



Responses to Community Questions

August 26, 2026

NEIGHBORHOOD, HEALTH & SAFETY

VOLITION'S POSITION

Volition's neighborhood case is that this project subtracts more nuisance than it adds: the building is already there, its built-for purpose was thousands of monthly truck trips, and the data center replaces that with a quiet, dark-sky-lit, low-traffic neighbor whose every measurable impact carries a limit and a test. On health, we hold the same line we hold on carbon: we answer with evidence, not indignation. The documented pathways are noise, air, and water, each capped and independently checked, and the frightening stories circulating online trace to kinds of facilities this contract prohibits. Where the record is thin, ecology, decommissioning decades out, we've committed to independent studies and city-drawable security rather than asking for benefit of the doubt.

QUESTIONS & ANSWERS

1. "Will it hurt my property value?"

The published evidence doesn't show it: a 2026 national study finds effects that are small and slightly positive, and an Indiana four-county analysis found homes within 1.5 miles appreciating in line with the market. The one negative finding is Northern Virginia's 200-facility corridor, not comparable to one building.

Ref: Priest, SSRN working paper (2026) · IPM, Apr 13 2026 · Data Center Knowledge review

2. "I've read about cancer, miscarriages, and dead livestock near data centers."

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, documented pathways, noise, air, water, are the ones capped and measured in this record.

Ref: No peer-reviewed study found (search Aug 2026) · AGDAILY / Brownfield Ag News · Utah DEQ Intent to Approve

3. "What about EMF and radiation?"

Power-frequency fields from transformers and switchgear, all interior to the site, no high-voltage transmission line, which is the dominant source in residential studies. At the property line, fields are indistinguishable from background, orders of magnitude below public exposure limits; baseline and post-construction measurements go in the annual report. Volition is considering putting its corporate headquarters at this location. We're willing to be near our safe equipment daily.

Ref: ICNIRP guidelines · IEEE C95.6 · FCC RF limits

4. “Fires, batteries, fuel cells, the canyon mouth.”

No battery storage in the current design, but this may be an option as we respond to evolving power demands; if any are ever added, it must be UL 9540-listed with full-scale 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, on a paved developed parcel.

Ref: Title 15 amendment text §D (UL 9540 / 9540A / NFPA 855) · Bloom Energy Server 6.5 datasheet

5. “Is our fire department ready for this, and who pays for that?”

Volition funds facility-specific pre-incident planning and training with Spanish Fork Fire, electrical isolation procedures, site and shutoff mapping, hazardous-materials inventory, a 24/7 contact, delivered before operation and updated annually.

Ref: Development-agreement commitment · adopted fire code

6. “What will we actually see from the road?”

The building that's already there. Fuel-cell cabinets are lower than the existing loading docks, with no stacks and no visible plume, screened per the ordinance's standards from streets and residential zones. Current plans also include a barrier wall.

Ref: Title 15 amendment text §H (screening) · site plan (filed at application)

7. “Lights at night?”

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. Data centers are dark, low-activity sites at night.

Ref: Spanish Fork Title 15 outdoor-lighting standards · IES full-cutoff classification

8. “The river, the trail, wildlife.”

No thermal discharge to any natural water body; no construction access or staging on the river side; sound at the corridor at or below today’s highway-adjacent levels, and an independent ecological assessment (riparian corridor, wildlife, lighting, drainage) before final site plan, accepted as a condition.

Ref: Independent ecological assessment (accepted as site-plan condition) · acoustic consultant presentation, Aug 13 2026

9. “Years of construction, trucks, dust, noise?”

Mostly interior retrofit: heavy deliveries route on US-6, city-standard permitted hours, no nighttime exterior heavy work without approval, no staging on the river side, dust control under a stormwater permit. Any city-street damage is ours to repair.

Ref: Construction management plan (filed at site-plan review) · Spanish Fork Municipal Code

10. “When it dies someday, who pays to haul it away?”

Not you. Removal within 12 months of permanent cessation is ordinance text, and before the first occupancy an independent estimate sets city-drawable security, letter of credit, surety, or cash at 125%, refreshed every three years. The fuel cells sit on removable skids; leaving cleanly is the only way to leave.

Ref: Title 15 amendment text §K (12-month removal) · development-agreement security (committed before final approvals)