



January 20, 2026

UTAH COUNTY PLANNING COMMISSION

STAFF REPORT

I. APPLICATION:

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| A. APPLICANT | - | Timpanogos Special Service District (TSSD) |
| B. REQUEST | - | Proposed Utah County Land Use Ordinance text amendment to and 12.56 PF-Public Facilities Zone and any other applicable sections. |
| C. LOCATION | - | Unincorporated Utah County |

II. STAFF SUMMARY:

Applicant Request

Timpanogos Special Service District (TSSD) is interested in the development of a facility to store and sell Class A Biosolids at a site in unincorporated Utah County. The applicant is requesting a text change to the land use ordinance to add biosolid handling, including the storage and sale of biosolids, as a permitted use in the Public Facilities (PF) zone. The applicant would like to construct a facility in an area adjacent to agricultural operators who are interested in utilizing biosolids in their operations.

Background

Biosolids are a byproduct of the wastewater treatment process. During this process, liquids are separated from solids, and the solids are then treated both physically and chemically to produce a semisolid, nutrient-rich material known as biosolids.

Class A biosolids undergo an additional, more stringent treatment known as the Process to Further Reduce Pathogens (PFRP). This process reduces pathogens to levels that are below detectable limits. As a result, Class A biosolids have been treated to a point where the concentration of pathogens is low enough that no further restrictions or special handling precautions are required under Federal regulations (40 CFR Part 503).

"Biosolids may emit a distinctive odor depending on the treatment process and methods used. The odorous compounds generated and detected most often are ammonia, amines, and reduced sulfur-containing compounds. Meteorological conditions such as wind speed and direction, relative humidity, and temperature can impact nuisance odors. The

presence of biosolids odors does not mean that the biosolids pose harm to human health and the environment." (*Basic Information about Biosolids* [EPA website](#))

The Timpanogos Special Service District wastewater treatment plant received conditional use approval from the Board of Adjustment for a wastewater treatment plant in 1996. The location of the facility was in the A-1 zone, later in 2010 the property was rezoned to the PF zone (based on available zone maps). A water or sewage treatment plant is a conditional use permitted in the PF zone. A facility for the handling, storage, and sales of biosolids is a new use separate from a water or sewage treatment plant, which would not be required to be located on the same property as an approved wastewater treatment plant.

Staff Recommendation

Staff does not oppose the proposed amendments to allow biosolids handling. The amendments would enable the wastewater treatment facility to locate the storage and sale of biosolids away from areas of higher-density development and closer to agricultural operators, thereby improving access for intended users. The inclusion of minimum distance requirements from municipal boundaries for biosolids storage and sales is intended to reduce potential conflicts between the facility and adjacent property owners and residents.

The Public Facilities zoning designation, along with the requirement that the facility and associated materials be owned and operated by a governmental entity, limits the likelihood of similar facilities being developed near residential areas where such uses may generate greater public concern.

Staff does not find it necessary to establish minimum parcel size or lot width requirements for biosolids facilities. Eliminating minimum width requirements provides greater flexibility in siting such facilities and allows them to be located on parcels that may be less suitable for other types of development.

A previous application submitted by TSSD in November 2024 was reviewed by the Planning Commission at its December 2024 and January 2025 meetings. Following these reviews, TSSD requested withdrawal of the application. Prior to withdrawal, several modifications were made to the original proposal, including limitations on the types of biosolids stored at the facility, establishment of a minimum setback from municipal boundaries, and restrictions on the allowable sources of biosolids.

The current application incorporates the Planning Commission's prior comments and requested revisions and includes additional modifications to address concerns raised during the earlier review process. These additional changes include requirements that biosolids be stored on an impervious surface and be covered to prevent dispersion by wind.

III. ORDINANCE CHANGES

Proposed ordinance showing additions and deletions

Edits are shown below as follows.

Added Language

~~Deleted Language~~

Applicant Proposed Language

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 for beneficial use as a soil amendment or fertilizer.

(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.
- d. Class A Biosolids shall be stored on an impervious surface designed to prevent infiltration into the underlying soil.

- e. All stored Class A Biosolids shall be fully covered or otherwise contained to minimize dispersion by wind and to control windborne particulates.

IV. APPLICABLE ORDINANCES & STATUTES:

1. [U.C.L.U.O. Section 2.08](#) includes definitions pertaining to the land use ordinance.
2. [U.C.L.U.O. Section 12.56](#) includes the PF zone permitted uses and area requirements.
3. [U.C.L.U.O. Section 1.08](#): The "Intent and Purpose" of the Utah County Land Use Ordinance.
4. [U.C.L.U.O. Section 16.92.C](#): The "Powers and Duties of the Planning Commission" regarding land use ordinance or zone map amendments.
5. [U.C.L.U.O. Section 16.100](#): Regulations pertaining to "Amendments to Ordinance and Map."

V. STAFF FINDINGS:

1. The application for land use ordinance amendment would appear to meet the requirements of Section 16.92.C and Section 16.100 of the Utah County Land Use Ordinance, which establish the criteria for Planning Commission recommendation of approval to the County Commission for a land use ordinance amendment.
2. The application appears to be supportive of the stated intent and purpose of the Utah County Land Use Ordinance by promoting efficient and economical utilization, conservation, and production of land, water, and other resources and facilities, and fostering the county's agricultural and other industries.

VI. MOTION:

Approval

That the Utah County Planning Commission recommend approval of the proposed text amendments to Section 2.08 and 12.56 of the Utah County Land Use Ordinance, along with any applicable re-numbering and re-formatting, based on the findings specified in this staff report under subsection V.

Denial

That the Utah County Planning Commission recommend denial to the Utah County Commission of the proposed Utah County Land Use Ordinance text amendment to Section 12.56.