COB - BOSAIR FORM

09/08/2026 12:54 PM (MST)

Submitted by Nancy.Cole@pima.gov

BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type:	Agenda Item
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	09/22/2026
Project Title / Description:	RESOLUTION NO. 2026-_____ PIMA COUNTY RESOLUTION IMPLEMENTING A MORATORIUM ON DATA CENTER DEVELOPMENT

Agenda Item Report

Introduction / Background:	On August 11, 2026, the Board of Supervisors (BOS) directed creation of a moratorium resolution regarding data centers in unincorporated Pima County for 120 days during which the zoning code text will be updated. In August of 2025 the BOS requested the zoning code be amended to address data centers. The County Administrator's July 17, 2026 memo provided a framework for the amendment process to ensure Pima County zoning categories reflect the unique attributes of data centers. This resolution would start the 120 day moratorium on data center permits.
Discussion:	The Board sees a compelling need to enact a moratorium to ensure the safety, health, and well-being of the residents and environment of Pima County are adequately represented in zoning requirements for data center development. The Data Center Public Health Review provides a public health evaluation framework that provides a consistent, life-cycle approach for evaluating potential public health and environmental considerations associated with data center development.
Conclusion:	The moratorium provides Development Services Department time for an accelerated zoning code text amendment process to develop specific requirements related to data center development. The resolution outlines how the moratorium will be imposed, and also the time schedule and proposed work plan for the zoning code text amendment.
Recommendation:	Staff recommends imposing a 120 day moratorium on data centers during which the proposed work plan to update zoning code to mitigate potential adverse impacts of these high-resource usage developments will be implemented.
Fiscal Impact:	None

Support of Prosperity Initiative:	C-S 2. Address Climate Resilience and Environmental Justice
Provide information that explains how this activity supports the selected Prosperity Initiative	The moratorium supports our goal to build a more climate resilient community while reducing potential harm to low-income areas from air pollution, environmental degradation, resource extraction or other land / resource uses that could be impacted by high resource use developments such as data centers.
Board of Supervisor District:	• 1 • 2 • 3 • 4 • 5
Department:	County Administration
Name:	Nancy Cole
Telephone:	520-724-2970

Department Director Signature: _____ Date: _____

Deputy County Administrator Signature: _____ Date: 9/9/2026 | 3:58 PM MST

County Administrator Signature: _____ Date: 9/9/2026 | 4:03 PM MST

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RESOLUTION NO. 2026-_____

PIMA COUNTY RESOLUTION IMPLEMENTING A MORATORIUM ON DATA CENTER DEVELOPMENT

WHEREAS, A.R.S. § 11-833 grants the Pima County Board of Supervisors the legal authority to enact a moratorium on construction or land development; and

WHEREAS, the Board is concerned about the safety, health, and well-being of the residents and environment of Pima County; and

WHEREAS, the Board believes that data centers pose imminent negative public health impacts tied to not only energy demand and reliability, but also air pollution, water use in regions already under water stress, noise, and waste heat dispersion in a region demonstrating annual increases in high-heat temperatures, annually[1]; and

WHEREAS, the Board believes that multiple criteria based on public health and environmental impact must be considered including ambient air monitoring data, respiratory health indicators, adverse heat-related events, noise monitoring data, and social vulnerability as public and environmental health impacts of data center development; and

WHEREAS, the Board sees a compelling need to enact a moratorium to ensure the safety, health, and well-being of the residents and environment of Pima County are adequately represented in requirements for data center development; and

WHEREAS, the Board notes that Pima County's elevated social vulnerability indices rank the County higher than the majority of the state of Arizona, and more vulnerable than 88% of communities, nationally, and these residents are more adversely affected by public health emergencies and other external hazards and stressors that cause disease and injury such as in heat-related illness and mortality data; and

WHEREAS, the Board acknowledges that Pima County's air quality monitoring covers the six criteria pollutants and ozone. Proposed data center facilities' project emission loads would introduce increased air emissions creating a clear and imminent danger to public health and safety[2]; and

[1] Data Center Public Health Review
[2] Ibid.

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WHEREAS, the Board notes that this summer, Arizona is experiencing its sixth hottest summer and as of 2026 'exceptional' and 'extreme' long-term drought was recorded in Pima County.[3] Water scarcity, primarily caused by factors such as climate change, population expansion and urbanization / development, groundwater use exceeding supply, and ineffective management and waste – is critical to underscore in development of a data center regulatory framework; and

WHEREAS, the Board acknowledges that daily water use of a 100-megawatt data center is the equivalent of ~2,600 households; and

WHEREAS, the Board acknowledges that roughly one 100-megawatt electric power is sufficient to support the electricity needs of 80,000 households;[4] and

WHEREAS, the Board believes data centers saturate transmission and distribution of energy infrastructure, reducing available capacity for communities and creating reliability risks during current high-load and demand peak periods, such as extreme heat or weather conditions; and

WHEREAS, in recent years, Pima County has received applications for data center development without adequate zoning code requirements that protect safety, health, and well-being of the residents and environment of Pima County; and

WHEREAS, the Board acknowledges the Data Center Public Health Review[5] report that provides a public health and baseline assessment can provide the County with a consistent, life-cycle framework for evaluating potential public health and environmental considerations associated with data center development; and

WHEREAS, the Board sees a compelling need – a clear and imminent danger to the health and safety of the community, arising from continuously increasing drought risk and rising temperatures, resulting in an overextended power grid which negatively contribute to heat related illness, or mortality, or other adverse public health outcomes within the affected zone; and

WHEREAS, the Board finds that a temporary pause is necessary to review the impact on the local community and on public facilities and infrastructure, and develop a regulatory framework on data center development; and

WHEREAS, attached to this document is a proposed work plan and time schedule for achieving the objective of this moratorium within one hundred and twenty days, consistent with A.R.S. *§* 11-833(C)(2)(d); and

WHEREAS, the impacted building types are sufficiently limited to allow for the use and enjoyment of the vast majority of residents and businesses; and

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS IS IMPOSING A MORATORIUM, AS FOLLOWS:

[3] Arizona Department of Water Resources – Drought Conditions
[4] Congressional Research Services. Data Centers and Their Energy Consumption 2024
[5] Data Center Public Health Review

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A. This moratorium shall comply with the applicable sections of A.R.S. § 11-833.

B. This moratorium shall apply to future development of new data centers where permits have not been issued for site improvements such as grading, paving, flood control or for building construction.

C. This moratorium shall be in place for one hundred and twenty days. The Board will review whether there is a compelling need warranting a time extension of the moratorium.

D. Pima County Development Services staff shall not intake, accept, or process any applications for building permits or site improvements for any parcel in the jurisdiction of Pima County that meets Item B above.

E. The Board of Supervisors may waive the requirements set by this moratorium if the applicant meets the following two steps:
   1. Shows the projected long-term impact of their project on local communities, air quality, electric and water quality, and
   2. The Board approves the request for a data center at a public meeting that is noticed to all property owners within 1000 feet, the property is posted and advertised in a newspaper. Notice must occur a minimum of 15 days in advance of the hearing.

F. If the Board of Supervisors waives the requirements of this moratorium, the applicant may then begin the site construction permits, building permits and any other required approvals for the site, buildings and structures.

G. An application for a waiver may be placed on the regular agenda by the Development Services Department or the County Administrator.
   1. A waiver request shall be submitted by the owner or owner's representative and submitted to Development Services staff.

F. During the time period in which this Resolution is in effect, Pima County Development Services shall pursue the Time Schedule and Proposed Work Plan for achieving the objectives of this moratorium. Attached and incorporated herein as Exhibit A is the Time Schedule and Proposed Work Plan.

G. If a provision of the zoning ordinances conflicts with this section, the conflicting sections shall yield to this resolution.

H. Should any section or provision of this resolution be declared invalid by a court of competent jurisdiction, such a declaration shall not invalidate any other section or provision.

I. This resolution shall go into effect as soon as it is adopted.

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PASSED, ADOPTED, AND APPROVED by the PIMA COUNTY BOARD OF SUPERVISORS, Arizona, this 22nd day of September 2026.

_____
Jen Allen, Chair, Board of Supervisors
Pima County, Arizona

ATTEST:

_____
Melissa Manriquez, Clerk, Board of Supervisors

APPROVED AS TO FORM:

Bobby Yu, Deputy County Attorney

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Exhibit A

Time Schedule and Proposed Work Plan

1. Pima County Development Services shall develop a zoning code text amendment as requested by the Board of Supervisors and in alignment with state laws and the comprehensive plan. It should include standards and regulations proposed by the County Administrator in a memo to the Board of Supervisors dated July 17, 2026.
2. Development Services staff will work with stakeholders and present a recommendation to Pima County Planning and Zoning Commission at the October hearing. Every effort should be made to reduce unnecessary delays in the process and ensure that the Planning and Zoning Commission hears the text amendment and makes a recommendation to the Board of Supervisors.
3. Prior to the expiration of the moratorium, the proposed zoning code text amendments will be presented to the Board of Supervisors for adoption.