

January 15, 2025

Request for Future Agenda Items:

Resolution for Reno City Council & EDAWN/Economic Stakeholder Presentation

Dear Planning Staff, Counsel, Chair Rohrmeier, and Fellow Commissioners,

I respectfully request that we agendize a discussion and possible action to adopt a resolution encouraging the Reno City Council to consider a temporary pause on the filing and issuance of permits for data centers. This discussion could be scheduled for our next Planning Commission meeting on February 5, 2025, or under a special meeting as afforded by our bylaws, pending a majority vote.

The intent of this proposed resolution is not to hinder progress but to allow the City to take a proactive and thoughtful approach to understanding the impacts of this emerging land use. With data centers becoming a focal point of discussion both locally and nationally, a brief and focused pause would provide an opportunity to refine the limited tools and administrative interpretations currently guiding our decisions. This approach ensures future projects align with the Reno Master Plan's principles of sustainability, economic growth, workforce development, and quality of life for all residents, enabling us to lead with strategy rather than reactively addressing challenges at each meeting.

In addition to this resolution, I support any invitation of community stakeholders, such as EDAWN, to provide a presentation offering tangible insights into the long-term, not just short-term, economic and workforce impacts of data centers. This idea, inspired by a recent conversation with Commissioner JD Drakulich, would serve as a valuable foundation for both the Planning Commission and City Council as we work toward a comprehensive framework for evaluating these projects. If concrete data is not yet available, initiating this dialogue will help identify the critical questions and benchmarks needed to assess the benefits and challenges of future proposals.

For your reference, I have a draft resolution and will provide an electronic version to the recording secretary for tonight's public record. I encourage anyone with feedback or suggestions to share them with the recording secretary in advance of our first February meeting, or any special meeting scheduled for this purpose, to facilitate collaborative refinement of the resolution.

Thank you for considering this request. I look forward to engaging in a thoughtful and constructive discussion on this matter with all of you.

Respectfully,

Manny Becerra

City of Reno Planning Commissioner

Enclosed: Draft Resolution for City Council

Regular Meeting | Reno City Planning Commission

Wednesday, January 15, 2025 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Resolution No. 0_-25

RESOLUTION ENCOURAGING THE RENO CITY COUNCIL TO ADOPT A MORATORIUM ON THE FILING AND ISSUANCE OF PERMITS FOR DATA CENTERS IN ORDER TO STUDY THE IMPACT OF THIS NEW AND EMERGING LAND USE ACTIVITY WITHIN THE CITY OF RENO AND TO CONSIDER THE PREPARATION OF NEW POLICIES, PLANS OR REGULATIONS PERTAINING TO DATA CENTERS AS DEEMED REASONABLE AND NECESSARY TO ADVANCE THE RENO MASTER PLAN AND MEET THE NEEDS OF RENO CITIZENS

WHEREAS,

- A. Data Centers are an emergent and proliferating land use activity propelled by technological and digital advances; and
- B. Reno because of its dry climate, land availability, natural resources, and fiber-optic communications infrastructure may be seen as a city able to meet the growing market demand for digital centers; and
- C. The impacts of this land use including but not limited to electricity and water usage, sewage, heat, land use consumption, site specific operations like noise, 24-hour activity, fire risk, and light spill have not been studied or understood; and
- D. The benefits of data centers to advance Reno's economy in creating long term jobs and fiscal advantages to local governments and agencies that provide services to data centers have not been studied or understood; and
- E. The Reno Planning Commission is established in Nevada Revised Statutes 278.150 to prepare a Master Plan for the City and is charged in Reno Municipal Code 18.903 (c)(1) with serving, advising and making recommendations to the City Council;

NOW THEREFORE BE IN RESOLVED BY THE RENO PLANNING COMMISSION:

- 1. The City Council is encouraged to adopt a moratorium suspending the filing and issuance of permits (including those related to on land preparation) for data centers for the purpose of understanding through studies:
 - a) How data centers advance Reno Master Plan policies including those related but not limited to economic development and workforce opportunities, prudent allocation of land use, energy consumption, and water and other natural resource capacity; and

- b) What impacts a proliferating data center sector may have to neighborhoods and the quality of life of Reno residents, and the threat of an overcommitment of land for data centers at the expense of a mix of other land uses and other considerations; and
- c) What are the advantageous and disadvantageous experiences of other communities that have growing data center sectors.

A Strategic Time-Certain Pause: Shaping Reno's Future with Data Centers

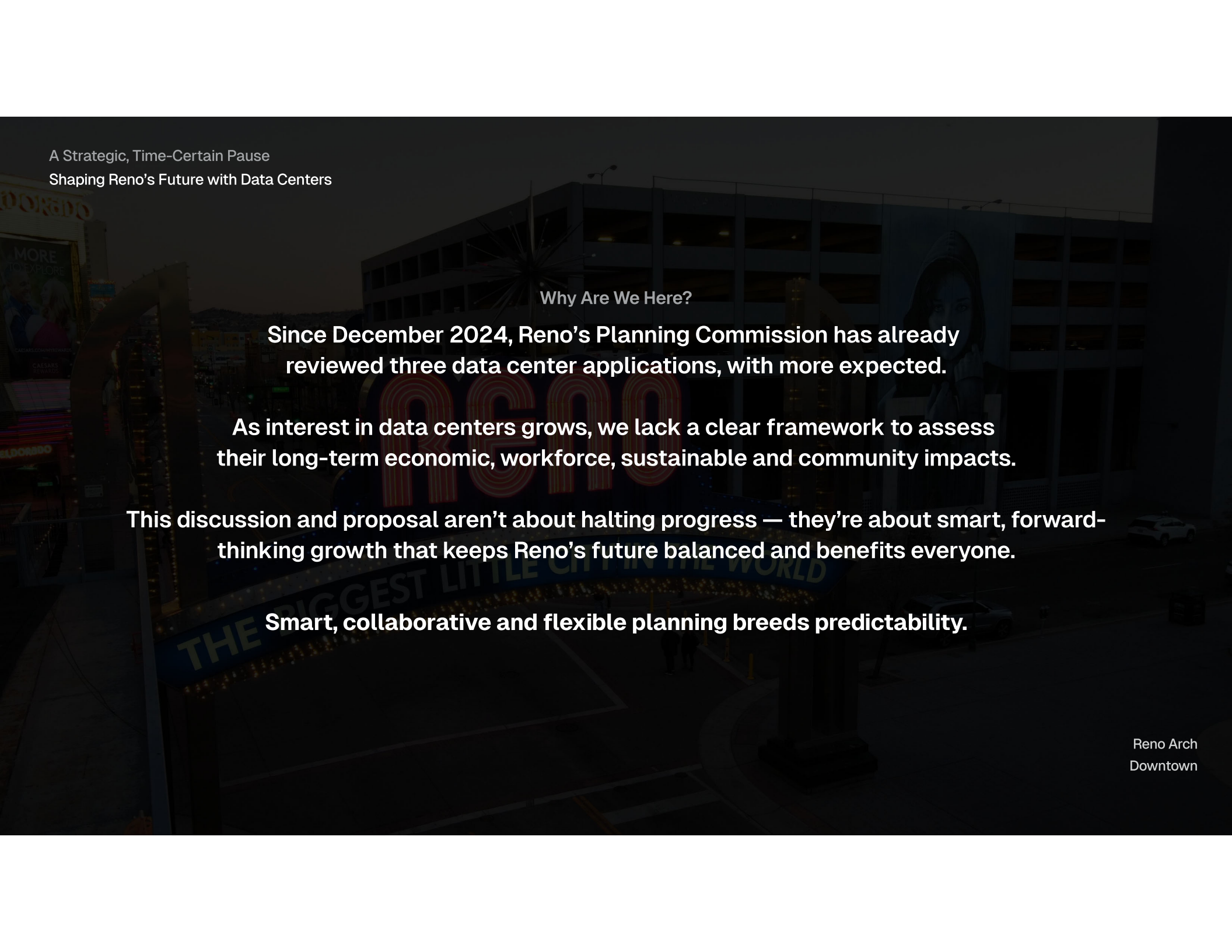
Item 5: Presentation, discussion and possible recommendation to encourage City Council to adopt a moratorium on the filing and issuance of permits for data centers.



February 5, 2025 • Reno Planning Commission • Introduced by Commissioner Manny Becerra

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Peavine Mountain
Reno, Nevada, USA



A Strategic, Time-Certain Pause
Shaping Reno's Future with Data Centers

Why Are We Here?

Since December 2024, Reno's Planning Commission has already reviewed three data center applications, with more expected.

As interest in data centers grows, we lack a clear framework to assess their long-term economic, workforce, sustainable and community impacts.

This discussion and proposal aren't about halting progress — they're about smart, forward-thinking growth that keeps Reno's future balanced and benefits everyone.

Smart, collaborative and flexible planning breeds predictability.

Reno Arch
Downtown

The Challenge

The Missing Framework

Currently, decisions on data centers are made piece by piece, without a clear citywide policy or evaluation criteria. We must determine at minimum:



Economic Benefit

Do data centers contribute meaningfully to Reno's local economy long-term?



Resource Consumption

How do they impact our limited water, energy and infrastructure?



Predictability is Key

As first underscored by the Planning Commission on December 5, 2024 - providing clear, consistent guidelines benefits applicants, staff and residents alike, ensuring informed decisions and streamlined processes.



Workforce Impact

How many permanent, high-quality jobs do they create - now and long-term?



Land-use Balance

Are we overcommitting land to data centers at the expense of other needed development?

Why a Temporary, Time-Certain Pause Makes Sense

This is not a ban — it's a brief, strategic and time-certain pause to allow the City to quickly and methodically study impacts and develop a clear, adaptable framework. Without a framework, we risk continuing to approve projects that:

- Can strain our infrastructure and resources.
- Set precedents without proper evaluation of long-term impacts.
- Permits unclear economic returns for the city and its residents long term.
- Miss opportunities to align with Reno's broader economic, workforce and sustainability goals.

What This Resolution Proposes

A temporary, time-certain pause on new data center permits to allow time for:



Research & Analysis

Understanding economic, environmental and community impacts.



Stakeholder Engagement

Bringing in voices from industry, workforce leaders and the public.



Policy Development

Establishing clear criteria to guide future approvals with predictability and alignment.

A Strategic, Time-Certain Pause
Shaping Reno's Future with Data Centers

What This Resolution Proposes

Reno's Opportunity to Lead with Strategy

Reno has an opportunity to lead, not react, by ensuring our policy serves residents and businesses alike.

A brief, strategic pause allows us to move nimbly and entrepreneurially — giving us the space to research, review, implement and iterate rapidly while maintaining a transparent public review and input process.

"Pressure Is A Privilege"

City Hall Chambers, Downtown Reno

A Strategic, Time-Certain Pause
Shaping Reno's Future with Data Centers

What This Resolution Proposes

A Collaborative Approach

Stakeholders such as EDAWN, Truckee Meadows Regional Planning Agency (TMRPA), Regional Planning Commission, Reno-Sparks Indian Colony (RSIC), economic experts, utility providers, state-level and legislative partners, city staff and the general public will play a role in shaping a long-term approach.

A key goal is to establish a clear, adaptable and predictable end-to-end data center policy that aligns with Reno's vision for sustainable and diversified economic growth.

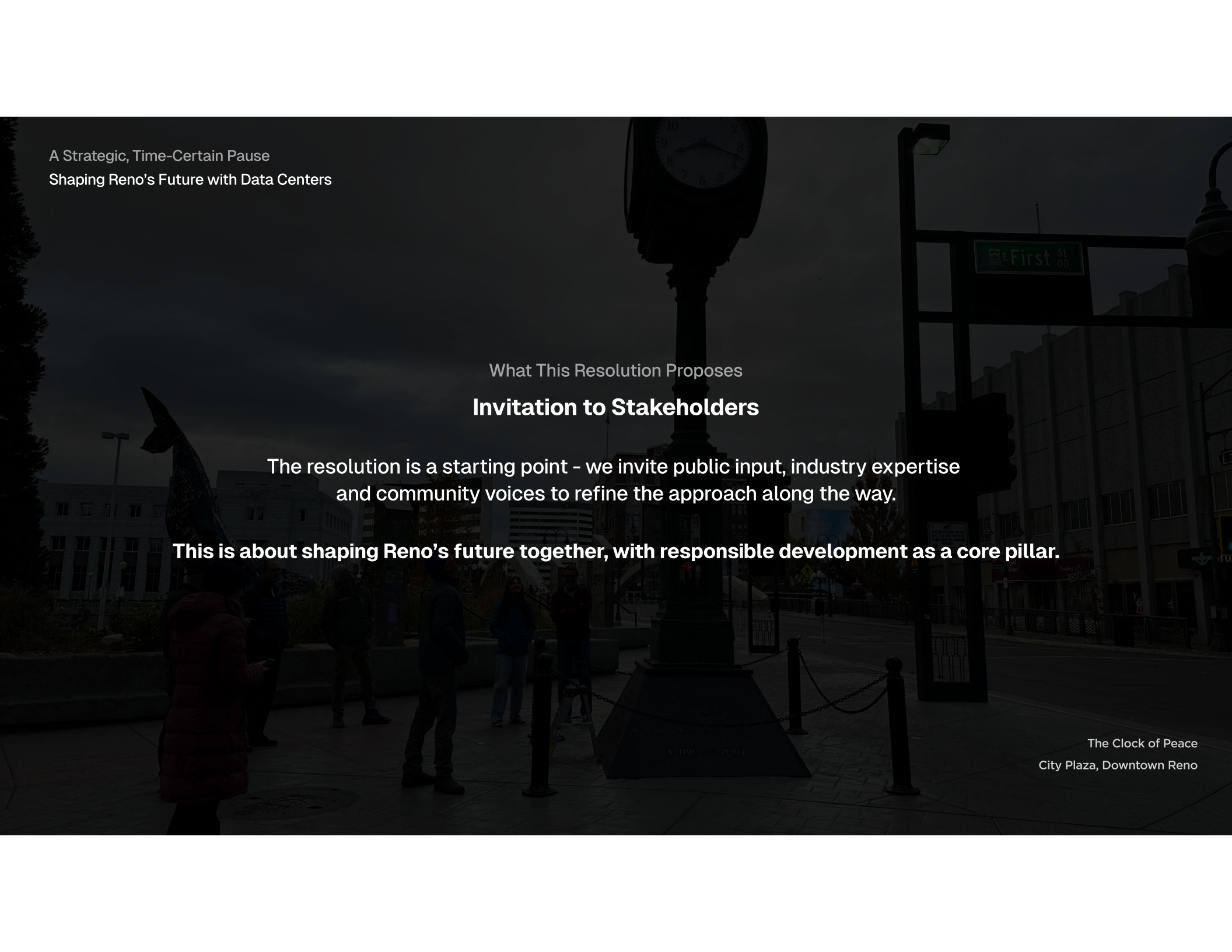
What This Resolution Proposes

What Comes Next?

If passed, this resolution will be forwarded to City Council for consideration and possible action.

The temporary, time-certain pause would allow for:

- An agile, data-driven review of the true impact of data centers in Reno.
 - A clear set of predictable standards for future proposals.
 - Community and business engagement to shape Reno's approach.
- Other key considerations that support sustainable growth, economic resilience and community well-being.



A Strategic, Time-Certain Pause
Shaping Reno's Future with Data Centers

What This Resolution Proposes

Invitation to Stakeholders

The resolution is a starting point - we invite public input, industry expertise and community voices to refine the approach along the way.

This is about shaping Reno's future together, with responsible development as a core pillar.

The Clock of Peace
City Plaza, Downtown Reno

Proposed Motion for the Planning Commission (Open to Refinement)

I move that the Planning Commission adopt a resolution encouraging the Reno City Council to consider a temporary pause on the filing and issuance of new permits for data centers. This pause will direct and allow the City to study the economic, environmental and community impacts of data centers, engage stakeholders, and develop a framework for ensuring that future approvals align with the Reno Master Plan's goals for sustainability, economic growth, quality of life, and other relevant metrics as identified by stakeholders. Additionally, we propose that we invite stakeholders—including EDAWN, TMRPA, RSIC, utility providers, workforce development leaders, state-level partners and the broader public — to participate in shaping this framework, ensuring that future projects bring clear and measurable benefits to Reno's residents and economy.

Time Certain Directive

To ensure progress and accountability, we recommend that findings, framework proposals and stakeholder input be presented to City Council by June 2025 or sooner, or another time frame as determined by City Council, ensuring this effort remains focused and actionable.

A Strategic, Time-Certain Pause
Shaping Reno's Future with Data Centers

RENO

That's a wrap... for now.

Thanks y'all! 🤖

(Fellow Planning Commissioners, City Council, Staff, Public and Private Industry Partners and Residents/Public)

reno.gov/government/boards-commissions/d-r/planning-commission

#OneTeam