

Voliti*n

VOLITION / SPANISH FORK

We heard you.

We understand what is at stake.

You are able to hold us accountable.

We are confident this is in the best interest
of the residents of Spanish Fork.

01 Canyon Logistics Data Center VOLITION.ECO · 2026

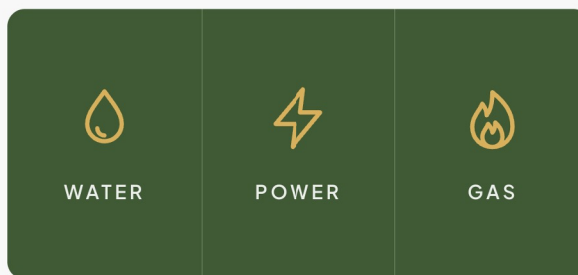


You asked us to protect what makes Spanish Fork *a special place and home*



The place you love

Quiet neighborhoods. Clean air and water. Safe roads. The canyon, river, and daily quality of life that make Spanish Fork worth protecting.



Your essential services

Growth should carry its own burden. Residents should not compete with this project for electricity, water, reliable gas service, or City resources.



Your voice and control

Material promises should be written, measured, published, independently checked, and enforced—with residents able to ask questions.

Progress is worthwhile only when it protects the people and place it is meant to serve.

Three priorities — six accountable *commitments*.

The place you love

HOME & DAILY LIFE

Set and test the limits.

55 dBA at residential boundaries; dry closed-loop cooling; draft NOx 5.17 t/yr; ~553 MW heat study before operation; lower-traffic reuse versus ~6,900 heavy-truck arrivals/month in the distribution-use screen.

LOCAL VALUE

Make the value auditable.

\$40M+/yr projected taxes at full build; 100–200 working on site; \$500K/yr community floor—reconciled and reported, with the contribution binding only when included in the executed agreement.

Your essential services

ESSENTIAL SERVICES

Keep services separate.

No operating grid connection; ~500K-gal fill and ~250K/yr cooling/humidification; ~\$14M project-funded gas lateral; whole-site water categories set at site plan.

CHANGE OF OWNER / FAILURE

Bind the land and fund the exit.

Successor covenants; Removal and restoration within 12 months of permanent cessation.

Your voice and control

PROOF BEFORE TRUST

Publish the evidence.

City-approved meters, independent acoustic tests, complaint results, air-permit compliance, ownership changes and decommissioning security in an annual public report.

LOCAL CONTROL & PRECEDENT

Keep every decision local.

Site and generation ceilings are finalized by Council; material changes and every future facility return to the public approval process. Final ordinance, agreement and permits control.

The Accountability *Framework*.

PUBLIC CONCERN	TITLE 15	DA	LOCAL	STATE	NATL.
OPERATING					
Power & grid	✓	✓	✓	*	*
Water	✓	✓	✓	✓	✓
Air	✓	✓	✓	✓	✓
No permanent diesel	✓	✓	*	✓	*
Noise	✓	✓	✓	*	✓
Heat	✓	✓	✓	*	*
Carbon	*	✓	*	✓	✓
Health, fire & safety	✓	✓	✓	✓	✓
Annual accountability	✓	✓	✓	✓	*
CHANGES					
Changes or expansion	✓	✓	✓	✓	✓
Sale or ownership change	✓	✓	✓	✓	*
Shutdown and removal	✓	✓	✓	✓	*
Citywide facility limit	✓	*	✓	*	*

What is committed. Where each commitment is governed.

A comprehensive accountability and governance framework makes sure that Volition is held accountable through a combination of Title 15, the pending development agreement, and local, state, and national code and regulations.

TITLE 15 City land-use rules

DA Development Agreement

LOCAL City codes & permits

STATE Statutes & agency permits

NATL. Federal law & safety standards

A checkmark shows direct governance. Title 15 and the Development Agreement remain proposed/draft until adoption and execution; the state air permit is pending final issuance.

FIVE LAYERS. ONE ACCOUNTABILITY MAP · 1 OF 2

The Accountability Framework — *operating* the site.

What is committed. Where each commitment is governed.

PUBLIC CONCERN	WHAT IT MEANS	TITLE 15	DA	LOCAL	STATE	NATL.
Power & grid	No grid import or export for data-center load. Existing services remain isolated and separately metered; construction power ends within 90 days of commercial operation.	✓	✓	✓	•	•
Water	Dry closed-loop cooling. Title 15 caps initial fill and humidification at 1,000,000 gallons/year; meter all sources. New water rights or a larger pipe require City approval.	✓	✓	✓	✓	✓
Air	Final state permit sets equipment, natural-gas, fuel-use and pollutant limits. Daily records and inspections verify compliance.	✓	✓	✓	✓	✓
No permanent diesel	No diesel or dual-fuel generation for standby, backup, emergency or black-start power. Temporary portable equipment allowed only during construction or by emergency responders.	✓	✓	•	✓	•
Noise	<55 dBA at nearby homes, 24/7; a ground-vibration study is required if equipment could affect neighbors. Test after each phase and annually; complaints trigger testing, cure, retest, damages.	✓	✓	✓	•	✓
Heat	Third-party, site-specific study after final mechanical design and before operation; model hottest-day conditions at homes and the river corridor; publish results.	✓	✓	✓	•	•
Carbon	Report ~1.43 million short tons/year CO2e potential-to-emit. Natural gas only unless the permit changes. Annual report publishes fuel use and calculated emissions.	•	✓	•	✓	✓
Health, fire & safety	No batteries in the current design. If added: UL 9540, UL 9540A, NFPA 855 and Fire Marshal review. Chemical inventory filed before the building permit, updated annually and within 30 days of changes.	✓	✓	✓	✓	✓
Annual accountability	By March 31, Title 15 requires a report on capacity, water, air, noise, wastewater and chemicals, incidents, violations, complaints, financial assurance and ownership changes. City retains audit rights.	✓	✓	✓	✓	•

The Accountability Framework — when things *change*.

What is committed. Where each commitment is governed.

PUBLIC CONCERN	WHAT IT MEANS	TITLE 15	DA	LOCAL	STATE	NATL.
Changes or expansion	Any material change to site plan needs written City review and approval first. May require new studies, updated permits or a DA amendment.	✓	✓	✓	✓	✓
Sale or ownership change	Title 15 stays with the approved use. Recorded covenants and lease flow-downs run with the land; the owner remains liable; successors inherit duties; material changes need approval.	✓	✓	✓	✓	•
Shutdown and removal	Remove and restore within 12 months. Before occupancy, post site-restoration plan including estimate; refresh every three years; City step-in and lien rights cover shortfalls.	✓	✓	✓	✓	•
Citywide facility limit	Only one Data Center with an Onsite Power Generation Facility may be approved and active in Spanish Fork at a time; decommissioning a site frees the slot for a future application.	✓	•	✓	•	•

READING THE MAP

A checkmark shows direct governance. Title 15 and the Development Agreement remain proposed/draft until adoption and execution; the state air permit is pending final issuance.

04D

STILL REQUIRED

Final site plan, executed Development Agreement, final air permit, and fire/electrical/building approvals. Adopted laws, permits and agreements are enforceable.

VOLITION.ECO · 2026

CANYON LOGISTICS · THE SAME BUILDING, FIVE WAYS

Four of these futures need no vote. One needs the city's yes — and offers a *contract*.

SAME BUILDING · FIVE FUTURES	NO VOTE	NO VOTE	NO VOTE	CITY CONTROL	NO VOTE
	Today	Distribution hub	Fulfillment center	Data center	Cement plant
	Partial sublet distribution	Built purpose — 85 bays	E-commerce conversion	Proposed — self-powered, islanded	Concrete masonry — competing bid
TRAFFIC / DAY · TRUCKS / MO	800–1,200 2,250–3,750 trucks/mo	1,700–2,050 ≈6,900 trucks/mo	8,200–9,800 10,500–12,900 trucks/mo	200–400 10–30 trucks/mo	300–500 ≈3,750–7,500 trucks/mo
WATER / YEAR	~5M gal metered	≈4–6M gal staff-scaled	≈6–9M gal 2–3× the staff	≈1–3M gal (250K DC) cooling ≈ 1 home	≈5–12M gal batch + steam
NOX / YEAR	≈2–10 t	≈7–30 t minor source · diesel	≈12–45 t minor source · diesel	5.2–5.5 t permitted · no diesel	≈8–15 t + Major Source
NOISE AT HOMES	40–50 dBA no binding cap	45–55 dBA no binding cap	50–58 dBA no binding cap	40–50 dBA 55 dBA binding cap	Vibration 24-hr · no limit
CITY POWER	3–5 GWh/yr	5–7 GWh/yr	6–12 GWh/yr	Zero by covenant	5–12 GWh/yr
JOBS ON SITE	100–200 @ \$38–46K	200–670 @ \$38–46K	1,000–3,000 @ ~\$22/hr	100–200 @ \$85–90K+ floor	60–100 @ ~\$75K
PROPERTY TAX / YR	\$0.55M	\$0.55–1.3M	\$1.5–3M declining	\$40M+ most to Nebo schools	\$0.9–1.4M declining
ENFORCEABLE	None	None	None	Court-enforceable covenants, reported	None

PROCESS

Decision *Timeline.*

