



presentation.cc.9-21-2026



Process.

Potential Next Steps for Volition

If the Council adopts the Title 15 Amendment

- **Site Plan.** Volition's next step would be to submit an application for Site Plan approval. As part of the Site Plan review, all of the materials required by Title 15 would be submitted and reviewed by City staff and the City's consultants.
- **Development Agreement.** The Development Agreement would be created during the Site Plan review process. While the exact timing is not critical, staff anticipates presenting the Development Agreement to the City Council for approval after the Site Plan has been reviewed. In staff's view, this order of events is important because the Site Plan will become an integral part of the Agreement.
- **Building Permit.** The applicant will need to apply for a building permit and will be subject to passing all required inspections. Staff would not anticipate issuing a Certificate of Occupancy until all requirements identified in title 15 and the Development Agreement have been satisfied.
- **Business License.** This is something of a formality, but still is an important step for a business to legally operate in the community. Spanish Fork City would not issue a business license until a Certificate of Occupancy has been issued and all other requirements have been met.

Data Center and Onsite Power Generation Facilities

- **Adoption.** Adoption of the Amendment that is before the Council tonight would allow the City to accept one application for a Data Center with Onsite Power Generation Facilities.
- **Application.** If an applicant submits a bona fide Site Plan application for a Data Center with Onsite Power Generation Facilities, they would have a vested right to have that application processed under the rules and provisions that are in place when that application is made.
- **Repeal.** Should the Amendment that is before the Council tonight be approved, the Council could later direct staff to initiate an amendment to Title 15 to repeal provisions related to data centers. That amendment would go through a process involving the DRC and hearings with both the Planning Commission and City Council before the Council could adopt it.

15.3.20.120 Industrial Data Center Overlay District

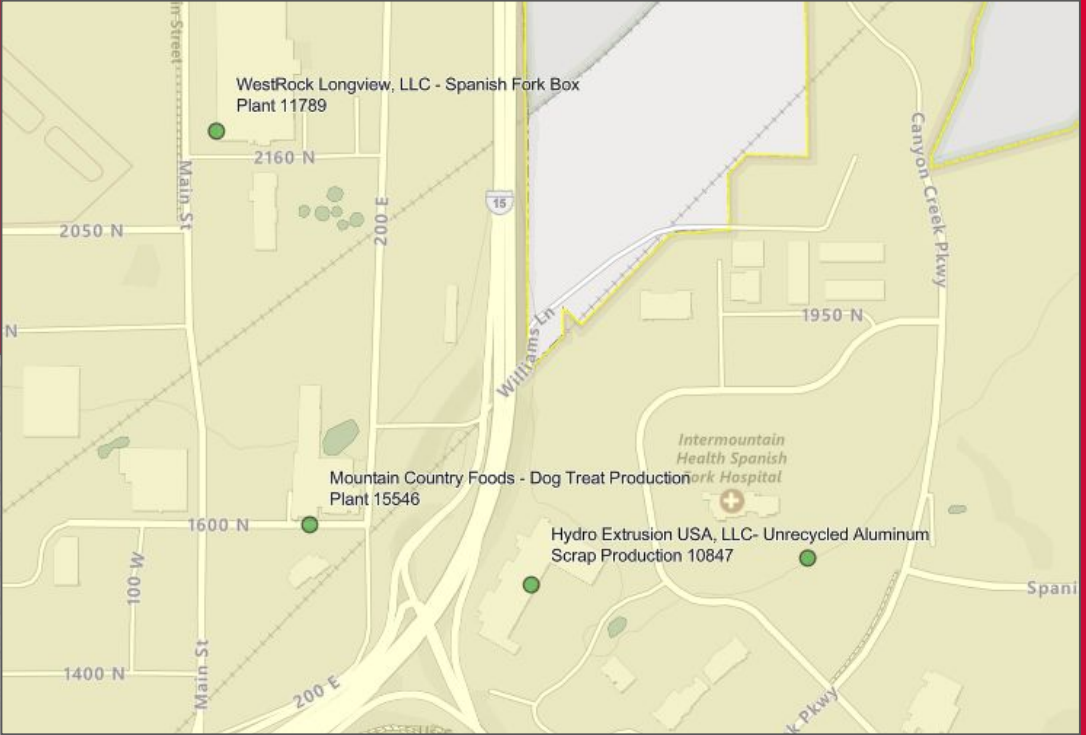
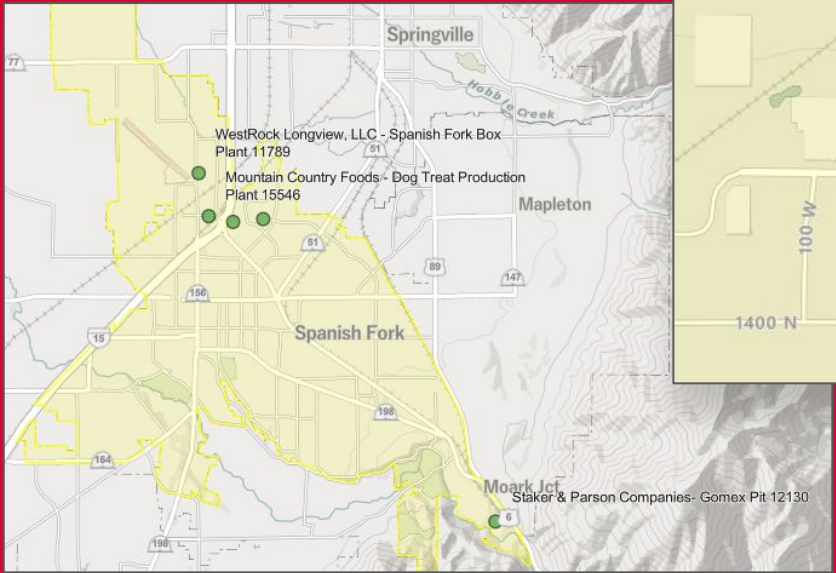
- **Overlay adoption.** This would require a recommendation from the Development Review Committee and Public Hearings with both the Planning Commission and City Council before the Council could adopt. The creation of the Overlay is a legislative act, the decision to approve or deny is the Council's alone.
- **Map Amendment.** The placement of the Overlay on the Zoning Map would also require a review by the DRC and public hearings with both the Planning Commission and City Council before it could be approved on a specific site. Like the creation of the Overlay, the Map Amendment is a legislative act. This could happen concurrently with the adoption of the Overlay.

15.3.20.120 Industrial Data Center Overlay District

This district is intended to provide standards for the development of Data Centers with Onsite Power Generation Facilities. The Overlay may be applied to sites in the Industrial 1, 2, or 3 zones that are twenty (20) or more acres in size.....



Air Quality.



Criteria Pollutants:

Carbon Monoxide
Nitrogen Oxides
Particulate Matter - PM10
Particulate Matter - PM2.5
Sulfur Oxides
Volatile Organic Compounds

The **Small Source Exemption** threshold for Criteria Pollutant emissions is set at **5 tons** per year.

Minor Source Permits are required for facilities that emit more than **5 tons** of any Criteria Pollutants each year.

Facilities that emit more than **100 tons** of Criteria Pollutants are required to have a **Major Source Permit**.

Carbon Dioxide is not a Criteria Pollutant.

SUMMARY OF EMISSIONS

The emissions listed below are an estimate of the total potential emissions from the source. Some rounding of emissions is possible.

Criteria Pollutant	Change (TPY)	Total (TPY)
Carbon Monoxide		5.35
Nitrogen Oxides		8.82
Particulate Matter - PM ₁₀		2.62
Particulate Matter - PM _{2.5}		2.62
Sulfur Dioxide		0.19
Volatile Organic Compounds		0.73

Hazardous Air Pollutant	Change (lbs/yr)	Total (lbs/yr)
Benzene (Including Benzene From Gasoline) (CAS #71432)		3
Formaldehyde (CAS #50000)		23
Generic HAPs (CAS #GHAPS)		12
Hexane (CAS #110543)		532
Toluene (CAS #108883)		2
	Change (TPY)	Total (TPY)
Total HAPs		0.29

SUMMARY OF EMISSIONS

The emissions listed below are an estimate of the total potential emissions from the source. Some rounding of emissions is possible.

Criteria Pollutant	Change (TPY)	Total (TPY)
CO ₂ Equivalent		1434855.00
Carbon Monoxide		22.39
Nitrogen Oxides		5.17
Particulate Matter - PM ₁₀		0.12
Particulate Matter - PM _{2.5}		0.12
Sulfur Dioxide		0.01
Volatile Organic Compounds		17.22

Hazardous Air Pollutant	Change (lbs/yr)	Total (lbs/yr)
Benzene (Including Benzene From Gasoline) (CAS #71432)		60
Generic HAPs (CAS #GHAPS)		180
Methanol (CAS #67561)		320
Xylenes (Isomers And Mixture) (CAS #1330207)		20
	Change (TPY)	Total (TPY)
Total HAPs		0.29

Note: Change in emissions indicates the difference between previous AO and proposed modification.

SUMMARY OF EMISSIONS

The emissions listed below are an estimate of the total potential emissions from the source. Some rounding of emissions is possible.

Criteria Pollutant	Change (TPY)	Total (TPY)
CO ₂ Equivalent	4741	36692.00
Carbon Monoxide	3.32	25.64
Nitrogen Oxides	1.98	15.27
Particulate Matter - PM ₁₀	0.30	3.89
Particulate Matter - PM _{2.5}	0.30	2.32
Sulfur Oxides	0.02	0.18
Volatile Organic Compounds	0.22	1.90

Hazardous Air Pollutant	Change (lbs/yr)	Total (lbs/yr)
Formaldehyde (CAS #50000)	6	46
Hexane (CAS #110543)	142	1102
	Change (TPY)	Total (TPY)
Total HAPs	0.07	0.57

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Criteria Pollutant	Change (TPY)	Total (TPY)
CO ₂ Equivalent		1434855.00
Carbon Monoxide		22.39
Nitrogen Oxides		5.17
Particulate Matter - PM ₁₀		0.12
Particulate Matter - PM _{2.5}		0.12
Sulfur Dioxide		0.01
Volatile Organic Compounds		17.22

Hazardous Air Pollutant	Change (lbs/yr)	Total (lbs/yr)
Benzene (Including Benzene From Gasoline) (CAS #71432)		60
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Methanol (CAS #67561)		320
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	Change (TPY)	Total (TPY)
Total HAPs		0.29

Note: Change in emissions indicates the difference between previous AO and proposed modification.

SUMMARY OF EMISSIONS

The emissions listed below are an estimate of the total potential emissions from the source. Some rounding of emissions is possible.

Criteria Pollutant	Change (TPY)	Total (TPY)
CO ₂ Equivalent	-9222	76488.00
Carbon Monoxide	-6.44	53.35
Nitrogen Oxides	-0.73	43.67
Particulate Matter - PM ₁₀	-0.58	15.14
Particulate Matter - PM _{2.5}	-0.58	14.84
Sulfur Dioxide	-0.05	0.38
Volatile Organic Compounds	-0.42	6.27

Hazardous Air Pollutant	Change (lbs/yr)	Total (lbs/yr)
Chlorine (CAS #7782505)	0	306
Formaldehyde (CAS #50000)	0	74
Generic HAPs (CAS #GHAPS)	-280	556
Hexane (CAS #110543)	0	1800
Hydrochloric Acid (Hydrogen Chloride) (CAS #7647010)	0	10580
Hydrogen Fluoride (Hydrofluoric Acid) (CAS #7664393)	0	384
Lead (CAS #7439921)	0	0
Methanol (CAS #67561)	0	3060
	Change (TPY)	Total (TPY)
Total HAPs	-0.14	8.38

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Sulfur Dioxide		0.01
Volatile Organic Compounds		17.22

Hazardous Air Pollutant	Change (lbs/yr)	Total (lbs/yr)
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Total HAPs		0.29

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Division of Air Quality Compliance

Self-reporting. Any deviations from what is authorized in an Approval Order must be reported. These changes include the use of equipment that is not included in the permit, operating equipment more often than what is specified in the Approval Order or changing the fuels that are specified in the permit. Self reporting is often accompanied by an application for a modified Approval Order. Proposals to change an Approval Order require the same review as what occurs with the original review.

Inspections. The DAQ performs inspections of permitted sites. Compliance evaluations are available on the DAQ website. Staff has been told that inspections occur at random intervals and they are not scheduled beforehand. Facilities with a history of non-compliance are likely to be inspected more frequently than others.

Non-compliance. Penalties for non-compliance include fees, fines and the DAQ's request for a cease and desist order from the State Attorney General's office.



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Spanish Fork Community Development

Spanish Fork, UT 84405

801.734.2222

www.sfforkcd.org

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February 2026 - The City's Large Load Advisory Committee met for the first time. Subsequent meetings were held in March, April, May, July and August.

April 2026 - The Large Load Advisory Committee visited Bloom manufacturing facility and sites operating Bloom generation.

April 2026 - The Committee presented updates on work and Bloom visit in City Council Work Session.

July 2026 - The Development Review Committee recommended approval of a Zoning Text Amendment involving data centers and self-generation of power.

August 2026 - Planning Commission will held a public hearing on proposed text amendment for data centers and self-generation of power. Volition held public open house meetings.

August 2026 - Volition held public open house meetings.

August 2026 - Staff/elected official site visit, data center in Salt Lake County.



