



CITY COUNCIL MEETING • SPANISH FORK, UT

Collaborating Towards A Net Positive Solution

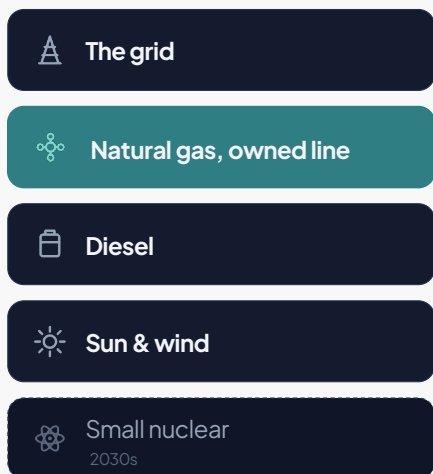


HOW DATA CENTERS GET BUILT

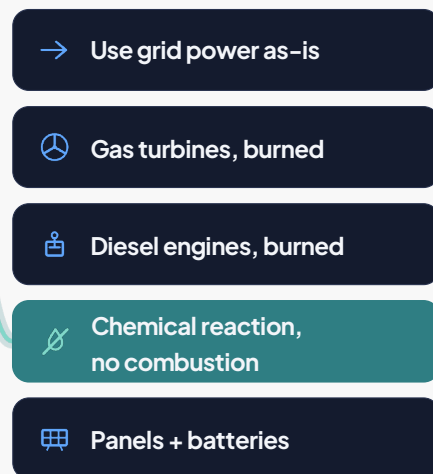
All data centers are *not the same*.

Every data center is a set of choices.

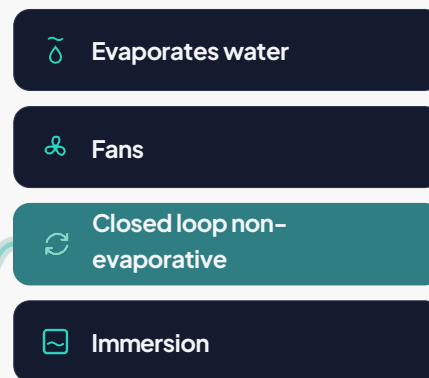
THE FUEL



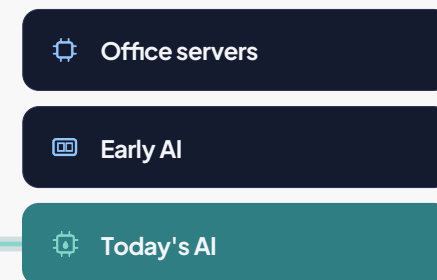
HOW IT BECOMES POWER



HOW IT'S COOLED



THE CHIPS



the Spanish Fork path

THE CASE

A Data Center in Spanish Fork? *Low Risk, Substantial Positive Impact*

“

A computing facility that asks nothing of Spanish Fork's power grid, a fraction of the typical water use, adds no new building to the skyline, and runs on the cleanest large-scale power technology available.



We Bring and Pay for Our Own Power

Zero draw on Spanish Fork's municipal grid.



We Keep the Air Clean

Near-zero local air emissions.



We Use Water Carefully

A fraction of typical water use.



Low Noise Impact

Within everyday range.



Low Heat Impact

Same scale of what is already here.



Community Benefits

Meaningful local contribution.

Water

1	<i>“ Does the cooling water evaporate off into the sky?</i>	No. It’s a sealed loop — filled once, recirculated. Nothing is sprayed, misted, or evaporated; evaporative cooling is prohibited in the ordinance text itself. REF · Title 15 amendment text as filed Jul 15 2026 (§I — closed-loop / dry cooling; evaporative and once-through prohibited)
2	<i>“ How much water does it actually use?</i>	Cooling: one fill of about 500,000 gallons, then ~250,000 a year for humidification. Whole-site use (staff, landscaping, fire testing) is estimated by category with the application and becomes a permit condition. REF · Title 15 amendment text §I (category-by-category estimate as permit condition) · open-house materials Aug 13–15 · Volition technical responses to Council, Aug 18 2026
3	<i>“ We’re letting lawns go brown. Why does a data center get water we don’t?</i>	Because it needs almost none: this building already uses about 15 million gallons a year (City Manager, Aug 4 record); cooling here needs about 2.5% of that. REF · Spanish Fork City Council, Aug 4 2026 (City Manager Seth Perrins, adopted minutes)
4	<i>“ Will they quietly take more water later?</i>	They can’t ask — no new water rights, by contract — and they can’t cheat: the supply pipe is never enlarged, so the cap is enforced by physics, with City-read meters and stipulated damages if it’s ever exceeded. REF · Development-agreement terms presented to Council Aug 4 2026 (water cap, pipe size, metering, damages) · Utah DWR’s Area 51 closed basin (Gov. Proclamation 2022–01)
5	<i>“ What chemicals are in the loop? PFAS? Forever chemicals?</i>	No PFAS in the water or glycol mixtures we bring in, and no PFAS firefighting foam. Trace PFAS exists in ordinary purchased electronics industry-wide; the chemical inventory will name anything on site. REF · Open-house record Aug 13–15 (PFAS statement) · fire-code hazardous-materials reporting (chemical inventory at permitting)
6	<i>“ Where does the water go if something fails or the loop is drained?</i>	Coolant is never put down a drain. It’s hauled by a licensed transporter under manifest to a permitted facility named in the O&M plan. REF · Spanish Fork Municipal Code Ch. 13.24 (pretreatment) · Volition technical responses to Council, Aug 18 2026
7	<i>“ Can it contaminate our drinking water or the aquifer?</i>	The loop never touches the drinking system it draws from a separate glycol holding tank. Coolant leaves by truck, and we’ve agreed to baseline soil and groundwater testing before construction so any change is provable. REF · Utah plumbing code (backflow) · Spanish Fork Drinking Water Source Protection Plan · Volition technical responses to Council, Aug 18 2026

Power and gas

1	<i>“Will this raise my electric bill?”</i>	No — it never touches your electric system. It generates 100% of its own power on site and may never request an operating grid connection, by contract. Only temporary construction power is drawn, disconnected within 90 days of start-up. REF · Title 15 amendment text §E (permanent electrical isolation) · development-agreement terms presented Aug 4 2026 · Volition technical responses to Council, Aug 18 2026
2	<i>“Will it strain the grid or cause blackouts?”</i>	It adds zero load to the grid — no substation, no transmission line — so it can’t cause a blackout: it isn’t connected to anything that could. REF · Title 15 amendment text §E · Spanish Fork City Council, Aug 4 2026 (islanded-user discussion)
3	<i>“Is the city or state paying them anything?”</i>	No fee waivers, utility concessions, or subsidies — full tax is paid. A post-performance property-tax co-investment (Title 17C CRA) is proposed to each taxing entity separately; it needs each entity’s own approval and is not part of tonight’s action. One standard federal energy credit applies. REF · Utah Code Title 17C (community reinvestment) · Volition technical responses to Council, Aug 18 2026
4	<i>“Will it raise my gas bill or compete for our gas supply?”</i>	Its gas arrives through a new dedicated line — ~\$14M, paid entirely by Volition, capacity confirmed by Enbridge — separate from the supply serving homes and businesses. We claim the separation; the written ratepayer analysis is being completed. REF · Enbridge Gas Utah engineering approval (Aug 4 2026 record) · Utah PSC rate jurisdiction
5	<i>“How much gas will it consume every year?”</i>	About 14.9 million MMBtu a year expected at full build. The air permit caps it at 24.5 million. REF · Utah DEQ Intent to Approve DAQE-IN163550001-26 (rolling 12-month fuel cap 23,836 MMscf) · U.S. EIA, Utah natural gas consumption 2024 · Volition technical responses to Council, Aug 18 2026
6	<i>“What happens when the fuel cells fail or gas is interrupted? Diesel backups?”</i>	No diesel generators — ever, by covenant. Redundancy is in the fuel-cell blocks themselves (393 MW nameplate against 250MW of critical IT load, ~120 blocks. REF · Utah DEQ Intent to Approve (1,210 units / 393.25 MW) · development-agreement terms presented Aug 4 2026 (no-diesel covenant) · Volition technical responses to Council, Aug 18 2026
7	<i>“Has anyone ever run a data center this big on fuel cells alone?”</i>	Not yet at this size with no grid — but fuel-cell campuses roughly ten times this size are contracted and under development (Oracle’s New Mexico campus, up to 2.45 GW; Cheyenne, Wyoming, 1.8 GW). Here it comes in ~25 MW blocks under a 250 MW cap, each block proving itself before the next. REF · Oracle / Bloom Energy announcement, Apr 2026 (Project Jupiter, NM) · POWER Magazine, Jan 2026 (Cheyenne 1.8 GW approval) · Planning Commission Aug 5 2026 (250 MW output cap)
8	<i>“Why should we be the first? Come back when it’s solar or nuclear.”</i>	The honest trade: fuel cells today emit more than a third less carbon than grid power and a small fraction of combustion pollution — and the covenants don’t expire if better technology arrives. REF · Utah DEQ Intent to Approve (emissions table) · EPA eGRID / EIA grid intensity

Air

- | | | |
|---|---|--|
| 1 | <i>“Will there be smokestacks or fumes?”</i> | No combustion, no flame, no smokestacks, no diesel generators — the fuel cells convert gas electrochemically. The permit carries a no-visible-emissions condition.
REF · Utah DEQ Intent to Approve DAQE-IN163550001-26 (Aug 4 2026) · development-agreement terms presented Aug 4 2026 |
| 2 | <i>“What’s actually permitted to come out of it?”</i> | Utah DEQ’s draft permit (Intent to Approve, Aug 4; public comment through Sep 5): about 5 tons of NOx a year, 22 of CO, 17 of VOC, 0.12 of particulates, 0.01 of SO ₂ — for the entire full build. Anyone can read it.
REF · Utah DEQ Intent to Approve DAQE-IN163550001-26, emissions table (potential to emit, 8,760 h) |
| 3 | <i>“How does that compare to something I can picture?”</i> | About the same NOx as a regional hospital (Utah Valley Regional: ~5 t/yr), and less than 1% of the NOx already produced in Spanish Fork. A comparable gas-engine data center permitted in Utah this year is allowed 129 t/yr.
REF · Utah DAQ permit records (UVRMC; Mona gas-engine data center) · Planning Commission Aug 5 2026 (staff hospital comparison) · Utah DAQ county emissions inventory |
| 4 | <i>“The canyon wind blows right over our homes. Downwind means us.”</i> | The permit’s totals are everything there is to blow anywhere — ~5 tons of NOx across a year. DAQ found the emissions too small to require dispersion modeling under its health-protective screening rule.
REF · Utah DAQ Engineer Review, project N163550001 (Jul 17 2026) · Utah Admin. Code R307-410 |
| 5 | <i>“I read gas-turbine data centers harm public health. (Piedmont study)”</i> | That study is about combustion turbines. There are none here — no turbines, no engines, no diesel; that’s why the permitted numbers are a small fraction of a turbine site’s.
REF · Utah DEQ Intent to Approve (fuel-cell, non-combustion source category) |
| 6 | <i>“With the inversions and fires, our air is already bad. Why add anything?”</i> | Fair — anything above zero is real. The comparison that matters: this building’s likely alternative use is the warehouse it was built for — roughly 7,000 truck trips a month. This project replaces that with a few hundred commuter trips a day.
REF · ITE Trip Generation Manual, 11th ed. (LUC 154/155 vs 160) · Spanish Fork Municipal Code §15.3.16.120 (I-1 permitted uses) |
| 7 | <i>“Will emissions be checked by someone besides you?”</i> | Yes — the state enforces the permit through daily metered fuel records and inspection; our annual public report shows fuel burned and calculated emissions against the cap, plus any notice of violation.
REF · Utah DEQ Intent to Approve, conditions II.B.1 · development-agreement terms presented Aug 4 2026 (annual public report) |

Noise

1	<i>“Will I hear it from my house?”</i>	The limit at any home is 55 dBA, any hour — the volume of a quiet street — and the modeled level is below the highway you already hear there; the predicted change is under 3 dB, the threshold of perceptibility. REF · Title 15 amendment text §6 (65 dBA property line / 55 dBA residential, any hour) · acoustic consultant public presentation, Aug 13 2026
2	<i>“What does the equipment actually sound like up close?”</i>	Fuel-cell cabinets are rated under 65 dBA at ten feet — no turbines, no engines. The other sound source is cooling fans in the dry-cooler yard, screened and modeled at full load. REF · Bloom Energy Server 6.5 datasheet (2026) · acoustic consultant public presentation, Aug 13 2026
3	<i>“Data centers hum 24/7. Even ‘quiet’ is constant.”</i>	True — which is why the limit applies at the homes at any hour, not averaged over a day, with a nighttime measurement window in every test. REF · Title 15 amendment text §6 (any hour) · Spanish Fork Municipal Code §9.32.050
4	<i>“How would I ever prove it if it gets loud?”</i>	Complaint-triggered testing by an independent consultant, testing after every phase and every year — and exterior noise monitors with a public dashboard, a resident’s suggestion at the open house, adopted. REF · Title 15 amendment text (verification testing within 90 days; complaint-triggered) · open-house record Aug 15 2026 (monitors)
5	<i>“dBA hides the low-frequency hum that comes through walls.”</i>	Correct — dBA alone doesn’t capture it. So the record will show octave-band (spectral) results, a 5 dB tonal penalty applies, and a baseline is measured before construction so any change is provable. REF · ANSI/ASA S12.9 (prominent-tone penalty) · open-house record Aug 13–15 · Volition technical responses to Council, Aug 18 2026
6	<i>“The Sterling, Virginia neighbors were told the same thing and can’t use their yards.”</i>	Sterling’s complaints are about diesel generators and chiller plants — the machines our contract bans. Different equipment, and here the numbers are covenanted at the homes with a pre-build baseline. REF · WJLA, Loudoun County data-center noise and fume complaints (2025) · development-agreement terms presented Aug 4 2026
7	<i>“Provo rejected this over ‘harmful frequencies.’ Why should we accept it?”</i>	Provo adopted rules that don’t allow on-site generation, and we respect that. Spanish Fork wrote the most detailed and enforceable data-center standards of any Utah city — limits at the homes, baseline, testing — and we accepted every part of it. REF · Provo Planning Commission Report of Action, Mar 25 2026; Provo ordinance adopted Apr 2026 · Planning Commission Aug 5 2026 record
8	<i>“What if you’re wrong and my home becomes unlivable?”</i>	Then we’re in breach of a contract with the city — measured against a baseline taken before we built — with correction deadlines, nighttime curtailment, damages until a retest passes, and revocation available. That’s the difference from every story you’ve read. REF · Development-agreement terms presented Aug 4 2026 · Utah Code §10–20 (land-use enforcement)

Heat

- | | | |
|---|---|---|
| 1 | <i>“Will it make my neighborhood hotter?”</i> | <p>The site-specific thermal study comes with final design. The independent benchmark: four operating Phoenix data centers measured up to +4°F at the fence and nothing detectable past about a third of a mile (air temperature).</p> <p>REF · Sailor, Abolhassani & Martin, ASME J. Eng. Sustainable Buildings & Cities, May 2026 · Planning Commission Aug 5 2026 (heat study requirement)</p> |
| 2 | <i>“How hot does the site itself get?”</i> | <p>Exhaust leaves the fuel-cell modules hot (roughly 350–380°C at the outlet, like any industrial exhaust) and disperses at the equipment; cooling air leaves the dry coolers tens of degrees above ambient. Fence-line temperatures come from the thermal study.</p> <p>REF · Bloom Energy Server 6.5 datasheet (2026) · Volition technical responses to Council, Aug 18 2026</p> |
| 3 | <i>“Where does all that heat actually go?”</i> | <p>Total heat at full load is about 553 MW thermal — roughly half from the fuel cells' exhaust, half from the dry coolers that cool the computers, released to air from low-level equipment and mixed by canyon airflow. A small share (3–5%) is recovered to run absorption chillers.</p> <p>REF · Volition system heat-balance analysis, Aug 2026 (as reported to Council Aug 18 2026)</p> |
| 4 | <i>“Is 250 MW of heat really 'light industrial'?”</i> | <p>That's exactly why the Planning Commission required a formal heat study — it's being completed and published, not asserted, and we support it as a development-agreement condition.</p> <p>REF · Planning Commission Aug 5 2026 motion</p> |
| 5 | <i>“Heat plus our fires plus our summers — why add any?”</i> | <p>Built-up areas already run 1–7°F warmer than open land (EPA). The study will put this site's number at real distances; the closest measured analog shows nothing detectable beyond a third of a mile.</p> <p>REF · EPA Reducing Urban Heat Islands compendium · Sailor et al., ASME 2026</p> |
| 6 | <i>“Will the heat study be done before or after you're approved?”</i> | <p>The total heat figure is public now (~553 MW thermal). The site-specific dispersion study follows final mechanical design and is delivered before operation, as a development-agreement condition — the Commission asked for it and we've accepted it.</p> <p>REF · Planning Commission Aug 5 2026 motion · Volition technical responses to Council, Aug 18 2026</p> |

Carbon

1	<i>“Is this really ‘clean’? What do you claim?”</i>	We claim low pollution — the DEQ-permitted numbers — and we do not claim zero carbon. Those are different things and we keep them separate on purpose. REF · Utah DEQ Intent to Approve DAQE-IN163550001–26 (Aug 4 2026)
2	<i>“So how much CO₂ does it emit?”</i>	About 1.43 million tons a year at full build (permit potential-to-emit: 1,434,855). Not zero, and we won't call it zero. REF · Utah DEQ Intent to Approve, emissions table (CO ₂ e 1,434,855 tpy)
3	<i>“How does that compare to something real?”</i>	More than a third less than drawing the same power from Utah's grid, and lower than any combustion way of powering the same computing. We publish the math. REF · EPA eGRID (Utah grid intensity) · EIA heat rates · Utah DAQ Approval Order, Lake Side plant
4	<i>“Why not just use the grid, then?”</i>	Grid power for the same computing would mean materially more carbon — and put this facility's load on the system your home depends on. Off-grid is both the lower-carbon and lower-risk option today. REF · EPA eGRID · Rocky Mountain Power large-load filings (Utah SB 132, 2025)
5	<i>“That's a big number. What's the honest way to size it?”</i>	Against the alternative, not against zero: the same computing on grid power would emit more, and the covenants lock in what this site can burn. Pollution is a separate question — about 5 tons of NO _x a year for the whole site. REF · Utah DEQ Intent to Approve (fuel cap; emissions table) · EPA eGRID (Utah grid intensity)
6	<i>“Didn't you understate the CO₂ at the Planning Commission?”</i>	Yes — we understated it, and we've since corrected it on the record: about 1.43 million tons a year at full build. The accurate claim is more than a third below grid, and the math is published. REF · Planning Commission Aug 5 2026 record · correction on the public record (Aug 2026) · Utah DEQ Intent to Approve
7	<i>“Doesn't building AI data centers at all cook the planet?”</i>	The computing is coming somewhere, on some power source — the only question a city controls is whether it happens well below grid carbon with zero grid draw, under an enforceable cap, or somewhere else without any of that. REF · Utah DEQ Intent to Approve (fuel cap) · Title 15 amendment text §E, §G

Trust and process

1 “Companies promise, then change it during construction — or sell.

Every commitment is a recorded covenant that runs with the land: any buyer must assume it in writing, lenders who foreclose inherit it, and the City can curtail, withhold permits, or revoke. Changing the design means coming back to you, in public.

REF · Development-agreement terms presented Aug 4 2026 (successor and transferee provisions) · Title 15 amendment text

2 “You told the Council in August the air permit was approved.

We said it imprecisely and we're correcting it ourselves: Utah DEQ issued a draft approval — an Intent to Approve, Aug 4 — and public comment runs through Sep 5. The permitted numbers don't change; the status does.

REF · Utah DEQ Intent to Approve DAQE-IN163550001-26 (Aug 4 2026; comment Aug 6 – Sep 5) · Spanish Fork City Council adopted minutes, Aug 4 2026

3 “\$500,000 a year — is that it? The video said a share of revenue.

\$500,000 a year is the floor, pledged on the Aug 4 record; the instrument goes into the development agreement and the annual public report verifies it. It sits on top of ~\$44M a year in full taxes.

REF · Spanish Fork City Council, Aug 4 2026 (community contribution commitment) · Volition technical responses to Council, Aug 18 2026

4 “Your video says data centers are inevitable — ‘the lesser of two evils.’

What we ask is that a yes or a no be aimed at this project's terms — every one of them enforceable — rather than at data centers in general.

REF · Project timeline (public record Oct 2025 – Aug 2026) · Spanish Fork City Council, Aug 4 2026

Health, safety and neighborhood

1	<i>"Will it hurt my property value?"</i>	The published evidence doesn't show it: a 2026 national study finds effects that are small and slightly positive; an Indiana four-county analysis found homes within 1.5 miles appreciated in line with the market. The one negative finding is Northern Virginia's 200-facility corridor — not comparable to one building. REF · Priest, "Not In My Back Yard? The Effects of Data Centers on Housing Prices," SSRN working paper (2026) · IPM, Apr 13 2026 · Data Center Knowledge review
2	<i>"I've read about cancer, miscarriages, and dead livestock near data centers."</i>	No credible scientific evidence links data-center proximity to any of those; the circulating accounts are unverified and involve diesel-generator or chiller sites unlike this one. The real pathways — noise, air, water — are the ones capped and measured in this record. REF · No peer-reviewed study found (search Aug 2026) · AGDAILY and Brownfield Ag News (documented agricultural concerns are water and land) · Utah DEQ Intent to Approve
3	<i>"What about EMF and radiation?"</i>	60-Hz fields from transformers and switchgear, all interior to the site behind setbacks — no high-voltage transmission line; at the property line, indistinguishable from background (a few milligauss against ~2,000 in public exposure limits). It computes, it doesn't broadcast — data moves by fiber. Baseline and post-construction measurements go in the annual report. REF · ICNIRP guidelines · IEEE C95.6 · FCC RF exposure limits · Volition technical responses to Council, Aug 18 2026
4	<i>"Fires — batteries, fuel cells, the canyon."</i>	No battery storage in the current design; if any is added it must be UL 9540-listed with UL 9540A fire-test data and NFPA 855 review by the Fire Marshal before occupancy — ordinance text, not a promise. The fuel cells don't combust: no sparks, no flare, no generator testing. REF · Title 15 amendment text §D (UL 9540 / UL 9540A / NFPA 855) · Bloom Energy Server 6.5 datasheet
5	<i>"Lights at night?"</i>	Full-cutoff, downward LED at 3000K or warmer, on schedules; zero spill designed at residential boundaries and the river corridor; the photometric plan is reviewed at site plan. REF · Spanish Fork Title 15 outdoor-lighting and design standards · IES full-cutoff classification
6	<i>"The river, the trail, wildlife."</i>	No thermal discharge to water; no construction access or staging on the river side; sound at the corridor at or below today's highway-adjacent levels; an independent ecological assessment (riparian corridor, wildlife, lighting, drainage) before final site plan — accepted as a condition. REF · Volition technical responses to Council, Aug 18 2026 (ecological assessment accepted as site-plan condition) · acoustic consultant public presentation, Aug 13 2026
7	<i>"Twenty-eight months of construction — trucks, dust, noise?"</i>	Mostly interior retrofit; heavy deliveries route on US-6, standard permitted hours, no nighttime exterior heavy work without City approval, no staging on the river side; peak workforce in the hundreds. City-street impacts are ours to repair. REF · Construction management plan (filed at site-plan review) · Spanish Fork Municipal Code (construction hours) · Volition technical responses to Council, Aug 18 2026

SITE COMPARISON

The Same Site, *Three Futures*

METRIC	CURRENT	POTENTIAL BUYER	VOLITION
Use	Warehouse	Distribution Center	Data Center
Occupancy	30%	100%	100%
Loading Bay Utilization	10%	50–100%	0%
Monthly Truck Activity	750–1,500 trips	6,000–12,000 trips	0 trips
Employees	100–300	300–600+	200–400
Traffic Impact	Moderate	High	Moderate
Electrical	Spanish Fork Municipal Power	Spanish Fork Municipal Power	100% Onsite Power for Data Center Load
Water Source	Existing Municipal Water	Existing Municipal Water	Existing Municipal Water (No Upgrade)
Water Cap	No	No	Yes
Interior Annual Water Usage	270 thousand gallons	Unknown	250 thousand gallons (Data Center)
NOx Emissions	1.3lbs/MWh + Trucks	1.3lbs/MWh + Trucks	0.003lbs/MWh
CO2/MWh	1,332 pounds	1,332 pounds	832 pounds
Noise Impact at Property Line	55–70dB	Up to 80dB	Less than 65dB
Property Value	\$51,000,000	\$120,000,000 (estimate)	\$4,000,000,000
Total Annual Property Taxes	\$561,000	\$1,320,000	\$44,000,000
Spanish Fork Annual Tax Allocation	\$51,000	\$120,000	\$4,000,000

Novva, West Jordan. *How the Designs Differs.*

Twenty-five miles north. “They are good neighbors” its mayor, and we take that at face value. The design choices differ in ways you can measure.

	NOVVA · WEST JORDAN (OPERATING SINCE 2021)	VOLITION · SPANISH FORK (PROPOSED)
SITE	100 acres, greenfield · 1.5M sq ft planned in four phases · ~175 MW at completion of phases 2–3 (2026)	Existing ~1M sq ft building, retrofit · no new construction · 250 MW output cap
POWER	Grid + gas engines. Rocky Mountain Power via a dedicated 1.5-mile transmission line; utility can't supply the full need until 2031 (CEO, Feb 2026). 72 natural-gas reciprocating engines, ~236 MW, permitted as primary power — under construction.	100% on-site fuel cells. No combustion. Never connected to the city grid for operations — by covenant we may never request it. Nothing added to anyone's utility bill.
BACKUP	37 diesel generators, ~77 MW, eleven 8,000-gal tanks; asked EPA in 2025 for a two-year Clean Air Act exemption to run diesel as interim power	No diesel generators —ever, by contract
AIR PERMIT	Title V major source · NOx 51 t/yr (bought 47 t of offsets) · CO 203 · VOC 48 · PM2.5 31	Minor source (draft) · NOx ~5 t/yr · CO 22 · VOC 17 · PM 0.12 — roughly a tenth of the NOx
CARBON	~1.0M t CO2e/yr permitted at ~236 MW of gas engines	~1.43M t CO2e/yr at full build. About the same per megawatt — fuel cells cut NOx ten-fold, not CO2. We say so.
WATER	Air-cooled, “waterless” · ~3–4.7M gal/yr by its own posted bills, two-thirds landscaping	Dry closed loop · ~250K gal/yr for cooling, whole-site capped · pipe never upsized
PEOPLE	“Under 200 employees” on site (city, 2025) · “They are good neighbors” — Mayor Dirk Burton, Mar 2025	100–150 permanent on site across all parties · public covenant report every year

Sources (captured Aug 18, 2026): Utah DAQ Approval Order DAQE-AN160660003-24 (Dec 19, 2024) · novva.com Utah page (posted water bills) · CIM Group release Mar 5, 2025 · Grist / Salt Lake Tribune Feb 24, 2026 · West Jordan City & KSL Mar 2025 · Utah DEQ Intent to Approve DAQE-IN163550001-26 (Aug 4, 2026).

CLOSER TO HOME

Volition

Novva, West Jordan. *How the Designs Differs.*



Eagle Mountain DC. *Almost Nothing in Common.*

The difference isn't the companies — it's the arrangement. Eagle Mountain: grid power, new transmission, up-front tax relief, greenfield. Spanish Fork: self-powered, full tax paid, an existing building.

	EAGLE MOUNTAIN (META SINCE 2021 · GOOGLE · QTS · TRACT)	VOLITION · SPANISH FORK (PROPOSED)
FOOTPRINT	Greenfield, thousands of acres: Meta 490 ac / ~4.5M sq ft planned · Google 300 ac · QTS 193 ac, \$6B · Tract 668 ac queued for 400+ MW	One existing ~1M sq ft building. No new construction · 250 MW cap · citywide limit of two facilities
POWER	Grid — and a new 45-mile line. Rocky Mountain Power; Mercer 345 kV substation (2019); new 345 kV line proposed from Spanish Fork/Mapleton to Eagle Mountain, 2026–28. Google delayed by utility constraints (Feb 2026). Gas plants proposed (Meta expansion) and approved (QTS).	Self-powered — no operating grid connection, ever. No substation, no transmission line, no ratepayer exposure. Fuel cells, no combustion, by covenant.
BACKUP	State-approved diesel backup generators	No diesel generators — ever, by contract (code-required fire-pump engine only if the Fire Marshal requires it)
WATER	Meta drew >35M gal in 2024 of city water (records request); use kept confidential under a 2018 agreement	~250K gal/yr for cooling · whole-site cap by category · pipe never enlarged · metered and reported publicly every year
TAXES & INCENTIVES	Property-tax relief: 100% on equipment, 80% on real property, 20 years per phase — up to ~\$750M over five phases (school share capped \$120M) · second \$600M CRA approved 2021 · state sales-tax exemption	Full tax paid from block one — ~\$44M/yr across entities. A post-performance CRA co-investment is proposed to each entity separately; terms public before any vote.
NOISE	Agreement for Meta's expansion power plant allows 75 dBA at the property line — above the city's 65 dB night limit	65 dBA at the fence · 55 at any home, any hour · octave-band reporting + tonal penalty · baseline before construction
THIS MONTH	Property-tax increase adopted Aug 6, 2026: 183% (221% proposed; ~\$255/yr on a median home; first since 2010; for public safety). Residents at that hearing raised the data-center breaks. Referendum filed Aug 12.	Taxes flow at full rate from the first block; any rebate is post-performance and approved in public by each entity.

Sources (captured Aug 18, 2026): Deseret News Feb 11 2021 & Apr 15 2026 (CRA terms) · Utah County minutes May 1 2018 · Daily Herald May 27 2021, Apr 20 2026, Aug 7 2026 · KSL Aug 15 2026 · Eagle Mountain Truth-in-Taxation notice · Cedar Valley Sentinel Aug 18 2025 (RMP 345 kV line) · Grist / Salt Lake Tribune Jan 21 & Feb 24 2026 · Utah PMN packet Feb 24 2026 (75 dBA). Meta reports \$4.1M+ in local grants since 2019 and 1,200 peak trades jobs — real, and not the point of contrast.

ECONOMIC IMPACT

A \$4 Billion Project. *No Tax Relief Requested*

~\$44M/yr

TOTAL PROPERTY TAX AT FULL
BUILD, ACROSS ALL ENTITIES

~\$4.0M/yr

DIRECTLY TO SPANISH FORK CITY

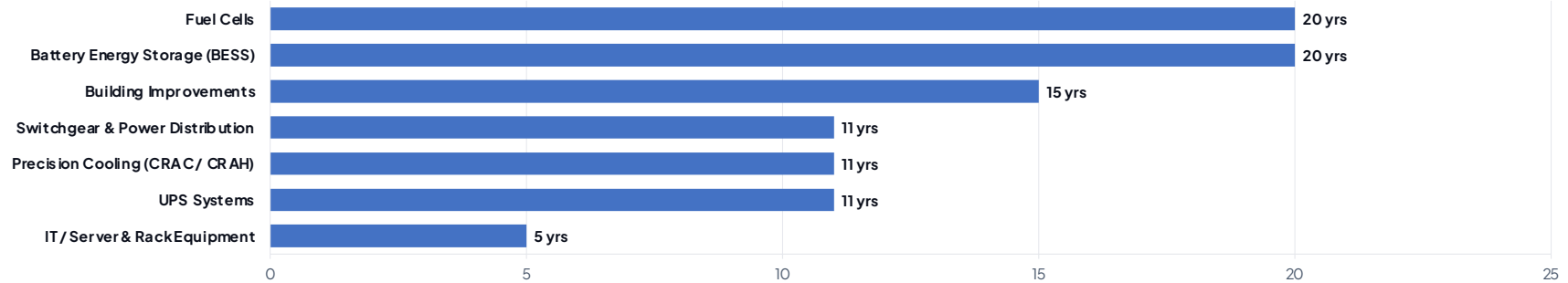
200-400

PERMANENT JOBS AT FULL
OPERATION

\$500K+/yr

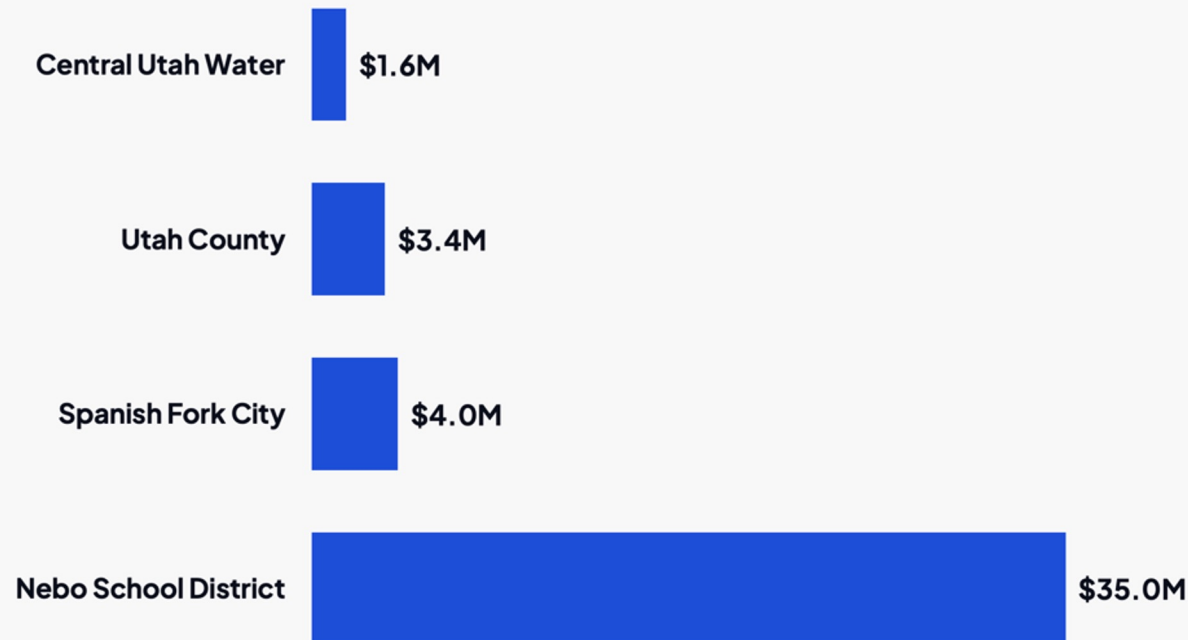
COMMUNITY FUND PLEDGE

Infrastructure Assets Useful Life. Sustained Tax Basis



Where the Money Lands, *Every Year.*

Annual property tax at full build, by entity. Owned base, no relief.



NEBO RECEIVES

~80¢

of every property-tax dollar the project pays.

FOR EVERY NEBO STUDENT

~\$490/yr

Nebo's ~\$21M net share, spread across ~43,000 students. Funding classrooms without raising residents' taxes.

OUR COMMITMENTS



A minimum annual budget of \$500K. Reinvested directly in Spanish Fork every year.



At-Risk Youth

Working with at-risk youth in our community.



Addiction Recovery

Contributing to addiction recovery programs.



Food Security

Food assistance for lower-income households.



Housing Support

Rent and housing assistance for lower-income families.



Family Assistance

Support for single families and abuse recovery.



Homeless Assistance

Services and support for those experiencing homelessness.



Educational Seminars

Nebo School District and University



Training and Internships

Professional workshops and paid internships at Volition.

OUR ENFORCEABLE COMMITMENTS

What's in our Development Agreement

Council has heard confident promises from data center developers before. Our answer is to volunteer enforceability, in writing, in the agreement itself.

- ✓ Water use cap
- ✓ No-grid-interconnection covenant
- ✓ Decommissioning plan
- ✓ Enforceable noise limit at the property line
- ✓ No-diesel covenant
- ✓ Annual 3rd party public reporting on all the above

THE FRAMEWORK

Why is a Text Amendment Necessary?

To permit the use of Onsite Power Generation in an Industrial (I-1) zone.

Sets an objective and strict performance standards.



Electrical Isolation

No grid interconnection, ever.

\$O (5)



No Diesel Generation

For prime power, or backup.

\$O (3)



Dry Cooling Only

No evaporative cooling.

\$O (9)



Noise Limits

65/55 dBA, at any hour.

\$O (6)



Air Quality Ceiling

Sub-major-source NOx cap.

\$O (7)



Storage Safety

UL 9540 / NFPA 855 mandatory.

\$O (4)



Removal Clock

12 months after cessation.

\$O (11)



Citywide Cap

Max 2 active sites, ever.

\$O (13)

BEFORE WE START

The Vote Is About the *Text*, Not One Project.

Title 15 is a general zoning ordinance. It is **NOT** an approval of a specific project.

Volition's project still requires its own approval, site plan, and finalized DAQ air permit, each reviewed on its own record.

TONIGHT

Title 15 Text Amendment

Objective performance standards, generally applicable

Adds §15.3.16.120(B)(5)–(6) as I-1 conditional uses

Adds §15.3.24.090(O), the full standards chapter

Applies to any future applicant, not only this one

[§15.3.16.120 \(B\)](#)

[§15.3.24.090 \(O\)](#)

STILL TO COME

Project-Specific Review

Site plan approval

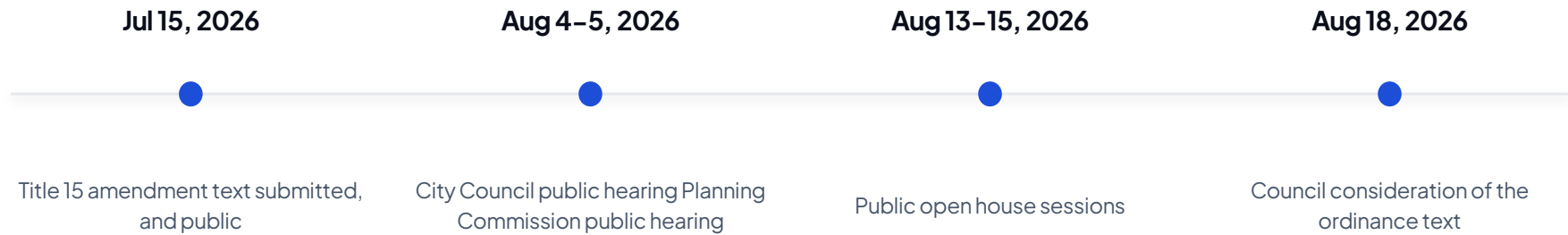
Finalized Utah DAQ air quality permit

Fire Marshal, building & electrical permit

Development agreement terms,

PROCESS

No Statute Compels Action Tonight.



No statute, contract, or procedural rule requires final action at this meeting. A continuance carries no legal cost to the City: the ordinance-level record (standards, definitions, and the DAQ permit architecture) is complete and public today.