

DATA CENTERS: TOP TEN FACTS

The Wyoming Way

DO NO HARM

1. PUT DATA CENTERS IN THE RIGHT LOCATION

Use zoning, Planned Unit Developments and Business Parks to manage land use, setbacks, infrastructure, noise, lighting and compatibility with surrounding property.

2. CREATE LONG-TERM ACCOUNTABILITY

Commercial Owners Associations, CC&Rs, development agreements and assessments establish standards and responsibilities that remain in place after construction.

3. UNDERSTAND THE WATER

Evaluate both sides of the equation: understand water demand, wastewater impacts and the infrastructure required to serve the project.

4. USE WATER-EFFICIENT COOLING

Evaluate both sides of the equation: what goes out and what comes back. Understand water demand, wastewater impacts and the infrastructure required to serve the project.

5. PROTECT EXISTING RATEPAYERS

Large-load utility contracts should ensure major users pay for the infrastructure and service required by their projects rather than shifting costs to existing customers.

6. UNDERSTAND STATE REQUIREMENTS

Engage the Wyoming Department of Environmental Quality and other state agencies early. Understand industrial siting, air, water and other applicable permitting requirements.

7. ENGAGE THE COMMUNITY EARLY

Hold public meetings and communicate clearly about the project, infrastructure, water, power, noise, construction impacts, jobs, tax revenue and timeline

8. LISTEN - THEN ADDRESS CONCERNS

Community Benefit Agreements and other commitments can turn concerns into measurable outcomes such as workforce development, roads, recreation, and other community priorities.

9. ANTICIPATE THE WATERFALL EFFECTS

Plan beyond the property line. Consider construction traffic, regional transportation projects, housing, workforce, emergency services and other infrastructure needs.

10. ASK: WHAT ARE THE ALTERNATIVES?

Compare data centers with realistic alternative development - or no development at all. Consider land use, water, infrastructure, jobs, tax base, traffic and environmental impacts under each scenario.

Subject matter expertise matters. Experienced economic development professionals understand how to bring the right partners to the table, anticipate impacts, ask the right questions, and ensure the right work happens at the right time. This experience is critical to balancing economic opportunity with the long-term interests of the community.

The Take Away

Growth should pay its own way, protect existing residents and ratepayers, respect resources, and leave the community stronger than it was found.



Cheyenne LEADS

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