



File # CU 2025-07

UTAH COUNTY COMMUNITY DEVELOPMENT
APPLICATION FOR A CONDITIONAL USE

Meeting Date: 9/16/25 Date Received: 8/18/25 Received By: Greg

Fee Paid (Application Fee is Non-refundable): 500.00 Receipt # 55115

Property Owner's Name (if different from the applicant's a written owner consent must be provided with this application): Timpanogos Special Service District

Subject Property Address: 5135 W 6400 North, American Fork, UT 84003

Tax No. 13:079:0033 Zone: PF-Public Facilities Section 36 Township 5S Range 1E

As part of the application, the applicant is required to submit:

- ☐ Application Fee
- ☐ A site plan which includes:
 - The property boundaries, a legal description of the property (this can be from a tax notice)
 - Location and dimensions of all existing and proposed improvements (i.e. building(s), hard surfacing, landscaping, storage areas, mitigation measures)
 - The uses within those boundaries
 - Parking and on-site traffic circulation
 - Access point(s) from the public right-of-way to the site
 - Buildings on adjoining lots which are within 200 feet of applicant's property line
- ☐ A Letter of Intent: a document which details the proposed use(s) and the effects on the surrounding area.

- ☐ A list of names and addresses of all abutting property owners.
 - ☐ Any additional information as required by law or as requested by staff.
-

1. State the conditional use desired: Conditional Use was approved under Appeal 1618. Seeking additional variance on height restriction for the Primary Treatment facility (60-ft). Additional height is needed to construct a building to help contain odors.
2. State the section in the ordinance which allows the Planning Commission to approve the conditional use applied for: 12.56 PF- Public Facilities Zone, Subsection C lists a sewage treatment plant as a permitted conditional use with approval of the Board of Adjustment and Subsection G-Height Requirements. Previous application approved under Appeal 1483 (2009).
State how the land is being used at the present time and what changes are proposed by this appeal: Existing use is a wastewater treatment plant (WWTP). No changes to use are proposed.
The existing plant needs to expand capacity to meet growth projects and additional facilities are needed to improve the quality of treatment to discharge limits.
3. Are any standards stated in Chapters 4, 6, 8 and 12 of the Utah County Land Use Ordinance required to be met by this appeal?
☒ Yes. Section: _____
☐ No
Please explain how the standards were met: See attached.
4. Will granting this request result in a situation which has a disproportionate demand for government services on any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?
☐ Yes
☒ No
Please explain why: Utilities and public services are already established with the existing treatment plant. Any updates to fire protection and emergency services is being coordinated with appropriate jurisdictions.
5. Please identify any mitigation measures or conditions of approval you are proposing which will lessen the impacts of this conditional use to the surrounding area (*please identify all which would apply including those not included in this list with an explanation*).

<input type="checkbox"/> Parking	<input type="checkbox"/> Requirement for the management and maintenance of the facilities
<input type="checkbox"/> Traffic improvements (acceleration, deceleration and /or turn lanes)	<input type="checkbox"/> Limited hours of operation
<input type="checkbox"/> On-site storm water retention facilities	<input type="checkbox"/> Limited use of equipment emanating offensive noise, light, dust, or traffic
<input type="checkbox"/> Site security improvements	<input type="checkbox"/> Structure modifications (increased setbacks, height, color)
<input type="checkbox"/> Fire protection facilities	<input type="checkbox"/> Light pollution mitigation
<input type="checkbox"/> Water, sewer, and/or garbage facilities	<input type="checkbox"/> Other measures
<input type="checkbox"/> Landscape screening to protect neighboring properties	

Other measures: None. Continuation of existing use. Additional odor control facilities are being added.

6. State any other details about this application which the Planning Commission should be aware: _____
See Appeal 1483 (2009) and Appeal 1618 (2023)

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



AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!

(ATTACH ADDITIONAL SHEETS IF NECESSARY)

Source: Utah County GIS Division

This is an aerial map of a residential area in Salt Lake City, Utah. The map displays property boundaries and lot numbers. A large area is highlighted in yellow, and a red line outlines a specific parcel. The map includes a legend for 'Open Deed Points Page' and 'Utah County Government | Utah'.

Key features include:

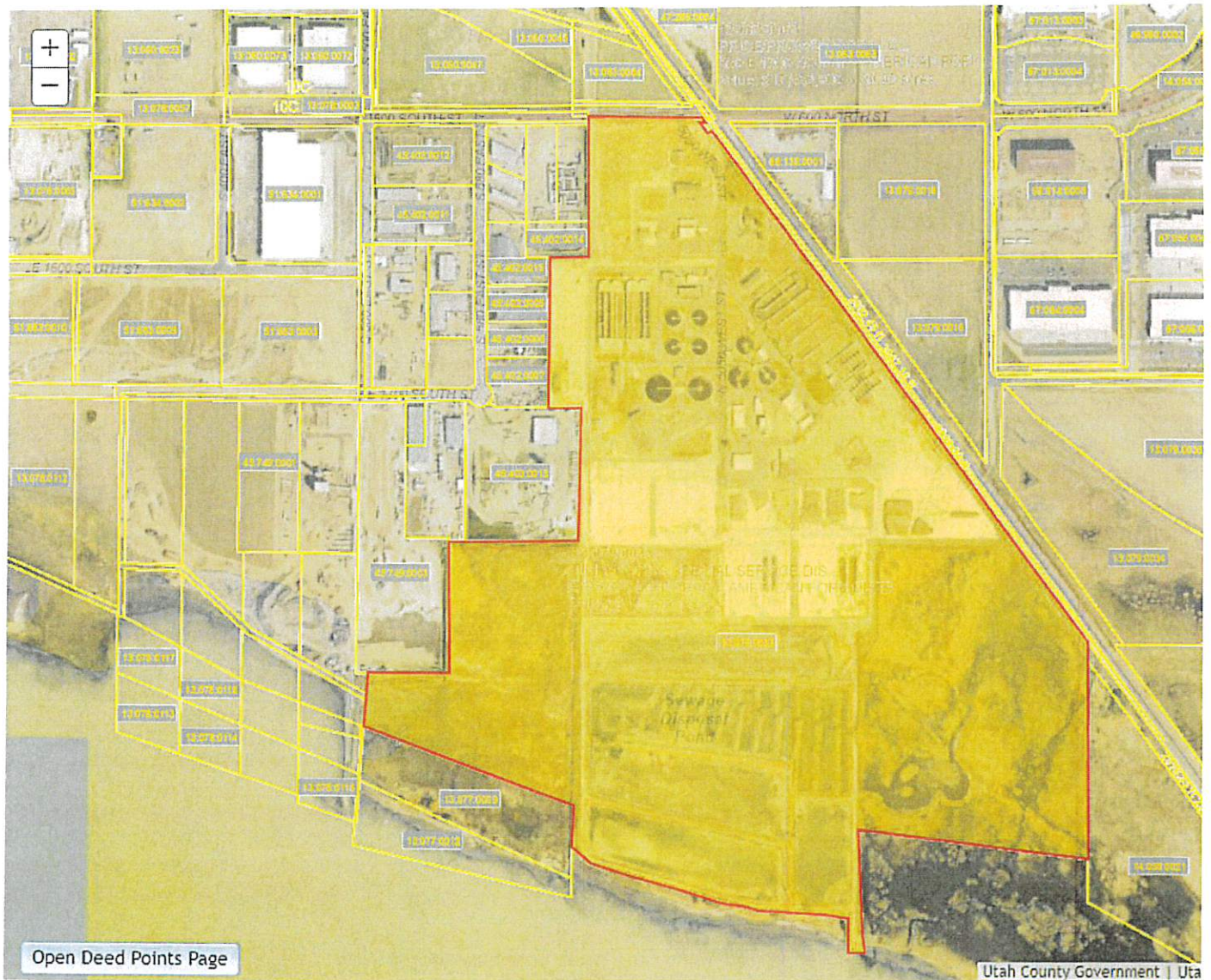
- Yellow Highlighted Area:** A large area in the center-left of the map, outlined in yellow, containing several lot numbers including 1150000000, 1150000001, 1150000002, 1150000003, 1150000004, 1150000005, 1150000006, 1150000007, 1150000008, 1150000009, 1150000010, 1150000011, 1150000012, 1150000013, 1150000014, 1150000015, 1150000016, 1150000017, 1150000018, 1150000019, 1150000020, 1150000021, 1150000022, 1150000023, 1150000024, 1150000025, 1150000026, 1150000027, 1150000028, 1150000029, 1150000030, 1150000031, 1150000032, 1150000033, 1150000034, 1150000035, 1150000036, 1150000037, 1150000038, 1150000039, 1150000040, 1150000041, 1150000042, 1150000043, 1150000044, 1150000045, 1150000046, 1150000047, 1150000048, 1150000049, 1150000050, 1150000051, 1150000052, 1150000053, 1150000054, 1150000055, 1150000056, 1150000057, 1150000058, 1150000059, 1150000060, 1150000061, 1150000062, 1150000063, 1150000064, 1150000065, 1150000066, 1150000067, 1150000068, 1150000069, 1150000070, 1150000071, 1150000072, 1150000073, 1150000074, 1150000075, 1150000076, 1150000077, 1150000078, 1150000079, 1150000080, 1150000081, 1150000082, 1150000083, 1150000084, 1150000085, 1150000086, 1150000087, 1150000088, 1150000089, 1150000090, 1150000091, 1150000092, 1150000093, 1150000094, 1150000095, 1150000096, 1150000097, 1150000098, 1150000099, 1150000100.
- Red Outlined Area:** A specific parcel within the yellow highlighted area, outlined in red, containing lot numbers 1150000000, 1150000001, 1150000002, 1150000003, 1150000004, 1150000005, 1150000006, 1150000007, 1150000008, 1150000009, 1150000010, 1150000011, 1150000012, 1150000013, 1150000014, 1150000015, 1150000016, 1150000017, 1150000018, 1150000019, 1150000020, 1150000021, 1150000022, 1150000023, 1150000024, 1150000025, 1150000026, 1150000027, 1150000028, 1150000029, 1150000030, 1150000031, 1150000032, 1150000033, 1150000034, 1150000035, 1150000036, 1150000037, 1150000038, 1150000039, 1150000040, 1150000041, 1150000042, 1150000043, 1150000044, 1150000045, 1150000046, 1150000047, 1150000048, 1150000049, 1150000050, 1150000051, 1150000052, 1150000053, 1150000054, 1150000055, 1150000056, 1150000057, 1150000058, 1150000059, 1150000060, 1150000061, 1150000062, 1150000063, 1150000064, 1150000065, 1150000066, 1150000067, 1150000068, 1150000069, 1150000070, 1150000071, 1150000072, 1150000073, 1150000074, 1150000075, 1150000076, 1150000077, 1150000078, 1150000079, 1150000080, 1150000081, 1150000082, 1150000083, 1150000084, 1150000085, 1150000086, 1150000087, 1150000088, 1150000089, 1150000090, 1150000091, 1150000092, 1150000093, 1150000094, 1150000095, 1150000096, 1150000097, 1150000098, 1150000099, 1150000100.
- Lot Numbers:** Numerous lot numbers are visible throughout the map, including 1150000000, 1150000001, 1150000002, 1150000003, 1150000004, 1150000005, 1150000006, 1150000007, 1150000008, 1150000009, 1150000010, 1150000011, 1150000012, 1150000013, 1150000014, 1150000015, 1150000016, 1150000017, 1150000018, 1150000019, 1150000020, 1150000021, 1150000022, 1150000023, 1150000024, 1150000025, 1150000026, 1150000027, 1150000028, 1150000029, 1150000030, 1150000031, 1150000032, 1150000033, 1150000034, 1150000035, 1150000036, 1150000037, 1150000038, 1150000039, 1150000040, 1150000041, 1150000042, 1150000043, 1150000044, 1150000045, 1150000046, 1150000047, 1150000048, 1150000049, 1150000050, 1150000051, 1150000052, 1150000053, 1150000054, 1150000055, 1150000056, 1150000057, 1150000058, 1150000059, 1150000060, 1150000061, 1150000062, 1150000063, 1150000064, 1150000065, 1150000066, 1150000067, 1150000068, 1150000069, 1150000070, 1150000071, 1150000072, 1150000073, 1150000074, 1150000075, 1150000076, 1150000077, 1150000078, 1150000079, 1150000080, 1150000081, 1150000082, 1150000083, 1150000084, 1150000085, 1150000086, 1150000087, 1150000088, 1150000089, 1150000090, 1150000091, 1150000092, 1150000093, 1150000094, 1150000095, 1150000096, 1150000097, 1150000098, 1150000099, 1150000100.
- Streets:** Several streets are visible, including 1150000000, 1150000001, 1150000002, 1150000003, 1150000004, 1150000005, 1150000006, 1150000007, 1150000008, 1150000009, 1150000010, 1150000011, 1150000012, 1150000013, 1150000014, 1150000015, 1150000016, 1150000

Timpanogos Special Service District
5135 W 6400 North, American Fork
13:079:0033

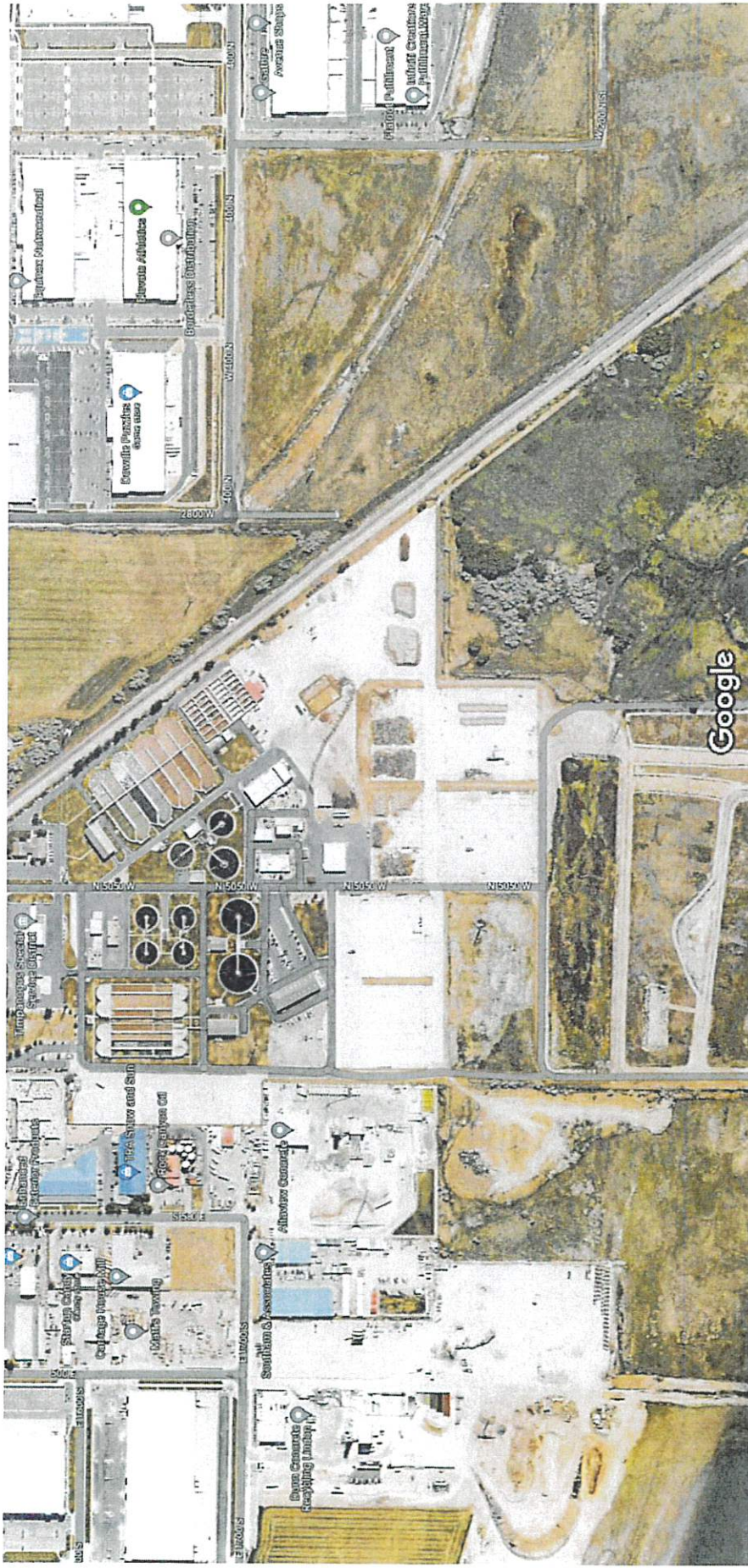


Source: Utah County GIS Division

Timpanogos Special Service District
5135 W 6400 North, American Fork
13:079:0033



Source: Utah County GIS Division





**Timpanogos Special Service District
Wastewater Reclamation Facility**

Parcel: 130790033

5135 W 6400 North, American Fork, UT

Adjacent Property Owners and Addresses

Parcel	Owner	Property Address	Mailing Address
130600047	AMERICAN FORK INDUSTRIAL PARK LLC (ET AL)	84003	44 RED PINE DR ALPINE, UT 84004
130600047	AMERICAN FORK INDUSTRIAL PARK LLC (ET AL)	84003	44 RED PINE DR ALPINE, UT 84004
130630063	Price/ Prowswood	860 E 1300 SOUTH - AMERICAN FORK	230 E SOUTH TEMPLE SALT LAKE CITY, UT 84111-1205
130630067	UTAH TRANSIT AUTHORITY	84003	PROPERTY MANAGEMENT 669 W 200 S SALT LAKE CITY, UT 84101
130630084	Timp Industrial LLC	84003	44 RED PINE DR ALPINE, UT 84004
130770009	STATE OF UTAH DIVISION OF FORESTRY FIRE AND STATE LANDS		1594 W NORTH TEMPLE SALT LAKE CITY, UT 84116
130770012	STATE OF UTAH		1594 W NORTH TEMPLE # 300 SALT LAKE CITY, UT 84116
130780086	American Fork City		51 E MAIN ST AMERICAN FORK, UT 84003-2381
130780101	PHOLON LAKE LAND LLC		731 N COULSON DR LINDON, UT 84042
130780107	PHOLON LAKE LAND LLC		731 N COULSON DR LINDON, UT 84042
130780116	STATE OF UTAH		1594 W NORTH TEMPLE # 300 SALT LAKE CITY, UT 84116
130780120	PHOLON LAKE LAND LLC		731 N COULSON DR LINDON, UT 84042
130790016	PROPERTY RESERVE INC	5600 W 6400 NORTH - LINDON	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
130790028	UTAH TRANSIT AUTHORITY	84003	PROPERTY MANAGEMENT 669 W 200 S SALT LAKE CITY, UT 84101
130790029	Timp Industrial LLC	84003	44 RED PINE DR ALPINE, UT 84004
130790034	UTAH DEPARTMENT OF TRANSPORTATION		PO BOX 148420 SALT LAKE CITY, UT 84114-8420
140580018	UTAH DEPARTMENT OF TRANSPORTATION		PO BOX 148420 SALT LAKE CITY, UT 84114-8420
140580021	UTAH COUNTY		100 E CENTER PROVO, UT 84606
454020001	LANDBLAST LLC	632 E 1500 SOUTH, AMERICAN FORK, UT 84003	11227 N SAMPSON DR HIGHLAND, UT 84003-8810
454020002	LANDBLAST LLC	618 E 1500 SOUTH - AMERICAN FORK	11227 N SAMPSON DR HIGHLAND, UT 84003-8810
454020005	TRA SNOW & SUN INC	1647 S 580 EAST, AMERICAN FORK, UT 84003	1657 S 580 E AMERICAN FORK, UT 84003-3548
454020006	ROCK CANYON OIL INC	1669 S 580 EAST, AMERICAN FORK, UT 84003	1669 S 580 E AMERICAN FORK, UT 84003
454020007	ROCK CANYON OIL INC	1691 S 580 EAST, AMERICAN FORK, UT 84003	1669 S 580 E AMERICAN FORK, UT 84003
454020014	LANDBLAST LLC		11227 N SAMPSON DR HIGHLAND, UT 84003-8810
454020015	TLMA PROPERTY LLC	1625 S 580 EAST, AMERICAN FORK, UT	ANDERSON, LAURIE 1159 N 1150 E AMERICAN FORK, UT 84003
454030013	KILGORE COMPANIES, LLC	618 E 1700 SOUTH, AMERICAN FORK, UT 84003	PO BOX 869 MAGNA, UT 84044
454030014	SOUTHAM, INDUSTRIAL LLC	572 E 1700 SOUTH, AMERICAN FORK, UT 84003	3651 N 100 E # 125 PROVO, UT 84604-4537
457490003	DUNN, MICHAEL STEVEN (ET AL)	520 E 1700 SOUTH, AMERICAN FORK, UT	426 E 1750 N STE F OREM, UT 84059
472860004	KW FUND VI - AMERICAN FORK LLC	1387 S 630 EAST, AMERICAN FORK, UT 84003	151 S EL CAMINO DR BEVERLY HILLS, CA 90212
661350001	UTAH DEPARTMENT OF TRANSPORTATION	2995 W 600 NORTH - LINDON	4501 S 2700 W SALT LAKE CITY, UT 84129

Utah Land Use Ordinance

Chapter 4: General-Supplementary Requirements and Procedures Applicable within Zones.

No variations of Chapter 4 are proposed. New buildings and treatment facilities will be reviewed by Utah County for conformance with the Land Use Ordinance.

Chapter 6: Environmental Provisions- Supplementary Requirements and Procedures Applicable within Zones.

No variations of Chapter 6 are proposed. New buildings and treatment facilities will be reviewed by Utah County for conformance with the Land Use Ordinance.

6.08 Drainage- Surface water within the boundaries of a wastewater treatment plant are regulated by a state Utah Pollutant Discharge Elimination System (UPDES) Permit. Below are the permit numbers for the TSSD wastewater treatment plant:

Major Municipal Permit No. UT0023639

Biosolids Permit No. UTL023639

Storm Water Permit No. UT0023639

6.12 Flood Protection- No structures will be constructed within 100-ft of a stream, gully, or flood channel.

6.16 Flood Protection in Special Flood Hazard Areas-

1. Structures shall be designed to counter buoyancy forces of high groundwater.
2. New structures will be 1-ft above base flood elevation (100-yr), or will meet the requirements of the "Exception".

6.20 Avalanche Hazard Mitigation- Property is not in an avalanche hazard area.

6.24 Exposed Slopes- No cut or fill shall result in a final slope that exceeds the critical angle of repose.

6.28 Open Pit Extraction of Earth Products- No mining activities are proposed.

Chapter 8: Uses with Special Review Provisions- Supplementary Requirements and Procedures Applicable within Zones. Conditional Use is being requested under 12.56, no other provisions of Chapter 8 are applicable.

Chapter 10- Establishment of Zones

Subject property lies within the PF- Public Facilities Zone.

12.56 PF- Public Facilities Zone establishes that a "sewage treatment plant owned and operated by a government entity" is a permitted Conditional Use if approved by the Board of Adjustment.

12.56.G Height Requirements- establishes a maximum permissible height of forty (40) feet. 12.56.G.1.4 allows a variance of the 40-ft height limit if approved by the Planning Commission. This variance is being request at this time. It is requested that the following facilities are allowed to exceed the 40-ft height limit:

Primary Treatment facility at 60-ft max

Note: A height variance was granted under Appeal 1618 for the Anaerobic Digesters at 130 ft max and Solids Dryer Storage Silo at 90 ft max.

2020 Master Plan Phase 1 Improvements – Project Description

The Timpanogos Special Service District (TSSD) is now performing detailed planning and initial design for the Phase 1 Improvements recommended in the 2020 Master Plan. The Phase 1 Improvements will meet the anticipated growth of TSSD through 2040 and will continue to support TSSD's "Clean Water" mission. Currently, TSSD has elected to construct the Phase 1 Improvements in a series of construction Packages as follows:

Package A – Class A Biosolids Dryer

Package B – Water Reclamation

Package C – Sustainable Renewable Natural Gas

Package E – Sidestream Nitrogen and Sidestream Phosphorus

These packages are shown on the site plan and are described more below.

Construction Package A – Class A Biosolids Dryer

TSSD will construct an advanced Thermal Belt Drying facility to remove water from bio-solids, generating a nutrient-rich product that meets EPA standards for soil use, reduces truck traffic and landfill waste, and enables local farmers to decrease their reliance on synthetic fertilizers. The product will be classified as Class A, the highest standard for bio-solids managed by the EPA. This strategy reduces water content which greatly reduces odor potential. The dryer facility will have air scrubbing to capture nuisance odors from the process.

Construction Package B – Water Reclamation

The master plan identified a need for TSSD to develop the southern portion of the current site. The south treatment facilities will commence with Package B and will further improve the District's discharge to Utah Lake and provide the ability to reclaim the water as a Utah Division of Water Quality Type 1 recycled water source. Type 1 recycled water can be used for a variety of non-drinking applications including industrial cooling and irrigation including irrigation where the potential for public contact is high such as parks and residences. Package B facilities include:

Secondary Effluent Pump Station:

This 96 MGD total capacity pump station, lifts secondary effluent to the final filter building. This facility houses chemical flash mixing, future flocculation/sedimentation basins and filtration. The pump station has eight vertical turbine pumps, each with 12 MGD pumping capacity.

Final Filter Building:

The Final Filter building's purpose is to filter out particulate phosphorus, suspended solids and other debris from the secondary effluent before disinfection and final discharge. The final filtration has many benefits and produces a much higher quality effluent that reduces carbon and phosphorus loading to Utah Lake. Filtration of secondary effluent also produces reuse quality water for secondary irrigation or other potential recycled water demands which can be a drought resistance water source for a community.

UV Disinfection Facility:

Filtered effluent is disinfected using UV light to destroy pathogens and viruses prior to final effluent. The new UV Disinfection Facility has five, 20 MGD open concrete channels, where UV light is passed through the water to provide disinfection treatment. After UV disinfection, final effluent can be used for plant uses, such as irrigation and washwater. The rest of the water is discharged to Utah Lake.

Chemical Building:

Dissolved phosphorus that cannot be easily settled out of the existing system, can be changed to a particulate form by adding chemicals. These chemicals known as coagulants bind with the dissolved phosphorus to form particulates that can then be filtered. This process is known as chemical phosphorus removal and is critical to meeting low phosphorus concentrations in the final effluent. The chemical building houses the coagulant in storage tanks before being pumped into the liquid process.

Outfall:

To meet the future capacity of the wastewater treatment plant, the new Outfall is designed to discharge final effluent to Utah Lake. This outfall incorporates a constant head box with oxygen inducing cascading steps before flowing out to Utah Lake.

Construction Package C – Sustainable Renewable Natural Gas

Package C calls for new facilities that can convert the organic waste to sustainable renewable natural gas (RNG). The conversion takes place through primary treatment, straining and thickening and anaerobic digestion.

Primary Treatment:

We refer to the first step in the resource and energy recovery facilities as Primary Treatment. The Primary Treatment facilities will divert the organic material out of the main waste stream for processing. The primary treatment facilities are a potential odor source and for that reason will be enclosed. Nuisance odors are treated and removed using a best-in-class “air scrubbing” process.

Straining and Thickening:

This step further separates the organic waste by straining and screening solids and removing water. These facilities will be covered and nuisance odors will be captured and treated using a best-in-class “air scrubbing” process.

Anaerobic Digestion:

Organic waste is converted to biogas in tightly enclosed structures through a process called Anaerobic Digestion. The biogas has a high concentration of methane, carbon dioxide and moisture. The methane can be extracted and becomes a sustainable renewable natural gas (RNG). RNG is essentially scrubbed methane gas that can be sold back to the natural gas grid, often at a ‘green gas’ premium to generate

income for the District. That income is part of the District's overall financial planning to help minimize future user rate increases. RNG production is also a key factor in lowering TSSDs carbon footprint and in creating a significant revenue stream.

The Package C facilities working in concert with the Package A dryer facilities are proven approaches to convert the waste product to sellable energy in the form of renewable natural gas (RNG), produce a nutrient rich market-ready dry bio-solids product, and reduce nuisance odor potential.

Construction Package E – Sidestream Nitrogen and Sidestream Phosphorus

TSSD is implementing Master Plan Phase 1 Projects associated with the WRF. Integral to these projects is the addition of anaerobic digestion. Anaerobic digestion provides advantages to TSSD, specifically a significant reduction in the mass of solids that require disposal and the related production of renewable natural gas (RNG), which has market value. In operating anaerobic digestion, TSSD will be required to mitigate some potential less favorable impacts that manifest as part of the digestion process. During the digestion process, the biomass that was created in the bioreactors, is essentially destroyed. As part of that destruction, high concentrations of phosphorus and ammonia are released. In certain situations, the phosphorus and ammonia can combine with water hardness and form a hard precipitate known as 'struvite,' which can line pipes and becomes a nuisance to operations. One strategy to mitigate this is via direct treatment of the sludge flow in a process called 'sidestream phosphorus removal.' SSP is intended as a strategy to mitigate struvite and viewed as integral with addition of the digesters. SSN is viewed as needed when either future growth exceeds the blower capacity and/or when TSSD receives a total nitrogen limit.