

**UTAH COUNTY COMMUNITY DEVELOPMENT**  
**APPLICATION TO AMEND THE LAND USE ORDINANCE**

(All application fees are non-refundable)

<p>Check the approval(s) needed:</p> <p><input checked="checked" type="checkbox"/> Planning Commission</p> <p><input type="checkbox"/> County Commission</p>	<p>Application taken by: <u>marie</u></p> <p>Date <u>12/3/25</u></p> <p>Fee Paid <u>300.00</u> Receipt # <u>61443</u></p>
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All Land Use Ordinance amendments are subject to a recommendation by the Planning Commission and final approval by the County Commission.

In preparation of any Land Use Ordinance amendment, consideration will be given to the Utah County General Plan, the intent stated within the Land Use Ordinance, and encouragement of the most appropriate use of land throughout the county. No application should be approved when it is determined that the proposed amendment does not promote the health, safety, morals, convenience, or general welfare of the public.

Applicant's Name: <u>Timpanogos Special Service District</u>		Date: <u>12/3/2025</u>	
Mailing Address: <u>P.O. Box 923</u>		City: <u>American Fork</u>	State: <u>UT</u> Zip: <u>84003</u>

**†UNLESS REQUESTED OTHERWISE, APPLICANT AGREES TO RECEIVE  
INFORMATION/NOTICES RELATIVE TO THIS APPLICATION VIA EMAIL**

**Refund Information:** If this application fee, or any portion of the application fee is to be refunded, please indicate Name and Mailing Address where refund may be sent.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

(Attach additional sheets or documents to the application)

1. Section(s) of the Land Use Ordinance to be amended: 12.56 PF-Public Facilities Zone
2. Describe in detail the proposed Land Use Ordinance amendment:  
See Attached Sheet.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. How will the proposed Land Use Ordinance amendment avoid causing additional adverse conditions?  
Amendment includes requirements to prevent soil and windborne migration.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. In what ways does the proposed Land Use Ordinance amendment promote the health, safety, morals, convenience, or general welfare of the public? The proposed amendment utilizes the definitions and requirements of the federally produced 40 CFR Part 503 that states how to safely store and use biosolids. This amendment includes requiring impervious storage surface and cover to control windborne particles.  
\_\_\_\_\_  
\_\_\_\_\_

To the best of my knowledge the above information is accurate and complete.

\_\_\_\_\_  
Signature of Applicant

## Proposed Text Amendment Language

Proposed ordinance showing additions and deletions

Edits are shown below as follows.

Added Language

~~Deleted Language~~

## **Staff Proposed Language As Directed By The Planning Commission**

### 2.08 Definitions – Land Use

“Biosolid” a product of the wastewater treatment process in which sewage sludge that has been treated and tested and meets State and Federal standards. Biosolids are defined as follows

- (A) “Class A Biosolid” a biosolid that complies with the federal standards for Class A as outlined in 40 CFR Part 503.
- (B) “Class B Biosolid” a biosolid that complies with the federal standards for Class B as outlined in 40 CFR Part 503.
- (C) “Unclassified Biosolid” a biosolid that is not classified as a Class A or Class B biosolid under federal standards as outlined in 40 CFR Part 503.

### 12.56 PF-Public Facilities Zone

B. Permitted Uses: The following shall be permitted in the PF Zone upon compliance with the standards and requirements as set forth in this ordinance:

14. The storage and sales of Class A Biosolids subject to all the following:

- a. The facility must be owned and operated by a governmental entity on land owned by a governmental entity.
- b. The Class A Biosolid material must originate from a sewage treatment facility that is both owned and operated by a governmental entity.
- c. The storage and sales of Class A Biosolids are prohibited within 1 mile of a municipality that is in existence at the time the storage and sales of biosolids is established. For the purposes of determining the 1-mile distance, measurement shall be taken from a point on the property line of the subject property that is nearest to the existing municipality, extending to the nearest point on a municipal boundary as determined by official municipal boundary maps. Unless permitted in accordance with a conditional use approval.
- d. Class A Biosolids are stored on an impervious surface.
- e. Stored Class A Biosolids are to be covered to control windborne particulates.