



Responses to Community Questions

August 26, 2026

WATER

VOLITION'S POSITION

Volition understands that in Utah, water is the first question a community asks, and we designed for that answer before we arrived. The data center facility uses dry, closed-loop cooling: no evaporative cooling, no once-through water, and no continuous industrial discharge, so the site's water profile is that of a small commercial user, not an industrial consumer. And because stewardship has to be verifiable to mean anything, we have offered a binding water cap for the data center usage with city-approved metering, read-only telemetry, and annual public reporting: the city doesn't have to rely on our projection, it holds the limit.

QUESTIONS & ANSWERS

1. "Does the cooling water evaporate off into the sky?"

No. It's a sealed loop, filled once, recirculated. Nothing is sprayed, misted, or evaporated; evaporative and once-through cooling are prohibited in the ordinance text itself.

Ref: Title 15 amendment text as filed Jul 15 2026 (§I, closed-loop / dry cooling required)

2. "How much water does it actually use?"

Cooling: one fill of about 500,000 gallons, then ~250,000 a year. Whole-site use (staff, landscaping, fire testing, etc.) is also estimated with the application.

Ref: Title 15 §I (category estimate as permit condition) · open-house materials Aug 13–15 2026

3. "We're letting lawns go brown. Why does a data center get water we don't?"

Because it needs almost none: this building already uses about 5 million gallons a year (City Manager, Aug 4 record); cooling here needs about 5% of that, and the whole site stays far below it.

Ref: Spanish Fork City Council, Aug 4 2026 (City Manager Seth Perrins, adopted minutes)

4. “Will they quietly take more water later?”

We can't ask: no new water rights, by contract. And we can't cheat: the supply pipe is never enlarged, so the cap is enforced by physics. The basin is closed to new appropriations anyway; the covenant makes the legal reality contractual.

Ref: Development-agreement terms presented Aug 4 2026 · Utah DWRi Area 51 closed basin (Gov. Proclamation 2022-01)

5. “What chemicals are in the loop? PFAS? Forever chemicals?”

No PFAS in the water, and no PFAS firefighting foam. Trace PFAS exists in ordinary purchased electronics industry-wide; the chemical inventory filed at permitting names anything on site and is updated annually. Environmentally friendly propylene glycol is mixed with the water in the closed loop system to prevent freezing and microbial growth

Ref: Open-house record Aug 13-15 2026 (PFAS statement) · fire-code hazardous-materials reporting

6. “What about all the water construction uses?”

The construction-phase water estimate and its source are filed with the construction management plan at site-plan review, and reported like all construction projects.

Ref: Construction management plan (filed at site-plan review)

7. “What goes down the sewer, and does it need a discharge permit?”

No cooling blowdown and no continuous industrial discharge, only ordinary streams: restrooms, water-polishing reject, occasional fire-system test water, about 1.1 million gallons a year (15-20 homes' worth). The City's pretreatment program decides whether a permit is required; whatever it requires, we install and pay for.

Ref: Spanish Fork Municipal Code Ch. 13.24 · 40 CFR 403

8. “Where does the coolant go if something fails or the loop is drained?”

Coolant is never put down a drain. It's hauled by a licensed transporter under manifest to a permitted treatment facility named in the O&M plan; volumes are small and events are years apart, disclosed in the annual report. Containment, spill response, and saturated disposal plans will be reviewed and approved by the city.

Ref: Spanish Fork Municipal Code Ch. 13.24 · O&M plan (filed before operation)

9. “Can it contaminate our drinking water or the aquifer?”

The loop never touches the drinking system it draws from (backflow separation), coolant leaves by truck, and baseline soil and groundwater testing before construction, which we’ve accepted, means any change is provable, not arguable. The water is specifically engineered to be low toxicity and biodegradable in under a week.

Ref: Utah plumbing code (backflow) · Spanish Fork Drinking Water Source Protection Plan · baseline testing accepted as a condition