



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to amend an existing Conditional Use Permit Site Plan by updating switch gears, vista switches, transformers, pumps and adding a 950 square foot building, 40,000 gallon mix tank, water flow pumps, over flow tank and pumps, as well as a new 3 foot access bridge on an existing tank.

**Agenda Date:** Thursday, October 09, 2014

**Applicant:** Compass Minerals International / Mark Lee with HBC International

**File Number:** CUP 2014-27

### Property Information

**Approximate Address:** 765 North & 10500 West, Ogden, Utah 84404

**Project Area:** Parcel Area: 543.25 Acres

**Zoning:** Manufacturing -3 Zone (M-3)

**Existing Land Use:** Mineral/ Chemical Manufacturing

**Proposed Land Use:** Mineral/ Chemical Manufacturing

**Parcel ID:** 10-032-0004, 10-032-0005 & 10-032-0011

**Township, Range, Section:** T6N, R3W, Sections 6

### Adjacent Land Use

<b>North:</b>	Vacant / Manufacturing	<b>South:</b>	Vacant / Manufacturing
<b>East:</b>	Vacant / Manufacturing	<b>West:</b>	Vacant / Manufacturing

### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767

**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 25 (M-3 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

## Type of Decision

**Administrative Decisions:** When the Planning Director is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

## Background

Compass Minerals International (formerly Great Salt Lake (GSL) Minerals) is requesting approval of an amendment to an existing Conditional Use Permit Site Plan by updating switch gears, vista switches, transformers, pumps, and by adding a new 950 square foot building, a 40,000 gallon mix tank and cyclone structure, water flow pumps, over flow tank and pumps, as well as a new 3 foot access bridge on an existing tank.

The 240 foot diameter thickener tank rake drive mechanism within an existing tank has reached its useful life and requires replacement. They are being replaced in kind with a new technologically updated model, making the system more efficient and increasing production, thus requiring a new 40,000 (20 feet high by 18 feet in diameter) gallon mix tank and cyclone structure, 3,500 gallon head tank, five new pumps, pipes, and foundation. (The new tank and cyclone structure is smaller than the existing tanks.) A new 950 square foot control building will be made of concrete and match the existing buildings at the site. All the new and upgrades that are being made are within the existing developed facility.

The Compass Minerals International plant is located in an M-3 Zone, where the following conditional uses are allowed:

- Metals and metal products extraction, treatment, and processing including the extraction, processing and manufacturing of magnesium chloride, magnesium, potassium, sodium, lithium, boron, bromine and their salts or chemical derivatives are allowed.
- Manufacture, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, bleaching powder and chlorine; fireworks or explosives, asphalt, chemicals of an objectionable or dangerous nature, creosote, disinfectants or insecticides; bones, coal or wood, fertilizer, gas, glue, size or gelatin, ore, potash.

In 2005, Compass Minerals International received a variance from the Weber County Board of Adjustment relating to landscaping requirements. The variance required enough property set aside to meet the 10% landscaping requirement, but allowed natural landscaping to be used in place of new landscaping. The site contains more than 200 acres that are set aside as natural landscaping.

The Weber County Engineer's Office and the Weber County Building Official have responded with no significant concerns and will have any needed items addressed with the building permit. The applicant has provided a utility plan showing that the proposed building location will have no impact on any utilities. Culinary water and wastewater services already exist.

### Summary of Considerations

- Does the proposed use meet the requirements of applicable Land Use Code?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for an amendment to a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Director needs to determine if the proposed updates and additions Compass Minerals International meets these requirements.

#### Section 108-4-4 Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The typical negative impacts of noise, dust, vibration, etc. have already been mitigated with the original approval for the mineral processing site. The additions and upgrades will not produce additional negative impacts.
2. The proposed location complies with all use and setback requirements listed in the Land Use Code.

This application to amend the site plan of an existing conditional use may be approved administratively since it meets all Land Use Code requirements particularly:

#### Section 102-1-2 Administrative Authority

The Planning Director, or designee, is authorized to deny, approve, or approve with conditions an application for an administrative approval. Administrative approval can be given for the following applications: site plans with buildings under 10,000 square feet located on a parcel less than one acre in size, home occupations with or without visiting clientele, combining of lots within an approved subdivision which meet ordinance requirements, minor subdivisions as defined by the subdivision definition, flag lots, access to a lot/parcel using a private right-of-way or access easement, and access to a lot/parcel at a location other than across the front lot line. The Planning Director may deny an application for an administrative approval if the use fails to comply with specific standards set forth in this ordinance or if any of the required findings are not supported by evidence in the record as determined by the Director. At the discretion of the Planning Director, the Planning Commission can hear the request for an administrative approval.

### Conformance to the General Plan

The Compass Minerals International proposal conforms to the General Plan by complying with all standards found in the Weber County Land Use Code. The project is located in an M-3 Zone where heavy manufacturing is anticipated.

### Conditions of Approval

- Compliance with the Weber County Land Use Code.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber Fire District.
- Requirements of the Weber County Building Official.

## Staff Administrative Approval

Based upon the findings listed above, administrative approval for CUP 2014-27, expansion of an existing facility at Compass Minerals International is hereby approved this 16 day of October, 2014.



Sean Wilkinson  
Weber County Planning Director

## Exhibits

- A. Application
- B. Site Plan

# Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 10/08/2014	Fees (Office Use) \$125	Receipt Number (Office Use) 3415	File Number (Office Use) CUP 2014-27
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## Property Owner Contact Information

Name of Property Owner(s) Compass Minerals		Mailing Address of Property Owner(s) 765 North 10500 West, Ogden Utah 84404	
Phone (801) 732-3287	Fax		
Email Address (required) HYDEG@COMPASSMINERALS.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Brian D Lloyd P.E.		Mailing Address of Authorized Person 357 West 6160 South, Murray Utah 84107	
Phone (801) 718-6954	Fax (801) 281-8787		
Email Address brian@risuntech.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name Thickener TH001 Replacement	Total Acreage 1.10	Current Zoning M-3
Approximate Address 765 North 10500 West, Ogden Utah 84404	Land Serial Number(s) 10-032-0004	

Proposed Use  
TH001 Reduces the Sodium content in the SOP Product

Project Narrative  
Compass Minerals is an industrial facility, mining minerals from the Great Salt Lake to produce, liquid, bulk and bagged mineral products which are marketed to clients. The 240 foot diameter Thickener TH001 rake and drive mechanism has reached its useful life and requires replacement. They are being replaced in kind with a new technologically up to date model. As part of the project, a new 950 sf MCC and Control room is being built. A new power feed will access the MCC and control room via a new VISTA switch, transformer and switch gear. The new process requires a new 40,000 gal mix tank and cyclone structure, new 3500 gal head tank, five new pumps, pipes and foundations. The TH001 piping will tie TH001 to TH002 and TH003. The proposed construction is within the developed facility in the current process area.

**Basis for Issuance of Conditional Use Permit**

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

The existing TH001 is being replaced in kind with a more technologically advanced rake and drive system. There are no determined detrimental effects expected with the project as described above.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

We understand that we will comply with all applicable county regulations and standards associated with the current property and zoning ordinances.

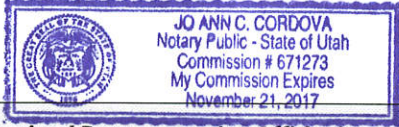
**Property Owner Affidavit**

I (We), Compass Minerals, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

\_\_\_\_\_  
(Property Owner)

Denise L. Hubbard  
(Property Owner)

Subscribed and sworn to me this 8<sup>th</sup> day of October, 2014.



Jo Ann C. Cordova  
(Notary)

**Authorized Representative Affidavit**

I (We), Compass Minerals, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Brian D Lloyd P.E., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

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(Property Owner)

Denise L. Hubbard  
(Property Owner)

Dated this 8<sup>th</sup> day of October, 2014, personally appeared before me Denise L. Hubbard, J., the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Jo Ann C. Cordova  
(Notary)

