



# Staff Report for Administrative Conditional Use Permit Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of a conditional use permit amendment for GSL Truck Tarp Tenting Shelter (CUP 2009-18).  
**Agenda Date:** Tuesday, December 17, 2013  
**Applicant:** Denise Hubbard agent, GSL Minerals  
**File Number:** CUP 2009-18

### Property Information

**Approximate Address:** 765 North 10500 West  
**Project Area:** 324.46 acre  
**Zoning:** Manufacturing (M-3)  
**Existing Land Use:** Mining  
**Proposed Land Use:** Mining  
**Parcel ID:** 10-032-0005  
**Township, Range, Section:** T6N, R3W, Section 7

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766  
**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 108 (Standards) Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 (Standards) Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 (Standards) Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)
- Weber County Land Use Code Title 104 (Zones) Chapter 25 (M-3 Zone)

## Type of Decision

- **Administrative Decisions:** When the Planning Director is acting as the land use authority, he 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

The applicant is requesting final approval of a conditional use permit amendment for a Truck Tarp Tenting Shelter (CUP 2009-18) for Great Salt Lake Minerals (GSL) located at approximately 765 North 10500 West in the M-3 Zone. The proposed shelter will cover an area of 4,000 square feet and will consist of two metal sheeted walls, a roof, and will be open ended on both front and back and will be used for covering loaded truck trailers. The shelter will be constructed approximately in the northeast area of the GSL Minerals property (the total property measures at 324.46 acres). Since the proposed structure is less than 10,000 square feet, the site plan amendment can be approved administratively.

The dimensions of the shelter are 50 feet by 80 feet and the building height is 30 feet tall. Great Salt Lake Minerals (GSL) works in the extraction and processing of minerals and is allowed as a conditional use in the M-3 Zone (CUP 2009-18). Regarding setback requirements, Title 104-25-4 of the Weber County Land Use Code states that no industrial building or structure shall be located closer than 50 feet to any street or highway. The proposed shelter meets this requirement.

In a letter from Chad Meyerhoffer of the Weber County Engineering Division, it mentions that the surface where the proposed shelter will be constructed appears to contain an existing asphalt hard surface. As a result, there is little concern for additional storm water runoff. A Storm Water Activity Permit will need to be obtained since the site will be disturbing more than 5,000 square or hauling 300 cubic yards of material. If there will be a disturbance of one acre or more then a Storm Water Pollution Prevention Plan and Notice of Intent through the state of Utah would be required for the project.

### Summary of Administrative Considerations

- Does the proposed use permit meet the requirements of the Weber County 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 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 amendment for a truck tarp tenting shelter meets the criteria.

#### Title 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 proposed request staff has determined that the criteria listed above have been met in the following ways:

1. The proposed use fits within the scope of an industrial manufacturing facility. The steel material of the shelter, and the use for this shelter should not produce any strong negative impacts to the surrounding environment. The proposed shelter will provide a safer location for the employees to work and contain some debris used in the process.
2. The proposed site plan amendment meets all setback, height, landscaping, and other ordinance regulations.

### Conformance to the General Plan

As a conditional use, this structure is allowed in the M-3 Zone. The proposed truck tarp tenting shelter will not impact any of the goals and policies of the General Plan in a negative manner.

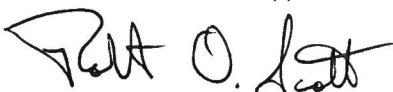
### Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Building Inspection Department

### Administrative Approval

Administrative final approval of the conditional use permit amendment for GSL Truck Tarp Tenting Shelter is hereby granted based upon its compliance with the Weber County Land Use Code; including the criteria listed in Title 108-4-4 (Criteria for issuance of conditional use permit). This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Tuesday, December 17, 2013



Robert O. Scott  
Weber County Planning Director



## Exhibits

- A. Application
- B. Site Plan
- C. Drawings
- D. Engineering Division Review

## Location Map





Exhibit A

# Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.  
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

Fees (Office Use)

Receipt Number (Office Use)

## Property Owner Contact Information

Name GREAT SALT LAKE MINERALS  
COMPASS MINERALS

Mailing Address  
765 NORTH 10500 WEST  
OGDEN, UTAH 84404

Phone

Fax

Email Address

Preferred Method of Written Correspondence  
 Email  Fax  Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)  
DENISE HUBBARD, VP OGDEN OPS.

Mailing Address of Authorized Person  
765 N. 10500 W  
OGDEN, UTAH 84404

Phone

801-732-3266

Fax

801-731-4881

Email Address

hubbardd@compassminerals.com

Preferred Method of Written Correspondence  
 Email  Fax  Mail

## Property Information

Address 765 N. 10500 W.  
OGDEN, UTAH 84404

Land Serial Number(s)  
10032004

Subdivision Name

Lot Number

Current Zoning  
M-3

Acreage

Culinary Water Provider

Secondary Water Provider

Waste Water Provider

Frontage

Detailed Description of Proposed Use/Structure

PROPOSED CONSTRUCTION OF A 3000SQFT SHELTER CONSISTING OF TWO SHEETED WALLS, ROOF, AND OPEN ENDED TO BE USED FOR COVERING LOADED TRUCK TRAILERS

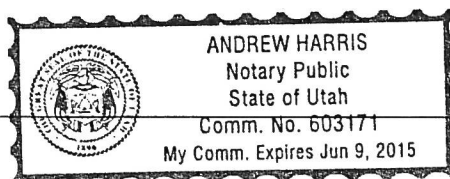
## Property Owner Affidavit

I (We), Denise L. Hubbard, 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.

Compass Minerals - GSL  
(Property Owner)

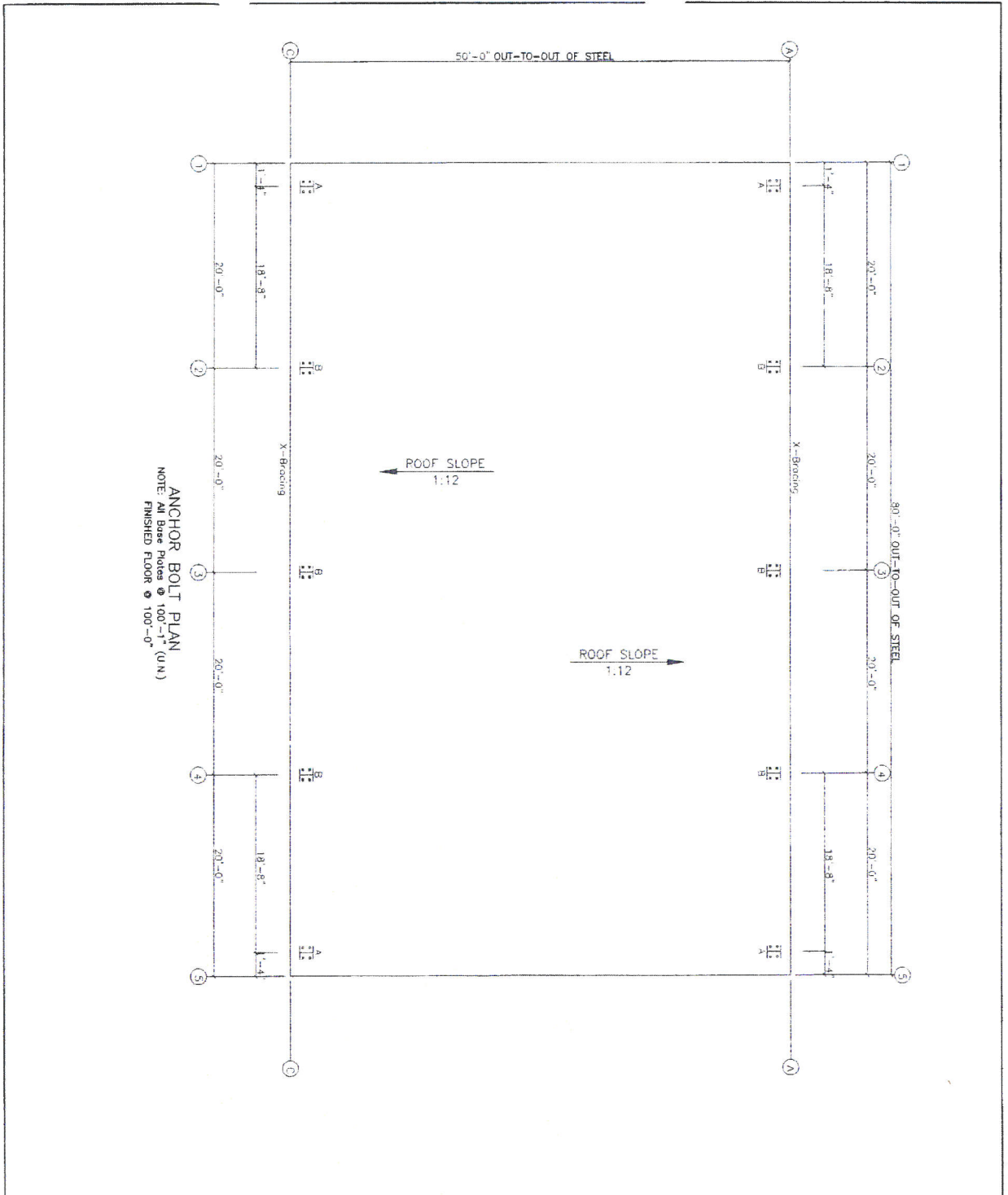
Denise L. Hubbard  
(Property Owner)

Subscribed and sworn to me this 20TH day of NOVEMBER, 2013



Andrew Harris  
(Notary)

Exhibit C



ANCHOR BOLT PLAN  
 NOTE: All Base Plates @ 100'-1" (U.N.)  
 FINISHED FLOOR @ 100'-0"

**ANCHOR BOLT SUMMARY**

Qty	Location	Size	Type	Notes
0	16	From	3/4" x 1554	140
24	From	1 1/4" x 1554		330

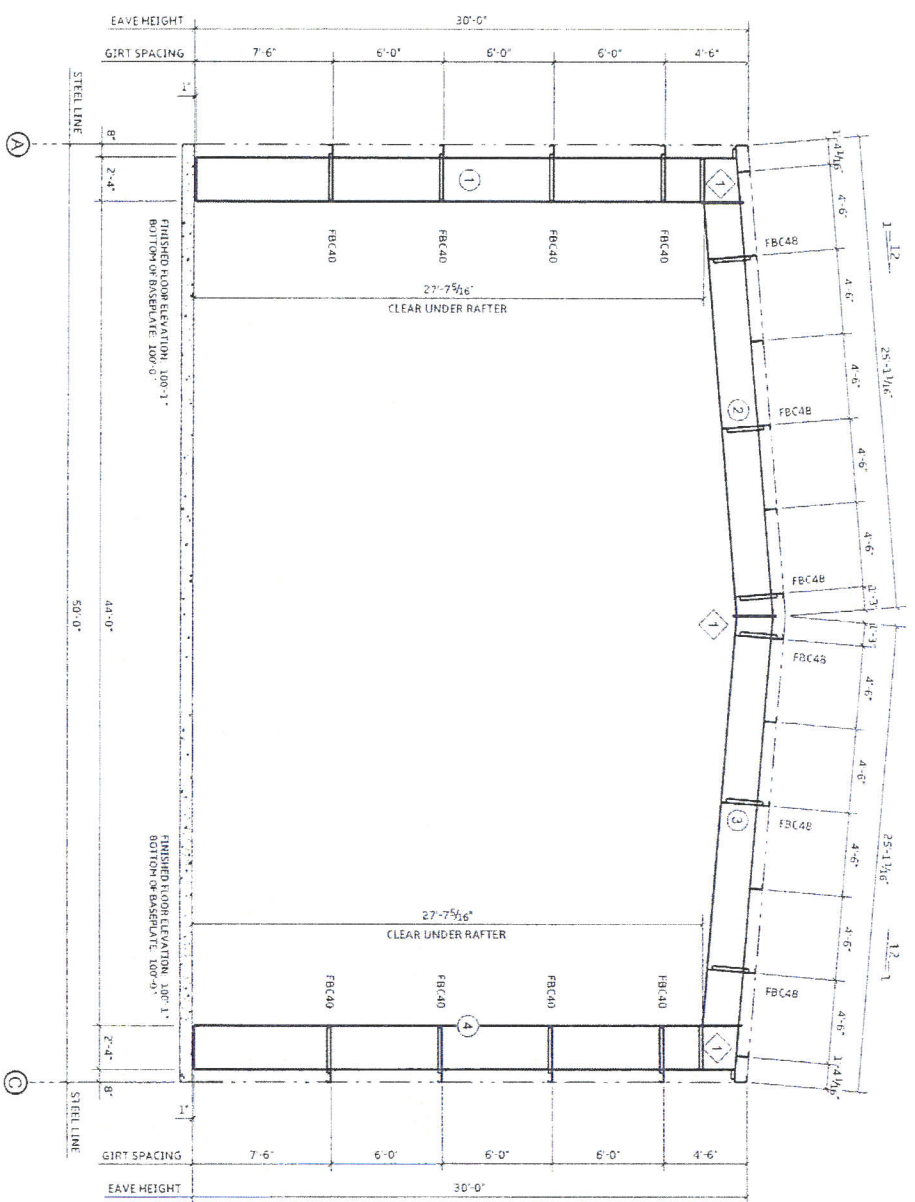
**ANCHOR BOLT PLAN**

GENERAL NOTES:

1. THE SHEEVED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE, UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL BE SUPPLIED BY THE MANUFACTURER AND SHALL MEET THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS. THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR RODS SHALL BE SUPPLIED BY THE MANUFACTURER OR THE FOUNDATION DESIGN ENGINEER.
2. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
3. ALL ANCHOR RODS, FLAT WASHERS, FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/ANCHOR EMBEDMENT PLATES ARE NOT BY METAL BUILDING MANUFACTURER.
4. THIS DRAWING IS NOT TO SCALE.
5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
6. "SINGLET" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.
7. ANCHOR RODS ARE REQUIRED ONLY IN THE QUANTITIES SPECIFIED. CASERATES MAY BE FABRICATED WITH MORE HOLES THAN NEEDED FOR THIS PROJECT.
8. THE ANCHOR ROD LOCATION IS PROPOSED BY METAL BUILDING MANUFACTURER. OWNER'S PERMIT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY THE METAL BUILDING MANUFACTURER. PLEASE NOTE THAT THESE REQUIREMENTS DO NOT CONSTITUTE A DESIGN. THE FOUNDATION DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE FOUNDATION DESIGN. BECAUSE FOUNDATION DESIGN IS NOT WITHIN THE SCOPE OF WORK, IT IS THE RESPONSIBILITY OF THE QUALIFIED PROFESSIONAL ENGINEER TO OBTAIN ALL NECESSARY PERMITS AND TO DESIGN THE FOUNDATION DESIGN.

<p>THIS SEAL pertains only to the materials being sealed and is subject to voiding. It is not to be used as a seal of approval for the contractor. The contractor will be held responsible for any work not in accordance with the contract documents. The registered professional engineer whose name and address on these drawings is enclosed by NUBCOR Building Systems and shall not serve as a seal of approval for the project engineer or contractor and shall not be considered as such.</p>	<p>PROJECT NAME  <b>COMPASS MINERALS - TRUCK TARPING</b>  <b>OGDEN, UT 84404</b></p>	<p><b>NUBCOR</b>  <b>BUILDING SYSTEMS</b>          205 INDUSTRIAL PARKWAY, WATERLOO, IA 52257          PHONE: (319) 337-7300 FAX: (319) 337-7306          PO BOX 1000, 305 INDUSTRIAL RD, SPRINGDALE, IA 50410          PHONE: (515) 338-4400 FAX: (515) 338-4422          600 ANCHOR TOWER, TULSA, OK 74106          PHONE: (918) 524-5407 FAX: (918) 524-5417          5204 W. 125th STREET, MINNAPOLIS, MN 55412          PHONE: (432) 416-3100 FAX: (432) 219-3101</p>	<p>CONST. ANCHOR BOLT PLAN</p>	<p>DATE</p>	<p>REV</p>
	<p>CUSTOMER NAME  <b>CONTINENTAL ENGINEERING &amp; CONST. INC</b>  <b>SALT LAKE CITY, UT 84165</b></p>		<p>CONST. ANCHOR BOLT REV. 1</p>	<p>DATE</p>	<p>REV</p>
<p>JOB NUMBER  <b>U13G0687A</b></p>	<p>SHEET TITLE</p>	<p>FOR BLDG DEPART. REVIEW</p>	<p>DATE</p>	<p>REV</p>	

# Exhibit C



### Material Schedule

Item	Unit	Quantity	Material	Notes
1	100' L	1	27'-7 5/16\"/>	
2	100' L	1	27'-7 5/16\"/>	
3	100' L	1	27'-7 5/16\"/>	
4	100' L	1	27'-7 5/16\"/>	

### Notes:

1. For column and/or frame members, see frame schedule.

2. For rafter and/or frame members, see rafter schedule.

3. For rafter and/or frame members, see rafter schedule.

4. For rafter and/or frame members, see rafter schedule.

### Bolt Schedule

Item	Qty	Bolt Description	Bolt #	Nut #
1	8	3/8\"/>		

<b>PROJECT NAME</b> Compass Minerals - Truck Tarping OGDEN, WEBER, UT <b>CUSTOMER NAME</b> Continental Engineering & Construction SALT LAKE CITY, UT <b>JOB NUMBER</b> U13G0687A	<b>NUCOR</b> <b>BUILDING SYSTEMS GROUP</b> 1050 North Watery Lane Brigham City, UT 84302 Phone: (435) 919-3100 Fax: (435) 919-3101	For Bldg Opt. Revie JLN RCL GJR GJR 12/9/2013
<b>SHEET TITLE</b> Section at Line 1 & 5		



PUBLIC WORKS /ENGINEERING  
(801) 399-8374  
FAX: (801) 399-8862  
Jared Andersen, P.E.  
County Engineer



December 16, 2013

Ben Hatfield  
Weber County Planning Dept.  
2380 Washington Blvd. Ste. 240  
Ogden, Utah 84401-3113

**RE: CUP 2009-18 GSL Truck Tarping Shelter December 2013**

Mr. Hatfield,

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. In response to the above referenced Conditional Use Permit, I could not find anything in our files that reference this permit or previous review. I have reviewed the newly submitted plans for a new 50ft. by 80ft. structure to be built for a truck tarping shelter. Below you will find the comments that I have.
2. Without going on site to see the location it appears as though this new structure will be place in a area where there is existing asphalt hard surface. One of our concerns is with the runoff water that is created by new hard surface areas and proper detention/retention. With this area already being asphalt I believe the new building will have little to no impact on the amount of storm water that will contribute from the site. However, the site may experience some new drainage issues that they may need to deal with.
3. If the site will be disturbing 5,000sq. ft. of material or hauling 300cu. yds. Then the below permit will need to be obtained through our office.
4. A Storm Water Activity Permit will need to be obtained through our office before construction begins. [http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater\\_Construction\\_Activity\\_Permit.pdf](http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf)
5. If there will be a disturbance of 1 acre or more then a Storm Water Pollution Prevention Plan and NOI through the State would be required for the individual project. It is understood that GSL has an Industrial permit for the day to day operations.
6. You will need to go through the Weber County Building Inspection Department for the necessary building permits.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer  
Weber County Engineering Dept.  
Phone: (801) 399-8004  
e-mail: cmeyerho@co.weber.ut.us