

Provo City Planning Commission

Report of Action

February 11, 2026

***ITEM 1** Stephen Styler requests a Zone Map Amendment to add the Data Center Overlay (DC) Zone to property in the PIC Zone, to develop a data center located at 1507 S 180 E. East Bay Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLRZ20250622

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 11, 2026:

RECOMMENDED APPROVAL

On a vote of 5:2, the Planning Commission recommended that the Municipal Council approve the above noted application and authorize the Mayor to sign the development agreement that would:

1. Not allow onsite primary power generation;
2. Require that a closed-loop water system is used;
3. Guarantee water usage does not exceed 4,380,000 gallons per year; and
4. Require any water from the closed-loop system be removed by a third party and is not discharged into city systems.

Motion By: Lisa Jensen

Second By: Jon Lyons

Votes in Favor of Motion: Lisa Jensen, Jon Lyons, Melissa Kendall, Matt Wheelwright, Jonathon Hill

Votes Opposed: Barbara DeSoto, Joel Temple

Anne Allen was not feeling well and was excused before the motion.

Jonathon Hill was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the Data Center Overlay Zone is described in the attached Exhibit A.

RELATED ACTIONS

February 11, 2026 Planning Commission Item 2 project plan PLPPA20250210 was approved with conditions and is subject to this rezone being approved by the Municipal Council.

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.
- Planning Commission recommended that the items proffered by the applicant be included in a development agreement and the applicant agreed.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 12/03/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

- Multiple Neighborhood District Chair(s) were present or addressed the Planning Commission.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Letters that came prior to the hearing were provided to the Planning Commission for review.
- A letter from the Mayor was also provided to the Planning Commission, read during the hearing, and is included in this report as Exhibit B.
- Data centers can put off a lot of heat, and things should be done to make good use of this.
- This data center would be close to hotels and a school. 200' is not enough distance from a school, it will be too loud.
- The city would be giving up a lot for a little in return.
- Data centers do not provide enough jobs considering the amount of land that they use.
- This would be the largest data center in Provo.
- Air pollution, low jobs, and high-water use are elements of data centers and are unwanted.
- It would be good for them to find out how to use the silver water from the wastewater treatment plant.
- There will be a lot of heat and air conditioning units needed, and these will be noisy.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- There is a need here in the valley to have a data center to serve the needs of businesses that want to be close to the data to reduce latency.
- This is a great site because of the existing infrastructure to be able to serve the power needs from the grid instead of generating power onsite.
- The size of generators within the ancillary structure on the site will be reduced in size to be used as emergency back up generators.
- There have been discussions with the wastewater treatment plant that is adjacent to the proposed facility to be able to use the byproduct called silver water. It would be beneficial for both facilities if this could be done.
- This would be a constant load and not be contributing to peak demands that come from everyone turning things on when they get home.
- Sound mostly comes from the energy generation equipment. This facility will only use emergency generators. The noise levels at the property line would be 60-65 dBA. If sound attenuation is needed to keep to that level, the developer understands that this is their obligation.
- The closed-loop water system will have 99.9% efficiency and the water used will not need to be chilled but can be room temperature.
- The owner also owns the other building to the south and they have had a lot of vacant office space for some time now. This proposed use has a current demand and will not be vacant.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The applicant has proffered to limit the amount of water that would be used for this site. This would be part of a development agreement to limit the amount of water to 4,380,000 gallons per year.
- There are other data centers in Provo already; this is the first to apply under the new data center overlay zone.
- The data center would be a combined 132,000 square feet.
- Solar power onsite would not be enough to support this site's needs, but they would be allowed to use solar power.
- Provo Power would require a power purchase agreement, and this would make it so that it does not change the rates for Provo City residents.
- The infrastructure needed to get power to this facility will have to be paid for by the developer and not the city.
- Provo Power will be able to sell power at a consistent rate, and this will bring revenue to the general fund and this would be substantial based on the amount of power that would be sold.
- We want to preserve our natural resources, but this doesn't seem to do that.
- The rates will not go up and will not be taking power but will be bringing in power through agreements for its needs.

- Generators will only be used during outages.
- There are plenty of empty offices on the campus that are not bringing in any jobs, where this data center will bring in some jobs.
- There will be a property tax base increase with this development.



Planning Commission Chair



Director of Development Services

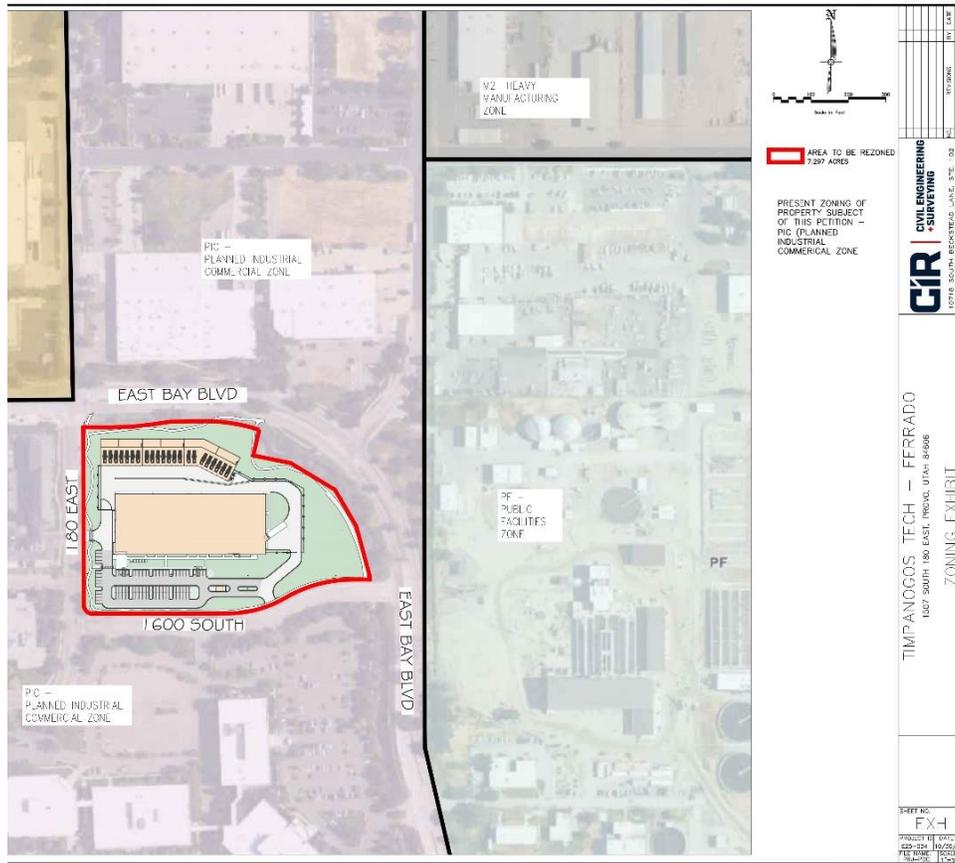
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A



Legal Description

Beginning at a point on the easterly right-of-way line of 180 East Street, said point is 76.55 feet East and 1,021.18 feet South from the Northwest Corner of Section 18, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence S.89°49'08"E. 77.37 feet; thence N.87°57'51"E. 57.46 feet; thence N.83°07'12"E. 56.27 feet; thence N.81°35'28"E. 42.76 feet; thence N.89°00'00"E. 83.49 feet to a point of tangency with a 472.99 - foot radius curve to the right, concave southerly; thence Easterly 156.83 feet along the arc of said curve, through a central angle of 18°59'50" (Chord bears S.81°30'04"E. 156.11 feet); thence S.13°12'57"W. 70.78 feet; thence S.78°35'47"E. 102.19 feet; thence S.58°54'25"E. 138.35 feet; thence S.30°25'53"E. 112.16 feet; thence S.15°10'39"E. 139.57 feet; thence S.01°47'45"E. 9.01 feet to the northerly right-of-way line of 1600 South Street; thence along said northerly right-of-way line the following five (5) courses: 1) S.89°50'00"W. 46.89 feet to a point of tangency with a 358.00 - foot radius curve to the left, concave Southerly; 2) Westerly 188.78 feet along the arc of said curve, through a central angle of 30°12'47" (Chord bears S.74°43'37"W. 186.60 feet) to a point of reverse curvature with a 302.00 - foot radius curve to the right, concave Northerly; 3) Westerly 159.25 feet along the arc of said curve, through a central angle of 30°12'46" (Chord bears S.74°43'37"W. 157.41 feet); 4) S.89°50'00"W. 363.24 feet to a point of tangency with a 23.50 - foot radius curve to the right, concave Northeasterly; 5) Northwesterly 36.91 feet along the arc of said curve, through a central angle of 89°59'10" (Chord bears N.45°10'00"W. 33.23 feet) to the easterly right-of-way line of 180 East Street; thence N.00°10'00"W. 476.18 feet along said easterly right-of-way line to the **POINT OF BEGINNING**.
Containing 317,870 square feet or 7.297 acres, more or less.

EXHIBIT B

Letters to the Planning Commission

Natalie King | February 11, 2026

1507 S 180 E Data Center

Greetings,

I am writing shortly ahead of your meeting to discuss possible plans for a data center here in Provo.

I strongly urge you NOT to move forward with new zoning to enable this to move forward. I know your commission members like to argue that their zoning decisions are neutral and are only made so far as to enable Provo City Council to make decisions. In this case, however, it is clear to me that recommending zoning changes to be put forward would simply set our city on a disastrous path.

Data centers will either compromise residents' electricity rates (which are already climbing steadily year after year) or air quality, if the center decides to generate its own electricity (often done with air polluting diesel fuel). Furthermore, noise concerns and water usage, regardless of so-called closed-looped systems, are in my opinion not at all worth the economic "benefits" (I don't think only 20 new jobs in the long run, post construction, are at all worth the potential impacts).

Data centers will certainly have a place in our digital lives. However, our environment (with inversion already a perennial concern) and water needs (which we already have already heavily exceeded) state clearly that Provo is NOT the place for these centers.

Due to these concerns, I ask that you not allow these plans to move forward another inch. Please vote NO on recommending these changes to the City Council and save us all the headache.

Yours respectfully,

Natalie King
Provo Resident

Paul Matthews | February 11, 2026

Data center proposal in provo

Members of the council,

I would like to voice my strong opposition to the proposal to build a datacenter at 1507 S 180 E in Provo. As a resident, and as a customer of Provo City Power, I cannot see any significant public benefit to Provo with the addition of a data center.

The proposal submitted asserts that they will hire local community members, and they can partner with local universities. This sounds great - all above board. And I agree, they probably will. From an outsider's perspective, this sounds like it could be a valuable addition to the city. The reality of their promise is far more nuanced. I have worked my entire career in the computer industry. I have worked inside data centers, and utilized their services on a personal

and professional basis. The reality is this: ***data centers do not require large workforces***. If you have ever been to a data center or worked for one, they have very few people on staff. Maintenance folks to maintain the facility and possibly one or two data center techs on the clock at any given time to actually run the data center. Server hardware rarely fails, but it does happen. When they do, you need someone around that can go fix it. As someone who has worked the lonely day or night shifts at a datacenter housing tens of thousands of servers, there's not a lot of pressing work for a single person to do. Data centers rarely employ a significant number of staff members to do anything other than menial hardware work. These positions are generally entry-level positions, with very little opportunity for career advancement.

Reading the company's proposal, they project they are going to use between 30-50 megawatts of power, potentially even more. As noted in the proposal, Provo City Power supplies about 175 megawatts of power. Further, the proposal is going to use 100% of grid power for its operation. That means an additional 17 to 28 percent greater demand on the grid. With greater demand, this will almost certainly result in an increase in residential power costs due to the effects of a small few. Furthermore, this will almost certainly require an additional capital expenditure to expand and upgrade grid capacity - for this singular facility - and who is going to pay for that? Everyone. All ratepayers of Provo City Power are going to have to subsidize the upgrade of electrical infrastructure that benefits a single entity only. And even if - as asked in the proposal - they cover the entire 66,000 square feet of the building in solar panels, they could only generate around 10 megawatts of power under optimal conditions during the day. No matter what, the bulk of their demand will be a significant portion of usage on the grid.

The company claims they will have less than 65dBA of noise at the property line, which falls within the noise ordinance. The reality is this, you don't realize how much you value silence until it's gone. Have you ever lived near a freeway or busy road? You eventually get used to it, but you really tend to notice how annoying it is when you actually go somewhere without the constant hum of noise. And that's the problem. This is a datacenter. It doesn't shut down. The annoying hum from this facility will become a thorn in everyone's sides. It's designed to run 24x7x365. *All. The. Time.* You will be looking at a constant, neverending hum of noise for as long as this facility is in operation. It is also noteworthy that this facility is across the street from not one, but *two* hotels, and a school. What kind of impact is that going to have on them?

Finally, datacenters tend to utilize a significant amount of water. The proposal seems not to have a clear plan for what they are going to do on the water and cooling front. It seems to propose anything from moderate water use to a closed-loop system. On one end, the proposal calls for fairly hefty water usage. On the other - a closed-loop system, I can only imagine that the power demands would increase even further - there is no free lunch fighting the laws of thermodynamics. They can either vent water, which saves cooling costs; or they have to use air conditioning to cool the water before it can be reused.

Please, members of the planning committee, I beseech you. Reject this proposal. This company, nor any other datacenter proposed, has Provo's best interests in mind. They are seeking one thing, and one thing only: cheap electrical power. While true, this is no hyperscale datacenter, it proposes a 25% increase in demand to Provo City Power. This will almost certainly impact municipal customers, for the benefit of a small few. In addition, they will use a significant amount of water, which we need to conserve.

Thank you,

-Paul Mathews

Dalene Rowley | February 10, 2026

Please say NO to data centers in Provo

Hello,

Thank you for considering my comment.

As a long-time resident of Provo (since 1981), a mom and grandmother with an eye on the future we're leaving our children, I care deeply about being a wise steward of our land and over our resources. And I strongly oppose the use of resources - especially scarce resources such as water in an arid state (given the state of our snowpack, we ought not even be considering it) - for a data center.

In addition to the environmental costs, let me be clear: We do not want to subsidize--directly or indirectly--any significant demand of water or of power for data centers in Provo.

Even with the closed-loop cooling system, 7,000-12,000 gallons of water per day is not insignificant. Dismissing that usage as similar to that of a car wash or a laundromat is unacceptable. Laundromats fulfill a basic human need for some Provo residents. (Do not get me started on car washes - we have too many and I don't believe having a high density of car washes in our city a wise use of our resources either.)

Powering this proposed data center through Provo City Power will absolutely affect our community. Higher demand not only impacts usage costs, but costs relative to any impact on our infrastructure (maintenance as well as potential upgrades) are inevitably passed on to the rest of us.

I ask that the Provo City Planning Commission not recommend rezoning of this site for a data center.

Thank you,

Dalene Rowley
Provo, Utah

Dorie Kim | February 9, 2026

Please DO NOT build the data center

Planning Commission Committee,

My name is Dorie Kim. I was born and raised in Provo and am now raising my own family here. I am deeply concerned about the possibility of a data center being built here in our city.

It is well-known that data centers drain natural resources such as water and electricity. As we face a record-low drought, it is irresponsible to build a data center that will only drain more of our resources, and that our power grid isn't able to keep up with. This data center does more harm than good. It is in our best interest to keep data centers away from our city.

Sincerely,
Dorie Kim

Lyssandra Harker | February 6, 2026

Against Data Center on Provo's Grid

Hello,

I would like the city planning team to recommend against the rezoning for a new, large data center to be built

As I understand it, Provo has been courting ideas of different businesses and wanting to invite new businesses into our city, to provide long term growth and stability in our local economy.

With a data center of this size running on our current power grid, the energy consumption would be significant enough to possibly preclude other business opportunities within the city. In exchange, only 20-30 long term jobs are estimated to be generated by this. Some data centers run with fewer employees than that even.

Please consider the long term impact and outcome of this on other businesses and private citizens that need energy in Provo and those that would want access to power in the future.

This would drive up electricity prices for everyone, based on every city I've heard of with established data centers. It could also become impossible to support other large scale businesses/industries if our power supply is overburdened.

I genuinely believe the city would not benefit enough from this deal to make it worth crowding out other opportunities to this degree. And approval of this data center may spell out an increase in electricity cost of 20% or even higher for residents.

<https://www.foxnews.com/tech/why-ai-causing-summer-electricity-bills-soar>

Thank you,

Lyssandra Harker

Daniel Pope | February 5, 2026

Data center

I saw the new proposal for a data center in East Bay of Provo and I am writing this email to express my concerns about the harm such a facility can do to our city and to our environment

As you know, data centers require a lot of water and put out a lot of heat due to the requirements of cooling such a large processor. Period and as you can probably tell by looking at the window, the average temperature for our entire winter has been far higher than it should be already, and the water usage poses a threat to the great Salt Lake and other environmental factors.

Within the proposal view implied that a lot of jobs and economic opportunities could come from this data center, but I feel that the risk is not worth the rewards specially considering the high likelihood of this AI bubble to burst. It is my opinion that building the state center will cause more economic harm than good.

I think thank you for your time and for all that you do for our community,

Danny Pope

Mori Anderson | February 5, 2026

Concerned to citizen

Hello, I have been in Provo my whole life and I recently heard about the plans of a data center being built near Sam's Club. I would like to write to urge you to not go through In building and operating this data center, There is countless research about the effects, It will do to the wonderful people living near it. Plus the environmental effect is not worth the AI that is not developed enough for this kind of facility to be built.

I repeat AI is not at a place that is helpful for humans. The only thing it does is waste water and pollute our beautiful planet.

Tech billionaires want to convince people that their investment is useful when it truly isn't. Again there is countless research supporting my arguments here and I truly hope you all make the right decision in stopping these plans but instead bettering Provo instead of crippling it.

Thank you for your hard work and please make the right decisions for the residents you work for.

A concern citizen, Mori Anderson.

Planning Commission Members,

I would like to thank Provo City staff for their thorough work on Item 1 requesting to add a Data Center Overlay Zone to a property in East Bay. They have done their due diligence to ensure that the data center proposal coming before you today complies with our current city code and master plan, which is their primary responsibility. As mayor, I feel it is *my* responsibility to articulate my policy position regarding data centers, which I would like you to consider. I believe policy and data demonstrate that additional data centers are not in the best interest of Provo's residents. Provo is a largely built-out city with limited remaining land. As a result, land use decisions—particularly in key redevelopment areas—must prioritize long-term economic value, alignment with the City's strategic goals, and uses that strengthen the City's tax base and workforce.

Data centers generate very few permanent jobs, provide limited wage growth, and contribute minimal ongoing economic activity beyond construction. And, while some data centers such as this one will buy energy from Provo Power, their property values depreciate rapidly under federal guidelines, reducing their long-term value to the City.

The Provo City Council has prioritized a citywide economic development plan that will be completed by late Spring. In evaluating strategies to invigorate neighborhoods and strengthen long term fiscal sustainability, East Bay represents one of Provo's most significant opportunities for future economic redevelopment. The area has strong potential to support high-value, job-creating uses that increase Area Median Income and contribute to long-term economic resilience. It would be premature to commit this centrally located site to a use that does not align with these objectives before the City's economic development planning work is complete.

Because data centers are not place-dependent and can be developed in many locations, the Mayor's Office believes East Bay should be reserved for uses that represent the highest and best use of this important redevelopment area.

In my communication with you today, I feel it is also important to emphasize the Planning Commission's role as a quasi-legislative body. While it is true that certain circumstances require the Planning Commission to function as an *approving* authority focused solely on legal compliance when reviewing projects, specific cases—such as today's proposal, which would require a zoning change—formally afford the Commission more discretionary *recommending* power. Given the significant opportunity cost of prematurely approving this project, I urge you to exercise this discretionary power tonight.

If you have any questions about my position or would like to discuss this issue further, please do not hesitate to reach out.

Thank you for your consideration.

Respectfully,

Mayor Marsha Judkins



MARSHA JUDKINS
PROVO MAYOR
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