



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a site plan amendment for CUP 2009-18 to allow Great Salt Lake Minerals (GSL) to construct a 13,200 square foot structure housing two steam boilers.

Agenda Date: Tuesday, June 12, 2012

Applicant: GSL Minerals Corporation

File Number: CUP 2009-18

Property Information

Approximate Address: 765 North 10500 West

Project Area: Overall Site 543.25 Acres / Steam Boiler Plant 13,200 Square Feet

Zoning: Manufacturing Zone (M-3)

Existing Land Use: Mineral/ Chemical Manufacturing

Proposed Land Use: Mineral/ Chemical Manufacturing

Parcel ID: 10-032-0005

Township, Range, Section: T6N, R3W, Section 7

Adjacent Land Use

North: Manufacturing	South: Manufacturing
East: Manufacturing	West: Manufacturing

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 22-A (M-3 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 36 (Design Review)

Background

Great Salt Lake (GSL) Minerals is requesting approval of a site plan amendment for CUP 2009-18 to expand its sulfate of potash (SOP) fertilizer manufacturing process by adding a new structure housing two steam boilers. The original site plan did not show this structure because it was not necessary for operations in 2009. However, it is now necessary to install the new boilers in order to continue operating the plant because Rocky Mountain Power is removing the existing boilers that currently provide steam for the GSL plant. This amendment must come to the Planning Commission because the structure is larger than 10,000 square feet, which is the maximum size for administrative approvals.

The new structure will be located where the existing site plan shows an area for KCL (Potassium Chloride) Storage. The proposed structure is a steel building which contains 13,200 square feet and is approximately 44 feet tall. It houses two steam boilers and the associated equipment and piping. As part of this approval, piping from this structure throughout the processing area is allowed. This is the only new structure being added to the site plan as part of this amendment, and it is in compliance with CUP 2009-18.

In 2005, GSL Minerals received a variance from the Weber County Board of Adjustment relating to landscaping requirements. The variance required GSL to set enough property aside to meet the 10% landscaping requirement, but allowed natural landscaping to be used, in place of new landscaping. The site plan shows more than 200 acres that are set aside as natural landscaping. There are no new signs associated with this expansion. Culinary water and wastewater services already exist.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Is the proposed use in compliance with the original CUP 2009-18 approval?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed steam boiler plant amendment meets the criteria.

22C-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 Zoning Ordinance and other applicable agency standards for such use.

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

1. The proposed use is typical of an industrial manufacturing facility. The new boilers are replacing old boilers and will function in the same way. The boilers are completely enclosed in a building, so any potential detrimental effects should be mitigated. The new boiler plant does not add any detrimental impacts that were not addressed as part of CUP 2009-18.
2. The proposed site plan amendment meets all setback, height, landscaping, and other ordinance regulations. The proposed use will remain in compliance with the original CUP 2009-18 approval.

Conformance to the General Plan

As a conditional use, this operation is allowed in the M-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not impact any of the goals and policies of the General Plan in a negative manner.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- The proposed use must meet the criteria and requirements of applicable County Ordinances

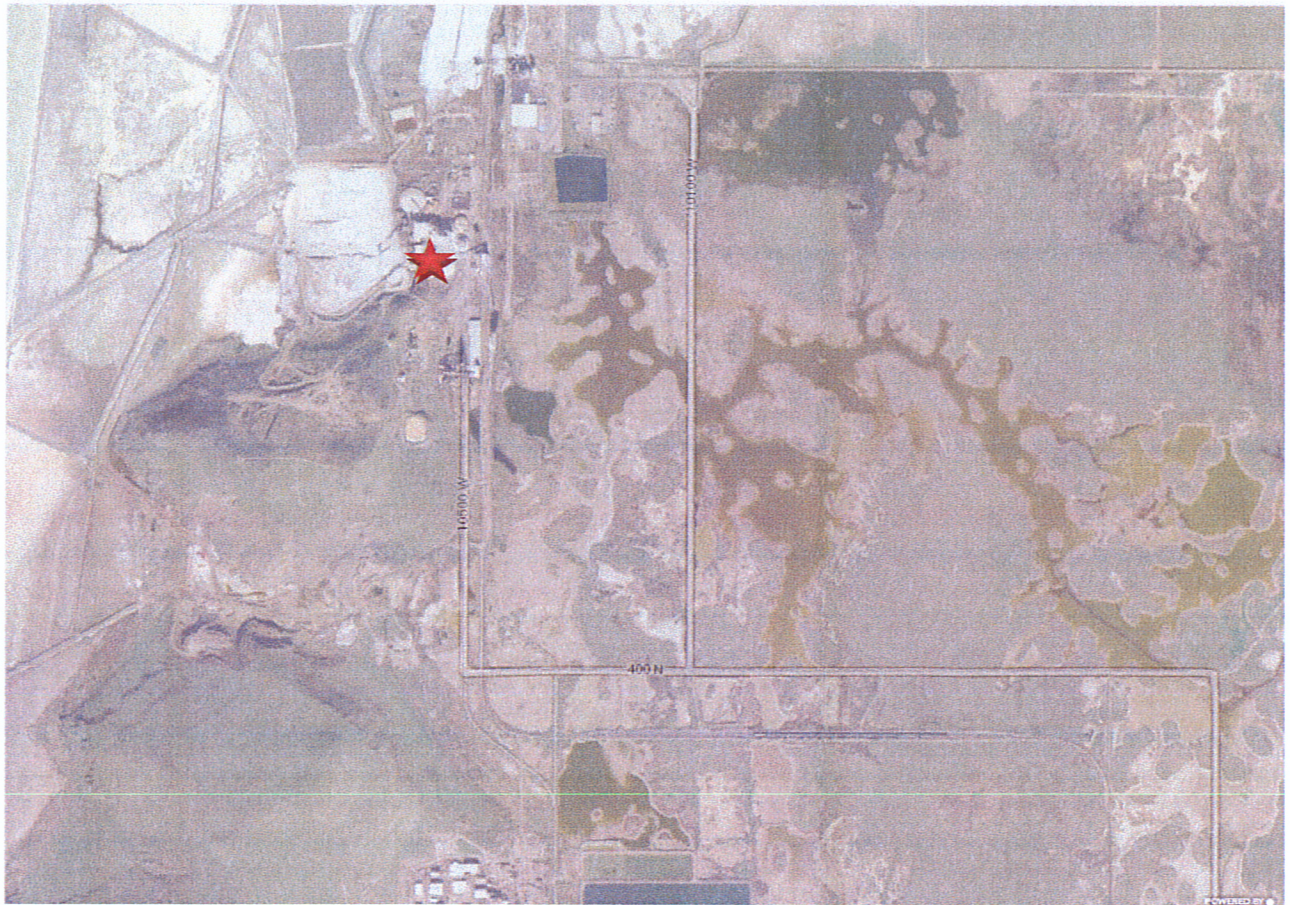
Staff Recommendation

Staff recommends approval of this conditional use amendment based on its compliance with the original approval of CUP 2009-18 and applicable County Ordinances, including the criteria listed in Chapter 22C-4 (Criteria for issuance of Conditional Use Permit), subject to review agency requirements.

Exhibits

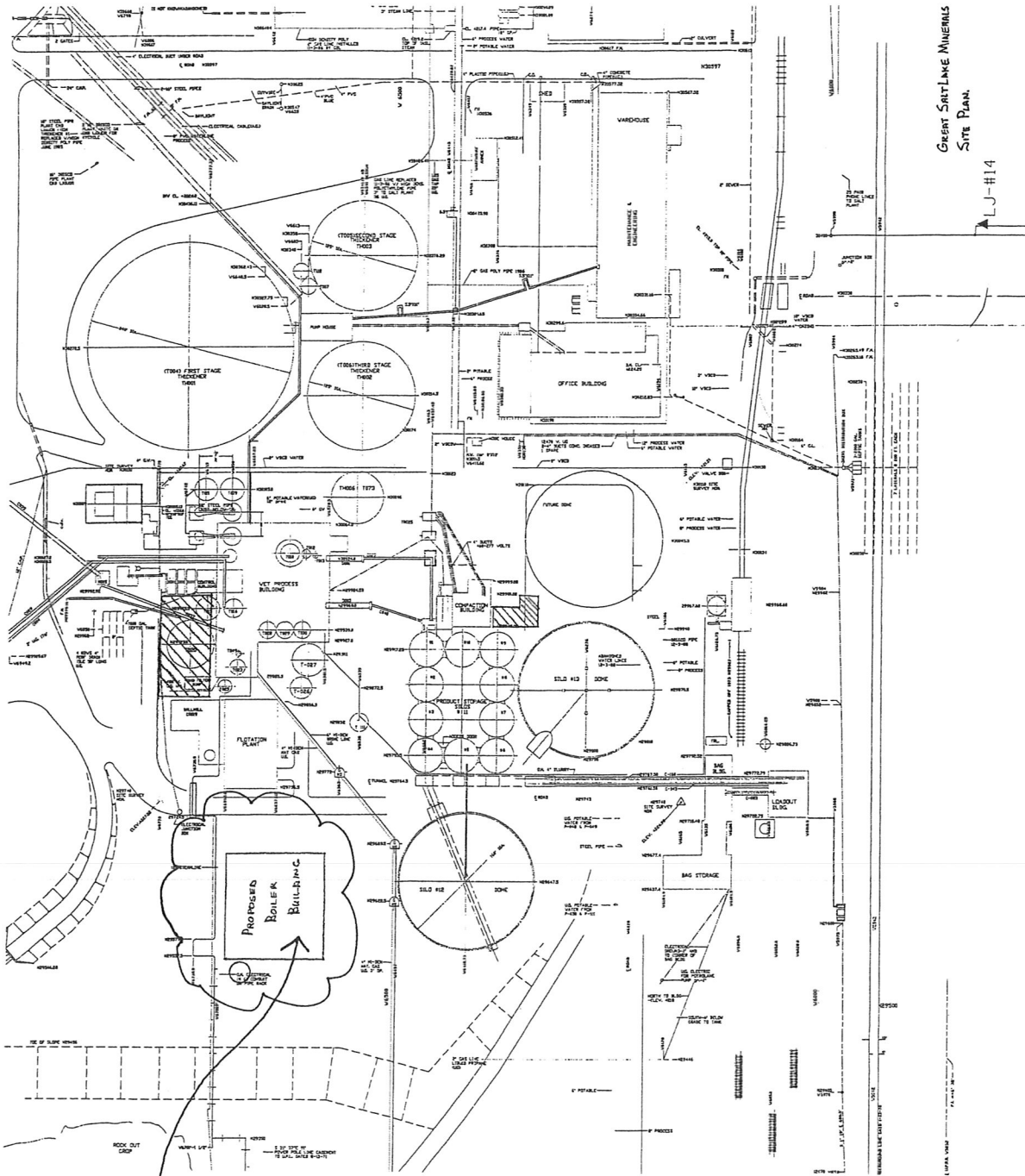
- A. Applicant Narrative
- B. Location Map
- C. Building Plans and Elevations
- D. CUP 2009-18 Site Plan

Location Map



Weber County Design Review Application			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) GREAT SALT LAKE MINERALS CORP		Mailing Address of Property Owner(s) 765 N 10500W OGDEN, UTAH 84404	
Phone	Fax 801-731-4881		
Email Address (required)		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) COREY MILNE		Mailing Address of Authorized Person 765 N 10500W OGDEN, UTAH 84404	
Phone 801-732-3312	Fax 801-731-4881		
Email Address milhec@compassminerals.com.		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name PLANT BOILER PROJECT	Current Zoning M-3	Total Acreage	
Approximate Address 765N 10500W. OGDEN, UTAH 84404	Land Serial Number(s) 10032004		
Proposed Use CONSTRUCT M3,200 SQFT. BUILDING TO HOUSE TWO STEAM BOILERS			
Project Narrative DUE TO CIRCUMSTANCES BEYOND GSLM'S CONTROL, IT HAS BECOME NECESSARY TO INSTALL TWO BOILERS TO PRODUCE STEAM REQUIRED FOR ITS PRODUCTION PROCESS. THE PROJECT'S GOAL IS TO CONSTRUCT A FACILITY TO HOUSE THE TWO BOILERS AND ALL PERIPHERAL EQUIPMENT REQUIRED FOR BOILER OPERATION AND INSTALL THE EQUIPMENT AS WELL AS THE PIPING SYSTEMS TO CONVEY THE STEAM TO THE PLANT PROCESS AREAS. ALL OF THE ABOVE WILL BE CONSTRUCTED WITHIN THE CONFINES OF THE EXISTING FACILITIES,			

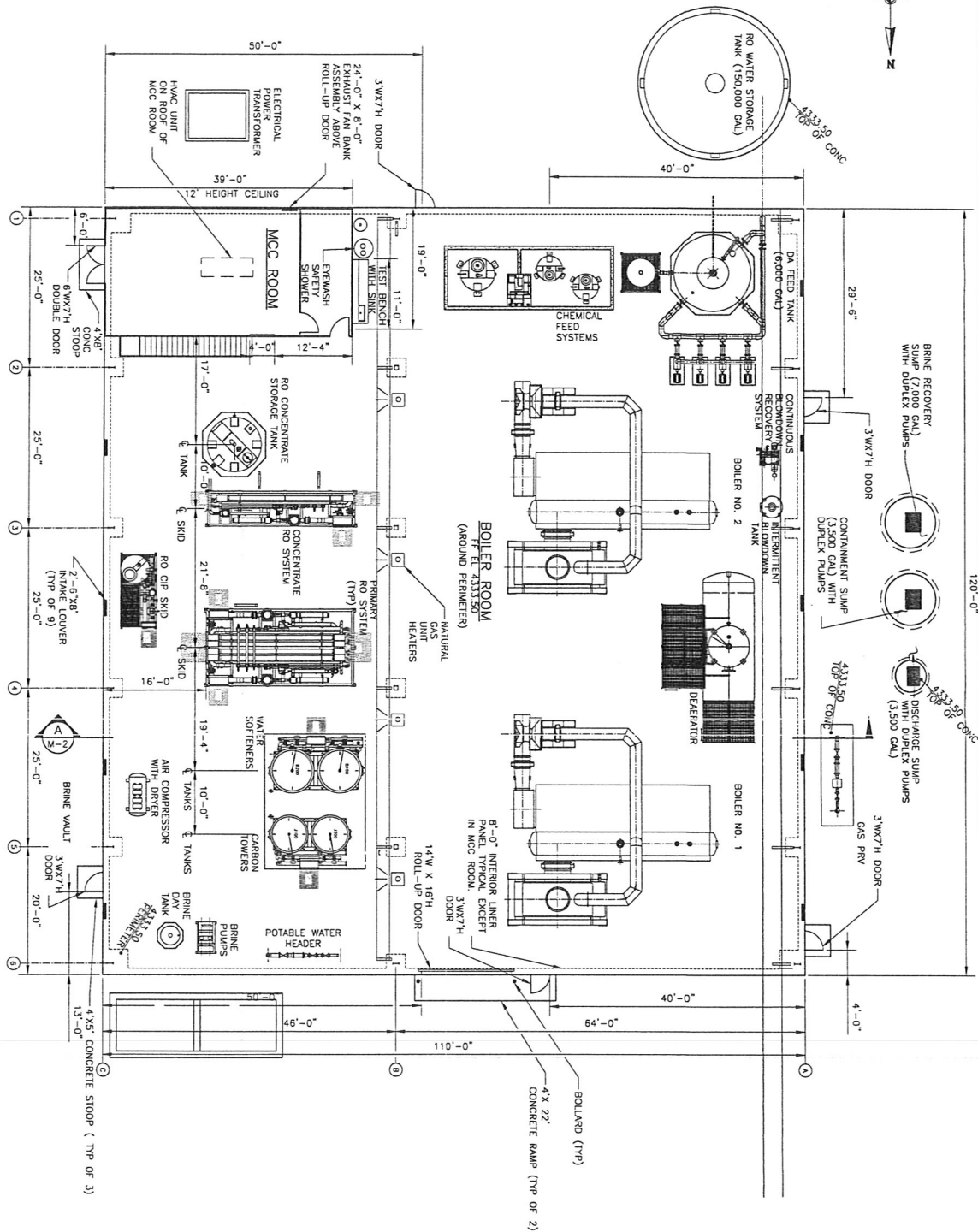
Exhibit B



Boiler Building

GREAT SALT LAKE MINERALS
SITE PLAN
LJ-#14

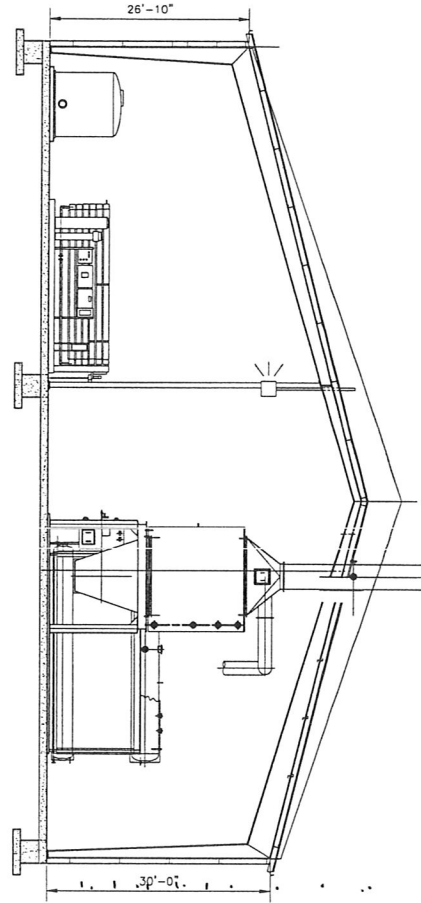
Exhibit C



GSL MINERALS BOILER PROJECT

SCALE: 1/8"=1'-0"

MECHANICAL PRELIMINARY BOILER BUILDING FLOOR PLAN	GREAT SALT LAKE MINERALS GSL STEAM BOILER PLANT OGDEN, UTAH		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	NO. DATE REV. BY DESCRIPTION REVISIONS
	DESIGN J. BECKMAN	REVIEW CHECKED X.XXXXXX APPROVED X.XXXXXX		
DATE: MARCH 2012	PROJECT NUMBER 268-12-01		DRAWING NO. M-1	
SHEET XX OF X				

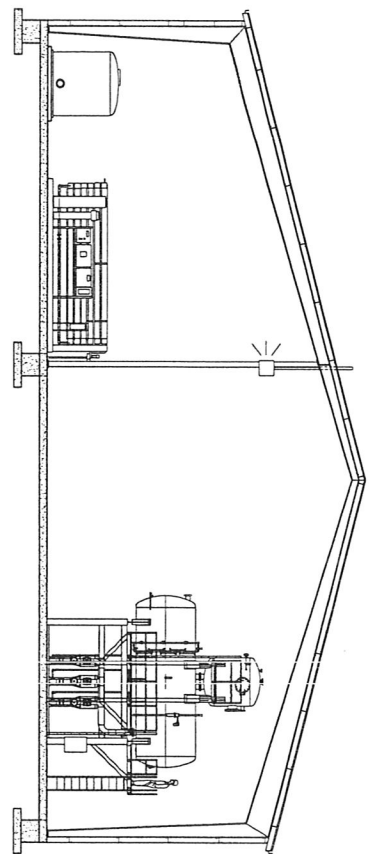


SECTION
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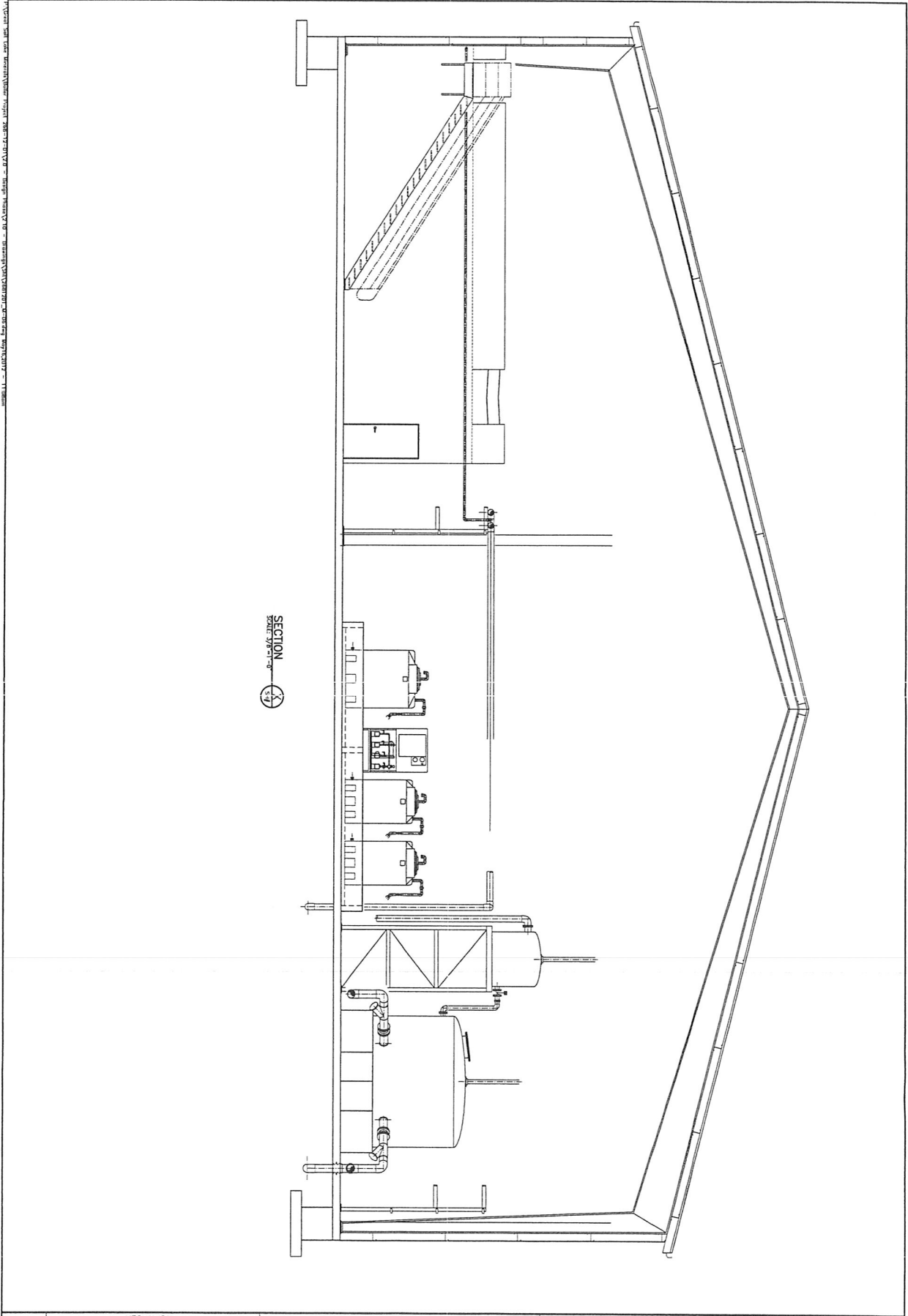
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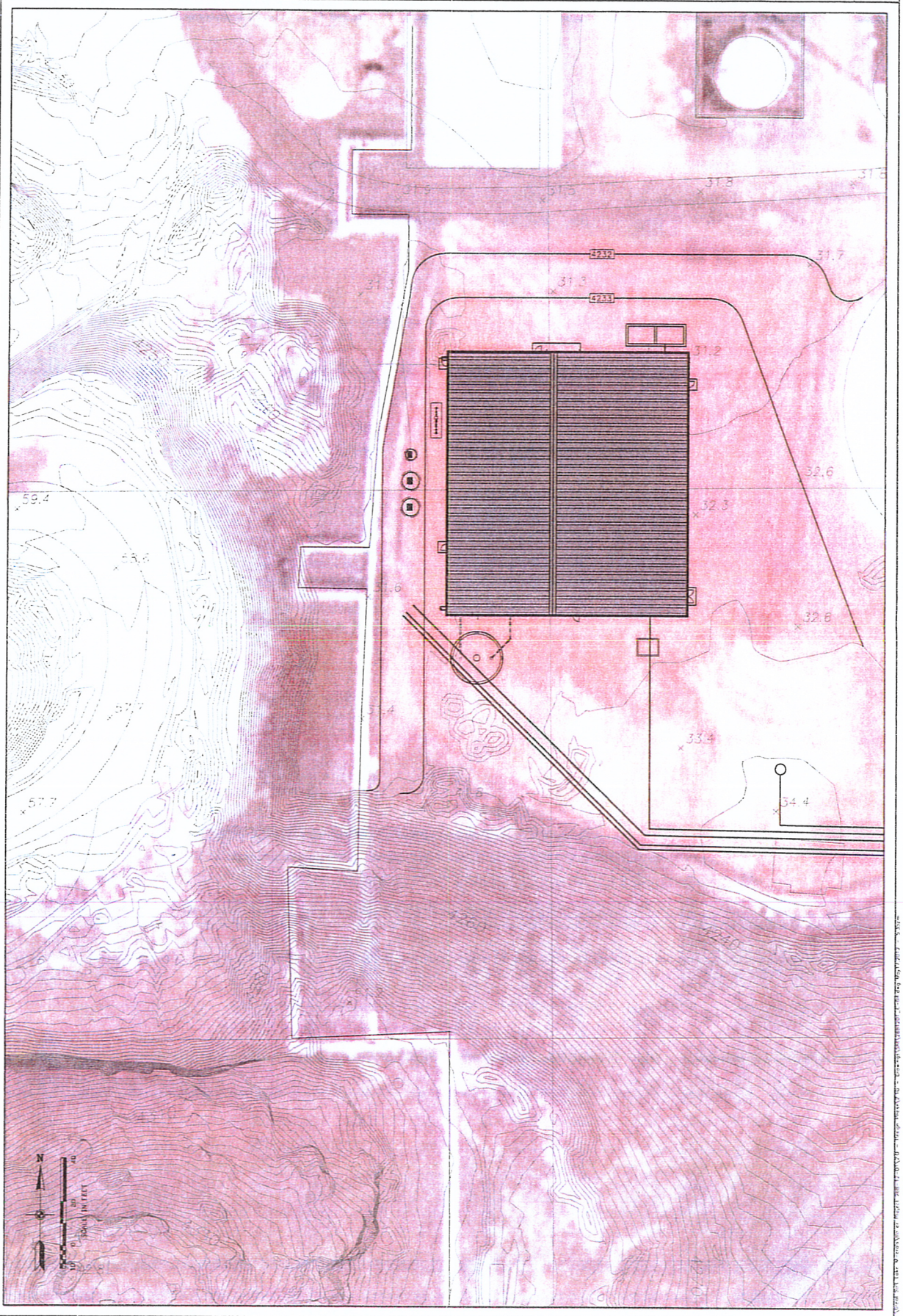
SHEET XX OF X M-4 DRAWING NO.	MECHANICAL	GREAT SALT LAKE MINERALS GSL STEAM BOILER PLANT OGDEN, UTAH		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	NO. DATE REV. BY DESCRIPTION REVISIONS	 Gowen Collins & Associates, Inc. <small>Professional Engineers</small>
	BOILER BUILDING SECTIONS AND DETAILS	DESIGN J. BECKMAN	REVIEW CHECKED X,XXXXXX APPROVED X,XXXXXX			
DATE: MARCH 2012		PROJECT NUMBER 268-12-01				



SECTION
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