Juab County Planning Commission
April 15, 2026

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, April 15, 2026, at 7:03 PM in the Juab County Commission Chambers in Nephi, Utah. He said a prayer. Colby Park led the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Commissioner Mike Kramer, Commissioner Steve Bunker, Commissioner Chris Memmott (attended remotely), and Commissioner Marc Rowley.

Others Present:

County Commissioner Marty Palmer, County Commissioner Marvin Kenision, Zoning Administrator Colby Park, Secretary Tracy Painter, Dave Kallas, Sachin Divecha, Patrick Painter, Jordan Whitlock, Tom Fowkes, and Brent Boswell.

Public Hearing – Nebo North LLC Conditional Use Permit

Chairman Shirl Nichols opened the public hearing for the Nebo North LLC conditional use permit at 7:05 PM. He explained the procedures for participation, including that anyone wishing to speak must have their name on the sign-in list and that public comments would be limited to three minutes per person. He called the first speaker, County Commissioner Marty Palmer, and reminded participants that comments should be directed to the commission and that repetition of previously stated points was discouraged so the meeting could proceed efficiently.

Commissioner Palmer focused on two main issues: the condition and adequacy of the roads serving the project, and the “point of sale” location for equipment and materials used in construction. He asked that all equipment brought in for the project be treated so that the point of sale is in Juab County, ensuring the county receives the associated sales tax revenue. Marty emphasized that these points should be clearly answered by the applicants and included in the minutes.

Patrick Painter stated that his family supports the proposal and offered to help address questions on sales tax and point-of-sale issues later in the meeting.

Sachin Divecha, a partner in the development with Set Square, thanked the commission for taking the time to understand the project, stressing that the team intends to implement it in the most community-friendly manner possible and is eager to respond to questions and concerns.

Jordan Whitlock voiced support for approving the project as a conditional use, stating that it is a wise use of the land, is in the right spot, will have minimal visual impact on the valley, and will be more attractive than the adjacent solar farm.

Tom Fowkes arrived during the hearing, signed in, and indicated he was there primarily to learn more about the project so he could decide what to say; he did not, at that stage, offer explicit support or opposition.

After hearing from the members of the public who wished to speak, Chairman Shirl Nichols confirmed that there were no further public comments and then formally closed the public hearing on the Nebo North LLC conditional use permit at 7:09 PM.

Minutes – March 18, 2026

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

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

Consider Nebo North LLC Conditional Use Permit

The commission moved into a detailed discussion of the Nebo North LLC data center conditional use permit, working through key issues of employment, scale, utilities, tax revenue, roads, and long-term community impact. They first clarified that the project could support up to 7–8 buildings at roughly 100 megawatts each, with an estimated 80–100 jobs per building and wages around $100,000 with benefits, while noting that total employees might be fewer than a straight per-building multiple due to economies of scale. Commissioners questioned whether the developers would build on speculation, and Sachin Divecha confirmed they would not construct buildings without lease or sale contracts in place. On utilities, Sachin explained that power would be obtained under Utah SB 132, with a 750-megawatt request to Rocky Mountain Power, under a special arrangement where the project pays its own way for infrastructure upgrades and pays higher rates than standard customers, so local ratepayers are protected while area infrastructure is strengthened. The commission explored questions about water and wastewater, hearing that the cooling system would be closed-loop, using trucked-in water to charge the system annually, and that culinary water use would be minimal, similar to only a few homes per building, with most of it returned via Mona's wastewater system, which was described as having substantial unused capacity; new state law (HB 76, the data center water transparency act) and existing air-quality and emissions permitting by UDAQ were cited as providing public transparency on environmental impacts.

A major theme was risk management and transparency. Commissioners pressed on what would prevent abandoned or half-built structures if funding or market conditions changed; Sachin responded that buildings would not begin without an off-taker and a power purchase/ESA framework in place, and that long-term, take-or-pay style power commitments make walking away economically prohibitive. There was also concern that a future tenant could change cooling methods or increase water consumption, but Sachin argued that the billions invested in purpose-built infrastructure for closed-loop cooling create strong economic disincentives to redesign, and that state permitting and reporting would keep impacts visible. The commission discussed jobs and workforce development, with Sachin and Patrick Painter describing meetings with Juab High School and Snow College, and Snow's willingness to do custom-fit technical training so local students from Juab and Tintic can qualify for these mission-critical, non-programmer roles, many of which they said align with the work ethic and "custom and culture" of the county (e.g., ex-military, technically trained operators and maintenance staff). In parallel, commissioners and staff examined the road impacts of a $10 billion project, especially Goshen Canyon Road, agreeing that construction would bring substantial heavy truck traffic. They discussed the need for pre- and post-construction road condition analysis, possible widening and turn, acceleration, and deceleration lanes, and ensuring that any necessary improvements and post-construction repairs are paid by the developer rather than county taxpayers, with guidance from the County Road Superintendent and county engineer.

The commission also focused on maximizing fiscal benefits for Juab County through sales tax and property tax. Patrick outlined that building and infrastructure spending (excluding tax-exempt chips) could total around $10 billion, and that, depending on the county's sales-tax share, Juab could receive tens of millions of dollars over time. They discussed point of delivery / point of sale rules and the strategy of writing into vendor contracts that materials delivered to the project site should be taxed to the appropriate Juab County zip code, so the county receives its share of the sales tax. Commissioners indicated they wanted sales tax on construction materials, equipment, and racks (and computers if legally permissible) to be collected at the county-assigned project address, making this a formal condition of the permit. Property tax value estimates in the multi-billion-dollar range were also discussed as a major long-term benefit to the county and the fire district. Throughout this segment, Shirl Nichols, Mike Kramer, Chris Memmott, Marc Rowley, and others repeatedly circled back to roads, power reliability and fairness to existing ratepayers, water protection, transparency, and local job/education opportunities, using those discussions to shape the conditions they would later attach to the conditional use permit before approving it.

Commissioner Mike Kramer moved that the Planning Commission approve the Conditional Use Permit for Nebo North LLC (data center project), subject to the following conditions: (1) All Federal, State, and Local rules and regulations must be met. (2) All County roads utilized by construction and project traffic shall be brought to and maintained in accordance with Juab County road standards and specifications, with the County Road Superintendent serving as the designated contact for determining necessary improvements, and with a road impact review (study or written analysis) to be provided to document need and scope of any required work; (3) All interior (on-site) roads within the development shall be designed and constructed to accommodate fire apparatus and other heavy emergency vehicles, including provision of adequate turn-around areas (approximately 99 feet in diameter or as otherwise approved by the County and fire authority) so that such vehicles are not required to back out onto public roads; and (4) Sales tax for project-related purchases, including construction materials and furnishings (such as equipment racks), and, to the extent permitted by law, computer and server equipment, shall be collected at the County-assigned project address, and the applicant shall make good-faith efforts, through contractual "point of delivery" provisions or similar mechanisms, to ensure that applicable sales tax revenue is allocated to Juab County. Commissioner Steven Bunker seconded the motion. The motion passed. Commissioners Shirl Nichols, Steven Bunker, Mike Kramer, and Chris Memmott voted in favor. Commissioner Marc Rowley voted opposed.

Other Business

There was no other business.

Adjourn

The meeting adjourned at 8:10 PM.