Juab County Planning Commission
March 18, 2026

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, March 18, 2026, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Marc Rowley said a prayer. Commissioner Kramer led the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Commissioner Mike Kramer, and Commissioner Marc Rowley

Commission Members Absent:

Commissioner Steven Bunker and Commissioner Chris Memmott

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Brent Boswell, Brandy Grace, Patrick Painter, David Fletcher, Ryan Matthews, Mike Sperry, Sachin Divecha, and Jonathan Vanica.

Minutes – February 18, 2026

The commission reviewed the minutes for the February 18, 2026 meeting. No corrections were made.

Commissioner Marc Rowley moved to approve the minutes of the February 18, 2026 meeting as written. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Nebo North LLC Conditional Use Permit

Jonathan Vanica of Nebo North LLC presented their proposal for a large data center campus west of Mona. Vanica explained that Juab County is attractive due to nearby major substations and transmission lines, and describes a plan for 6–8 data center buildings on 361 acres, each about 300,000 sq ft and 100 MW, with a total requested load of 750 MW and potential $10+ billion overall investment. Power would come from the grid via a short transmission line from Mona, with backup generators for reliability. He outlined a fiscal impact study by Zions Bank indicating roughly $500 million in new tax revenue over 20 years, with $5–6 million per year in tax increment shared mainly between the school district and the county, and explained how rapidly depreciating personal property (servers and chips) leads to a cyclical but substantial tax base. Commissioners questioned depreciation rates, sales tax treatment, and whether services are a point of sale in the county; Vanica and Brandy Grace noted HB 507 now allows municipal energy tax on large loads. Vanica emphasized community benefits—high-paying, stable jobs (about 80–100 jobs per building across multiple shifts, around $100,000 in wages with benefits), vocational training partnerships with Snow College, and relatively modest traffic compared to other high-tax uses—while acknowledging concerns about growth, traffic, and changing character.

County Commissioner Marty Palmer focused on practical impacts of the proposed data center, asking about fire protection, support for local fire services, job creation, water, power rates, sales tax, and traffic. Jonathan Vanica explained that the campus would have on-site water storage tanks, a pump house, and modern fire-suppression systems using inert gas and water-misting designed to protect equipment; in response to concerns from County Commissioner Palmer and Commissioner Marc Rowley about first-responder safety and capacity, he says that with a project over $10 billion, investors will insist on fully equipping the fire department, and he indicated a willingness to help fund upgrades. On jobs, Vanica estimated 80–100 permanent jobs per 100-MW building, meaning a substantial number of high-paying, stable positions across the full buildout. Regarding water, he noted that no water rights have yet been acquired, but domestic use would be roughly 4–5 acre-feet per building, with an additional ½–1 acre-foot per building for the closed-loop cooling system, and that they are working with a former state engineer and have been approached by landowners offering to sell rights. On power rates, Palmer relayed citizen concerns about increases; Vanica states that under Senate Bill 132, the data center must pay for all grid upgrades and these costs stay out of the general rate base, so electricity rates for other customers should not go up, subject to a separate tariff negotiated with PacifiCorp. Palmer also asked if Juab County can capture sales tax on major equipment and services; Brandy Grace explained this would require coordination with the Utah State Tax Commission and its Nexus/zip-code system, citing the IPP project in Millard County as precedent, and Mike Kramer noted another data center has already structured generator purchases to benefit local jurisdictions. Vanica agreed that construction-phase purchases can more easily be treated as local point-of-sale, though chips and servers may have a Utah tax exemption. Finally, Palmer asked about construction traffic and roads: Vanica estimated about 1,000 construction workers and agreed that the access road would need upgraded before and after construction.

The Commission will hold the public hearing for the conditional use permit at the next meeting, which will be April 15th.

Patrick Painter disclosed that his wife’s family co-owns the proposed data center site and noted that previous developers interested in the property were unable to secure financing, unlike the current proponent, Jonathan Vanica, who has strong financial backing, a letter of credit, and has passed Rocky Mountain Power’s financial screening. He reported very positive feedback from state legislators and the Governor’s office regarding the project and concluded that this team is capable of successfully completing the development, arguing that Juab County should capture the significant tax and revenue benefits rather than see such opportunities go elsewhere.

The commission discussed how the proposed data center could affect property taxes. Jonathan Vanica cited Loudoun County, Virginia, where extensive data center development allowed the county to lower its mill rate from about 1.2 to 0.8 over roughly 20 years, saving residents an estimated $3,000–$4,000 compared to neighboring Fairfax County, which lacks data centers and saw no comparable reduction. Colby Park reinforces that, structurally, adding a very large tax base means “once you have this much come in, then this has got to come down,” indicating that, by design, such a project should reduce the overall tax burden on existing property owners.

Other Business

There was no other business.

Adjourn

The meeting adjourned at 7:36 PM.