
A resident's guide to public meetings on data center projects in Tooele County. Take this to hearings, open houses, or written comment submissions.

About the project itself

- Who is the developer, and who will be the end user(s) of the facility?
- What is the proposed footprint, height, and phasing schedule?
- What is the total expected investment, and what is the projected assessed value at full build-out?
- Is this an enterprise, colocation, or hyperscale facility?
- Are co-located power generation or nuclear components part of the proposal?

Water

- What is the projected daily water use, in gallons?
- What cooling method will be used — evaporative, closed-loop, air, or hybrid?
- Where does the water come from — municipal supply, new wells, or another source?
- Has the Utah Division of Water Rights approved the allocation?
- What happens to the water after use? Is any returned to the source?

Electricity and power

- What is the projected peak power demand, in megawatts?
- Is power coming from the grid, from on-site generation, or both?
- If on-site generation: what fuel, what emissions, what permits?
- Who pays for new transmission, substations, and grid infrastructure?
- Will the facility participate in demand response or curtailment during grid stress?

Air quality

- What is the modeled NOx emission rate, and what is the air-quality permit limit?
- What are the projected ambient air quality impacts at the nearest residences?
- How often will backup generators be tested?
- Are backup generators diesel, natural gas, or another fuel?

Noise and light

- What is the projected nighttime decibel level at the nearest residence?
- Have low-frequency noise levels been modeled?
- What sound mitigation is included (barriers, equipment selection, setback)?
- Does the lighting plan comply with dark-sky standards?

Roads and traffic

- What is the projected construction-phase truck traffic per day?
- Which roads will see the most use, and what improvements are planned?
- Who pays for road maintenance and improvements?
- What is the operations-phase daily traffic estimate?

Fire and emergency response

- What is the fire suppression plan, including for battery storage?
- Has the local fire district reviewed and approved the plan?
- What additional fire department capacity, training, or equipment is needed?
- Will the developer fund those additions?
- Has Tooele County Emergency Services been involved in the planning?

Jobs and economy

- How many permanent operations jobs will the facility employ — excluding construction?
- What is the wage range for those positions?
- What percentage of construction and operations hiring is committed to Tooele County residents?
- Are there workforce training partnerships with local schools or colleges?
- What incentives, tax abatements, or rebates are being offered, and what is the net fiscal impact?

Land use and neighbors

- What is the setback distance from the nearest residence?
- What screening or visual mitigation is included?
- How will the project affect adjacent property values?
- What happens to the site if the project is abandoned or sold?
- Is there a bonding or reclamation requirement?

Environment and wildlife

- Has an environmental review been conducted, and is it public?
- What wildlife and habitat surveys have been done at the site?
- What mitigation is planned for impacts on wildlife corridors, raptor habitat, and migratory birds?
- How will the project affect dark-sky areas?

Transparency and public input

- Will the developer commit in writing to a community benefit agreement?
- Will the developer host periodic public information sessions after approval?
- How will neighbors be notified of operational changes, expansions, or incidents?
- What's the complaint and resolution process for noise, light, traffic, or other concerns?

If co-located power generation is involved

- What type of generation — natural gas turbine, advanced nuclear, other?
- Is the generation dedicated to the data center or shared with the grid?
- What additional permits, oversight, and emergency planning apply?
- For nuclear: has the NRC application been filed? Is there a public docket?