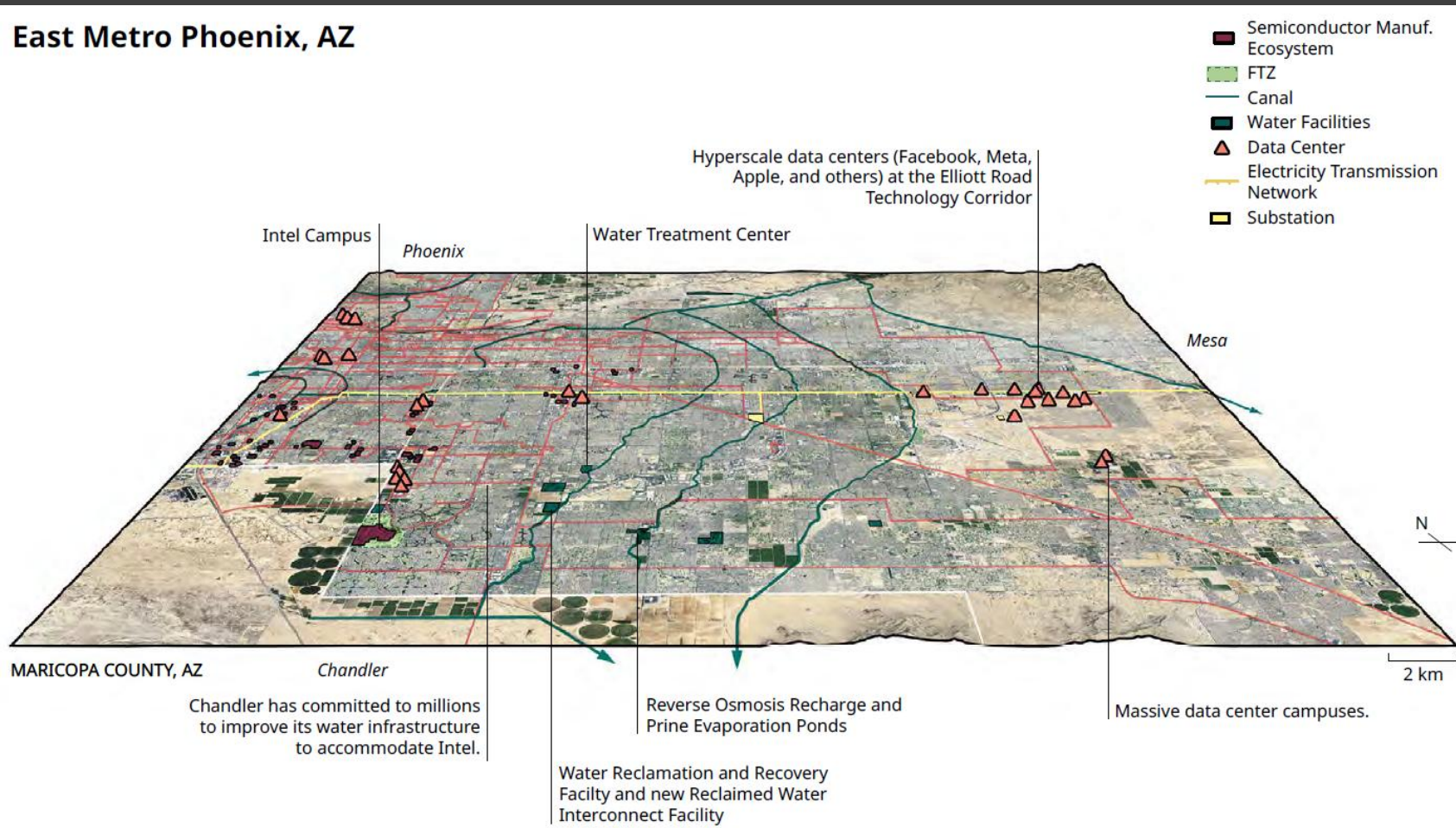
- ▲ Planned Data Center
- ▲ Existing Data Center
- Solar or Wind Energy Installation
- Planned Solar or Wind Energy
- BLM Solar Promotion Areas
- Farmland
- Backbone Fiber Network
- High Voltage Transmission Line
- Canal
- Tribal Reservations
- Waterbodies
- Built-up Areas



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?

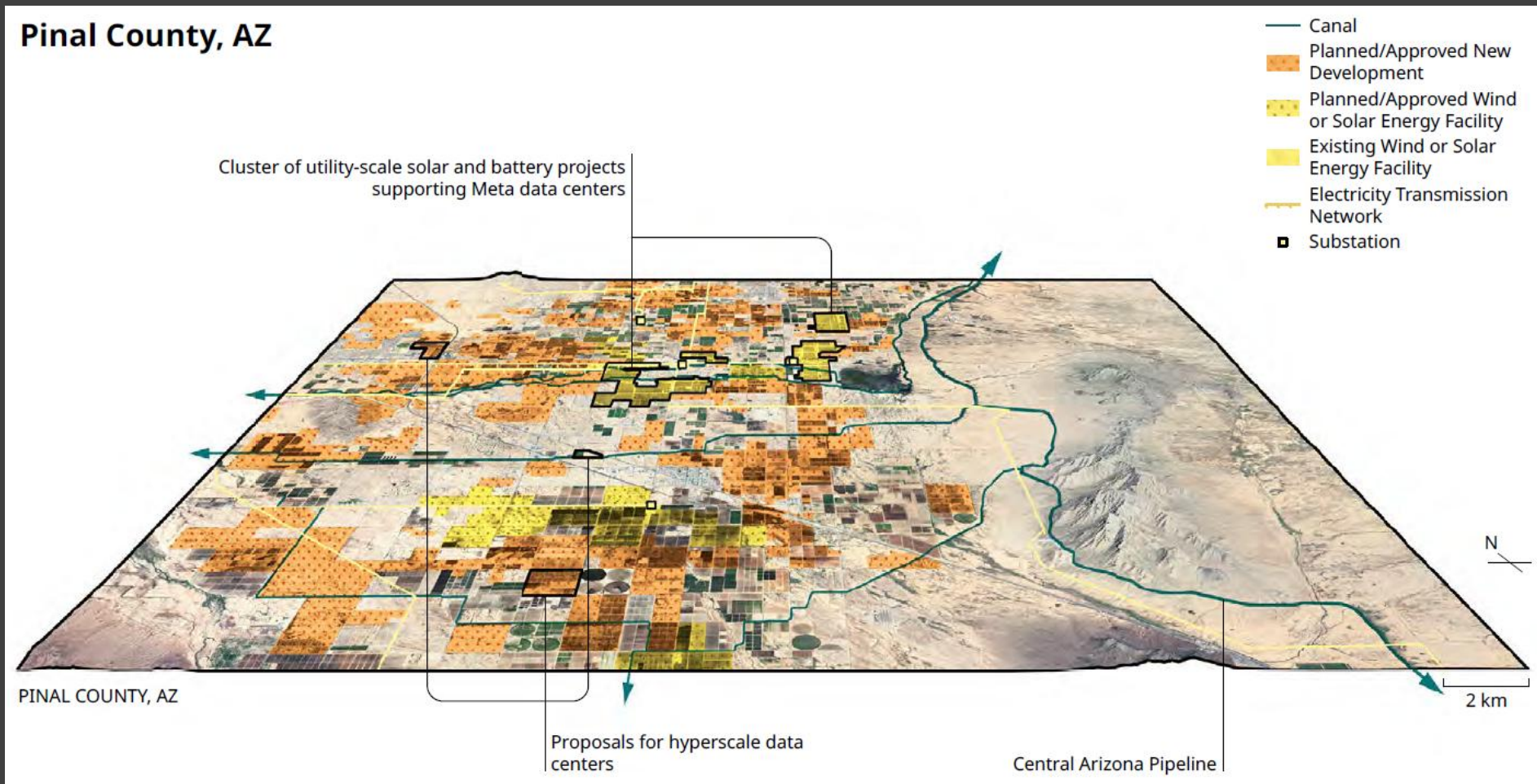


Meta's data center complex in Mesa, AZ. Source: Meta

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

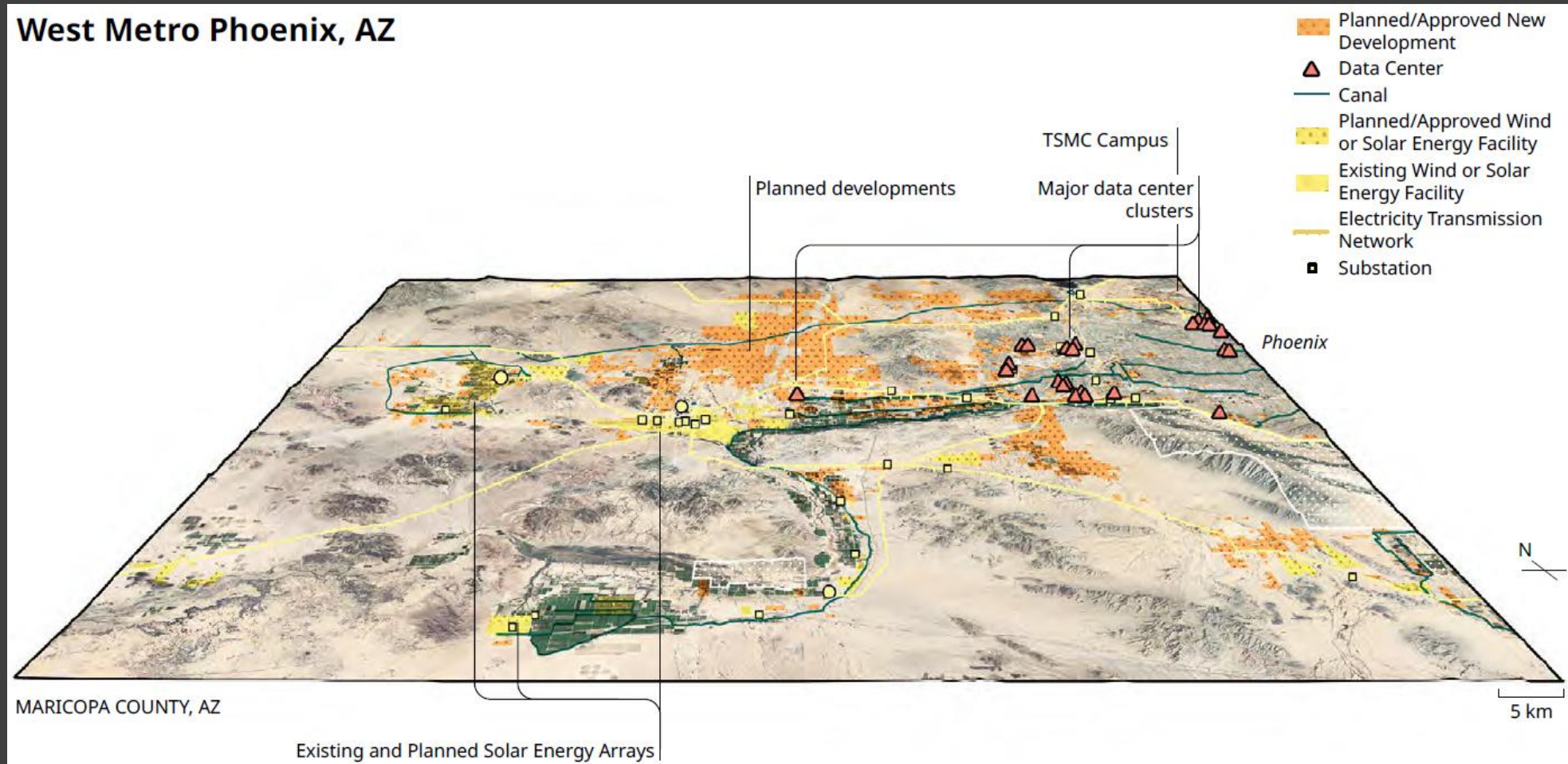
- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

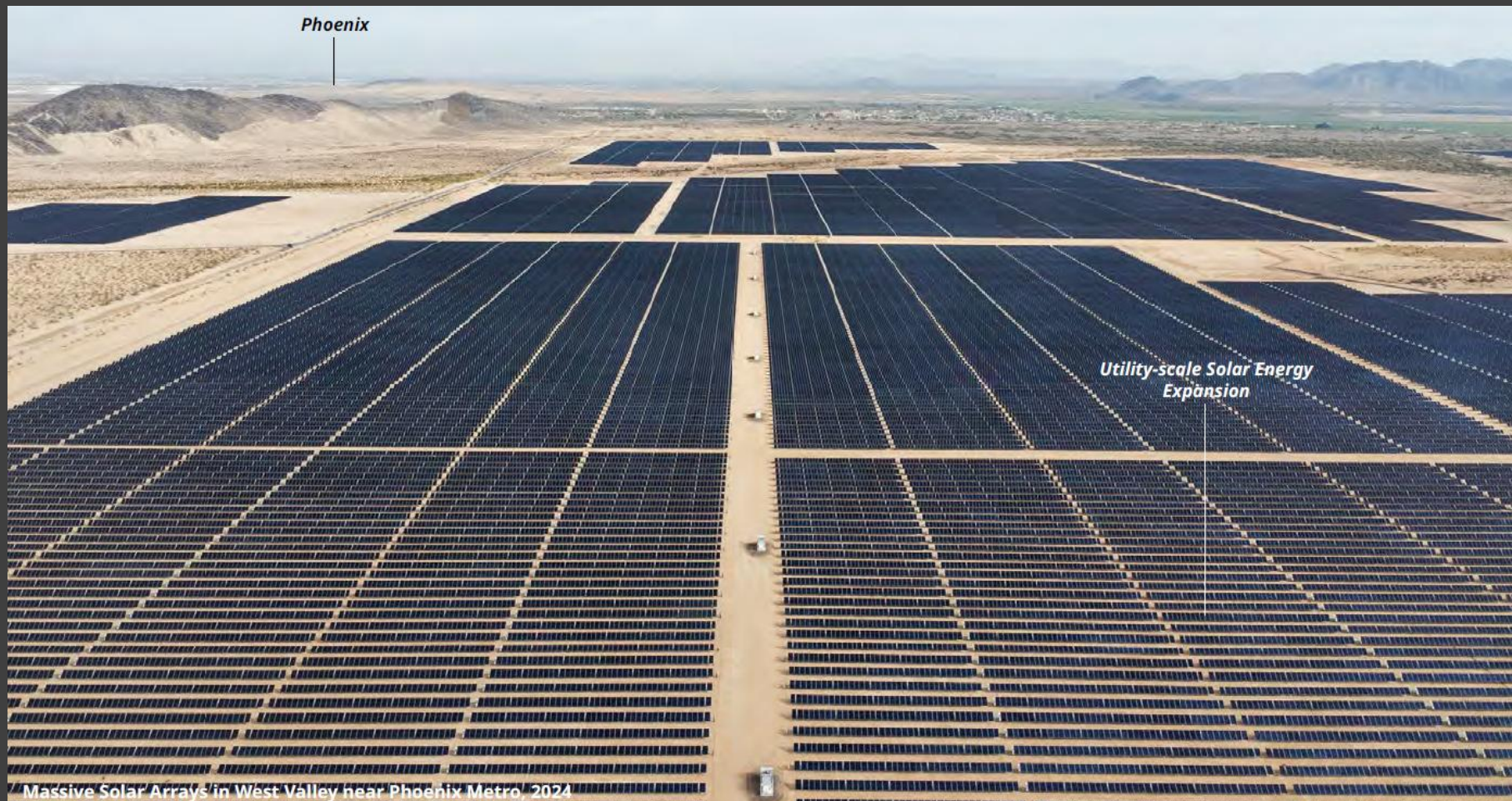
- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - What pressures do data centers place on land, energy, and water?



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - How are policy and regulation changing?

Areas of State Policy

- » Public AI procurement and institutional adoption
- » State preemption and statutory override
- » Utility regulation and infrastructure governance
- » Fiscal oversight and procedural controls
- » Accelerated permitting and siting streamlining
- » Moratoria

Areas of Federal Policy

- » Energy expansion and dedicated power supply
- » Accelerated federal permitting and environmental review
- » Federal AI procurement and institutional deployment
- » AI export promotion and allied market development
- » Federal preemption or constraint on state AI regulation
- » *Moratoria?*

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers
 - How are policy and regulation changing?

Energy is a Key Consideration

Economic Risk and Competitiveness

Satya Nadella (CEO, Microsoft): "The biggest issue we are now having is not a compute glut, but it's power—the ability to get the builds done fast enough close to power."

National Security

Eric Schmidt (Former Google CEO): "If [China] comes to superintelligence first, it changes the dynamic of power globally... What we need from you [Congress] is energy in all forms, renewable, non-renewable, whatever. It needs to be there, and it needs to be there quickly."

*Industrial Policy

America's AI Action Plan (White House): "We need to build and maintain vast AI infrastructure and the energy to power it... 'Build, Baby, Build!'"



Sec. 2. Definitions. For purposes of this order:

(a) "Data Center Project" means a facility that requires greater than 100 megawatts (MW) of new load dedicated to AI inference, training, simulation, or synthetic data generation.

(b) "Covered Components" means materials, products, and infrastructure that are required to build Data Center Projects or otherwise upon which Data Center Projects depend, including:

(i) energy infrastructure, such as transmission lines, natural gas pipelines or laterals, substations, switchyards, transformers, switchgear, and system protective facilities;

(ii) natural gas turbines, coal power equipment, nuclear power equipment, geothermal power equipment, and any other dispatchable baseload energy sources, including electrical infrastructure (including backup power supply) constructed or otherwise used principally to serve a Data Center Project;

(iii) semiconductors and semiconductor materials, such as wafers, dies, and packaged integrated circuits;

(iv) networking equipment, such as switches and routers; and

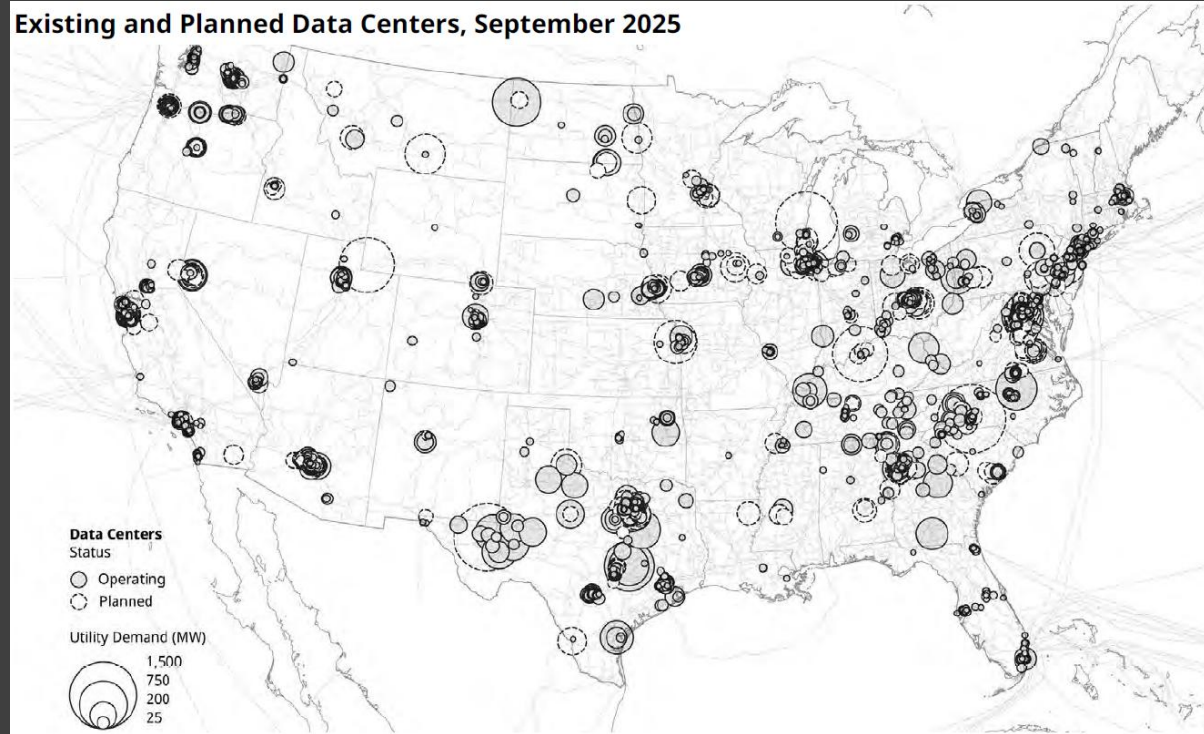
(v) data storage, such as hardware storage systems, software for data management and protection, and integrated services that work with public cloud providers.

Spring 2026 Southwest WA Planner's Forum

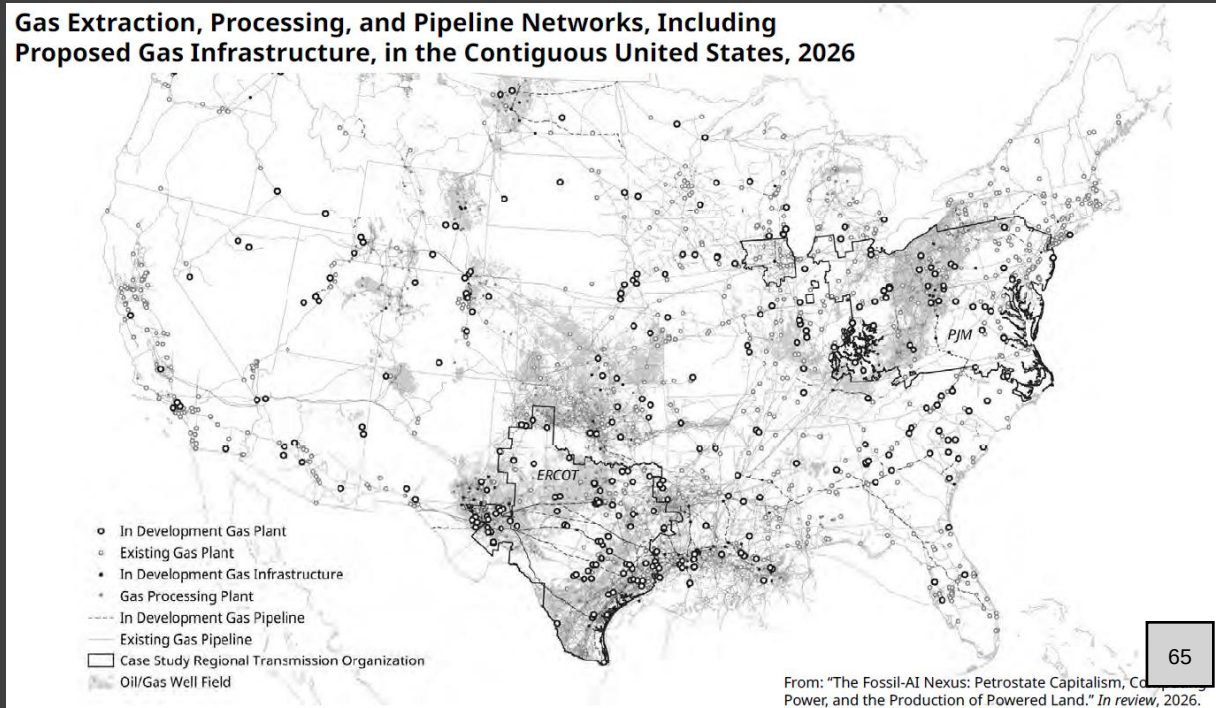
Section 4, Item a.

• APA Ohio Behind the Cloud - Planning for Data Centers

Existing and Planned Data Centers, September 2025



Gas Extraction, Processing, and Pipeline Networks, Including Proposed Gas Infrastructure, in the Contiguous United States, 2026



From: "The Fossil-AI Nexus: Petrostate Capitalism, CO₂ Power, and the Production of Powered Land." *In review*, 2026.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

Key Takeaways

Data centers are part of a broader set of AI infrastructure that reshape land, water, and energy systems

Transparency issues remain, creating distrust and poor basis for planning

Varied economic, social, and environmental impacts based on geography/institutional context

Dynamic, changing, and uncertain federal and state regulatory context

Likely to see divergent processes and outcomes from state-to-state, community-to-community

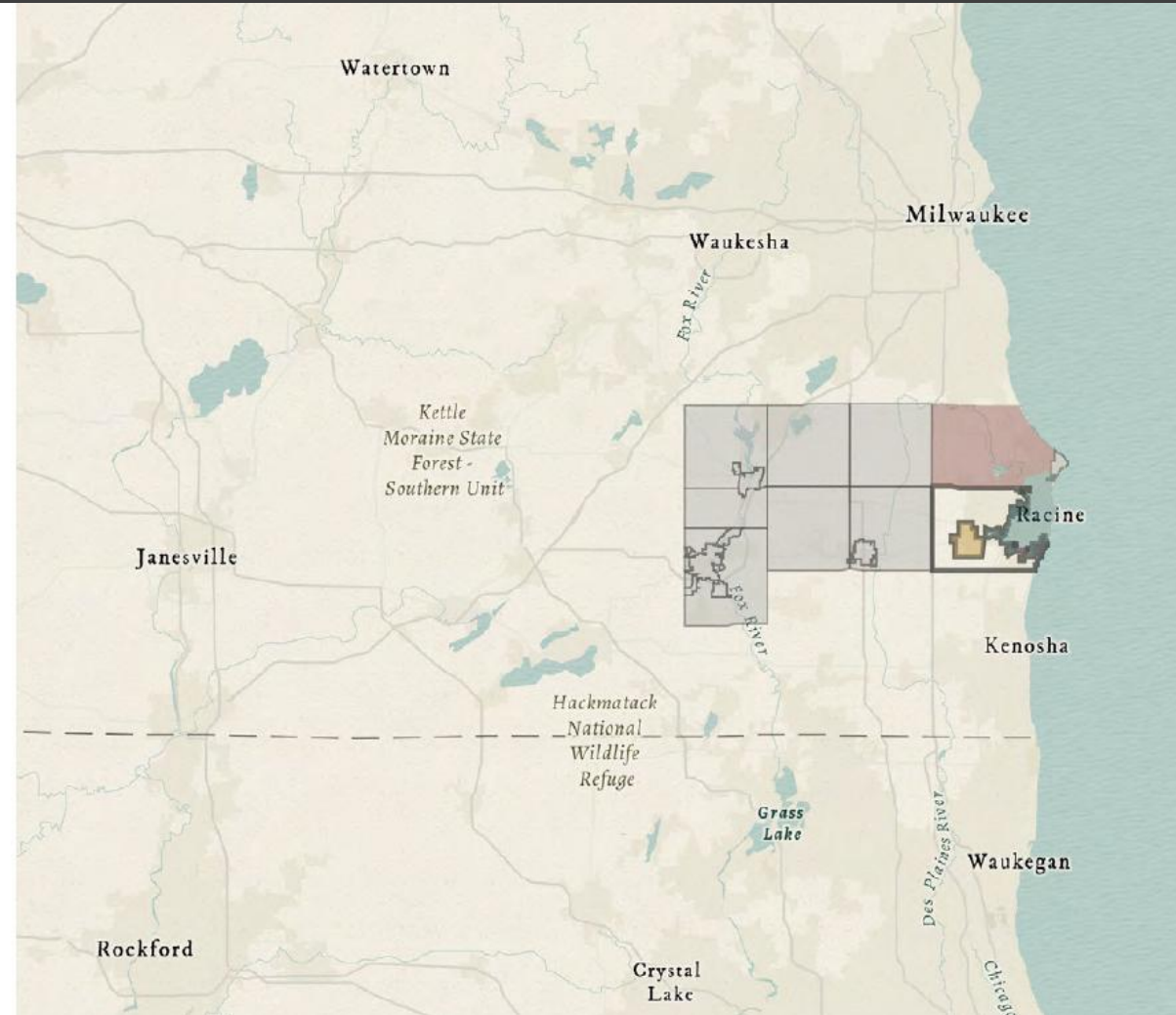
Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

WHERE MOUNT PLEASANT?

Located in Racine County, Wisconsin.
25 miles south of Milwaukee.
60 Miles north of Chicago.



Spring 2026 Southwest WA Planner's Forum

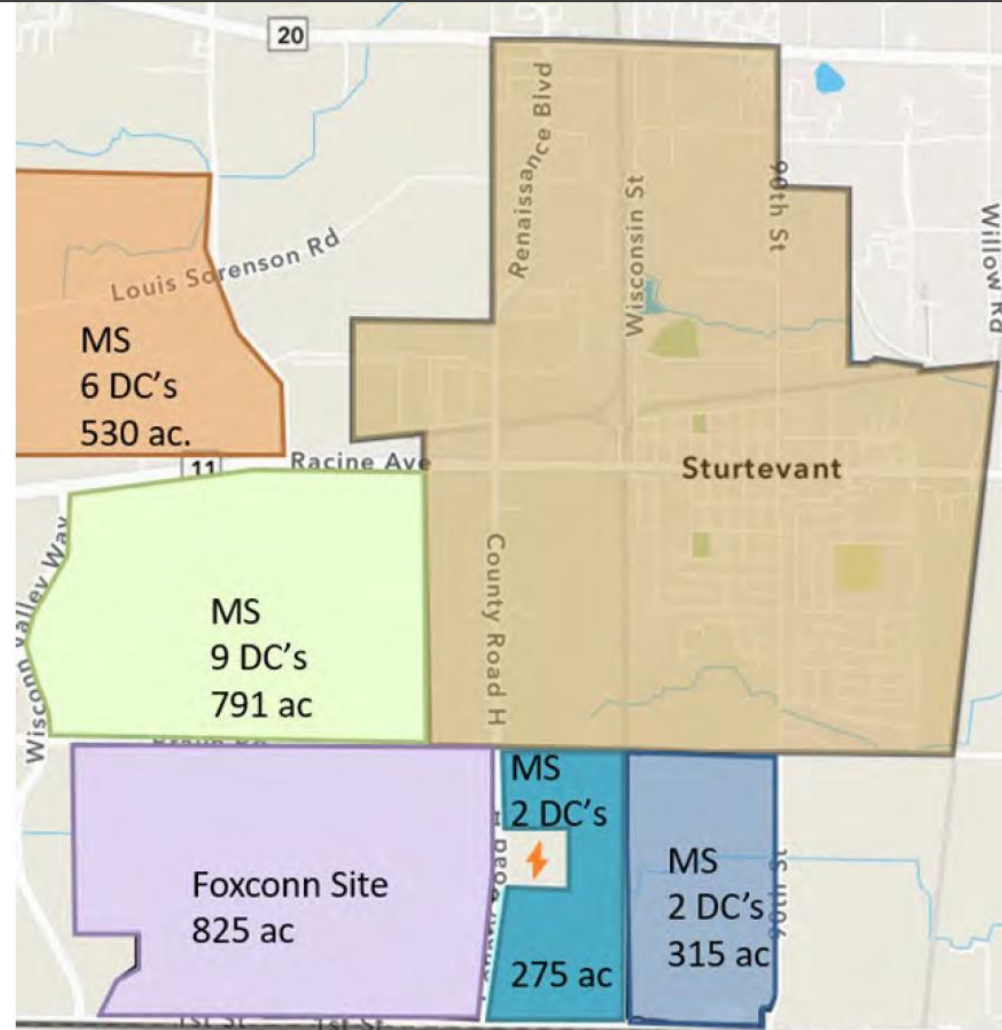
Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

WHAT MOUNT PLEASANT?

- Time for some numbers
- 19 Data Centers
- 10 million Square Feet.
- 1911 acres
- Forecasted assessed value of \$15,000,000,000.
- Will make Mount Pleasant the third ranked municipality by assessed Value in Wisconsin, behind only Madison and Milwaukee

APA PRESENTATION WEBINAR "BEHIND THE CLOUD"



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

"Warehousing, wholesaling and freight movement: any of the following:

Establishments used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations."

DEFINE THE USE; YES.
BUT REGULATE THE IMPACTS, NOT THE
DEFINITION

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers



KEEP APPROVALS STRUCTURED AND STANDARDS-BASED

- Predictable review tools > ad hoc bargaining
- Use clear adopted standards and measurable criteria
- avoid open-ended CUP/PUD negotiations
- Remember, a good code will be in every closed door meeting and be implicit behind every signature.
- In Mount Pleasant: Since 2017, Wisconsin State law has pushed CUPs have toward administrative/quasi judicial determination; needed written standards supported using substantial evidence
- Planned Unit Developments = "a la carte zoning." Often turns into an emergency band-aid for bad zoning codes.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

LANDSCAPING/ SCREENING

- Can be a huge help, but codes are often too prescriptive and not strict enough all at once
- A multi height, dense layer of evergreen vegetation needs to be 100 ft wide for a reduction in 5db



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

LIGHTING

- The LED revolution has led to the price per lumen falls by a factor of 10 every decades and the power will increase by a factor of 20.
- Lesson: Lighting is so ridiculously cheap every development, especially those who value security, goes overboard.
- Pass a dark sky ordinance

Five Lighting Principles for Responsible Outdoor Lighting



Responsible outdoor lighting is

1 Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.



2 Targeted

Direct light so it falls only where it is needed

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.



3 Low Level

Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.



4 Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.



5 Warm-colored

Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

4/20/2026



PARKING

- Worst= Any square footage based regulation.
- Bad= Any employee based regulation
- Ok, but still bad- Some discretionary special exception process to the above
- Better= No regulation
- Best= Tie impervious surface parking to landscape and stormwater requirements!

Uses	Spaces Required <i>Square Feet Is Gross Unless Otherwise Specified</i>
Theater, movie	0.50 per seat
Industrial:	
Light industry, manufacturing and fabrication, plumbing, air conditioning and heating equipment (sales, service, warehousing)	2.0 per 1,000 sq. ft. office/customer use plus 1.0 per 750 sq. ft. per vehicle used/stored
Warehouse and wholesale	2.0 per 3 employees on maximum shift plus 1.0 per vehicle used/stored but no less than 1/2,000 sq. ft.

5,218,164 SQ FT

÷

2,000 SQ FT

=

2,609 PARKING SPACES

ROUGHLY 28 ACRES OF PARKING LOT.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers



STORMWATER

- The gigantic stormwater ponds present an easy “Bonus W” for sustainable infrastructure... or Canadian Geese
- 64 acres of stormwater ponds in recent approval

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

PERFORMANCE STANDARDS: NOISE, ODOR, VIBRATION

With closed loop data centers, a low band frequency “hum” is indicative of chillers.

Make sure you have ordinances that address different octaves of sound differently and the equipment to measure them.

Data centers can also emit “heat plumes” that are monitored by airports.



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

22. TRAFFIC & ACCESSIBILITY

Connectivity vs Site Security

Construction Traffic



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

AVOIDING THE "PLANNING VIA EXCEPTION" DOOM SPIRAL

WHY VARIANCES SHOULD BE AVOIDED

- Big lawyers vs regular volunteer residents is not a fair fight
- Zoning Appeals boards are... generous on average, and don't always follow criteria strictly.
- Grant too many and it becomes simply another committee step
- Runs with the land
- No harm reduction measures can be implemented.

HOW VARIANCES CAN BE AVOIDED

- Build flexibility into the code-
Alternative compliance
- Administrative adjustments: staff approved "mini variances" with very narrow parameters (10-15%)
- Employ a ZLM "Zoning Learning Model" where repeat variances trigger ordinance reviews.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers



WHAT HAPPENS AFTER THE APPROVALS?

- Post-approval monitoring matters
- sound complaints
- construction complaints
- generator testing
- water/sewer use
- outside-agency reports
- triggers for re-review if equipment or operations materially change
- decommissioning and financial guarantees



BUSINESS —
SPONSORSHIP



Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- APA Ohio Behind the Cloud - Planning for Data Centers

CONCLUSION A PLANNER CHECKLIST:

- Is a proposal likely here?
- What can we prepare before a proposal arrives?
- What can we regulate directly?
- What can we only influence or coordinate?
- What belongs in zoning?
- What belongs in the Dev Agreement?
- Where is *the* public approval where the community gets to influence an up or down decision on the project?
- What decisions still have to go through public approval, especially after that? Can that be altered?
- What do we monitor after approval?
- What visible wins will residents actually see?

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Planetizen - What the Data Center Boom Means for Planners
 - “A data center is essentially a very specialized, hyper-intensive factory.”
 - “It absorbs, fabricates, processes, and stores data. And like any factory, it has inputs and outputs.”
 - “Some of the inputs are immense amounts of electricity and water.”
 - “The outputs are heat, carbon, and a strain on local grids that is becoming more and more apparent – and concerning.”
 - “The International Energy Agency (IEA) reported in late 2025 that data centers, cryptocurrencies, and AI collectively consumed about 460-500 terawatt-hours of electricity globally in 2024, which was about 2% of total global demand, and that this could double by 2027.”
 - “That’s the equivalent of adding the entire electricity demand of Japan.”
 - “By one account, training a model like ChatGPT-3 was equivalent to the electricity used by about 120 U.S. homes in a year (OpenAI will not state how much power was needed to train ChatGPT-5).”
 - “The catch is that in many regions, often the ones with cheap land and available grid capacity, that power still comes from fossil fuels.”
 - “Based on estimates I’ve seen, a single data center campus would have an annual carbon footprint equivalent to the emissions of about 80,000 passenger vehicles in a year.”
 - “This is quite a challenge for any planner trying to reconcile a climate action plan with their community’s digital (or economic) future.”

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Planetizen - What the Data Center Boom Means for Planners
 - “Then there’s the cooling involved.”
 - “All that heat from the servers must be managed, and many facilities rely on evaporative cooling.”
 - “In a 2024 report, the Uptime Institute noted that, despite efficiency gains, water use remains a "critical and growing issue," with large facilities consuming millions of gallons per day.”
 - “There’s very little traffic from employees.”
 - “Instead, people talk about the constant, low-frequency hum that permeates neighborhoods, along with the power and water concerns, all for few permanent jobs.”
 - “There is concern expressed about this boom in building centers as it relates to the “AI bubble” and the possibility that the hype will not play out the way the AI companies are making it sound.”
 - “According to Dr. Laura Schmahmann, who is researching these trends, “Data centers can generate substantial tax revenue that is very attractive to cities and counties in economically distressed areas. However, we don’t yet know the long-term implications of accommodating these data centers. For example, who will have to foot the bill for the infrastructure if the AI bubble bursts and demand for data centers drops?””
 - “A July 2025 article in the Wall Street Journal detailed how data centers are causing utilities like Dominion Energy in Virginia to significantly revise peak load forecasts upward, potentially delaying coal plant retirements and raising costs for all ratepayers.”
 - “This isn’t just about a site plan; it's also about the regional grid capacity.”
 - “We can’t stop technological progress. But we can and must plan for it intelligently.”

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Planetizen - What the Data Center Boom Means for Planners
 - “Most zoning codes treat a data center the same as a lightweight storage warehouse.”
 - “We need to create a specific “Digital Infrastructure” use category that requires a conditional use permit that allows us to ask the hard questions upfront.”
 - “There should also be a demand for projected water consumption and source, the peak energy demand, and a commitment to using new, local renewable energy.”
 - “We need to know their noise profiles as well as if they’ve designed for waste heat capture.”
 - “Prince William County, Virginia, for example, recently adopted new zoning rules requiring developers to demonstrate compatibility with community goals for decarbonization and water use.”
 - “Up to 40% of a data center’s energy is dissipated as low-grade heat.”
 - “Instead of wasting it, could that heat be used to warm adjacent greenhouses, apartments, or a district energy system?”
 - “Microsoft, for example, has been piloting projects in Europe where data center heat warms nearby homes.”
 - “Other research is examining the capture of waste heat to be strategically integrated as part of new mixed-use eco-districts, with waste heat becoming a community asset.”
 - “That’s the kind of integrated, visionary planning we should be driving, not just reacting to proposals for isolated, fortress-like compounds or campuses.”

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Urban Land Institute - Local Guidelines for Data Center Development
 - Here's how data centers differ from industrial warehouses or factories:

- Data centers are more compatible with other uses nearby because, unlike factories or warehouses, they are odorless and lack truck traffic.
- They are often taller than traditional single-story warehouses. Data centers can be single-story or multistory. Single-story data centers start at around 30 feet (9.1 meters) and multi-story data centers go up from there.
- They require fewer employees once construction is complete, so long-term impacts on traffic, schools, and public services are minimal.

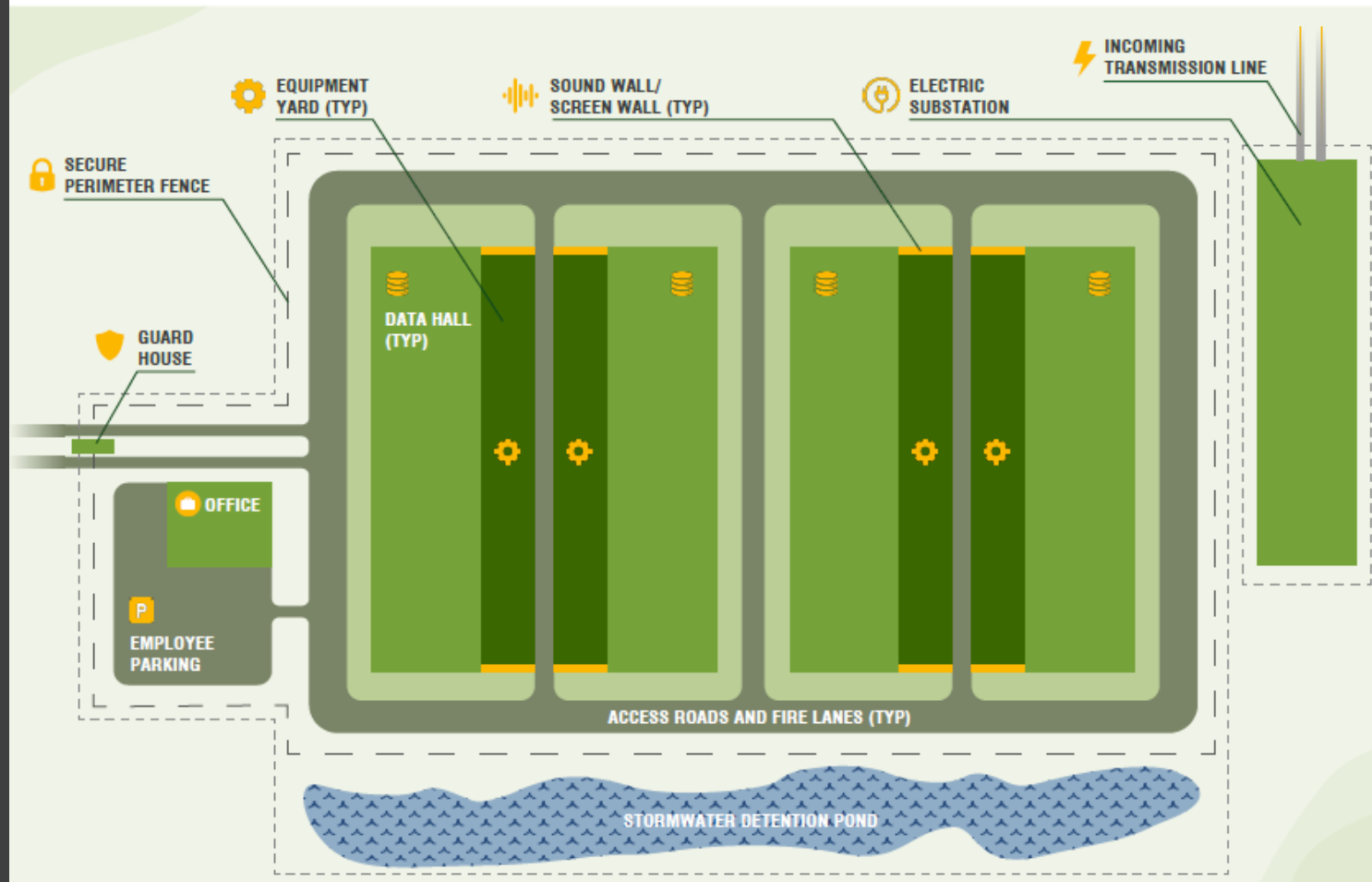
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.
- Some data centers need multiple layers of redundancy, which we'll discuss in a moment.
- Data centers require more security measures than industrial buildings, including 24/7/365 surveillance and controlled-access points.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

- Urban Land Institute - Local Guidelines for Data Center Development

Let's tour a hyperscale data center campus



The importance of clustering

The internet is a network of interconnected networks, and so are data centers. **Clustering** refers to the practice of linking the servers at multiple data centers with high-speed, low-latency connections so they work together as a unified system. This interconnected group is called a cluster, and each server in the cluster is called a **node**.

Importantly, clustering requires physical proximity: locating multiple data centers close to one another geographically so that optical signals in fiber cables don't lose strength. That's why a huge portion of global internet traffic passes through major hubs such as northern Virginia's "Data Center Alley."

Clustering also requires interconnection—linking these data centers through high-speed, low-latency connections.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• Urban Land Institute - Local Guidelines for Data Center Development

HERE'S HOW DATA CENTERS SUPPORT NATIONAL SECURITY AND ECONOMIC GROWTH:



They protect the privacy of all of the data within U.S. borders against cyber threats by powering security measures such as encryption, firewalls, and access controls.



Data centers also support the development and deployment of emerging tech. Data centers are the backbone of AI infrastructure, which requires rapid data processing, storage, and analysis at scale.



They host critical infrastructure for our emergency services, providing the necessary computing power and data storage to support communication networks, emergency response coordination, and real-time data analysis during crises.



On a macroscale, maintaining advanced data center infrastructure allows the U.S. to compete with such countries as China in the race for AI dominance, thus fostering economic growth and strengthening national security through technological leadership.



Our health care system depends on data centers. They enable a range of services, from telehealth visits to managing digital health records, and they even assist in providing data-analysis-informed diagnoses for patients.



On a microscale, data centers also improve businesses' operational efficiency by democratizing access to supercomputer processing and secure cloud storage so that small businesses can compete more easily with larger corporations.



Banks and the rest of our financial ecosystem rely on data centers for their daily operations.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• Urban Land Institute - Local Guidelines for Data Center Development

Location considerations

Because of their unique operational and physical requirements, several crucial factors must be considered when deciding what sites suit data centers:

● Power

Data centers are power-intensive. Reliable and robust access to power is non-negotiable, making proximity to high-capacity substations essential.

● Roads

Whereas operational traffic is minimal, the initial construction phase generates more traffic. Thus, easy access to highways and major roads is vital for logistics and transportation.

● Land

Hyperscale campuses require ample land area to accommodate both the facility and its accompanying infrastructure.

● Discharge infrastructure

If there is runoff from water-based cooling, a site will need adequate infrastructure for wastewater discharge, such as a connection to a municipal sewer system, an on-site water treatment facility, or proper drainage.

● Wet utilities

Some data centers require access to municipal water supply greater than what typical industrial developments need. The climate goals of most hyperscalers and developers are driving demand for recycled, rather than potable, water.

Spring 2026 Southwest WA Planner's Forum

• Urban Land Institute - Local Guidelines for Data Center Development

Common pitfalls in planning for data centers include:

● **Height restrictions:**

Failing to allow sufficient building height can impede the efficient design of cooling systems, which rely heavily on vertical space for optimal airflow. The minimum height for a single-story data center could be as much as 30 feet (9.1 m). In denser jurisdictions with higher land basis, multistory data centers are common and typically require at least 66 feet (20.1 m) of height, in addition to considerations for rooftop equipment. Minimum heights are generally measured ground level to the roof line. Ancillary height structures, such as parapets, equipment platforms, screens, and stairwells can add another 15–20 feet (4.6–6.1 m) of height in some cases.

● **Building code challenges:**

Typical building code requirements around occupancy and plumbing fixtures may need to be modified for data center uses.

● **Substation zoning:**

Substations often fall under different categories than does the data center itself, creating further zoning inconsistencies and the need for additional, sometimes separate, approvals for one campus.

● **Fire Department considerations:**

Fire departments that are not yet experienced with data centers might not know that the on-site batteries and generators are for backup purposes only, so education is essential. Yet even though those backups aren't frequently used, data centers are built with robust fire detection and suppression systems. Modern batteries for UPS applications include multiple safety features, including battery management systems that monitor voltage, temperature, and current. Fuel tanks for backup generators are typically stored in separate, fire-rated enclosures, and secondary containment systems are used to prevent fuel spills and leaks.

● **Zoning challenges:**

The lack of a uniform land-use category for data centers presents challenges for localities in siting these facilities appropriately. Data centers typically fall between office and industrial/warehouse uses, which often makes the applicant request variances that appear to be special considerations rather than basic requirements. This outset can lead to high-stakes decision-making by exception that undermines the existing zoning codes.

● **Parking and plumbing standards:**

Regulations developed for office or warehouse uses often impose excessive parking and plumbing fixture counts on data centers, which necessitate variances and complicate the planning process.

● **Construction confusion:**

Data center campuses are often built over time, as we discussed above, which can cause planning confusion. The sightlines of a campus may change over time, so it's important to consider both the full campus and each individual building in the planning process.

Planning-related options

AHJs that want to bring data centers to their region can start by identifying strategic locations. Municipalities should perform comprehensive analyses to determine suitable areas, based on power availability, infrastructure, and environmental impact.

Ideally, more than one area should be designated for potential development—as with the process for industrial parks—to provide flexibility and attract varied investments.

● **Option 1: Create an overlay district**

One option for guiding the development of data centers is to incorporate an overlay district. An overlay district is mapped to certain areas of the jurisdiction's zoning map without necessarily changing the underlying zoning district and what is allowed therein.

A historic overlay district is a common application of this tool. It typically provides for certain additional standards—an expansion of the uses that might be permitted in that district, a limitation of them, or some mix of the two.

A data center overlay district can allow for the development of data centers and prescribe that such development meet certain standards or requirements. An overlay district clearly indicates where and under what circumstances data centers are permitted and provides additional direction to any data center developer seeking to develop in that jurisdiction.

● **Option 2: Create a planned innovation, research, and technology (PIRT) district**

PIRTs—and their regional equivalents, which include innovation zones, technology corridors, and research and technology parks—offer municipalities a flexible approach to land use that goes beyond traditional industrial or commercial zoning.

This designation allows for a mix of uses and can adapt to the specific requirements of data centers without necessitating a rezoning. Data centers in a PIRT district can integrate seamlessly with adjacent research facilities or tech hubs, fostering synergistic growth and innovation. Examples of successful PIRT districts include Palo Alto's Stanford Research Park.²²

When data centers are sited clearly as being a by-right use, data center developers are more likely to consider the location for investment because they have the required certainty that the land they acquire won't struggle or be delayed in the approvals process. In the appendix, we explore how *Elk Grove Village* did so successfully.

● **Option 3: Note preferred data center locations in the comprehensive plan and invite owner- or hyperscaler-initiated rezoning applications**

AHJs can identify preferred locations for data center development in their comprehensive plans and invite rezoning applications in those areas.

Municipalities and data center companies can agree on development conditions—sometimes called proffers, development agreements, or conditional zoning—which are voluntary commitments made by developers in return for allowed zoning. They outline specific conditions or promises agreed upon to mitigate the impact of proposed developments or to otherwise benefit the municipality's residents.

Development conditions may include infrastructure improvements, restrictions on use, environmental protections, community benefits, and other strictures. They are flexible enough to apply to various zoning categories, including PIRTs.

● **Option 4: Implement a specific data center zoning district defined by ordinance**

Creating a data center-specific zoning district is a solution that's more detailed and restrictive than the previous three. We recommend it as a best practice in many jurisdictions because it establishes clear guidance on where data centers are permitted by right and eliminates the possibility that high-stakes decisions are made by exception. The ordinance should define data centers and outline general standards for building them, such as building size thresholds, height limits, and floor area ratio (FAR) requirements.

The zoning ordinance should include specific use standards for data centers, such as parking, setbacks, buffering, plumbing fixture counts, equipment screening requirements, and operational sound limits. The next chapter consists of a model ordinance that AHJs can adopt.

Spring 2026 Southwest WA Planner's Forum

Section 4, Item a.

• Urban Land Institute - Local Guidelines for Data Center Development

Zoning categories

Broadly, zoning districts in which data centers have specific considerations fall into four categories:

Residential: Because data centers are ultimately an industrial use, we believe that data centers are not appropriate in residential districts.

Industrial: Given the nature of data centers, they should be permitted in all industrial categories, from light industrial to heavier industrial. In such areas, data centers should be permitted as any other industrial use would be allowed, including following the same height, setback and landscaping requirements.

Rural/agricultural: In rural areas, data centers should be permitted to the extent that industrial uses would be permitted in such areas, provided that the same conditions are applied that would be applied to permissible industrial uses on such land. If another industrial use would require a certain setback, landscaping treatment or other mitigation on rural or agricultural land, our recommendation is that the same conditions be applied for a data center on such land.

Commercial: Data centers in commercial areas can be appropriate, provided they comply with certain use standards as set forth below. For the purpose of this section, commercial districts are defined as ones that permit a diversity of nonresidential uses, such as office and retail.

Use standards for commercial areas

Data centers shall be permitted by right in commercial districts if the following criteria are met:

1. To provide screening and reduce noise levels, all equipment for cooling, ventilation, or otherwise operating the facility—including generators or other power supply equipment—must be fully enclosed, except when determined by the [zoning administrator] not to be mechanically feasible. If the zoning administrator determines that full enclosure is not mechanically feasible, all equipment for cooling, ventilation, or power generation must be screened by a wall or similar barrier. In addition, any accessory electrical substation must be screened from adjacent nonindustrial properties or public streets by a wall or similar barrier. This standard does not apply to solar panels.
2. A data center building must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.
3. The primary façades of data centers must include either:
 - a. A change in the primary facade surface for every approximately 150 horizontal feet of at least one of the following: building material, pattern, texture, color, or accent material; or

- b. A minimum of thirty percent (30%) of the primary facade shall be comprised of windows, doors, or similar fenestration design features such as faux windows that are generally distributed horizontally and vertically across the façade.
 - c. These standards do not apply to accessory uses.
 - d. For the purposes of this requirement, a primary facade shall be deemed to be a facade that fronts on a public street.
4. Buildings may be constructed up to one hundred (100) feet (30.5 meters) in height or taller with special exception approval and subject to FAA limitations.
 5. FAR shall not exceed [1.5 times the maximum FAR of the commercial district] without approval of a special exception. With approval of a special exception, the FAR may be increased to [2.5 times the maximum FAR of the commercial district].

Use standards for industrial areas adjacent to residential

Although data centers are appropriate in all industrial zoning categories, special attention may be afforded when industrial land is adjacent to residential. In such cases, the following language could be included in the locality's zoning ordinance:

1. Where industrial is adjacent to residential or any other sound-sensitive use, any data center building or ancillary equipment should (1) be located at least 200 feet (61 m) from the residential or noise-sensitive use or (2) meet the other standards set out for data centers in the commercial districts set out in [section 1](#).
 - a. A lesser distance that does not conform to the standards in paragraph 1, above, may be allowed with special exception approval.

Parking requirements for all data centers

As referenced elsewhere in this document, the parking requirements for data centers are far less than would be required for another industrial or commercial use of a similar size. Overbuilding parking for a given data center site or campus can be unnecessarily costly but more importantly creates excess impervious surface and avoidable environmental consequences. Accordingly, we recommend that the parking requirements for data centers be established either by:

1. Applying the parking requirements for office that exist in the ordinance, but only to the portion of the data center building that is actually utilized for office space; or
2. Requesting a staffing plan from the data center developer and allowing such data to inform the minimum number of needed parking spaces.



Climate Mayors – Data Centers January 2026

Section 4, Item a.

- “Climate Mayors’ objective is to ensure mayors have the resources to shape data center development to reinforce - rather than undermine - local climate, energy and community priorities.”
- “This resource focuses on how cities can influence data center development through regulation, negotiation, coalition-building, and strategic leadership, even when construction and operations fall partly outside of direct municipal control.”
- “It highlights five key policy areas, illustrated with case studies:
 - Land use planning,
 - Electricity rates,
 - Water use,
 - Air and noise pollution, and
 - Economic development.

Climate Mayors – Data Centers January 2026

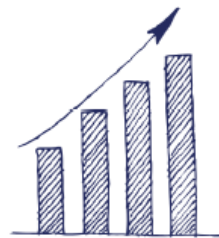
- “As with all development projects, data centers can create positive and adverse effects for localities, residents, and local ecosystems.”
- “While it is critical to understand the impacts of individual data centers, it is equally important to understand the cumulative impact of data center development where multiple facilities are sited together.”



Energy and Water: Data centers have unusually high infrastructure demands. They require large, immediate electricity loads (with hyperscale centers using between 20-100 MW, equivalent to the electricity needed to serve between 16,000 and 82,000 households) and millions of gallons of water per day.



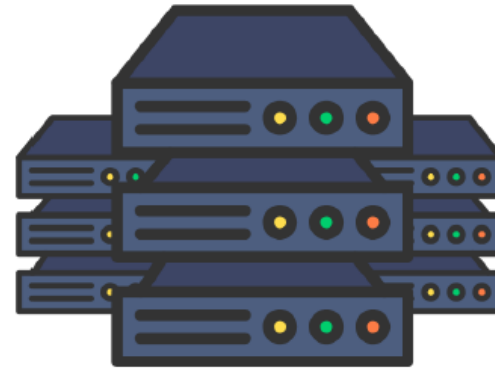
Noise: Equipment at data centers can cause noise levels which contribute to short- and long-term health impacts, including sleep disturbance, cardiovascular effects, and hearing impairment.



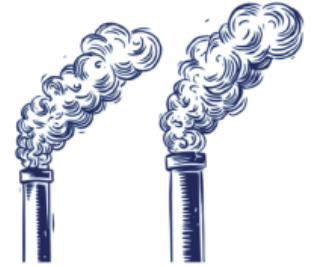
Tax Revenue: Data centers can generate significant property, sales, and income tax revenue.



Jobs: Data centers generate short-term construction jobs, and a limited number of permanent jobs in operations.



Community Investment: Through community benefits agreements and other negotiations, data centers can bring additional discretionary investments for community priorities such as local jobs, energy and water infrastructure, residential energy upgrades, and schools.



Air Quality: Data centers need backup power to cover outages on the grid. Most data centers use fossil fuel generators for backup power, which are usually diesel-powered and emit PM2.5, NOx, and ultrafine particles.



Land Use: Data centers have large footprints (some up to 200-500 acres) with no street activation. These facilities are typically large, windowless industrial buildings or multi-building campuses surrounded by security fencing, electrical substations, and cooling equipment.

- “Will data center growth impact our greenhouse gas emissions reduction goals?”
 - “Data center development and operations can impact city greenhouse gas (GHG) emission goals and energy systems in several ways:
 - Fossil fuel plant life extension: Rapid load growth can cause utilities to delay retiring gas or coal plants, derailing short and long term climate reduction goals.
 - New fossil fuel plants: If new load is met with additional fossil generation, citywide emissions inventories may rise even if a city is otherwise decarbonizing or becoming more efficient.
 - On-site generation from fossil fuel sources: In regions with limited available grid capacity, some data centers are choosing to rely on on-site generation (typically gas turbines) as a primary power source while awaiting grid connections, in addition to extensive diesel backup systems.
 - Conversely, the large amount of energy required by data centers represents an opportunity for companies to bring new clean energy on the grid, as companies like Google and Microsoft have done.”

- “Will data centers raise electricity bills for my residents?”
 - “While data center development does not necessarily mean higher electricity rates for residents, without guardrails, it can contribute to rate increases for several reasons, including but not limited to:
 - Grid upgrades and cost-sharing
 - Extension of aging electricity generation sources
 - Utility rate and tariff structures
 - Data center flexibility requirements
 - If paired with the right measures, data center development can put downward pressure on electricity rates by spreading fixed utility costs (the costs to maintain the generation, distribution, and transmission infrastructure that makes up the grid) across a larger volume of electricity sales.
 - This outcome depends on ensuring that data centers pay the full cost of serving their load and do not receive discounted rates that shift costs onto other customers.”
- “Will data center growth affect grid reliability?”
 - “In addition to capacity constraints, rapid data center growth can affect the quality of electricity delivered to homes.”

- “Will data centers impact our water systems and availability?”
 - “Data centers consume water directly (onsite, primarily for cooling) and indirectly (off site, through power generation).”
 - “Direct water use and consumption varies based on data center size and design, as well as geographic and environmental factors like outdoor temperatures.”
 - “Hyperscalers (large technology companies such as Google, Microsoft, or Amazon, building and operating very large data centers) can use between 500,000 to 5 million gallons per day (GPD), equivalent to the water use of 10,000 to 50,000 people”
 - “Smaller data centers can consume less than 100,000 GPD.”
 - “A key driver of on-site water use is cooling, since data centers generate intense heat and must be cooled to protect equipment and maintain operations.”
 - “Without water efficiency and reuse methods, these cooling systems can deplete aquifers, exacerbate water stress, affect local water quality, and result in higher water bills for residents.”
 - “Outside of day-to-day operations, the construction of data centers can sometimes require the removal of groundwater at the site, which can impact local well water supplies.”

CATEGORIZING DATA CENTERS BY WORKLOADS


**HIGHEST
IMPACT**



AI TRAINING FACILITIES: Large facilities that process large data sets over extended computing runs, characterized by the highest energy and cooling intensity due to continuous, demanding computational tasks.



NON-AI HYPERSCALE CENTERS: Very large and continuously operating facilities that are used for general cloud computing, storage, and enterprise workloads. Require significant, but less concentrated power needs than AI Training Facilities.



AI INFERENCE FACILITIES: Smaller, distributed facilities that run optimized, pre-trained models for specific tasks. Require less power than training facilities and often need to be closer to users due to low latency requirements.

**LOWEST
IMPACT**



COLOCATION FACILITIES: Multi-tenant sites with more variable energy load profiles and cooling needs. Feature the lowest relative intensity, housing diverse workloads.

- “Are there fire risks associated with data centers?”
 - “Data centers can present unique risks for firefighters given their concentration of IT equipment, which can contain large lithium-ion batteries.
 - Fires in data centers can produce dense, corrosive smoke that contains known carcinogens and heavy metal particles.
 - Overheated batteries can also burn so hot that sprinkler systems prevent them from spreading but cannot extinguish them.
 - The International Association of Fire Fighters states that the growing concentration of data centers requires specialized training, planning, and close cooperation between local fire safety personnel and on-site security and engineering teams.”

Climate Mayors – Data Centers January 2026

Section 4, Item a.

LAND USE PLANNING AND DESIGN	EXAMPLES AND RESOURCES
Define data centers as their own class within zoning codes or as “large-load customers” or “high impact facilities”, enabling cities to craft tailored rules for these uses. ^[21]	Chandler, AZ , <u>defined data centers in their zoning code</u> as “A facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data.”
Create zoning and overlay districts to designate appropriate areas for data centers , or to restrict them in locations where they would conflict with housing, employment, or neighborhood plans.	Atlanta, GA , <u>prohibits data centers within its Beltline Overlay district</u> , which is a major transportation route with protected green spaces and trails that run throughout the city, and within ½ a mile of transit stations. Prince William County, VA , <u>created Data Center Opportunity Zone Overlay Districts (DCOZOD)</u> to “promote the development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use.”

Climate Mayors – Data Centers January 2026

LAND USE PLANNING AND DESIGN	EXAMPLES AND RESOURCES
<p>Establish clear siting criteria within permitting processes, including requirements related to grid capacity, water use and discharges, flood risk, and proximity to sensitive uses.</p>	<p><i>Fairfax County, VA, <u>amended their zoning ordinance</u> to prohibit new data centers from being built within one mile from a Metro station and 200 feet from residential property lines.</i></p> <p><i>Yorktown, VA, <u>requires that data centers have a “letter from the electric utility purveyor</u> indicating sufficient proximity and availability to a substation and transmission lines to serve the proposed data center [to] be submitted to the Department of Planning and Development Services.” This is meant to ensure availability of grid capacity to serve the data center.</i></p>

Climate Mayors – Data Centers January 2026

Section 4, Item a.

LAND USE PLANNING AND DESIGN	EXAMPLES AND RESOURCES
<p>Adopt design standards addressing building height, footprint, enclosure of equipment, perimeter landscaping, and noise mitigation to reduce land use and community impacts.</p>	<p>Phoenix, AZ, <u>requires a 30-foot-wide perimeter landscape setback around data centers, architectural components for buildings exceeding 100 feet, and landscaping that provides 75% shading on sidewalks.</u></p> <p>Tempe, AZ, <u>requires data centers to be set back 500 feet from residential/sensitive uses.</u></p> <p>York County, VA, <u>requires data centers and their ancillary equipment to be set back 200 feet from all property lines and 500 feet from any residential dwelling.</u></p> <p>Prince William County, VA, <u>prohibits the use of chain-link or barbed wire fences, among other design requirements around data centers.</u></p>

Climate Mayors – Data Centers January 2026

Section 4, Item a.

LAND USE PLANNING AND DESIGN	EXAMPLES AND RESOURCES
<p>Require conditional-use permits (CUPs) in designated locations that incorporate performance-based requirements and other measures, including: heat-reuse readiness or co-location with district energy systems, benchmarking and reporting of energy and water use (subject to security considerations), embodied-carbon limits and reuse/deconstruction requirements for new construction, noise and air quality mitigation, a decommissioning bond to ensure the site can be safely dismantled at the end of its useful life, and/or community benefit commitments aligned with local priorities (e.g., energy efficiency, weatherization, or other affordability and clean energy projects).</p>	<p>Loudon County, VA, <u>amended their Zoning Ordinance and Comprehensive Plan</u> to eliminate data centers as a by-right use within the county. <i>This elimination means that proposals are reviewed by staff and sent to the public planning commission for a public hearing, providing an opportunity for community input.</i></p> <p>Dublin, OH, <u>reclassified data centers</u> from a permitted use to a conditional use in specified innovation/research-oriented districts, which requires additional public review.</p> <p>Phoenix, AZ, <u>adopted a zoning text amendment</u> that requires data centers to provide estimated annual “Power Consumption (MW)” and “Water Consumption (gallons)”, and includes a requirement to demonstrate utility service/capacity for the project as part of the special-permit framework.</p> <p>Atlanta, GA, <u>requires special-use permits for data centers</u>, which require the disclosure of water and energy usage, tree removal during construction, and new powerline development.</p>

Climate Mayors – Data Centers January 2026

Section 4, Item a.

- “Protect Residents from Electricity Rate Increases”
 - “When evaluating a data center project, cities should aim for the following outcomes:
 - “No cost-shifting onto residents or small businesses.”
 - Data centers should pay for the infrastructure required to serve them (including new generation, substations, feeders, and transmission upgrades) so that these costs are not passed on to ratepayers through rate increases.”
 - “Commitments to additional clean energy procurement.”
 - Data centers should purchase or contract for new clean energy, on the same regional grid where consumption occurs, and with hourly matching of generation and consumption (24/7 carbon-free energy) if possible, rather than relying on Renewable Energy Certificates (RECs) from existing clean sources.
 - This ensures that the additional power demand from data centers adds to local or state renewable energy capacity, helps retire outdated, costly and harmful fossil generation, and doesn’t squeeze out other buyers from the RECs market.”
 - “Grid-supportive design.”
 - Facilities should include on-site battery storage, participate in utility demand-response programs, and incorporate flexible and interruptible load capabilities into their operations to reduce strain on the grid during peak demand, extreme weather, and other contingency events.”
 - “Investment in community efficiency and renewables.”
 - Rewiring America estimates that developer investment in heat pumps, rooftop solar, and residential battery storage, energy efficiency, distributed generation and electrification solutions could reduce system-wide demand, ease grid constraints, reduce household energy costs, and meet the growing energy demand from data centers while supporting cities’ climate objectives.”
 - “High-efficiency operations.”
 - Cities should require best-in-class efficiency standards, typically measured through Power Usage Effectiveness (PUE) to minimize overall electricity consumption and reduce pressure on grid capacity and infrastructure.”

- “Cities with State-Regulated Utilities
 - In investor-owned utility service territories, mayors can use land use tools to prevent new data centers from impacting electricity rates or system reliability. Mayors have indirect but meaningful leverage with utilities, data center developers, and state energy regulators and policymakers.”

STATE-REGULATED UTILITIES	EXAMPLES AND RESOURCES
<p>Use the renegotiation of franchise agreements with utilities^[27] to set expectations on planning, transparency, and cost allocation, where the timing of the franchise cycle allows, recognizing that these agreements are long-term and may not be open for renegotiation when new data center projects are proposed.</p>	<p><i>A resource on lessons learned from franchise agreements can be found here.</i></p>

Climate Mayors – Data Centers January 2026

STATE-REGULATED UTILITIES	EXAMPLES AND RESOURCES
<p>Condition land use approval on:</p> <ul style="list-style-type: none">• Written confirmation from the serving utility or regulator that required grid upgrades will be funded by the project under cost-causation principles (customer pays for the cost they create on the system) and will not be recovered from other ratepayers;• An evaluation of the project’s impact on peak load, local reliability, distribution constraints;• Developer-funded grid upgrades;• Additional renewable procurement;• Storage or flexible load;• Target Power Usage Effectiveness; and• Participation in utility grid-support programs, e.g., demand response programs.	<p><i>Examples of codes and standards that could be used include the <u>EU’s Energy Efficiency Directive</u>, which requires energy audits, performance standards, and public reporting.</i></p>

Climate Mayors – Data Centers January 2026

Section 4, Item a.

- “Water Usage - Enable Sustainable Water Use in Data Centers”
 - “Prevent impacts to aquifers and local water supplies.”
 - “Data center developers and owners, in conjunction with cities and municipalities, should ensure site selection considers local aquifer, groundwater, and ecological health, as well as any natural hazards.
 - The construction process and day-to-day operations should integrate water efficiency measures and onsite wastewater recycling, as well as real-time monitoring to proactively identify and address any impacts to local water supplies.”
 - “Implement the best available technology.”
 - “Data centers should utilize the most water and energy efficient cooling systems available to them according to their load size and local environmental conditions, and, when possible, waterless cooling.”
 - “Coordinate with water utilities.”
 - “Engage in long-term coordination and planning with data center developers and operators. This includes
 - integrating data center water use into asset management and master plans,
 - requiring regular reporting on water use and consumption, and
 - requiring data centers to pre-treat effluent before discharging.”
 - “Pursue infrastructure investments.”
 - “Modern and efficient water infrastructure is critical to long-term data center operations.
 - Cities dealing with capacity constraints and funding gaps in municipal water and wastewater infrastructure have an opportunity to negotiate investments in upgrades and new construction from data center developers and owners.”
 - “Improve transparency and reporting.”
 - “Regular and accurate reporting from data centers on their water use is critical for both water management and community trust.
 - Cities should refrain from entering into agreements that shield developers from disclosing estimated water and energy use or potential health impacts.
 - Once data centers are operational, they should submit annual, publicly available consumption reports to water suppliers.
 - Reports should be audited by third parties.”

Climate Mayors – Data Centers January 2026

Section 4, Item a.

GENERAL RECOMMENDATIONS	EXAMPLES AND RESOURCES
<p>Update building codes and design standards with requirements specific to water use in data center construction and operations, including closed loop systems, onsite water recycling, and, where possible, waterless technologies to cool data centers, as well as real time water and wastewater monitoring systems to track onsite Water Use Effectiveness (WUE).^[28] Design standards should include rack designs that prioritize efficient heat capture.</p>	<p><i>Tucson, AZ, <u>requires users expecting to use more than 7.4 million gallons/month</u> to submit an application with a water conservation plan that includes a description of water use and projected annual/monthly/daily demand, efforts to reduce consumption and improve efficiency, and periodic updates.</i></p>
<p>Engage in regional water resource coordination to develop and strengthen approaches to assessing water risks, negotiating infrastructure investments, and promoting environmental conservation and protection.</p>	<p><i>The Southern Nevada Water Authority <u>enacted a moratorium</u> on commercial and industrial projects using evaporative cooling systems</i></p>

Climate Mayors – Data Centers January 2026

GENERAL RECOMMENDATIONS	EXAMPLES AND RESOURCES
<p>Require that data center owners submit audited reports on estimated water use and consumption to obtain a business license and periodic reports on actual water use and consumption during operation. In dry climates or water stressed areas, owners should include their estimated WUI in applications and include actual WUI scores in their subsequent reports.</p>	<p><i>Detroit, MI, has a <u>water benchmarking ordinance</u> that requires buildings of a certain size (including data centers) to report their annual water usage. Public disclosure is then meant to encourage efficiency improvements year to year.</i></p>

Climate Mayors – Data Centers January 2026

CITIES WITH MUNICIPAL WATER UTILITIES	EXAMPLES AND RESOURCES
<p>Require that large quantity customers submit a conservation plan with their water application and provide regular reports on their WUE, set daily consumption limits, and/or prohibit municipal water departments from supplying potable water for cooling systems.</p>	<p><i>Marana, AZ, <u>prohibits the provision of potable water for a data center principal/accessory uses.</u></i></p> <p><i>Phoenix, AZ, <u>requires developments</u> consuming more than 500,000 gallons of water a day to offset this by using at least 30% recycled or conserved water.</i></p>
<p>Leverage and enforce the <u>Clean Water Act's (CWA)</u> pretreatment regulations for industrial users to set discharge limits and, if necessary, require pre-treatment of cooling effluent.</p>	<p><i>Example forthcoming in future iterations.</i></p>

Climate Mayors – Data Centers January 2026

CITIES WITH MUNICIPAL WATER UTILITIES	EXAMPLES AND RESOURCES
<p>Integrate data center water use and consumption into master and asset management plans. These updates should be based on real-time monitoring and annual reporting from data center operators.</p>	<p><i>Dublin, OH, <u>requires</u>: “All new development must connect to the public water and sewer system operated by the City of Dublin (in coordination with the City of Columbus, which supplies the water). As part of any proposed development project, an applicant must demonstrate that adequate capacity is available to serve the proposed development and ensure the required infrastructure for water and sewer is designed to meet City of Dublin standards and Ohio EPA requirements. Additionally, any proposed new development has to meet the City of Dublin’s Stormwater Management Design Manual requirements related to stormwater.”</i></p>

Climate Mayors – Data Centers January 2026

CITIES WITH MUNICIPAL WATER UTILITIES	EXAMPLES AND RESOURCES
<p>Require that operators pay for upgrades to, or any new construction of, water and wastewater infrastructure needed to service their data center. These costs should not be passed on to ratepayers, and the municipality should retain ownership of new and upgraded infrastructure.</p>	<p><i>Dalles, OR, signed a <u>\$28.5 million agreement</u> with Google to improve the city’s water system, including two wells, two reservoirs, a pump station, and a sanitary sewer, and transferred full ownership of the new facilities to the city following construction. Google also financed an Aquifer Storage and Recovery System, which collects surplus surface water during rainy seasons for use in dry seasons and transferred ownership to the city.</i></p>

- “Air Quality and Noise - Minimizing Noise and Air Pollution”
 - “Before approving a project, cities should seek the following outcomes:
 - No additional public health burden: Data centers should not materially worsen local air quality or noise exposure, especially in communities already facing cumulative pollution and health risks.
 - Cumulative impacts explicitly addressed: Air quality and noise impacts should be evaluated in the context of existing industrial activity and clustered data center development, not assessed project-by-project in isolation.
 - Best-available mitigation as the default: Developers should utilize the cleanest feasible backup power technologies, advanced noise controls, and design strategies that minimize emissions and sound at the property boundary.
 - Predictable, transparent, enforceable performance standards: Noise and air quality limits should be clearly defined, measurable, and enforceable over the life of the facility, not just at the time of approval. Monitoring data on air quality and noise should be regularly collected and made publicly available, with clear consequences for non-compliance.
 - Protection of nighttime conditions: Special care should be taken to limit noise at night, recognizing that continuous low-frequency noise and intermittent generator testing can have outsized health and quality-of-life impacts.

Climate Mayors – Data Centers January 2026

CITY LED ACTIONS FOR AIR QUALITY & NOISE	EXAMPLES AND RESOURCES
<p>When evaluating permitting applications, conduct an independent environmental screen of existing sources and levels of noise and air pollution, including the cumulative impact of data centers. These assessments should be made available for public comment and review.</p>	<p>New York City’s <u>City Environmental Quality Review (CEQR)</u> is a comprehensive framework for environmental decisionmaking by City agencies. Under CEQR:</p> <ul style="list-style-type: none">• <i>An air quality assessment determines a proposed project's effects on ambient air quality, including NOx emissions and pollutants from increased vehicular traffic.</i>• <i>A noise assessment determines proposed project's potential effects on existing noise sensitive uses and/or locations.</i>• <i>Public comment periods are mandated by state and city rules at certain steps of the environmental review process.</i>

Climate Mayors – Data Centers January 2026

Section 4, Item a.

CITY LED ACTIONS FOR AIR QUALITY & NOISE	EXAMPLES AND RESOURCES
<p>Prohibit on-site fossil fuel generation for primary or routine operations, through land use powers, building codes (when possible), or under a city’s mandate to protect public health. Cities should ban or strictly limit the use of on-site fossil-fueled generation (including natural gas turbines or engines) as a primary or extended power source, allowing fossil fuel-based systems only for true emergency backup where no feasible alternative exists.</p>	<p><i>Example forthcoming in future iterations.</i></p>
<p>Restrict the use of diesel generators for backup power, and mandate alternative backup energy sources like battery storage, hydrogen fuel cells, or natural gas. If diesel generators are used, update backup generator permits to require the newest, Tier IV models.</p>	<p><i>New York City Local Law 38 of 2015 mandates that all new and registered stationary generators (excluding emergency generators) must meet Tier IV emissions standards in order to receive a renewed certificate of operation.</i></p>

Climate Mayors – Data Centers January 2026

CITY LED ACTIONS FOR AIR QUALITY & NOISE	EXAMPLES AND RESOURCES
Restrict generator operation to emergencies and tightly defined testing windows. Permits could explicitly prohibit non-emergency economic dispatch (such as for compensated demand-response operations) or routine grid-support operation of on-site generators, and limit testing to daytime hours with caps on annual run hours.	<i>Example forthcoming in future iterations.</i>
Where multiple facilities are located or significant fuel deliveries will be needed, require a traffic analysis and transportation plan for construction and fuel delivery trucks. Emissions from these trucks should be incorporated in environmental reviews and planning.	<i>Example forthcoming in future iterations.</i>

Climate Mayors – Data Centers January 2026

Section 4, Item a.

CITY LED ACTIONS FOR AIR QUALITY & NOISE	EXAMPLES AND RESOURCES
<p>Update design codes and siting guidelines to mandate that exterior HVAC equipment, backup generators, and other industrial equipment are enclosed with acoustic barriers and a minimum buffer from residential or sensitive uses.</p>	<p><i>Tempe, AZ, requires that data center backup generators be <u>located in an enclosed building with necessary ventilation</u>.</i></p> <p><i>Fairfax County, VA, requires <u>mandatory setbacks</u> from residential areas (at least 200 feet), pre- and post-construction noise studies, and requirements for physical noise barriers for equipment.</i></p>
<p>Establish strict noise limits through zoning or other ordinances, which could be tied to pre-operational ambient noise. Ordinances should address noise from individual developments and cumulative sources.</p>	<p><i>Divide County, ND, has the strictest noise limits for data centers at <u>50 dBA for daytime operations</u> and 45 dBA at night.</i></p> <p><i>Phoenix, AZ, stipulates that <u>noise levels cannot exceed 55 dBA during the day</u> and 45 dBA from 10 pm to 7 am for data centers adjacent to residential areas.</i></p> <p><i>Marana, AZ, <u>sets maximum decibel levels</u> by type of property and time of day. For example, in residential areas, data centers cannot make noise greater than 55 dBA during the day or night.</i></p>

Climate Mayors – Data Centers January 2026

CITY LED ACTIONS FOR AIR QUALITY & NOISE	EXAMPLES AND RESOURCES
<p>Set frequency-specific limits. Traditional noise regulations often use dBA (A-weighted) measurements, which may fail to capture the low-frequency humming characteristic of data center fans. Many ordinances are now adding dBC (C-weighted) standards to regulate these low-frequency "bass" sounds.</p>	<p><i>Chicago, IL's, Municipal Code (Article VII, Noise & Vibration Control) includes octave-band maximum sound pressure levels (tables by octave band center frequency) for manufacturing districts along residence/business-commercial district boundaries.</i></p>
<p>Mandate independent noise impact studies both before construction (modeling) and within 60 days of occupancy to ensure actual operational noise meets limits.</p>	<p><i>York County, VA, requires a sound study be conducted to evaluate existing ambient noise prior to project development and modelling predicted noise generation after development, including generators and ancillary equipment. Upon construction, data centers cannot "produce any sound that exceeds the existing ambient noise captured in the sound study or 55 dBA, whichever is greater, when measured from the boundary of the property on which it operates."</i></p>

Climate Mayors – Data Centers January 2026

CITY LED ACTIONS FOR AIR QUALITY & NOISE	EXAMPLES AND RESOURCES
Ensure a robust public noise complaints and monitoring process and levy meaningful fines for operators that violate noise limits. If necessary, cities should update their zoning codes to increase maximum fines. Repeated violations should result in certificate of occupancy revocation. ^[30]	<i>Chandler, AZ, <u>requires early neighbor notification and meetings</u> focused on project design and sound-mitigation for proposed data center projects.</i>

Maximizing Local Economic Value

Many state and regional economic development agencies are competing to attract data center projects through incentives and other forms of public support. While significant economic development incentives are often provided at the state-level, cities should coordinate closely with these entities to align expectations, avoid working at cross-purposes, and ensure that state or regional incentives reinforce local priorities. At the same time, before offering their own incentives or public support, cities should seek the following economic development outcomes:

- **Public value commensurate with public cost.** Incentives, tax abatements, or infrastructure investments should deliver clear benefits that justify foregone revenue and public expenditure.
- **High-quality, future-proof facilities.** Public support should favor “gold-standard” projects that exceed baseline requirements on energy efficiency, water stewardship, resilience, and community integration.
- **Local economic participation.** Data center development should support local employment (where possible), workforce development, and local supply chains, rather than delivering primarily capital-intensive benefits with limited local spillovers.
- **Alignment with citywide infrastructure and climate priorities.** Economic development tools should reinforce city goals related to decarbonization, water consumption, grid resilience, utility affordability, and heat recovery.
- **Accountability over time.** Incentives should be performance-based, with clear metrics, reporting requirements, and consequences for non-compliance.

Maintain service reliability for existing customers

Current customers are our priority.

We will not move forward with any project unless reliability can be maintained, and the costs associated with serving new data centers are not passed on to existing customers.

Our commitment

- We will not take power away from homes or businesses to serve a data center.
- New projects must demonstrate they can be integrated safely and reliably into our electric system.
- Any large data center customer must provide clear benefits to existing customers.

Support responsible growth and resource management

We believe economic development and customer benefits can go hand in hand when projects are planned responsibly. This includes responsible water use. We understand that water use is an important concern for communities. While decisions about water use are made by local water providers and environmental permitting agencies, we expect data centers to manage water responsibly and follow all applicable legal requirements.

Our commitment

We will only support projects that:

- Meet applicable regulatory and environmental requirements
- Provide long-term benefits to local communities
- Can be served without compromising reliability
- Use community resources responsibly

Prevent existing customers from paying additional costs

We believe data centers should pay the costs associated with serving their energy needs.

Our commitment

We will prevent existing customers from paying costs associated with serving new data centers by ensuring those customers cover the costs of:

- Studies and planning
- Equipment and system improvements
- New power supply resources
- Transmission upgrades

Maintain transparency and public engagement

We believe in providing clear and timely information as data center interest and energy requests evolve.

Our commitment

When permitted by law and commercial confidentiality requirements, we will continue to share information about:

- Our review process
- Regulatory and policy decisions
- Potential customer impacts
- Major developments related to large data center energy requests

Energy service is just one piece of the puzzle required to bring a large data center to fruition. As a regional energy provider, we are just one part of the project development process.

Our role is to determine whether we can safely and reliably provide the energy a customer is requesting.

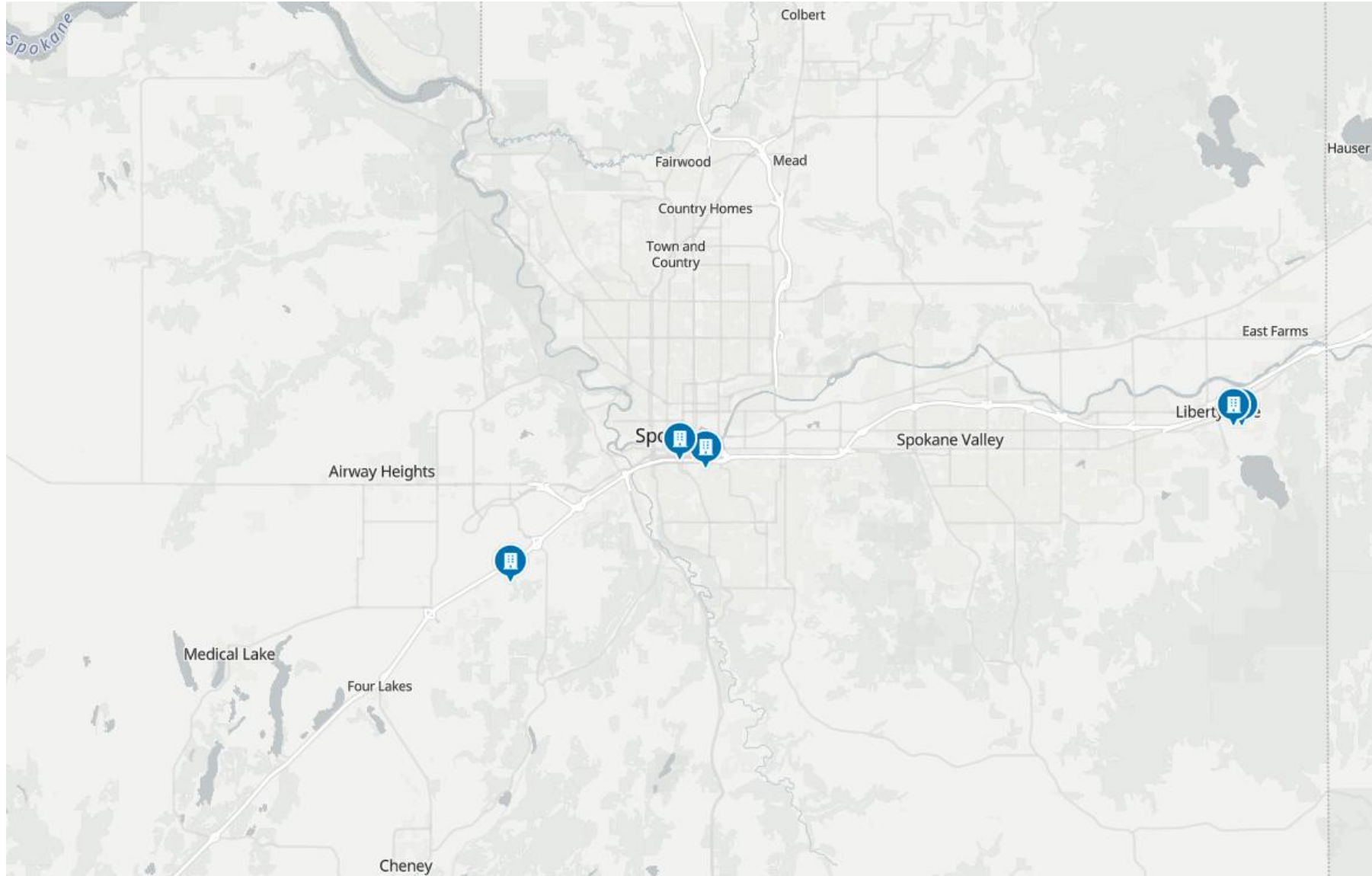
Avista evaluates	Other agencies may evaluate
Energy availability	Land use and zoning
Electric-system impacts	Local permits
Energy infrastructure needs	Water use and availability
Energy reliability	Environmental requirements
Energy-service costs	Other state and local requirements

No single entity decides if a project will proceed—multiple reviews and approvals from a myriad of local and state-wide agencies, among others, are needed before a project may move forward.

Existing Facilities in Spokane County -

Section 4, Item a.

<https://www.datacentermap.com/usa/washington/spokane/>



Existing Facilities in Spokane County -

<https://www.datacenters.com/locations/united-states/washington/spokane>

Section 4, Item a.



TierPoint

Spokane 23403 East Mission Data Center

23403 East Mission Avenue, Liberty Lake, WA 99019, USA



TierPoint

Spokane 23017 E Mission Data Center

23017 East Mission Avenue, Liberty Lake, WA 99019, USA



Neutron Colocation

Spokane Data Center

422 West Riverside Avenue, Spokane, WA, USA



Cogent Communications

Spokane Data Center

4725 S Spotted Rd, Spokane, Washington 99224, USA



Innova Solutions

Spokane Data Center

304 West Pacific Avenue suite 210, Spokane, Washington, USA



Neutron LLC

Spokane Data Center

Spokane, WA, EE. UU.

SP003 Facility Specifications - 23017 E. Mission Avenue

Section 4, Item a.

DOWNLOAD SPECIFICATIONS



Space

- 16,500+ total square feet, 9,900+ square feet of raised floor space
- Cabinets and cages available



Reliability

- A-side and B-side power distribution design
- Two 2.5 MW redundant generators with a minimum of 48 hours runtime
- 100% uptime SLA



Connectivity

- Carrier-class, carrier-neutral facility
- Multiple, diverse fiber access available
- Cloud on-ramps and fabrics
- See [Connect Point](#) for all carriers and product offerings



Security

- 24x7x365 electronic and on-site security qualified personnel
- Secure two-factor authentication including biometric systems
- CCTV surveillance, with a minimum 90 days of retention



Product Availability

- Managed services, including private cloud, disaster recovery, security, and colocation solutions
- 24x7 Remote Hands technical support



Compliance

- Audited under SOC 1 Type II, SOC 2 Type II, SOC 2 + HITRUST, GLBA, HIPAA, PCI-DSS¹, and NIST SP 800-53¹ annually, is ISO 27001 certified², and ITAR and Data Privacy Framework³ registered.

1. Data Center Colocation Services (NIST Moderate baseline)

2. ISMS and data center colocation

3. EU Standard Contractual Clause/DPA template available

High-Density Colocation Data Centers to Power AI

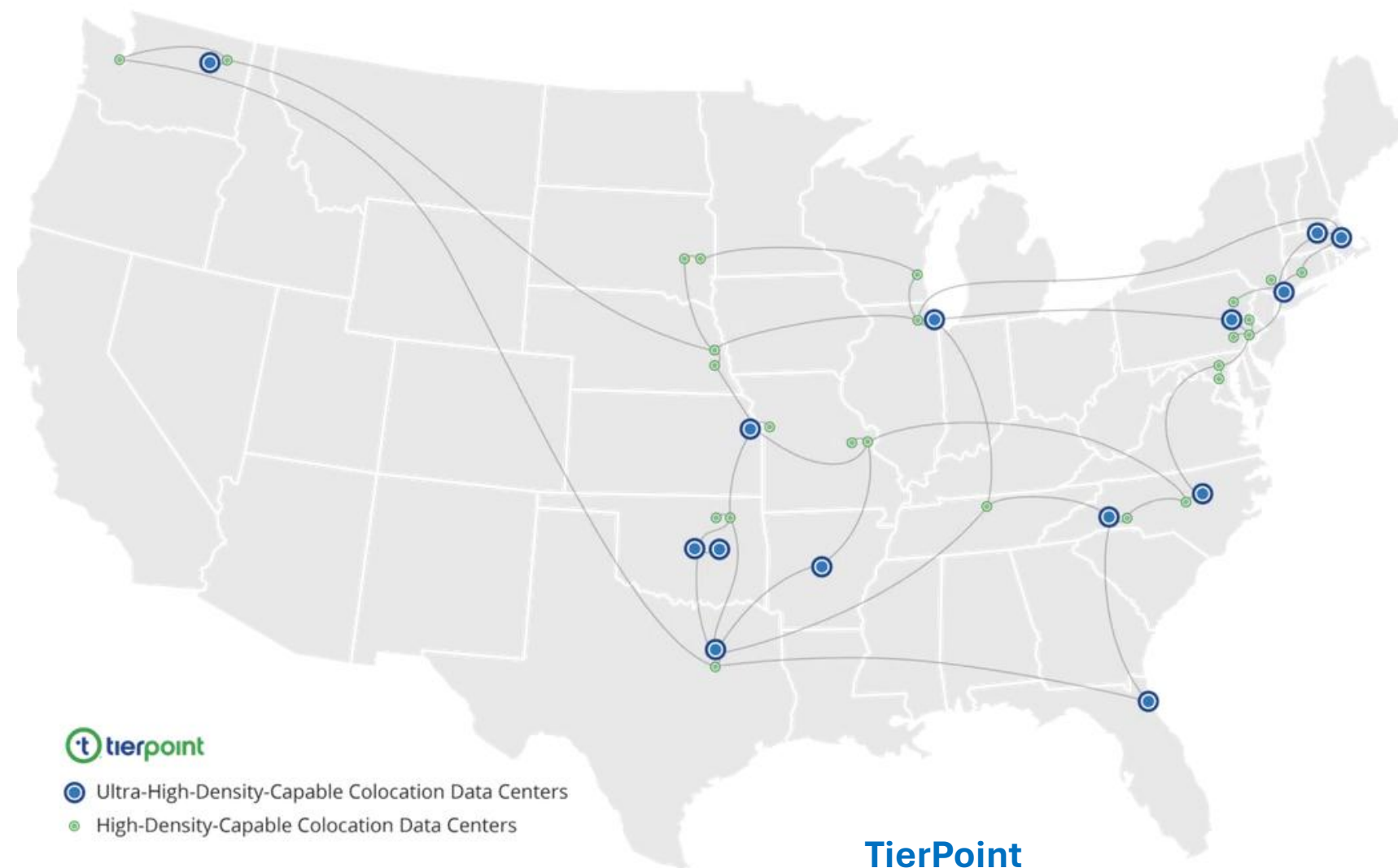
What is High-Density Colocation vs. Traditional Colocation?

Section 4, Item a.

Traditional colocation is delivered via standard industry-accepted racks and cabinets with no additional per-cabinet cooling offered. High density and ultra-high-density colocation are delivered via state-of-the-art self-contained cabinets with integrated cooling options

What is High-Density Colocation?

High-density colocation is designed to accommodate the increasing power requirements of modern IT equipment, particularly in artificial intelligence (AI) and other high-performance computing (HPC) workloads. In a high-density colocation setup, advanced cooling and power distribution systems manage the heightened heat generated by densely packed hardware. While traditional data centers might have power densities of around 2-5 kilowatts (kW) per rack, high-density colocation can reach much higher levels, often ranging from 15 kW to 30 kW and ultra-high-density can deliver 30kW and beyond per rack.



● Ultra-High-Density-Capable Colocation Data Centers

● High-Density-Capable Colocation Data Centers

[TierPoint](#)

Amazon announces policy changes to data center development efforts



<https://www.tricitiesbusinessnews.com/articles/8456-amazon-announces-policy-changes-to-data-center-development-efforts>

October 4, 2026 - TCAJOB Staff

Among the elements of the new Section 4, Item a.
“[Amazon Data Center Commitment](#)”:

- Halting use of nondisclosure agreements, or NDAs, with government agencies on data center projects.
- Earlier public engagement and community open houses.
- Ensuring Amazon covers the costs of energy and infrastructure for its projects.
- Annual public reporting of data center water use and efficiency, energy use and efficiency, and carbon-free energy.
- More local hiring, procurement and community investment.

Capital without Labor: Data Centers and the Local Economy

(ssrn-7384998)

Section 4, Item a.

- “Data centers are central to cloud computing and artificial intelligence, and local governments often view them as sources of investment, tax-base growth, and economic development.”
- “Yet their operating model differs from the establishments emphasized in the agglomeration literature: they are large, fixed, capital-intensive, and dependent on local infrastructure.”
- “This distinction makes data centers a useful setting for examining whether capital-intensive firm entry generates broad local gains when it is weakly connected to local labor and production networks.”
- “The findings have implications for how local governments evaluate capital-intensive digital infrastructure.”
 - “Headline investment and projected tax revenues may overstate local economic benefits when private facilities rely on constrained public infrastructure.”
 - “Approval decisions and financing arrangements should account for the capacity, financing, and repayment risks borne by local utilities, taxpayers, and residents.”
 - “Our findings suggest that capital investment without labor demand or production linkages generates limited economic benefits while increasing pressures on local resources and public infrastructure.”

Spokane Aquifer Joint Board (SAJB) – OCT. 2026 DRAFT

Section 4, Item a.



Spokane Aquifer Joint Board
Local Water Utilities United for Safe Drinking Water
1521 N. Argonne Rd. Suite C PMB 250
Spokane Valley, WA 99212
sajbinfo@gmail.com

DATE 2026

(INSERT MAYOR/CHAIR NAME HERE)

Delivered via email to:

RE: Data Center Development and Protection of the Spokane Valley–Rathdrum Prairie Aquifer

The Spokane Aquifer Joint Board (SAJB) strongly suggests local governments to establish rigorous water-resource requirements and letting the actual characteristics of the project determine whether those requirements can be met prior to approving a data-center or other major industrial water user over the Spokane Valley–Rathdrum Prairie (SVRP) Aquifer.

The reason is straightforward: the SVRP Aquifer is the region's sole source of municipal drinking water and an exceptionally sensitive groundwater system. The aquifer covers approximately 370 square miles, and SAJB's 21 member agencies collectively operate 152 wells in 103 wellfields drawing from it. The aquifer was designated a Sole Source Aquifer by the U.S. Environmental Protection Agency in 1978.

SAJB's recently completed groundwater modeling makes the need for caution even clearer.

The 2025 MODFLOW Study updated groundwater capture zones for SAJB member wells using a three-dimensional regional groundwater-flow model. The study delineates 1-, 5-, and 10-year groundwater capture zones and provides updated information for protecting our drinking-water wells.

More importantly, SAJB's companion 2025 Climate Impact Analysis evaluated how future climate and hydrologic changes could affect groundwater levels at member wells through 2070–2099. The analysis projects substantial reductions in Spokane River flows during the late spring, summer, and early fall. Under the RCP 8.5 scenarios, average June, July, and August flows at Post Falls are projected to decline approximately 85%, 77%, and 76%, respectively, compared with historical averages.

The climate analysis also projects that groundwater levels will generally decline during late spring and summer, with the greatest changes occurring during May and June as earlier snowmelt and changing precipitation patterns alter recharge to the aquifer.

This matters when considering cumulative demand combined with climate-related water stress at the same time.

Data-center cooling systems vary considerably, but water consumption can be substantial. The U.S. Department of Energy identifies cooling towers and evaporative cooling as significant sources of on-site water consumption. The Lawrence Berkeley National Laboratory's 2024 United States Data Center Energy Usage Report estimated that U.S. data centers consumed approximately 66 billion liters of water directly in 2023 and projected that hyperscale facilities alone could consume 60–124 billion liters annually by 2028.

SAJB recognizes that newer cooling technologies can reduce or eliminate some direct water consumption. However, the SVRP Aquifer is the region's sole source of municipal drinking water and an exceptionally sensitive groundwater system.

SAJB's 2025 climate analysis itself notes that its modeling did not account for increased future pumping from most municipal water suppliers and cautions that additional future pumping of groundwater could further lower levels and considerably warm our existing resource.

This is precisely why SAJB believes a project should be evaluated in direct coordination with the water purveyors and purveyors capture zones expected to serve the facility, and that coordination should occur as early as possible.

At a minimum, the project should clearly establish:

- Maximum water demand at full buildout;
- Recognize the aquifer's Sole Source Aquifer designation and exceptional sensitivity;
- Consider projected climate impacts and future water availability when evaluating new large-scale water users;
- Consult with the water purveyor expected to serve any proposed large water user early in the planning process; and
- Whether potable drinking water would be used for cooling and, if so, why reclaimed water could not be used;
- Whether water would be discharged, reused, or returned to the aquifer;
- The composition and destination of cooling-system of drinking water or wastewater
- Clear evidence that drinking water quantity and quality will be protected

Spokane Aquifer Joint Board (SAJB) - OCT. 2026 DRAFT

Section 4, Item a.

The SVRP Aquifer is an irreplaceable drinking-water resource. SAJB believes that protecting its long-term quantity and quality must take precedence over introducing new industrial water demands whose scale and future impacts remain uncertain.

We encourage local governments to protect the aquifer now, rather than attempting to mitigate impacts after development has occurred.

Submitted respectfully,
The Spokane Aquifer Joint Board

Jeremy Jenkins, M.S.
President, Spokane Aquifer Joint Board
On Behalf of the Spokane Aquifer Joint Board
Liberty Lake Sewer and Water District

SAJB Members:
Carnhope Irrigation District No. 7, City of Millwood, City of Spokane Water Department, Consolidated Irrigation District No. 19, East Spokane Water District No. 1, Honeywell Electronic Materials, Hutchinson Irrigation No. 16, Irvin Water District No. 6, Liberty Lake Sewer and Water District No. 1, Moab Irrigation District No. 20, Model Irrigation District No. 18, Modern Electric Water Company, North Spokane Irrigation District No. 8, Orchard Avenue Irrigation District, Pasadena Park Irrigation District No. 17, Spokane Business and Industrial Park, Spokane County Water District No. 3, Trentwood Irrigation District No. 3, Vera Water and Power, Whitworth Water District No. 2.

Ecc:
Planning Commission Members
City Council and/or other Board of County Commissioners
Planning Staff
Spokesman Review
Copy mailed to:
City Hall or Board of County Commissioners Office

Data Center Moratorium – Next Steps

Section 4, Item a.

- Planning Commission to review research to prepare for November 18th meeting
- Planning Commission Special Meeting – November 18th at 6pm
 - Presentation on what other jurisdictions have adopted or are proposing (including use definitions)
 - Data Center & Battery Energy Storage Systems (BESS) Discussion / Potential Recommendation
 - Continue discussion at January 2027 meeting
 - Draft regulations to allow Data Centers and/or BESS uses
 - P – Permitted Use, or
 - S - Specific Use Regulations Apply, or
 - CUP - Conditional Use Permit
 - Recommend Millwood prohibit Data Centers and/or BESS uses
 - Does Planning Commission want to schedule a public hearing for November 18th?



Amanda Tainio, Principal

October 5, 2026

Memo To: Millwood City Council

RE: September 2026 Planning Report

Here is a summary of the planning activities for the month of September 2026:

- Permit/license/land use application review and processing:
 - 3216 N. Fowler - Site Plan Review / Approval for Deck (exempt from building permit requirement)
 - 3019 N. Argonne (MW-2026-0021) - Siding Exception Request Coordination, Staff Report, & Planning Commission Meeting / Decision (Denied)
 - Misc. zoning reviews / information / other jurisdiction SEPA reviews / staff assistance / coordination
- Historic Preservation Commission - Meeting w/ Kris Major to review NW Vernacular summary
- 2026 Periodic Update
 - Community / agency engagement & webpage updates
 - 9/2/26 Planning Technical Advisory Committee (PTAC) Meeting
 - 9/8/26 City Council Meeting / Public Hearing - Planning Commission Findings of Fact, Conclusions, & Recommendation Review & Ordinance 561 First Reading / Discussion
 - 9/23/26 Steering Committee of Elected Officials (SCEO) Meeting
 - Resource guide & application update drafts
- RCO PRA Grant Application Modifications from Technical Review & Re-Submittal
- Planning Commission Meeting - September 30th (Open Government Training & Siding Exception Request Consideration)
- Data Center Moratorium
 - American Planning Association Webinar & Resource Review
 - Data center research review
 - Presentation preparation for October Planning Commission meeting - Research Summary

With best regards,

Amanda Tainio
 Millwood Contract City Planner
planner@millwoodwa.us