



ENT 13509:2026 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Feb 19 02:04 PM FEE 0.00 BY TH
RECORDED FOR UTAH COUNTY COMMUNITY DEVE

ORDINANCE NO. 2026-142

AN ORDINANCE AMENDING SECTIONS 2.08 AND 12.56 OF THE UTAH COUNTY LAND USE ORDINANCE RELATED TO THE STORAGE AND SALE OF BIOSOLIDS AS PERMITTED USE IN THE PUBLIC FACILITIES (PF) ZONE

WHEREAS, an applicant has initiated a review of Sections 2.08 AND 12.56 of the Utah County Land Use Ordinance (UCLUO), related to the storage and sale of biosolids as a permitted use in the Public Facilities (PF) Zone; and

WHEREAS, the Planning Commission addressed the proposed amendment to the Utah County Land Use Ordinance during a regularly scheduled meeting of the Planning Commission on January 20th, 2026, held a public hearing regarding the proposed amendment, and made a recommendation to the Board of County Commissioners regarding the proposed amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the recommendation from the Planning Commission regarding the proposed amendment, and the minutes from the Utah County Planning Commission meeting and public hearing regarding the proposed Utah County Land Use Ordinance amendment; and

WHEREAS, the Board of County Commissioners has received and carefully reviewed the input, documents, and testimony from the public regarding the proposed Utah County Land Use Ordinance amendment; and

WHEREAS, the Board of County Commissioners finds the amendment to the Utah County Land Use Ordinance is consistent with the Utah County General Plan and the other provisions of the Utah County Land Use Ordinance; and

WHEREAS, the Board of County Commissioners finds the proposed Utah County Land Use Ordinance is in the best interest of the health, safety, and welfare of the citizens of Utah County, considering all factors;

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I:

Section 2.08 of the Utah County Land Use Ordinance is hereby amended, including any appropriate re-numbering and re-formatting of applicable subsections, to read as depicted for the applicable subsections:

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.

Part II:

Section 12.56 of the Utah County Land Use Ordinance is hereby amended, including any appropriate re-numbering and re-formatting of applicable subsections, to read as depicted for the applicable subsections:

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.

Part III:

A copy of the Utah County Land Use Ordinance, as amended herein, is hereby ordered to be filed in the office of the Utah County Clerk.

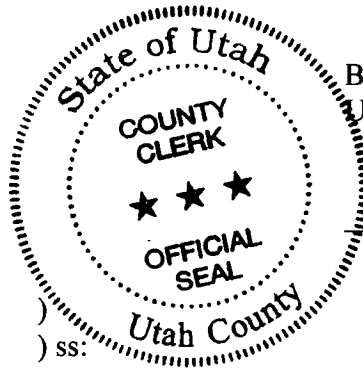
Part IV:

If any of the sections, sentences, clauses, or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part V:

This ordinance shall become effective fifteen (15) days after it is passed and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

APPROVED and ADOPTED this 18th day of February 2026.

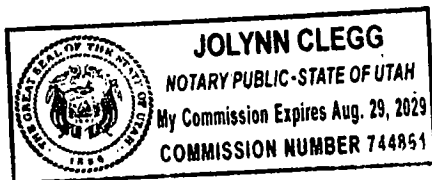


**BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH**

SKYLER BELTRAN, Chair

STATE OF UTAH)
)
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 18th day of February, 2026, by Skyler Beltran, Chair, Utah County Commission.




NOTARY PUBLIC

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: Jolynn Clegg
Deputy Clerk / Jolynn Clegg

APPROVED AS TO FORM AND LEGALITY:
JEFFREY S. GRAY
Utah County Attorney

By: 
Deputy County Attorney/Dale Eyre

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

VOTE

YEA

NAY

SKYLER BELTRAN, CHAIR

X

AMELIA POWERS GARDNER, VICE CHAIR

X

BRANDON B. GORDON, COMMISSIONER

X
