



PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION WILL  
MEET FOR A REGULAR MEETING IN THE

Grand County Commission Chambers 125 East Center Street, Moab, Utah  
June 8, 2026 - 5:30 PM

### **Call To Order**

[Youtube Link](#)

**Join Zoom Meeting**

[Zoom Link](#)

**Meeting ID: 420 993 8173**

**Find Your Local Number: <https://us02web.zoom.us/j/kenwhyag3>**

### **Residents To Be Heard**

We are receiving public comments by phone and online through Zoom. Dial: (669) 900 - 6833 Meeting ID: 420 993 8173 Planning Commission Zoom Link When joining the meeting, you will be placed in a waiting room and be added to the meeting by the moderator. Your comments will be recorded and on YouTube. (Unmute for public comment: \*6)

### **Ex Parte Communications And Disclosures**

#### **Approval Of Meeting Minutes**

**April 6, 2026**

**April 27, 2026**

**May 11, 2026**

#### **Presentations (15 Min)**

## **Discussion On Public Comment And The Public Comment Portal**

### **County Commission Update**

#### **Public Hearings**

1. **Burr Oaks Zoning Map Amendment Rural Residential To Large Lot Residential**

### **General Business - Action Items - Discussion And Consideration Of Approval**

#### **Discussion Items**

2. **Data Centers Discussion**

### **Future Considerations**

#### **Adjourn**

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at:(435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Tuesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting.

**Information relative to these meetings/hearings may be obtained at the Grand County Commission's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.**

**MINUTES OF THE GRAND COUNTY PLANNING COMMISSION**  
**Monday, April 6, 2026 at 5:30 p.m. – 59 N. 200 E., Moab, UT 84532**

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating in person and remotely via Zoom, <https://us02web.zoom.us/j/4209938173>  
Meeting ID: 420 993 8173

YouTube recording of the meeting can be viewed at  
<https://www.youtube.com/@GrandCountyUtahGovernment>  
Previous recordings archived at [www.grandcountyutah.gov/AgendaCenter](http://www.grandcountyutah.gov/AgendaCenter)

**Members Present:**

Jerry Klaes, Chair  
Megan Schafer, Vice Chair  
Robert O'Brien  
Randy Day  
Sara Kimmerle

**Members Absent:**

Mary Hofhine  
Aaron Lindberg

**Staff Present:**

Andrew Jackson, P&Z Director  
(Zoom)  
Lisa Cenicerros  
  
Trish Hedin, Commission Liaison  
(Zoom)  
  
Brian Martinez, Commission  
Liaison

**Call to Order** 12:02 p.m.  
Planning Commission Chair Klaes called the meeting to order.

**Ex Parte Communications and Disclosures**  
None.

**Approval Of Meeting Minutes**  
None.

**Presentations (15 min.)**  
None.

**County Commission Update**  
None.

**Citizens To Be Heard**  
None.

**Public Hearings**  
None.

**General Business – Action Items - Discussion and Consideration of Approval** 12:03 p.m.

1. **Discuss and Recommend to the County Commission A Consultant to Prepare the Updated Land Use Code**

A. Jackson presented. There were questions and discussion.

**Motion:** R. Day moved to recommend Sunrise Engineering's proposal as written to the County Commission; M. Schafer provided the second. The motion passed with a vote of 5-0-0.

**Yeas – 5**

J. Klaes

M. Schafer

R. Day

S. Kimmerle

R. O'Brien

**Nays - 0**

**Abs - 0**

**Future Considerations**

None.

**Adjourn 12:24 p.m.**

**Motion:** R. O'Brien moved to adjourn; R. Day provided the second. The motion passed with a vote of 5-0-0.

**Yeas – 7**

J. Klaes

M. Schafer

R. Day

S. Kimmerle

R. O'Brien

**Nays - 0**

**Abs - 0**

DRAFT

**MINUTES OF THE GRAND COUNTY PLANNING COMMISSION**  
**Monday, April 27, 2026 at 5:30 p.m. – 125 E. Center St., Moab, UT 84532**

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating in person and remotely via Zoom, <https://us02web.zoom.us/j/4209938173>  
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**Members Present:**

Jerry Klaes, Chair  
Megan Schafer, Vice Chair  
Mary Hofhine  
Aaron Lindberg  
Robert O'Brien  
Randy Day  
Sara Kimmerle

**Members Absent:**

**Staff Present:**

Andrew Jackson, P&Z Director  
Lisa Cenicerros  
Trish Hedin, Commission Liaison  
Brian Martinez, Commission Liaison

**Call to Order** 5:30 p.m.  
Planning Commission Chair Klaes called the meeting to order.

**Citizen Comments** 5:30 p.m.  
One citizen spoke unfavorably regarding the proposed Steen rezone. There were 36 written comments received that opposed the proposed Steen rezone.

**Ex Parte Communications and Disclosures** 5:33 p.m.  
None.

**Approval Of Meeting Minutes** 5:33 p.m.

**Approval of Minutes for the Grand County Planning Commission for March 23, 2026**

**Motion:** Commissioner Day moved to approve the minutes of the March 23, 2026 meeting; Commissioner O'Brien provided the second. The motion passed 7-0-0.

**Yeas – 7**

J. Klaes  
M. Schafer  
M. Hofhine  
R. O'Brien  
A. Lindberg  
R. Day  
S. Kimmerle

**Nays - 0**

**Abs - 0**

**Approval of Minutes for the Grand County Planning Commission for April 6, 2026**

Postponed until the next meeting.

**Presentations (15 min.)** 5:34 p.m.

L. Cenicerros presented the Housing Dashboard.

**County Commission Update 5:44 p.m.**

County Commission Liaison Hedin provided updates on items recently heard by the County Commission and other items of interest.

**Future Considerations 5:55 p.m.**

Liaison Hedin requested the agenda and packet be emailed as soon as it comes out, and also requested maps be included in the packet. An update on the Land Use Code rewrite was requested.

**Discussion Items**

None.

**Citizens To Be Heard 6:00 p.m.**

None.

**Public Hearings**

**1. Marvin & Louise Sims Zoning Map Amendment 6:00 p.m.**

A. Jackson presented. There was a variety of questions, comments, and discussion.

**Motion:** S. Kimmerle made a motion to send a favorable recommendation to the County Commission; R. Day provided the second. The motion passed 6-0-1.

**Yeas – 6**

J. Klaes  
M. Schafer  
A. Lindberg  
R. Day  
S. Kimmerle

R. O'Brien

**Nays - 0**

**Abs - 1**

M. Hofhine

**2. Water Use & Preservation Element 6:09 p.m.**

A. Jackson presented; Commission Chair Klaes proposed everyone send their comments to Andrew, then he will present again at the next meeting.

**Adjourn 6:55 p.m.**

**Motion:** R. O'Brien moved to adjourn; R. Day provided the second. The motion passed with a vote of 7-0-0.

**Yeas – 7**

J. Klaes  
M. Schafer  
A. Lindberg  
R. Day  
S. Kimmerle  
M. Hofhine  
R. O'Brien

**Nays - 0**

**Abs - 0**

**MINUTES OF THE GRAND COUNTY PLANNING COMMISSION**  
**Monday, May 11, 2026 at 5:30 p.m. – 125 E. Center St., Moab, UT 84532**

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating in person and remotely via Zoom, <https://us02web.zoom.us/j/4209938173>  
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**Members Present:**

Jerry Klaes, Chair  
Aaron Lindberg  
Robert O'Brien  
Randy Day  
Sara Kimmerle

**Members Absent:**

Megan Schafer  
May Hoffine

**Staff Present:**

Andrew Jackson, P&Z Director  
Lisa Cenicerros  
Trish Hedin, Commission Liaison

**Call to Order 5:31 p.m.**

Planning Commission Chair Klaes called the meeting to order.

**Citizens To Be Heard 5:30 p.m.**

Three citizens spoke against the Water Use & Preservation Element as presented in the packet. As of May 11, 2026, twelve written public comments have been received that are opposed as well.

**Ex Parte Communications and Disclosures 5:40 p.m.**

None.

**Approval Of Meeting Minutes**

None.

**Presentations (15 Min)**

None.

**County Commission Update 5:41 p.m.**

County Commission Liaison Hedin and County Commissioner McCurdy provided updates on items recently heard by the County Commission and other items of interest.

**Public Hearings**

None.

**General Business – Action Items – Discussion and Consideration of Approval 5:44 p.m.**

**2. Data Center Water Use**

A. Jackson presented; there was discussion.

**1. Water Use & Preservation Element 5:54 p.m.**

A. Jackson presented. There was discussion and it was determined by the Commissioners that Mr. Jackson would rewrite the document, focusing on demand and removing anything referencing supply. It will be revisited at the next meeting on Tuesday, May 26, 2026.

**Future Considerations**

Revisit the Water Use & Preservation Element and further discuss data center water usage at the next meeting.

**Adjourn** 7:08 p.m.

**Motion:** R. O'Brien moved to adjourn; R. Day provided the second. The motion passed with a vote of 5-0-0.

**Yeas – 5**

J. Klaes

A. Lindberg

R. Day

S. Kimmerle

R. O'Brien

**Nays - 0****Abs - 0**



## AGENDA SUMMARY

### Planning Commission Meeting

Date: June 8, 2026

Title: Burr Oaks Zoning Map Amendment Rural Residential to Large Lot Residential

Fiscal Impact:

If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions [commadmin@grandcountyutah.net](mailto:commadmin@grandcountyutah.net) (435) 259-1342 or contact the Commissioners directly at [commission@grandcountyutah.net](mailto:commission@grandcountyutah.net)

Presenter(s):

Legal Review:

Department: Planning and Zoning

Approved and within budget?

Budget Number:

**Recommended Motion:**

**Background:**

**Attachments:**

1. Burr\_Oaks\_Zone\_Change\_Ordinance 6-5-26
2. Burr\_Oaks\_Rezone\_Staff\_Report\_6-5-26
3. Burr Oaks PH PC

**GRAND COUNTY, UTAH ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE GRAND COUNTY ZONING MAP FROM RURAL RESIDENTIAL (RR) TO LARGE LOT RESIDENTIAL (LLR) FOR PROPERTY OWNED BY BURR OAK, LLC, LOCATED AT 4500 SOUTH ZIMMERMAN LANE, PARCEL NO. 02-0035-0033, GRAND COUNTY, UTAH**

**WHEREAS**, Burr Oak, LLC, a Utah limited liability company, is the owner of approximately 5.02 acres of vacant land located at 4500 South Zimmerman Lane, Moab, Utah, identified as Parcel No. 02-0035-0033; and

**WHEREAS**, the subject property is currently zoned Rural Residential (RR); and

**WHEREAS**, the applicant, SET Engineering, on behalf of the owner, has requested to amend the zoning designation of the parcel to Large Lot Residential (LLR) to allow the property to be subdivided into approximately eight (8) single-family residential lots; and

**WHEREAS**, the adopted Spanish Valley Future Land Use Plan (2024) maps the subject area as a Moderate Scale Neighborhood place type, which contemplates single-family detached residential development, and the Large Lot Residential zone is a recognized implementing district for that place type; and

**WHEREAS**, the property is located adjacent to Zimmerman Lane and directly south of the Blu Vista Subdivision, in an area characterized by residential development patterns; and

**WHEREAS**, the Grand County Planning Commission held a duly noticed public hearing on June 8, 2026, to consider the proposed zone change, reviewed the application, staff report, public comments, and evidence, and recommended \_\_\_\_\_ to the Grand County Commission; and

**WHEREAS**, the Grand County Commission held a duly noticed public hearing on \_\_\_\_\_, 2026, to consider the proposed zoning map amendment, and after reviewing the full record, including the Planning Commission recommendation, staff report, and public testimony, finds that the proposed amendment:

- Is consistent with the Grand County General Plan and the Spanish Valley Future Land Use Plan;
- Promotes logical and efficient land use patterns;
- Is compatible with surrounding residential development; and
- Is in the best interest of the public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF GRAND COUNTY, UTAH, AS FOLLOWS:**

**SECTION 1: PLAIN ENGLISH SUMMARY**

This ordinance changes the zoning of a vacant 5.02-acre property at 4500 South Zimmerman Lane from Rural Residential (RR) to Large Lot Residential (LLR). The change allows the property to be subdivided into smaller residential lots than the current zoning permits. The applicant proposes approximately eight single-family lots. This change supports single-family residential use consistent with the Moderate Scale Neighborhood designation assigned to this area by the adopted Spanish Valley Future Land Use Plan.

## **SECTION 2: FINDINGS OF FACT AND CONCLUSIONS**

Based upon the application materials, the staff report, the record of proceedings before the Planning Commission and County Commission, and the evidence and testimony presented at duly noticed public hearings, the Grand County Commission hereby adopts the following Findings of Fact and Conclusions:

### **A. PROPERTY AND OWNERSHIP**

1. The subject property is located at 4500 South Zimmerman Lane, Moab, Utah, and is identified as Parcel No. 02-0035-0033.
2. The property consists of approximately 5.02 acres and is currently vacant.
3. Title to the property is vested in Burr Oak, LLC, a Utah limited liability company.

### **B. EXISTING CONDITIONS**

4. The property is currently zoned Rural Residential (RR), which permits detached single-family residential development at a one-acre minimum lot size.
5. The property is located approximately 1,100 feet south of Spanish Valley Drive, adjacent to Zimmerman Lane, and directly south of and bordering the Blu Vista Subdivision.
6. The surrounding area is characterized by residential land uses and recent nearby residential zoning approvals.

### **C. PROPOSED AMENDMENT**

7. The applicant has requested to rezone the parcel from Rural Residential (RR) to Large Lot Residential (LLR).
8. The Large Lot Residential (LLR) designation would allow the property to be subdivided into approximately eight (8) single-family residential lots at a reduced minimum lot size.
9. The applicant has represented that necessary public facilities and services are available or can be reasonably extended to serve the development, and that the applicant is willing to fund necessary utility extensions.

### **D. GENERAL PLAN AND FUTURE LAND USE PLAN CONSISTENCY**

10. The adopted Spanish Valley Future Land Use Plan (2024) maps the subject area as a Moderate Scale Neighborhood place type, the primary use of which is single-family detached housing.
11. The proposed single-family residential use is consistent with the primary use of the mapped place type. The Large Lot Residential (LLR) district is a recognized implementing district for the Moderate Scale Neighborhood place type under the plan's zoning-to-place-type translation.
12. The proposed density of approximately 1.6 dwelling units per gross acre is within, and at the lower end of, the residential intensity contemplated by the mapped place type, and is therefore consistent with the Future Land Use Plan.
13. The proposed zone change advances General Plan goals related to:
  - A diverse range of attainable housing options;
  - Efficient use of land and infrastructure; and

- Orderly residential development consistent with surrounding land uses.

#### **E. PUBLIC HEALTH, SAFETY, AND WELFARE**

14. The zone change will not adversely affect public health, safety, or welfare because:

- The use remains residential and consistent with the surrounding area;
- Access is from an established public road (Zimmerman Lane);
- Site-specific impacts, including traffic, will be addressed through the subsequent subdivision and engineering review process; and
- Adequate public facilities and services are available or can reasonably be extended.

#### **F. ORDERLY DEVELOPMENT AND LAND USE PATTERNS**

15. The proposed zone change promotes orderly development by allowing residential lot sizes consistent with surrounding development, including the adjacent Blu Vista Subdivision.
16. The amendment aligns the parcel with established and emerging residential development patterns in the Spanish Valley area.
17. The change does not constitute spot zoning, as it is consistent with broader community development goals and the adopted Future Land Use framework.

#### **G. PLANNING COMMISSION RECOMMENDATION**

18. The Grand County Planning Commission held a duly noticed public hearing on June 8, 2026.
19. After considering the staff report, application materials, and public comment, the Planning Commission recommended \_\_\_\_\_ of the zone change.

#### **H. PUBLIC PROCESS**

20. The Grand County Commission held a duly noticed public hearing on \_\_\_\_\_, 2026.
21. All required notice and hearing procedures under Utah law and County ordinance were followed.
22. The Commission considered all written and oral testimony presented in the record.

#### **I. CONCLUSIONS**

Based on the foregoing Findings of Fact, the Grand County Commission concludes that:

1. The proposed zoning map amendment is consistent with the Grand County General Plan and the adopted Spanish Valley Future Land Use Plan, which maps the subject area as a Moderate Scale Neighborhood place type.
2. The amendment promotes logical, efficient, and orderly land use patterns.
3. The amendment is compatible with surrounding residential development.
4. The amendment is not detrimental to the public health, safety, or welfare.
5. Approval of the zone change is in the best interest of Grand County.

### **SECTION 3: ZONE CHANGE**

The Zoning Map of Grand County, Utah, is hereby amended to change the zoning designation of the following described property from Rural Residential (RR) to Large Lot Residential (LLR):

#### ***Legal Description***

The N½NE¼NW¼ of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the North Quarter corner of Section 35, T26S, R22E, SLB&M, and proceeding thence South 00°01'19" West 330.48 feet to the Southeast corner of the N½NE¼NW¼ of said Section 35; thence North 89°56'59" West 662.02 feet to the Southwest corner of the N½NE¼NW¼ of said Section 35; thence North 00°01'11" East 330.48 feet to the Northwest corner of the N½NE¼NW¼ of said Section 35; thence with the North Section line of said Section 35 South 89°57'00" East 662.03 feet to the point of beginning, having an area of 5.02 acres.

(Parcel No. 02-0035-0033)

### **SECTION 4: SEVERABILITY**

If any provision of this ordinance is held invalid or unconstitutional, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

### **SECTION 5: EFFECTIVE DATE**

This ordinance shall take effect fifteen (15) days after publication, as provided by Utah Code §17-53-208.

ADOPTED by the Grand County Commission in public meeting this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

That voted aye: \_\_\_\_\_

That voted nay: \_\_\_\_\_

Absent: \_\_\_\_\_

### **GRAND COUNTY COMMISSION**

\_\_\_\_\_  
Melodie McCandless, Chair

### **ATTEST:**

\_\_\_\_\_  
Gabriel Woytek, Clerk/Auditor



**AGENDA SUMMARY/STAFF REPORT**  
**Grand County Planning Commission Meeting**  
**Date: June 8, 2026**

**AN ORDINANCE AMENDING THE GRAND COUNTY ZONING MAP FROM RURAL RESIDENTIAL (RR) TO LARGE LOT RESIDENTIAL (LLR) FOR PROPERTY OWNED BY BURR OAK, LLC, LOCATED AT 4500 SOUTH ZIMMERMAN LANE, PARCEL NO. 02-0035-0033, GRAND COUNTY, UTAH**

**Presenter(s):** Andrew Jackson, Planning Director     **Department:** Planning and Zoning  
**Legal Review:** None. The request is legislative in nature.     **Approved and within budget?** Not Applicable

**Plain English Summary:** This proposal would rezone a vacant 5.02-acre parcel at 4500 South Zimmerman Lane, just south of the Blu Vista Subdivision, from Rural Residential (RR) to Large Lot Residential (LLR). The change would allow about eight half-acre single-family lots. The Spanish Valley Future Land Use Plan maps this area as a Moderate Scale Neighborhood, which allows somewhat more housing than is proposed. Staff recommends the Commission take public comment, review the request against the Land Use Code criteria, and forward a recommendation to the County Commission.

**Background:** Burr Oak, LLC (Ryon Jones, Manager) owns this land, Parcel No. 02-0035-0033. It is a vacant 5.02-acre parcel at 4500 South Zimmerman Lane. The parcel sits about 1,100 feet south of Spanish Valley Drive, next to Zimmerman Lane, and just south of the Blu Vista Subdivision. SET Engineering (Aaron Holland) prepared the application, dated April 29, 2026. A boundary survey by Red Desert Surveying (Lucas Blake, PLS), dated May 21, 2025, confirms the size and legal description (Exhibit B).

**Legal Description:** The N½NE¼NW¼ of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, Grand County, Utah. It contains about 5.02 acres and is known as Parcel No. 02-0035-0033.

The land is now zoned Rural Residential (RR). That zone allows single-family homes on lots of at least 1 acre. The applicant wants to rezone it to Large Lot Residential (LLR). That zone would let the owner split the land into about 8 single-family lots, each at least 1/2 acre. This is a legislative request, which means it is a policy choice for the County rather than a routine permit.

**Staff Analysis:** Staff looked at the request in two ways. First, the adopted Spanish Valley Future Land Use Plan (2024), which is the County's long-range guide for this area. Second, the eleven rezoning rules in Land Use Code Section 9.2.5.

**Does the request match the Future Land Use Plan?** The applicant says the plan calls for “increased-density” housing here and calls the LLR request a “density increase” that brings “medium-density” housing. The plan does point in the same general direction, but the details are worth a closer look:

- **The plan’s label for this area:** The plan identifies this land as a Moderate Scale Neighborhood (Exhibit C). That label is mostly low-key, single-family homes at about 4 to 6 homes per acre.
- **How dense the proposal really is:** Eight lots on 5.02 acres is about 1.6 homes per gross acre. So, the plan actually allows more homes than the applicant is asking for, not fewer. The “density increase” label is only true when compared to the current RR zone. Compared to the plan, the request is modest. Once the access street is added, the net density will be 2 units per acre.
- **How the zones match the plan:** The plan shows that the LLR zone fits with both the Moderate Scale Neighborhood and the Rural Residential labels. So LLR is a fair fit here, even though Small Lot Residential or Multi-family Residential would use more of the allowed density.
- **The plan’s rezoning test:** The plan asks for extra review only when a request sits at the edge of an area’s label or does not match its main use. This request matches the main use — single-family homes — so it does not trigger that extra “edge” review. The Commission should still check that the request fits the plan’s overall vision.

In short, the request fits the Future Land Use Plan. It even asks for less density than the plan would allow.

**The eleven rezoning rules (Land Use Code Section 9.2.5).** Section 9.2.5 lists eleven rules for reviewing a zoning map change. The applicant answered each one. Staff’s short summary of the applicant’s answers is below, with staff notes where they help. The Commission should make its own decision on each one.

- **a. Was the old zone a mistake?** The applicant says the RR zone was not a mistake. Staff agrees.
- **b. Has the area’s character changed?** The applicant points to growth and demand for affordable single-family homes. The nearby Blu Vista Subdivision and other nearby homes indicate the area is shifting toward planned lots, which fits the Moderate Scale Neighborhood label. Staff agrees.
- **c. Is there a need for the new use?** The applicant points to the demand for smaller, affordable lots. This fits the County’s housing goals and the 2023 Moab Area Affordable Housing Plan. Note: the application does not promise any set way to keep the homes affordable.
- **d. Will the community benefit?** The applicant points to affordable and workforce housing, as well as access to nearby roads and utilities. Again, there is no promise these homes will be either affordable or designated as workforce housing.
- **e. Does it match the General Plan?** See the Future Land Use Plan part above. The request fits the Moderate Scale Neighborhood label.
- **f. Should the land join a city?** The applicant says no. The parcel is in unincorporated Grand County. Staff agrees.
- **g. Is the density and intensity, right?** The LLR zone allows the proposed density. Staff notes that about 1.6 homes per gross acre is at the low end of — and maybe below — the 4 to 6 homes per acre the plan’s label allows.
- **h. Will it protect the environment and views?** The applicant says impacts will be handled. The plan also asks for care with wildfire (Wildland Urban Interface) and dark-sky lighting rules. Those are best handled later, at the subdivision and site design stage.

- **i. Does it fit the area around it?** The half-acre single-family lots fit the next-door Blu Vista Subdivision and the homes around it.
- **j. Are public services available?** The applicant says services are available or can be extended, and that the applicant will pay for any necessary extensions. Staff suggests checking drinking water and sewer capacity with the Grand Water and Sewer Service Agency before any subdivision is approved. No subdivision will be permitted without will serve letters from the utility companies.
- **k. Is this spot zoning?** The applicant says no. Staff agrees. The request follows the adopted plan for this area and aligns with the nearby zoning and lots. It does not give one parcel a special break that clashes with the surrounding area.

**Staff Note — Lots and Infrastructure:** On 5.02 acres, eight half-acre lots use about 4.0 acres. That leaves roughly one acre for inside roads, utilities, and drainage. This can work, but it is tight. The real lot count will be set later, at the subdivision stage, under the LLR size rules and County engineering review. The Commission does not need to lock in the lot count now. The words “about eight” leave room to adjust.

**Staff Recommendation:** Staff finds that the rezone fits the Spanish Valley Future Land Use Plan and the Grand County General Plan, fits the homes around it, and meets the rules in Land Use Code Section 9.2.5. Staff recommends that the Planning Commission take public comment, decide on the eleven rules, and weigh whether the rezone:

- Fits the Grand County General Plan and the Spanish Valley Future Land Use Plan
- Supports orderly, efficient land use
- Fits nearby development, including the Blu Vista Subdivision
- Can be served by enough public services
- Does not harm public health, safety, or welfare

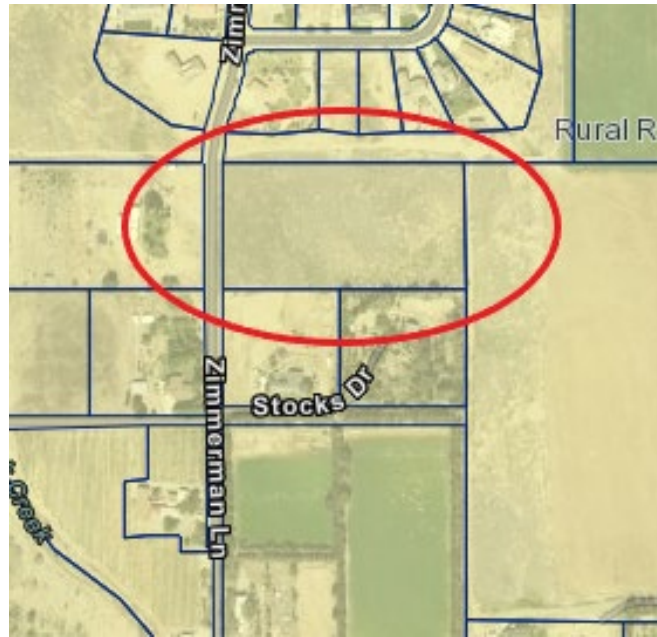
Based on these findings, the staff recommends that the Planning Commission send the County Commission a recommendation to approve the ordinance amending the zoning map.

**Planning Commission Motion:** After reviewing the staff report, the applicant’s statement, public comments, the Spanish Valley Future Land Use Plan, and the rules in Land Use Code Section 9.2.5 — and finding that the rezone from Rural Residential (RR) to Large Lot Residential (LLR) fits the General Plan and Future Land Use Plan and meets the rezoning rules — I move to recommend that the County Commission approve the ordinance.

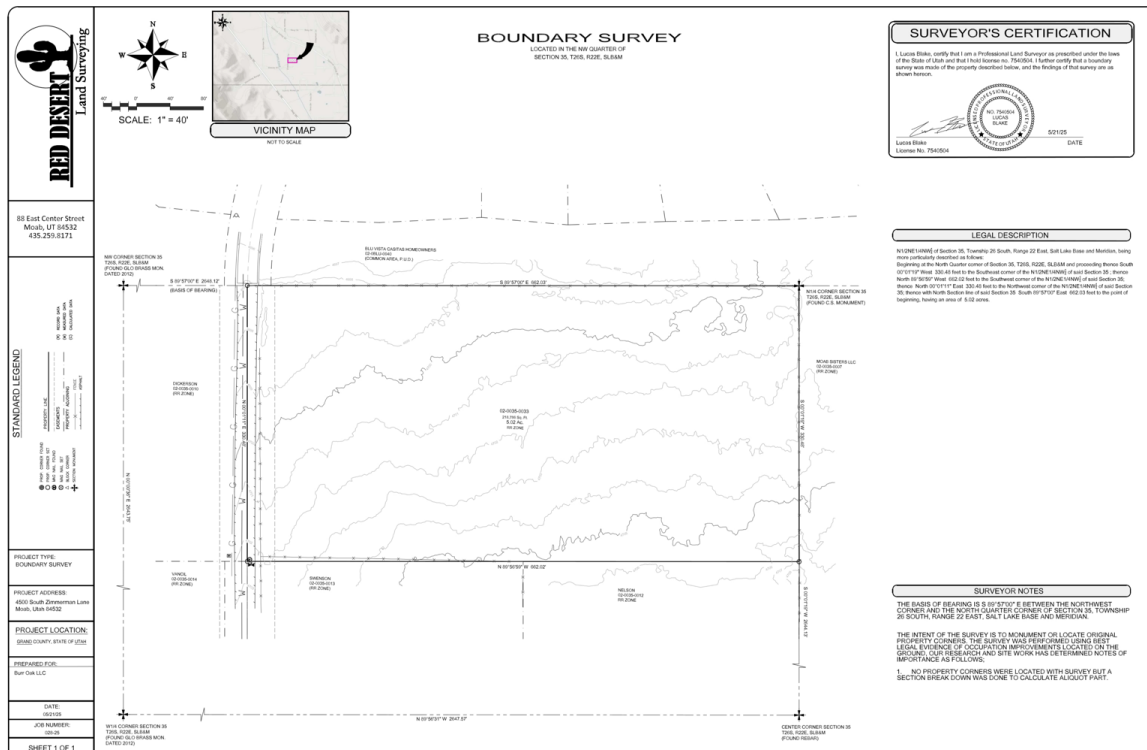
**Public Notice:** Notice of the public hearing was posted in Grand County on May 29, 2026, at the Grand County Courthouse, the Grand County Public Library, the Utah Public Notice Website, and the Grand County website. A full copy of the application is open for public review during business hours at the Grand County Planning Department, 59 North 200 East Center Street, Moab, Utah, and online before the hearing.

## EXHIBITS

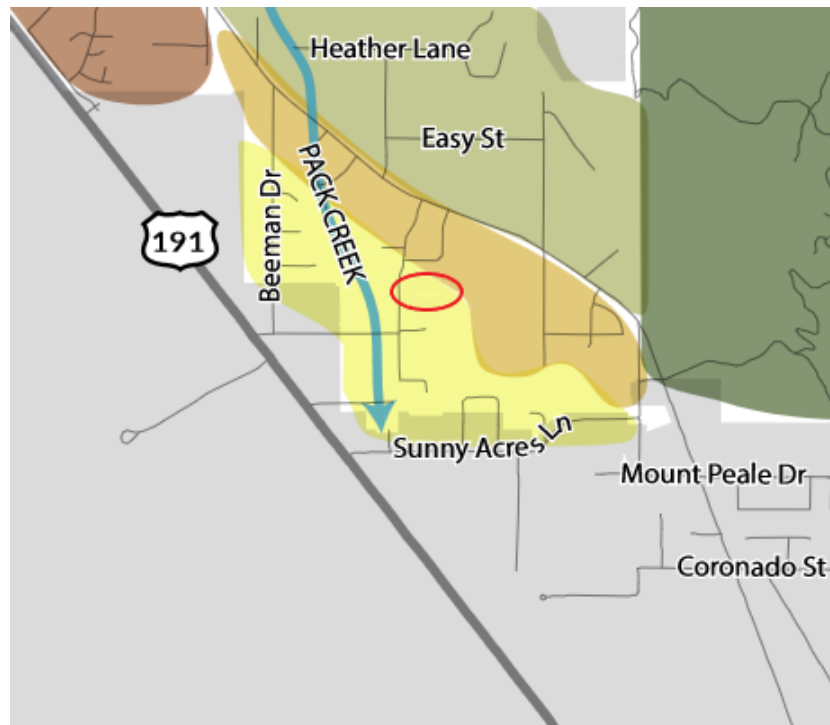
**Exhibit A — Current Zoning Map.** *Subject parcel on Zimmerman Lane; Blu Vista Subdivision to the north.*



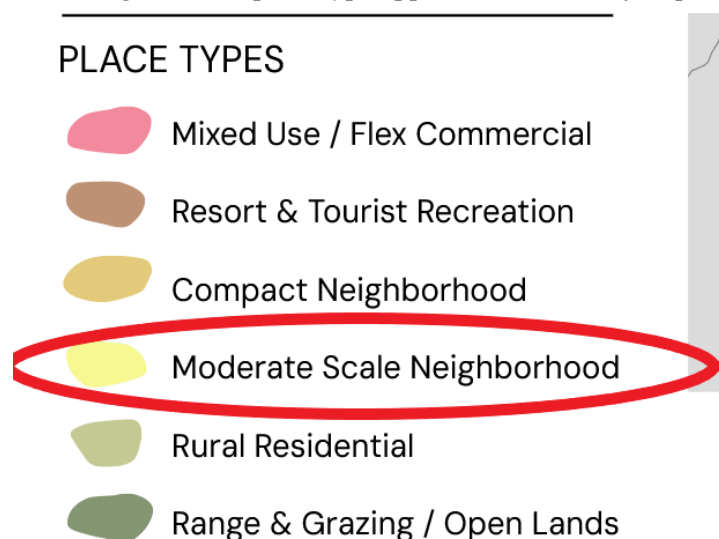
**Exhibit B — Boundary Survey.** *Red Desert Surveying (Lucas Blake, PLS), May 21, 2025; 5.02 acres.*



**Exhibit C — Future Land Use Map Excerpt.** *Spanish Valley Future Land Use Plan (2024); subject parcel circled, within the Moderate Scale Neighborhood place type.*



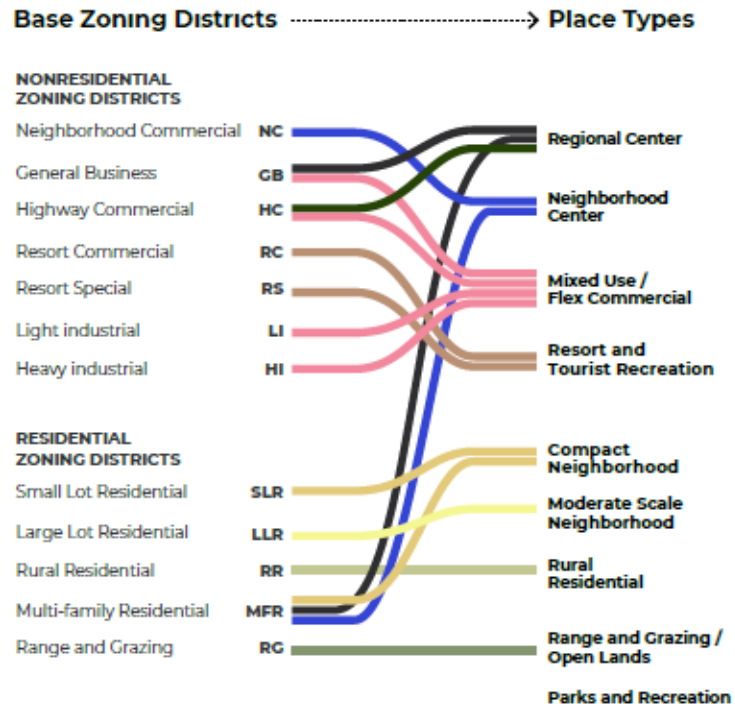
**Exhibit D — Future Land Use Plan Legend (Place Types).** *Spanish Valley Future Land Use Plan (2024); the Moderate Scale Neighborhood place type applicable to the subject parcel is circled.*



**Exhibit E — Translating Zoning Districts to Place Types.** *Spanish Valley Future Land Use Plan (2024).* The diagram shows the Large Lot Residential (LLR) district translating to both the Moderate Scale Neighborhood and Rural Residential place types.

## Translating Zoning Districts to Place Types

Translating existing zoning districts to place types does not allow for a one-for-one approach. It is typical for a few zoning districts to merge into a single place type. The following graph depicts which existing zoning districts likely fit into the new place types that are an essential component of the growth framework.



## **PUBLIC NOTICE OF PUBLIC HEARING**

### **GRAND COUNTY PLANNING COMMISSION**

**June 8, 2026, 6:00 P.M. or Later**

#### **Description/Agenda**

NOTICE IS HEREBY GIVEN that the Grand County Planning Commission will hold a Public Hearing at its Regular Meeting on **Monday, June 8, 2026, at 6:00 p.m. or later**. The hearing will be held in person at the **Grand County Commission Chambers, 125 E. Center Street, Moab, Utah 84532**, and virtually via Zoom.

All interested parties are encouraged to attend in person or via electronic means. Instructions for participating via Zoom will be included in the meeting agenda, which will be posted on the County's website at least 24 hours prior to the meeting.

#### **PURPOSE OF HEARING**

The purpose of this hearing is to solicit public input and consider a recommendation to the Grand County Commission regarding a proposed **Zoning Map Amendment (Zone Change)** submitted by **SET Engineering on behalf of Burr Oak, LLC**.

#### **PROJECT DESCRIPTION**

The applicant is requesting approval of a zone change from **Rural Residential (RR)** to **Large Lot Residential (LLR)** for property located at:

**4500 South Zimmerman Lane**

**Parcel No. 02-0035-0033**

**Approximately 5.0 Acres**

The property is located approximately **1,100 feet south of Spanish Valley Drive, adjacent to Zimmerman Lane, and directly south of the Blu Vista Subdivision**.

The applicant states that the requested rezoning would facilitate the development of approximately **eight single-family residential lots** consistent with the proposed Large Lot Residential zoning designation.

#### **LEGAL DESCRIPTION**

A parcel of land located in the **North Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, Grand County, Utah**, containing approximately **5.00 acres**, more particularly identified as Parcel No. **02-0035-0033**.

#### **SUMMARY OF THE APPLICATION**

##### **Plain English Summary:**

This application requests a zoning change from Rural Residential (RR) to Large Lot Residential (LLR) for a 5-acre vacant parcel along Zimmerman Lane in Spanish Valley. The applicant proposes a zoning change

to allow the property to be subdivided into residential lots generally smaller than those permitted under the current zoning district. The Planning Commission will receive public comment, evaluate the request against the Grand County Land Use Code and General Plan, and forward a recommendation to the Grand County Commission.

A complete copy of the application materials is available for public review during regular business hours at the Grand County Planning Department, 125 East Center Street, Moab, Utah, and will be available online prior to the public hearing.

#### **NOTICE OF POSTING**

Notice was posted within Grand County on May 29th, 2026, at the Grand County Courthouse, the Grand County Public Library, the Utah Public Notice Website, and the Grand County website.

#### **NOTICE OF SPECIAL ACCOMMODATIONS (ADA)**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, including auxiliary communicative aids and services, should notify Grand County at least two (2) business days prior to the meeting.

**T.D.D.:** 435-259-1346

**Relay Utah:** 711

**Spanish Relay Utah:** 1-888-346-3162

#### **NOTICE OF ELECTRONIC PARTICIPATION**

Grand County allows electronic participation in meetings, including the ability to provide testimony through telecommunications technology. Instructions for electronic participation will be included with the meeting agenda.



## AGENDA SUMMARY

### Planning Commission Meeting

Date: June 8, 2026

Title: Data Centers Discussion

Fiscal Impact:

If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions [commadmin@grandcountyutah.net](mailto:commadmin@grandcountyutah.net) (435) 259-1342 or contact the Commissioners directly at [commission@grandcountyutah.net](mailto:commission@grandcountyutah.net)

Presenter(s):

Legal Review:

Department: Planning and Zoning

Approved and  
within budget?

Budget Number:

**Recommended Motion:**

**Background:**

#### Attachments:

1. DataCenter\_PC\_AgendaSummary\_May26\_2026 (1)
2. GrandCounty\_DataCenter\_StaffReport\_7 (2)



## AGENDA SUMMARY/STAFF REPORT

### Grand County Planning Commission Meeting

Date: May 26, 2026

#### DISCUSSION — DATA CENTER LAND USE POLICY IN GRAND COUNTY

|                      |                                      |                      |                     |
|----------------------|--------------------------------------|----------------------|---------------------|
| <b>Presenter(s):</b> | Grand County Planning & Zoning Staff | <b>Department:</b>   | Planning and Zoning |
| <b>Agenda Item:</b>  | Discussion — No Action Required      | <b>Meeting Date:</b> | May 26, 2026        |

**Plain English Summary:** Staff is presenting an overview of the land use, infrastructure, environmental, and fiscal implications of data center development for Planning Commission discussion. No application is pending. The purpose of this item is to inform the Commission and initiate a policy discussion so that Grand County can develop proactive land use regulations before any data center proposal is received.

**Background:** Data centers are an increasingly sought-after land use across the American West. Grand County has not historically been a target for data center siting, but the industry is expanding westward as established markets in Northern Virginia, Phoenix, and the Dallas–Fort Worth Metroplex become saturated. Available land, expanding renewable energy capacity, and a generally permissive regulatory environment have made Utah a high-growth target: the state currently has approximately 50 data centers, compared to nearly 700 in Virginia, and industry analysts view it as a prime market for expansion.

Recent data center approvals elsewhere in Utah have generated significant public controversy. Box Elder County's approval of the "Stratos Project" — a proposed 40,000-acre, 9-gigawatt AI campus — drew hundreds of protesters and nearly 4,000 formal water rights protests in May 2026. In Santaquin, a data center approved after two years of low-attendance public hearings triggered a 1,350-signature community petition within a week once residents became aware of it. Staff prepared this report so the Commission can act before any similar proposal arrives in Grand County.

#### Staff Analysis:

##### Key Findings:

- **Electric Grid — Critical Barrier for Large-Scale Development:** Grand County's entire annual electricity consumption is approximately 99,300 MWh. A single mid-scale data center (20–50 MW) would require 1.8 to 4.4 times that amount. Accommodating such a facility would require hundreds of millions of dollars in new high-voltage transmission infrastructure and a 5–10-year construction lead time, effectively disqualifying large-scale data centers under foreseeable conditions.
- **Water — Structural Constraint:** Grand County's water supply comes entirely from underground aquifers. A single mid-scale data center using evaporative cooling could consume 25–50% of the entire City of Moab's annual aquifer draw.
- **UMTRA Site — Not Suitable at This Time:** The former uranium mill site near the Arches National Park entrance has residual groundwater contamination, ongoing federal remediation, complex regulatory oversight, and high visual prominence along the County's most important scenic corridor. Staff does not consider this site appropriate for a data center of any scale.

- **Tourism Economy Compatibility:** Grand County's economy depends almost entirely on tourism tied to Arches and Canyonlands National Parks. Moab welcomes more than three million visitors annually. Industrial development visible from key scenic corridors — or generating detectable noise, light, or air pollution — would directly threaten the County's primary industry.
- **Proactive Process Is Essential:** Jurisdictions that approved data centers without meaningful public engagement faced significant community backlash and erosion of public trust. Developing a clear policy in advance is far preferable to reactive, case-by-case decision-making.
- **Small-Scale / Edge Facilities May Be Appropriate:** Staff does not recommend a blanket prohibition. Edge data centers serving local connectivity needs in existing industrial zones — with enforceable standards for water use, noise, lighting, and visual impact — may be conditionally compatible with County goals, provided clear size thresholds are established in the code.

### **Zoning Code Gap:**

Grand County's current land use code does not explicitly define or address data centers as a use category. Under existing code, a data center application would likely be classified as heavy or light industrial, depending on scale, and may require a conditional use permit in most zones. Staff recommends that the Commission direct the preparation of a defined "Data Center" use category with use-specific standards that distinguish small-scale edge facilities from mid-scale and hyperscale facilities.

### **Comparable Jurisdictions:**

Several rural western counties have developed data center land use policies with useful lessons for Grand County. Mesa County (CO) adopted use-specific conditional use standards with mandatory renewable-energy commitments and water-use requirements. San Bernardino County (CA) separated hyperscale from smaller facilities in its general plan, with different standards for each. Crook County (OR) used development agreements to secure cost-sharing for infrastructure and local hiring commitments. Staff recommends that a more detailed survey of Utah county and municipal regulations be prepared for a future meeting.

### **Recommended Discussion Topics:**

Staff asks the Commission to provide direction on the following policy questions:

- **Zoning:** Should data centers be a permitted, conditional, or prohibited use in each zoning district? Should the code distinguish between small-scale edge facilities and larger mid-scale or hyperscale facilities?
- **Water Standards:** Should the County establish maximum water consumption thresholds or require air-cooled or alternative cooling technologies as a condition of any approval?
- **Power:** Should applicants be required to provide written confirmation of available grid capacity from Rocky Mountain Power before an application is deemed complete?
- **Renewable Energy:** Should the County require or incentivize on-site renewable energy generation or renewable power purchase agreements?
- **Visual and Aesthetic Standards:** Should specific design, lighting, and landscaping standards apply to data center facilities to minimize impact along scenic corridors?
- **Fiscal Policy:** Should the County adopt a formal policy requiring applicants to bear full responsibility for infrastructure upgrades, including roads, water, sewer, and electrical systems?
- **General Plan Alignment:** Does data center development align with the goals and vision of the Grand County General Plan, and if not, should the General Plan be amended to address this use?

**Staff Recommendation:**

Staff recommends that the Planning Commission:

- Receive this staff report and conduct a public discussion of the planning implications of data center development in Grand County;
- Direct staff to prepare draft land use code amendments establishing a "Data Center" use classification with appropriate use-specific standards, for future Commission consideration;
- Direct staff to conduct outreach to Rocky Mountain Power and water providers to understand current grid and water supply constraints relevant to potential data center siting;
- Direct staff to survey comparable rural county and municipal data center regulations and return with a summary report; and
- Schedule a future joint study session with the Grand County Council to align data center policy direction across governing bodies before any formal application is received.

# DATA CENTERS IN GRAND COUNTY

## Planning Commission Staff Report

May 2026



GRAND COUNTY  
— U T A H —

**Grand County Planning & Zoning Staff**  
125 East Center Street • Moab, Utah 84532

**TO:** Grand County Planning Commission  
**FROM:** Grand County Planning & Zoning Staff  
**DATE:** May 26, 2026  
**RE:** Planning Considerations for Data Center Development in Grand County  
**AGENDA ITEM:** Discussion — Data Center Land Use Policy

## EXECUTIVE SUMMARY

Data centers are becoming a sought-after land use across the American West, and Grand County may face proposals from this sector. This report provides the Planning Commission with an overview of the land use, infrastructure, environmental, and fiscal implications of data center development, with specific reference to Grand County's unique characteristics—including its high-desert climate, aquifer-dependent water supply, rural electric grid, scenic landscapes, and tourism-dependent economy. Staff recommends that the Commission initiate a policy discussion to determine whether and how data centers should be accommodated in the County's land use regulations.

## WHAT THIS REPORT COVERS

**Sections 1–2 — Background and What Is a Data Center:** Context for why data centers are appearing in rural Utah, and a plain-language explanation of facility types (enterprise, colocation, hyperscale, edge) and their physical characteristics—power demand, water use, noise, employment, and security footprint.

**Sections 3–6 — Land Use, Infrastructure, Environment, and Fiscal Impacts:** Analysis of how data centers interact with Grand County's zoning code, electric grid, water system, air quality standards, and tax base. Examines the gap between data centers' substantial infrastructure demands and the County's current capacity to accommodate them.

**Section 7 — Comparable Jurisdictions:** Lessons from Mesa County (CO), Crook County (OR), Churchill County (NV), and San Bernardino County (CA)—rural and semi-rural jurisdictions that have developed data center land use policies.

**Section 8 — Utah Context—Santaquin, Box Elder, and Beyond:** A review of recent and highly publicized data center controversies across Utah, including the Summit Ridge project in Santaquin and the "Stratos Project" in Box Elder County—a proposed 40,000-acre, 9-gigawatt campus that drew hundreds of protesters and generated nearly 4,000 formal water rights protests in 2026. Also covers active projects in Delta, Duchesne County, and Nephi.

**Section 9 — Is Grand County a Viable Location? A Critical Assessment:** Staff's direct evaluation of Grand County as a potential data center site—including the electric grid barrier, aquifer water constraints, the UMTRA site, tourism economy incompatibility, and quantitative comparisons of data center water and power demands against the County's actual current usage.

**Sections 10–11 — Discussion Topics and Staff Recommendation:** Seven specific policy questions for Commission direction, followed by five recommended actions to guide proactive code development, utility outreach, and intergovernmental coordination.

**Addendum A — Utah Data Center Inventory:** A comprehensive table of every known data center in Utah by status—operating, under construction, approved, and proposed—including name, city, operator, and capacity.

**KEY FINDINGS**

- 1. Grand County's electric grid cannot support large-scale data centers.** The entire County currently consumes approximately 99,300 MWh of electricity per year. A single mid-scale data center (20–50 MW) would require nearly double to four times that amount. Accommodating it would require building new high-voltage transmission infrastructure—at a cost of hundreds of millions of dollars—with a five- to ten-year lead time.
- 2. Grand County's aquifer is already at or near its sustainable yield.** Unlike most of Utah, Grand County's water comes entirely from underground aquifers—not the Colorado River. A single mid-scale data center could consume 25–50% of the county's entire annual aquifer draw. Over-withdrawal depletes a finite resource that recharges over decades, not years.
- 3. The UMTRA site is not suitable for a data center.** The former uranium mill site adjacent to the Colorado River and the Arches National Park entrance corridor has residual groundwater contamination, ongoing federal remediation, complex regulatory oversight, and direct visual prominence along the County's most important scenic corridor. This site would require significant studies to determine its compatibility for a data center.
- 4. Utah communities that approved data centers without adequate public process faced significant backlash.** Santaquin approved a data center over two years of largely unattended hearings; the public reaction upon learning of it included a 1,350-signature petition within a week. Box Elder County's approval of the Stratos Project drew hundreds of protesters, nearly 4,000 water rights objections, and multiple referendum filings. Proactive, transparent policy development is far preferable to reactive crisis management.
- 5. Small-scale “edge” facilities may be appropriate with the right standards.** Staff does not recommend a blanket prohibition. Edge data centers serving local connectivity needs in existing industrial zones—with enforceable standards for water use, noise, lighting, and visual impact—may be conditionally compatible with County goals. The Commission's code development should establish a clear size threshold distinguishing these from mid-scale and hyperscale facilities, which are presumptively incompatible with Grand County's infrastructure and resource constraints.

**1. BACKGROUND AND PURPOSE**

Data centers—large facilities housing computer servers, networking equipment, and storage systems—have become a major category of industrial development nationwide. Driven by the growth of cloud computing, artificial intelligence, streaming services, and financial technology, data center operators are actively seeking sites across the United States, including in rural areas of the West.

Grand County has not historically been a target for data center siting. Still, several factors are changing the development landscape: the expansion of renewable energy resources in the region, available land, and the general westward push of the industry as established markets in Northern Virginia, Phoenix, and the Dallas–Fort Worth Metroplex become saturated.

This report is intended to inform the Planning Commission about the planning implications of data centers before any formal application is received, enabling the Commission and the public to engage in proactive policy development rather than reactive, case-by-case decision-making.

## 2. WHAT IS A DATA CENTER?

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A data center is a facility that houses computing infrastructure—servers, data storage systems, and networking equipment—supporting digital services for businesses, governments, and consumers. They range in scale from small “edge” facilities of a few thousand square feet to hyperscale campuses exceeding one million square feet.

### 2.1 Types of Data Centers

- Enterprise / Corporate: Operated by a single company for its own internal IT needs. Typically, smaller; not usually a significant land-use concern.
- Colocation (Colo): Third-party facilities that lease space and infrastructure to multiple tenants. Medium to large scale; significant power and cooling demands.
- Hyperscale: Operated by major cloud providers (Amazon Web Services, Microsoft Azure, Google Cloud, Meta, etc.). Extremely large campuses, often 100 MW or more of power demand; major infrastructure requirements.
- Edge Data Centers: Smaller facilities sited closer to end users to reduce latency. Increasingly distributed; lower individual impact, but can proliferate.

### 2.2 Key Physical Characteristics

Regardless of type, most data centers share the following characteristics relevant to land-use planning:

- Large, low-profile buildings with minimal windows and heavy mechanical equipment on rooftops and surrounding areas
- Significant electrical infrastructure, including substations, high-voltage transmission lines, and on-site backup generators (typically diesel)
- Cooling systems requiring large amounts of water or energy, often visually prominent (cooling towers, dry coolers, chillers)
- High-security perimeters with fencing, lighting, cameras, and controlled access
- Limited employment—typically 20 to 50 full-time employees per facility—despite very large capital investment
- 24/7 operations with continuous noise from mechanical equipment

### 3. LAND USE AND ZONING CONSIDERATIONS

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#### 3.1 Appropriate Zones

Data centers are generally classified as heavy industrial or technology-industrial uses due to their power consumption, mechanical systems, and limited employment density. They are most appropriately sited in areas with:

- Existing or planned high-capacity electrical transmission infrastructure
- Access to an adequate water supply or alternative cooling solutions
- Separation from residential areas and sensitive land uses due to noise, lighting, and visual impacts
- Access to fiber optic and telecommunications networks
- Flat or gently sloping terrain to minimize grading

Grand County's current zoning code does not explicitly define or address data centers as a land use category. Under existing code, a data center application would likely require classification as a "heavy industrial" or "light industrial" use, depending on scale. It may require a conditional use permit or variance in most zones. Staff recommends that the Commission consider adding a defined data center use category with specific standards.

#### 3.2 Siting Conflicts in Grand County

Grand County presents several siting sensitivities that would need to be carefully weighed in any data center proposal:

- **Scenic Landscapes and Dark Skies:** The County's scenic corridors, proximity to Arches and Canyonlands National Parks, and dark sky designation create heightened standards for lighting, visual impact, and aesthetic compatibility that most data center designs do not meet without significant mitigation.
- **Agricultural and Rural Character:** Data centers in agricultural or rural zones would represent a fundamental change in land use character and may be incompatible with the County's General Plan goals.
- **Proximity to Public Lands:** Much of Grand County is federal land. Data center siting must account for viewshed protections, buffer requirements, and federal review processes on BLM or NPS-managed lands.
- **Tourism Economy:** Grand County's economy is highly dependent on tourism tied to natural landscapes and outdoor recreation. Industrial development visible from key corridors or recreation areas could have adverse economic effects on this sector.

## 4. INFRASTRUCTURE AND UTILITY IMPACTS

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### 4.1 Electrical Power

Power demand is the single most significant infrastructure impact of data center development. A single hyperscale data center can consume as much electricity as a small city. Even mid-scale colocation facilities may require 20–50 megawatts (MW) of power—equivalent to serving 15,000 to 40,000 homes.

Grand County's electrical service is provided by Rocky Mountain Power (PacifiCorp). The existing grid in the Moab area was designed to serve a rural community and a tourist-oriented economy; it was not designed to accommodate industrial-scale loads of the magnitude required by data centers. A large data center proposal would likely require:

- New or significantly upgraded electrical substations
- New high-voltage transmission line extensions or upgrades
- Multi-year lead times for utility infrastructure construction
- Significant capital expenditure—potentially hundreds of millions of dollars—for grid upgrades

A critical planning question is who bears the cost of these upgrades—the developer, the utility, or ultimately the ratepayers. The Commission should require any data center applicant to provide a written commitment from Rocky Mountain Power confirming grid capacity and responsibility for upgrades before a conditional use permit is considered complete.

### 4.2 Water Resources

Water is perhaps the most acute concern for data center siting in Grand County. Traditional data centers use evaporative cooling systems (cooling towers) that consume substantial quantities of water. A single large data center can consume one to five million gallons of water per day—comparable to the daily water use of thousands of households.

Staff recommends that the Commission evaluate whether any data center proposal could be conditioned on the use of air-cooled or advanced liquid-cooling technologies that significantly reduce or eliminate consumptive water use. These technologies exist and are increasingly used by operators in water-constrained regions.

### 4.3 Transportation and Roads

Data centers generate relatively low volumes of daily vehicle traffic compared to other industrial uses, primarily from employees and periodic equipment delivery. However, construction phases can involve substantial heavy truck traffic for concrete, steel, and large mechanical equipment. Applicants should be required to submit traffic impact analyses and construction traffic management plans.

### 4.4 Telecommunications Infrastructure

Data centers require high-capacity fiber optic connectivity. Moab has limited fiber infrastructure compared to metropolitan markets. Applicants would need to coordinate with telecommunications providers—potentially including installation of new fiber routes—which may involve additional permitting, easements, or impacts to public rights-of-way.

## 5. ENVIRONMENTAL CONSIDERATIONS

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### 5.1 Air Quality

Data centers typically operate large banks of diesel backup generators, used during grid outages or maintenance. While these generators may run infrequently, they still emit air pollutants (particulate matter and NO<sub>x</sub>) and require permits from the Utah Division of Air Quality. Staff recommends requiring air quality analysis as part of any conditional use application, with attention to cumulative impacts in a region valued for its clean air.

### 5.2 Noise

The mechanical cooling systems of data centers—fans, compressors, and cooling towers—operate continuously and can generate significant noise. This is particularly relevant in Grand County’s quiet rural environment. Applicants should be required to provide acoustic analyses and demonstrate compliance with County noise standards, with attention to nighttime operations.

### 5.3 Greenhouse Gas Emissions

Data centers are major consumers of electricity and, despite industry commitments to renewable energy, continue to contribute to carbon emissions. Some operators have pursued on-site renewable energy generation (solar, wind) and power purchase agreements. The Commission may wish to establish requirements or incentives for the use of renewable energy as a condition of approval, consistent with any applicable County sustainability policies.

### 5.4 Hazardous Materials

Data centers typically store significant quantities of lithium-ion batteries (for uninterruptible power supplies) and diesel fuel (for generators). These materials pose a fire hazard and a risk of

groundwater contamination. Applicants should be required to submit hazardous materials management plans that are coordinated with Grand County Emergency Services and the Utah Department of Environmental Quality.

## **6. FISCAL AND ECONOMIC CONSIDERATIONS**

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### **6.1 Tax Revenue**

Data centers can represent substantial taxable property value due to the high cost of their equipment and infrastructure. In some states and jurisdictions, data center equipment is exempt from property or sales taxes as an economic development incentive. Utah offers certain sales tax exemptions for data center purchases. The Commission should consult with the Grand County Assessor and County Attorney regarding the actual fiscal benefit to the County under current Utah law before treating data center tax revenue as a significant financial benefit. An additional consideration is that technology changes quickly; in some instances, a state-of-the-art facility may be outdated in a couple of years. Any tax increment financing should account for this shortened return period.

### **6.2 Employment**

Data centers provide relatively few direct jobs relative to their footprint and infrastructure demands. A large facility may employ 30 to 100 full-time workers, primarily in technical operations and security roles. These are typically skilled positions, and it is unclear whether the local labor market would supply a significant share of this workforce. The Commission should avoid overstating the local employment benefit in its deliberations.

### **6.3 Opportunity Costs**

Land committed to data center use is effectively removed from other productive uses for an extended period. In Grand County, this opportunity cost includes potential agricultural use, conservation, recreation-oriented development, or other economic development consistent with the tourism and outdoor recreation economy. The Commission should consider whether data center development is the best use of the County's limited industrial-zoned or developable land.

### **6.4 Infrastructure Cost-Sharing**

As noted in the infrastructure section, data centers often require significant investment in public or utility infrastructure. The Commission should ensure that applicants are required to demonstrate full funding responsibility for infrastructure upgrades—including roads, water, sewer, and electrical systems—as a condition of any approval, and that the County is indemnified against infrastructure costs.

## 7. EXAMPLES FROM COMPARABLE JURISDICTIONS

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Several rural western counties and municipalities have recently developed or are developing data-center land-use policies. Key lessons from these jurisdictions include:

- Mesa County, Colorado: Adopted a specific data center use classification with conditional use permit requirements, including mandatory renewable energy commitments and water use standards. Required pre-application meetings with utility providers.
- Crook County, Oregon (Prineville area): Home to large Meta and Apple data centers; has used development agreements to secure infrastructure cost-sharing and local hiring commitments. Has also experienced pressure on water resources and power grid capacity.
- Churchill County, Nevada: Developed a data center attraction policy focused on renewable energy alignment. Requires facility operators to participate in master planning for grid expansion.
- San Bernardino County, California: Updated its general plan to include data center siting criteria, separating hyperscale from smaller facilities and applying different standards to each. Required visual impact studies for facilities near state routes and recreational areas.

Staff recommends that the Planning Commission request that staff conduct a more detailed survey of Utah County and municipal data center regulations and report back the findings at a future meeting.

## 8. PUBLIC CONCERNS: DATA CENTERS ELSEWHERE IN UTAH

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Grand County is not alone in confronting the data center question. Utah has become a focal point of data center development—and public opposition—across multiple counties in 2025 and 2026. The experiences of other Utah communities provide direct, highly relevant lessons for the Commission.

### 8.1 Santaquin, Utah County — Summit Ridge Data Center

In 2024, the City of Santaquin approved the Summit Ridge Data Center, proposed by Utah-based company DCPC. The facility is planned for the southern edge of town near I-15 exit 242, in proximity to a newer residential subdivision. It will not connect to the power grid—instead generating its own electricity using on-site natural gas generators—and will employ a closed-loop water system with minimal consumptive water use.

Despite these technology commitments, the project sparked significant community backlash when residents learned of it in early 2026, more than a year after approval. Key public concerns included:

- Air quality: Even with a closed-loop system, natural gas-powered generators produce particulate matter and nitrogen oxides. Residents cited Utah County’s already poor air quality and argued the facility would add to existing pollution burdens.

- Process transparency: The city held multiple hearings over two years with virtually no public attendance, then approved the project. Meaningful public awareness came only afterward. One resident asked at a public meeting: “If this was such a great idea, why did nobody know about it, except you guys?” A Change.org petition gathered more than 1,350 signatures in its first week opposing the project.
- Noise and proximity: The facility’s mechanical systems will operate continuously adjacent to a residential neighborhood.

The Santaquin case illustrates how approval processes conducted without meaningful public awareness—however technically compliant—can produce significant community conflict and erode trust in local government. Grand County should structure any data center review process to ensure robust early public notice.

## 8.2 Box Elder County — The Stratos Project

The most consequential and controversial data center proposal in Utah history is the “Stratos Project” in Box Elder County: a planned 40,000-acre AI data center and energy campus in the remote Hansel Valley, south of U.S. Highway 84, near the Great Salt Lake. The project is backed by celebrity investor Kevin O’Leary (of television’s Shark Tank), developer West GenCo, and the Utah Military Installation Development Authority (MIDA). At projected full buildout, the campus would reach 9 gigawatts of power capacity—more than twice the current electricity consumption of the entire state of Utah.

Box Elder County Commissioners voted unanimously to approve the project on May 4, 2026. The meeting drew hundreds of protesters. Key public and environmental concerns include:

- Great Salt Lake impacts: The facility is sited in the Great Salt Lake watershed. Environmental groups warn that water transfers for the project could reduce inflow to the already critically low lake. The Utah Division of Water Rights received approximately 3,900 formal protests to the project’s initial water rights application—an extraordinary level of public opposition. The initial application was subsequently withdrawn and is expected to be refilled.
- Water volume: Developers have acknowledged acquiring or contracting for up to approximately 13,000 acre-feet of water rights—sufficient to supply basic needs for more than 20,000 Utah households.
- Heat island effects: A Utah State University physics professor estimated the facility’s combined thermal output could release heat equivalent to 23 atomic bombs daily, potentially raising local ambient temperatures by up to 12 degrees Fahrenheit—a significant concern in an already drought-stressed high-desert environment.
- Carbon emissions: Sierra Club Utah projects the facility could increase Utah’s total carbon emissions by approximately 50% at full buildout, due primarily to associated natural gas power generation.
- Process concerns: Residents and environmental groups argued the project was fast-tracked without adequate environmental review or meaningful public process. Multiple referendum

petitions were filed seeking to overturn the commission's approval. A new state law that took effect the day before the water rights application was withdrawn also narrowed the grounds on which the public can protest water transfer applications, further limiting avenues for public participation.

- Economic framing: Governor Spencer Cox and project backers have argued the project is a national security priority given U.S.-China competition in AI computing capacity. Proponents assert 10,000 construction jobs, 2,000 permanent positions, and \$30 million in initial annual county revenue growing to \$108 million at full buildout.

The Stratos Project has become a national flashpoint for the broader debate over AI infrastructure, environmental protection, and democratic oversight of large-scale industrial development in rural communities. Its outcome will significantly shape Utah's data center policy for years to come.

### 8.3 Other Utah Data Center Activity

Santaquin and Box Elder are not isolated cases. Utah is experiencing a broad wave of data center proposals:

- Delta, Millard County: Two hyperscale campuses are under active development. Joule Power is developing a 4,000-acre, six-facility AI campus. Delta's proximity to existing high-voltage transmission infrastructure and sparse population has made it a preferred target for large-scale development.
- Duchesne County (Uinta Basin): The Nine Mile Data Center, proposed by Energence Utah LLC, would occupy approximately 475 acres near Wells Draw, six miles southwest of Myton. The Duchesne County Planning Commission approved conditional use permits in April 2026; resident appeals were denied. The project targets an operational date in 2029 and includes on-site solar and natural-gas power generation.
- Nephi, Juab County: BluSky AI entered a non-binding agreement in September 2025 to lease a site in Nephi for a modular AI data center. The project remains in early planning.

Utah currently has approximately 50 data centers statewide, compared to nearly 700 in Virginia. Industry analysts view Utah as a high-growth target because of available land, expanding renewable energy, and a generally permissive regulatory environment—making proactive policy action by jurisdictions like Grand County all the more important.

## 9. IS GRAND COUNTY A VIABLE DATA CENTER LOCATION? A CRITICAL ASSESSMENT

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Given the wave of data center interest across Utah, the Planning Commission should directly address whether Grand County is a viable location for a data center and, if so, under what conditions. Staff assesses that Grand County faces fundamental structural barriers that make it a poor fit for large-scale data center development, and that smaller-scale facilities face significant challenges of their own. These barriers should be clearly understood before any application is received.

### 9.1 Electric Grid: A Critical Disqualifier for Large-Scale Development

The single greatest barrier to data center development in Grand County is electrical infrastructure. Rocky Mountain Power's service to the Moab area operates on a transmission system designed to serve a rural community of approximately 10,000 residents and a seasonal tourism economy—not industrial-scale loads.

A hyperscale data center would require 50 to 100+ megawatts of dedicated power—an amount that would dwarf the entire existing load on the Moab grid. Meeting that demand would require a new dedicated high-voltage transmission line (likely 50 to 100 miles to reach a suitable interconnection point), a new substation, and hundreds of millions of dollars in capital investment, with a permitting and construction timeline of five to ten years. These facts alone effectively rule out large-scale data center development in Grand County under foreseeable conditions. Staff recommends that the Commission require any applicant to provide a written study from Rocky Mountain Power demonstrating available capacity and a binding commitment on upgrade cost responsibility before any application is deemed complete.

### 9.2 Water: An Acute and Structural Constraint

Introducing a large-scale industrial water consumer into the county could be unjustifiable from a sustainability standpoint. It would generate significant opposition from downstream users, state water authorities, and federal agencies. Grand County should treat any facility relying on the Colorado River system water as presumptively incompatible with sustainable development unless an applicant can demonstrate proven water rights.

### 9.3 The UMTRA Site: Opportunity or Illusion?

One specific location that may be raised in connection with data center development is the former Moab uranium mill site—subject of the federal Uranium Mill Tailings Remedial Action (UMTRA) Project. This 480-acre site lies approximately three miles northwest of downtown Moab along U.S. Highway 191, adjacent to the Colorado River and approximately one mile from the Arches National Park entrance. As of early 2025, more than 98% of the estimated 16 million tons of radioactive uranium mill tailings have been removed to an engineered disposal cell near Crescent Junction.

Federal legislation—the Moab UMTRA Project Transition Act of 2025, with support from all Utah members of Congress—would transfer the site to Grand County and the City of Moab. A community planning committee has been examining potential uses, including recreation, open space, and compatible economic development.

The UMTRA site might appear attractive to a data center developer: flat, large, near a highway, and potentially available. Staff urges the Commission to treat this possibility with significant care:

- **Residual contamination:** Groundwater beneath the site remains contaminated and is subject to ongoing active remediation. A data center's construction activities—excavation, foundation work, underground utilities—could disturb residual contaminated materials or compromise groundwater remediation systems that must continue operating for decades.
- **Federal regulatory complexity:** The site remains under U.S. Department of Energy and Nuclear Regulatory Commission oversight. Any proposed use change would require federal agency review, potentially including a full NEPA analysis, and would have an uncertain outcome and timeline.
- **Visual impact:** The site sits immediately adjacent to the Colorado River within clear view of the Arches National Park entrance corridor—one of the most photographed landscapes in the American West. Industrial buildings, mechanical equipment, security fencing, and generator systems at this location could affect the scenic and tourism values that define Grand County's economy.
- **Water quality risk:** Siting any industrial facility with diesel fuel storage, battery systems, and chemical cooling agents immediately adjacent to the Colorado River presents unacceptable risk to water quality and the downstream municipal water supplies that depend on it.
- **Community vision:** The emerging community planning process for the UMTRA site has focused on uses compatible with Moab's character. A data center could potentially be inconsistent with this vision and would generate significant opposition from residents and conservation organizations.

Staff assesses that, at this time, the UMTRA site is not a suitable location for a data center of any scale.

## 9.4 Scenic and Tourism Economy Compatibility

Grand County's economy is built almost entirely on tourism tied to Arches and Canyonlands National Parks, the Colorado River, and the surrounding canyon country landscape. Moab welcomes more than three million visitors annually—a visitor-to-resident ratio among the highest of any rural community in the United States. The County's scenic corridors—U.S. 191, State Route 128 along the Colorado River, and the national park approaches—are the foundation of this economy.

A data center visible from any of these corridors, or generating noise, light, or air pollution detectable to visitors, would directly threaten the economic base that sustains the community.

Unlike many rural western counties where data center development competes with limited agricultural uses, in Grand County, it competes with the County’s primary industry. The Commission should weigh this incompatibility heavily in any policy deliberation.

9.5 What Might Be Appropriate: Small-Scale and Edge Facilities

Staff does not recommend a blanket prohibition on all data center uses in Grand County. Small-scale or “edge” data centers—facilities of a few thousand square feet serving local or regional connectivity needs—may be appropriate in limited locations within existing industrial zones, provided they comply with noise, lighting, water, and aesthetic standards. These facilities are qualitatively different from the mid-scale and hyperscale developments that dominate current proposals in Utah.

The Commission’s policy development should establish clear size thresholds that distinguish edge facilities (which may be conditionally permitted with appropriate standards) from larger facilities (which should be presumptively prohibited absent demonstrated solutions to the grid and water constraints described above).

9.6 Putting It in Perspective: Water and Electricity Comparisons

Abstract infrastructure numbers can be difficult to interpret in isolation. The following comparisons place data centers' water and electricity demands against Grand County’s current usage, making the potential scale of impact concrete for planning purposes.

WATER CONSUMPTION COMPARISON

Grand County’s water supply comes entirely from a network of groundwater aquifers—primarily the Spanish Valley aquifer system underlying Moab and the surrounding valley—supplemented by springs and limited surface diversions from Mill Creek.

This distinction is critical. Unlike river-based supplies that can fluctuate with seasonal flows, aquifer systems recharge slowly—over years to decades—through precipitation percolating into the ground. Once depleted beyond its natural recharge rate, an aquifer may not be able to recover quickly.

| Water Consumer                | Est. Daily Use | Est. Annual Use | Notes                                                                            |
|-------------------------------|----------------|-----------------|----------------------------------------------------------------------------------|
| Grand County total (all uses) | ~3.6M gal/day  | ~1.3B gal/yr    | Moab city + GWSSA; drawn entirely from the Spanish Valley aquifer system         |
| City of Moab (municipal)      | ~2.0M gal/day  | ~748M gal/yr    | Approx. 2,300 acre-ft/yr; resident + commercial use from aquifer wells & springs |

| Water Consumer                              | Est. Daily Use   | Est. Annual Use   | Notes                                                                                              |
|---------------------------------------------|------------------|-------------------|----------------------------------------------------------------------------------------------------|
| Average Utah resident                       | ~200 gal/person  | ~73,000 gal/yr    | Based on ~200 GPCD statewide average (Utah Division of Water Resources)                            |
| Typical mid-scale data center (20–50 MW)    | ~500K–1M gal/day | ~180–365M gal/yr  | Evaporative cooling towers vary with climate and load factor                                       |
| Google hyperscale facility (per building)   | ~550K gal/day    | ~200M gal/yr      | Google 2024 Environmental Report: company average across all facilities                            |
| Hyperscale campus (100+ MW)                 | ~1–5M gal/day    | ~365M–1.8B gal/yr | EESI 2024; range reflects cooling technology and climate; equals water use of 10,000–50,000 people |
| NSA Utah Data Center (Bluffdale, operating) | ~345K gal/day    | ~126M gal/yr      | Actual metered data reported by Salt Lake Tribune via public records request, Oct 2024–Sep 2025    |

**Key takeaway:** A single mid-scale data center (20–50 MW) would consume water at a rate equivalent to 25–50% of the entire City of Moab’s current annual draw from the aquifer. A hyperscale facility at the low end of typical consumption would equal or exceed the entire County’s current water use.

**ELECTRICITY CONSUMPTION COMPARISON**

Grand County is served by Rocky Mountain Power (PacifiCorp) and consumes approximately 99,300 megawatt-hours (MWh) of electricity per year across all residential and commercial customers—one of the smallest county electricity footprints in Utah, reflective of the County’s small, non-industrial economy.

| Electricity Consumer                | Peak Demand    | Annual Use (MWh)       | Comparison to Grand County Total                 |
|-------------------------------------|----------------|------------------------|--------------------------------------------------|
| <b>Grand County (all customers)</b> | <b>~11 MW*</b> | <b>~99,300 MWh/yr</b>  | Baseline — the entire County’s consumption       |
| Average Grand County household      | <1 kW avg      | ~8,600 MWh/yr*         | Per capita, estimated from the statewide average |
| Small edge data center (1–5 MW)     | 1–5 MW         | 8,760–43,800 MWh/yr    | 9–44% of the county’s entire annual use          |
| Mid-scale colocation (20–50 MW)     | 20–50 MW       | 175,000–438,000 MWh/yr | 1.8–4.4× the entire County’s annual use          |

| Electricity Consumer                                           | Peak Demand     | Annual Use (MWh)          | Comparison to Grand County Total                          |
|----------------------------------------------------------------|-----------------|---------------------------|-----------------------------------------------------------|
| Large hyperscale facility (100 MW)                             | 100 MW          | ~876,000 MWh/yr           | ~8.8× the entire County's annual use                      |
| <b>Stratos Project full buildout (Box Elder Co., proposed)</b> | <b>9,000 MW</b> | <b>~78,840,000 MWh/yr</b> | ~794× Grand County; >2× entire state of Utah's annual use |
| Joule HP Campus Phase 1 (Delta, under construction)            | 455 MW          | ~3,985,800 MWh/yr         | ~40× Grand County's annual use                            |

*\* Grand County peak demand estimated from annual consumption (99,300 MWh ÷ 8,760 hrs). Household figure estimated from statewide average. Source: FindEnergy.com / EIA county-level data.*

**Key takeaway:** Even a relatively modest mid-scale data center (20–50 MW) would require nearly double to four times the electricity currently consumed by everyone in Grand County combined—residential, commercial, and industrial. Rocky Mountain Power’s existing transmission infrastructure serving Moab was sized for the County’s actual load; it has no latent capacity for industrial-scale additions without fundamental infrastructure investment. The numbers make clear that large data center development is not simply a “lot of power” in abstract terms—it would require rebuilding the County’s electrical infrastructure from the ground up.

## 10. RECOMMENDED DISCUSSION TOPICS FOR THE COMMISSION

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The Planning Commission should consider the following policy questions:

- **Zoning:** Should data centers be a permitted, conditional, or prohibited use in each of the County's zoning districts? Should the code distinguish between small-scale ("edge") and large-scale ("hyperscale") facilities?
- **Water Standards:** Should the County establish maximum water consumption standards or require air-cooled or alternative cooling technology for any data center approval?
- **Power:** Should the County require applicants to demonstrate committed grid capacity from Rocky Mountain Power before application acceptance?
- **Renewable Energy:** Should the County require or incentivize on-site renewable energy generation or renewable power purchase agreements?
- **Visual and Aesthetic Standards:** Should the County establish specific design, lighting, and landscaping standards for data center facilities to minimize visual impact along scenic corridors?
- **Fiscal Policy:** Should the County adopt a formal policy on infrastructure cost-sharing for data center developments?
- **General Plan Alignment:** Does data center development align with the goals and vision of the Grand County General Plan, and if not, should the General Plan be amended to address this use?

## 11. STAFF RECOMMENDATION

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Staff recommends that the Planning Commission:

- Receive this staff report and conduct a public discussion of the planning implications of data center development in Grand County;
- Direct staff to prepare draft land use code amendments establishing a “Data Center” use classification with appropriate use-specific standards, for future Commission consideration;
- Direct staff to conduct outreach to Rocky Mountain Power and the Central Utah Water Conservancy District to understand current grid and water supply constraints relevant to potential data center siting;
- Direct staff to survey comparable rural county and municipal data center regulations and return with a summary report; and
- Schedule a future joint study session with the Grand County Council to align data center policy direction across governing bodies before any formal application is received.

## ADDENDUM A

### Utah Data Center Inventory

*Status as of May 2026*

The table below identifies known data centers in Utah, organized by status. The inventory covers operating colocation and hyperscale facilities, projects currently under construction, approved projects awaiting construction, and proposed projects under regulatory or community review. It is based on publicly available sources, including industry registries, news reporting, and county records, current as of May 2026. This list focuses on purpose-built data center facilities; it does not include small enterprise or government server rooms not visible in public records.

**STATUS KEY**    ● OPERATING    ● UNDER CONSTRUCTION    ● APPROVED    ● PROPOSED

| Facility / Project Name                  | City / Location                  | Operator / Developer  | Capacity        | Status       |
|------------------------------------------|----------------------------------|-----------------------|-----------------|--------------|
| <b>OPERATING FACILITIES</b>              |                                  |                       |                 |              |
| Meta Eagle Mountain Campus (7 buildings) | Eagle Mountain (Utah Co.)        | Meta Platforms        | ~450 MW         | OPERATING    |
| Novva West Jordan Campus (Bldg. 1–2)     | West Jordan (Salt Lake Co.)      | Novva Data Centers    | ~120 MW         | OPERATING    |
| Aligned SLC-01                           | West Jordan (Salt Lake Co.)      | Aligned Data Centers  | 34 MW           | OPERATING    |
| Aligned SLC-02                           | West Jordan (Salt Lake Co.)      | Aligned Data Centers  | 48 MW           | OPERATING    |
| Aligned SLC-03                           | West Jordan (Salt Lake Co.)      | Aligned Data Centers  | 80 MW           | OPERATING    |
| NSA Utah Data Center                     | Bluffdale (Salt Lake Co.)        | Natl. Security Agency | ~65 MW          | OPERATING    |
| DataBank Granite Point SLC2              | Bluffdale (Salt Lake Co.)        | DataBank              | 3 MW            | OPERATING    |
| DataBank Granite Point SLC3              | Bluffdale (Salt Lake Co.)        | DataBank              | 7 MW            | OPERATING    |
| DataBank Granite Point SLC4              | Bluffdale (Salt Lake Co.)        | DataBank              | 4 MW            | OPERATING    |
| DataBank Granite Point SLC5              | Bluffdale (Salt Lake Co.)        | DataBank              | 10 MW           | OPERATING    |
| DataBank Granite Point SLC6              | Bluffdale (Salt Lake Co.)        | DataBank              | 22 MW           | OPERATING    |
| eBay Data Center                         | South Jordan (Salt Lake Co.)     | eBay                  | N/A             | OPERATING    |
| Oracle West Jordan Data Center           | West Jordan (Salt Lake Co.)      | Oracle                | N/A             | OPERATING    |
| EdgeConneX Salt Lake City                | Salt Lake City                   | EdgeConneX            | N/A             | OPERATING    |
| Cirrus Data View 78 Campus               | West Valley City (Salt Lake Co.) | Cirrus Data Services  | N/A             | OPERATING    |
| Syringa Networks West Valley             | West Valley City (Salt Lake Co.) | Syringa Networks      | N/A             | OPERATING    |
| <b>UNDER CONSTRUCTION</b>                |                                  |                       |                 |              |
| Novva West Jordan Campus (Bldg. 3–4)     | West Jordan (Salt Lake Co.)      | Novva Data Centers    | ~144 MW (add'l) | UNDER CONST. |

| Facility / Project Name                       | City / Location                  | Operator / Developer                | Capacity   | Status       |
|-----------------------------------------------|----------------------------------|-------------------------------------|------------|--------------|
| Aligned SLC-04                                | West Valley City (Salt Lake Co.) | Aligned Data Centers                | N/A        | UNDER CONST. |
| Joule HP Compute Campus — Phase 1             | Delta (Millard Co.)              | Joule Capital Partners              | 455 MW     | UNDER CONST. |
| Creekstone Delta Gigasite — Phase 1           | Delta (Millard Co.)              | Creekstone Energy                   | 220 MW     | UNDER CONST. |
| B+F Timpanogos Data Center                    | Provo (Utah Co.)                 | B+F Timpanogos                      | 5–30 MW    | UNDER CONST. |
| <b>APPROVED — AWAITING CONSTRUCTION</b>       |                                  |                                     |            |              |
| Summit Ridge Data Center                      | Santaquin (Utah Co.)             | DCPC                                | N/A        | APPROVED     |
| Nine Mile / Uinta Basin Data Center           | Near Myton (Duchesne Co.)        | Energence Utah / Nine Mile Data LLC | 960+ acres | APPROVED     |
| Wonder Valley (Stratos Project) — Phase 1     | Hansel Valley (Box Elder Co.)    | O'Leary Digital / West GenCo / MIDA | 3,000 MW   | APPROVED     |
| Wonder Valley (Stratos Project) — Phase 2     | Hansel Valley (Box Elder Co.)    | O'Leary Digital / West GenCo / MIDA | 6,000 MW   | APPROVED     |
| <b>PROPOSED — UNDER REVIEW OR IN PLANNING</b> |                                  |                                     |            |              |
| Antelope Data Center                          | Nr. Cedar City (Iron Co.)        | Pronghorn Development LLP           | 1,500 MW   | PROPOSED     |
| CyrusOne at Dugway Proving Ground             | Dugway (Tooele Co.)              | CyrusOne (KKR / BlackRock)          | 1,000 MW   | PROPOSED     |
| Joule HP Campus — Full Buildout               | Delta (Millard Co.)              | Joule Capital Partners              | 4,000+ MW  | PROPOSED     |
| Creekstone Delta Gigasite — Expansion         | Delta (Millard Co.)              | Creekstone Energy                   | 9,700+ MW  | PROPOSED     |
| Tract Pole Canyon                             | Eagle Mountain (Utah Co.)        | Tract                               | 1,700 MW   | PROPOSED     |
| Tract Pony Express                            | Eagle Mountain area (Utah Co.)   | Tract                               | 120 MW     | PROPOSED     |
| BluSky AI Modular Campus                      | Nephi (Juab Co.)                 | BluSky AI                           | 9.3 MW     | PROPOSED     |

### Notes on This Inventory

- Capacity figures are approximate and based on publicly reported data. Many facilities do not publicly disclose power consumption. “N/A” indicates capacity not publicly confirmed.
- The Stratos Project (Box Elder County) was approved by county commissioners on May 4, 2026. Multiple referendum petitions have been filed seeking to overturn the approval. Construction has not begun.
- The Nine Mile / Uinta Basin Data Center (Duchesne County) received conditional use permit approval in April 2026; resident appeals were denied. Construction has not begun.
- The CyrusOne / Dugway Proving Ground project involves U.S. Army “exclusive negotiations” entered in March 2026. The project requires an environmental review by the Army Corps of Engineers before construction.
- Utah has approximately 50 additional smaller colocation and enterprise data centers across the Wasatch Front, not individually enumerated here. This addendum focuses on purpose-built, purpose-disclosed AI and hyperscale colocation facilities.
- Sources: Cleanview Energy (May 2026), ABC4 Utah data center tracker (May 2026), Baxtel data center registry, Salt Lake Tribune, Deseret News, and individual project records.