

WESTERN WEBER TOWNSHIP PLANNING COMMISSION  
MEETING AGENDA

Tuesday, January 13, 2015  
5:00 P.M.

- Pledge of Allegiance
- Roll call

1. Minutes

- 1.1. Approval of the December 09, 2014 meeting minutes

Petitions, Applications and Public Hearings

2. Administrative Items

2.1. New Business

- a. Discussion: Jared Andersen, Weber County Engineer
- b. Consideration and action on preliminary approval of Blue Acres Subdivision Phase 4 (9 lots) including a recommendation for a deferral of curb, gutter, and sidewalk, located at approximately 4000 West 2200 South; Romney Buck, Applicant
- c. Consideration and action on final approval of Jacquelyn Estates Cluster Subdivision Phase 1 (6 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 2200 South as well as on 4900 West; Craig Standing, agent CJ Homes Inc.
- d. Consideration and action on a request to amend an existing Conditional Use Permit Site Plan for Compass Minerals International by adopting a Master Signage Plan, located at approximately 765 North & 10500 West; Compass Minerals International, Applicant; Aaron Cain (Yesco Signs), Representative
- e. Consideration and action on a request to amend, Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 Chapter 25 (M-3 Zone, of the Weber County Land Use Code by increasing the size of Identification Signs in the M-3 Zone from 8 square feet to 20 square feet
- f. Election of Chair and Vice Chair for 2015
- g. Approval of 2015 Planning Commission Meeting Calendar

3. Public Comment for Items not on the Agenda

4. Remarks from Planning Commissioners

5. Planning Director Report

6. Adjourn

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT  
A pre-meeting will be held at 4:30 P.M. in Room 108. No decisions will be made in this meeting.*



*(In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the  
Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)*

Minutes of the Western Weber County Township Planning Commission regular meeting and work session held on December 09, 2014 in the Weber County Commission Chambers

Members Present: Mark Whaley, Vice Chair; John Parke, Roger Heslop, Ryan Judkins  
Wayne Andreotti, Andrew Favero

Members Excused: Jannette Borklund

Staff Present: Sean Wilkinson, Planning Director; Charles Ewert, Planner; Chris Allred, Legal  
Counsel, Sherri Sillitoe, Secretary

1. Approval of the November 18, 2014 Meeting Minutes

Vice Chair Whaley declared the November 18, 2014 Meeting Minutes approved as presented.

2. Public Comment for Items not on the Agenda

3. Planning Commission Remarks

Vice Chair Whaley asked if the Planning Commission packets could be emailed when they are ready to be sent to the Planning Commissioners. Commissioner Favero asked if an email could also be sent to them when the packets are posted online in Miradi.

Commissioner Favero asked if they could have a report from their legal counsel and Jared Andersen regarding the 3500 W and the 4700 W. project. He was wondering if because of the fact there are some property owners who have had problems with the project and his question was if the project is not completed by a certain time, what happens to the funding?

His next question is if the County could be held liable for not completing the flood mitigation project and there are floods?

4. Planning Director Report

Director Wilkinson indicated that the annual Planning Commission Dinner will be held on January 14, 2015 at 6:30 p.m. at the Timbermine. Invitations will be sent soon.

5. Legal Counsel Remarks: None

6. Adjourn

The Meeting was adjourned to convene a Work Session.

WS1. Weber County Land Use Code Revision Process: Main Use, Accessory Use, Main Building, Accessory Building

Charlie Ewert indicated that during routine workflow staff has discovered a point of conflict in the Land Use Code regarding how the definition of the main and accessory building works with the definition of main and accessory use. In essence, these definitions do not allow an *accessory building* on a lot or parcel that does not have a *main building*. However, the first thing listed in most zones is "accessory building or use customarily incidental to any permitted or conditional use." This listed use implies that an *accessory building* can be allowed on a property without a *main building* as long as it is incidental to a *main use*. This conflict should be resolved.

Under existing ordinances, the impacts, aesthetics, allowed uses and form of an *accessory building* may not necessarily be all that different from a *main building*. However, a *main building* is required to be established and adhere to certain setback standards that are more restrictive than those for an *accessory building* before such an

*accessory building* is established on any property. The only substantial difference between the two building types is the setback requirements. Uses of the buildings must comply with those uses listed in whatever zone the building is located.

Mr. Ewert explained the background of his proposal by indicating that the discussion was spearheaded by an applicant that desired to build an accessory building on his property. The property is a legal, subdivided, and conforming lot. The property is also vacant, with the exception of occasional agricultural uses. The property owner asserted that the structure would be accessory to the agricultural use.

The current land use code (LUC), under the definitions of *accessory building*, *main building*, *accessory use*, and *main use*, does not allow for this. It does not allow an accessory building to be placed on a lot that does not have a "main building." In essence, what this means is that any main use of property that is an open air use of property (i.e., agriculture, agritourism, golf course, public and private park, reservoir, mining operations, parking lot, etc.) may not have an accessory building to support the use unless and until a main building has been established. To complicate this, most zones list "accessory building or use customarily incidental to any permitted or conditional use" as a permitted use in the zone, leading one to think that an accessory building can be established without a main building.

Staff has been able to find other means to help the gentleman get what he wants, but these other means tend to be more cumbersome for the land owner and County administration. This issue is coming before the Planning Commission for a determination of whether the code is providing desirable results.

As part of the discussion, the Planning Commission should evaluate which of the two conflicting provisions should prevail. Should accessory buildings incidental to a permitted or conditional use be allowed without a main building on the property? Or should a main building be required prior to the establishment of an accessory building?

The Planning Commission should know that the difference between a main building and an accessory building is not necessarily based on the specific use of the building as provided in the listed permitted or conditional uses of the zones; it is based on whether the use of the building can be identified as incidental and accessory to the use of another building. If it cannot be, then it is a main building; the use of which must comply with the allowed permitted and conditional uses listed in the zone chapters.

If a building is defined as a main building it has to meet stricter setback requirement than a building defined as an accessory building. These requirements depend on the zone. This is an important distinction, because open air uses of land typically rely on greater amounts of unobstructed land area.

Zoning was originally conceived to separate incompatible uses. It appears that, historically, Weber County has not provided a clear separation between residential uses and other incompatible open air uses. In fact there is evidence in the General Plan(s) and existing code construction that there is an expectation in the agricultural zones and agricultural areas that residential and open air agricultural uses will be located in close proximity to each other.

In determining appropriate policy perspectives, staff and the Planning Commission(s) are supposed to be looking to, first, the general plan and, second, the intent of the zone for guidance

With this proposal, the erection of a building intended to support an allowed open-air use of land may occur as long as it is identified as a main building, and setback from property lines in accordance with the standards for main buildings. After a main building is established, the owner may establish an accessory building – at the reduced accessory building setback – as long as the accessory building is incidental and accessory to the use of the main building. Otherwise, the building may be defined as another main building, and be required to adhere to main building setbacks.

The additional setback requirements of the main building will assist in protecting adjacent residential uses from

agricultural operations, while still enabling agricultural uses to thrive.

This is a legislative consideration, and there is a lot of discretion that can go into the decision. The Planning Commission should determine whether the benefits of the proposal outweigh the consequences.

If the Planning Commission finds that the proposed change is undesirable, then some other modification to the code – or perhaps even the General Plan – should be provided. This issue may be bigger than the Planning Commission is prepared for at this time, and the Planning Commission may desire to defer discussion until the re-write of the use tables. A more thorough discussion may be held in context of these uses and their relationships to other uses at that time.

Planning Commission Consideration. As the Planning Commission hears and considers each proposed change there are several things to be looking for:

1. Does the proposed change comply with the purpose and/or intent of the specific code section or relevant zone? Every change should comply with that purpose/intent OR that purpose/intent should be changed to more accurately reflect current needs and desires.
2. Does the proposed change comply with the goals and objectives of the General Plan? You will need to dust off those general plans and refresh your knowledge of what is in them. The General Plan should act as a guide to vet land use ordinance decisions.
3. Does the proposed change promote the health, safety, and welfare of the community?
4. Does the proposed change provide equitable balance between land use rights and the public good?

Commissioner Parke indicated that they need to ask themselves, do they want to maintain the status quo or should they amend the code to achieve a different look.

Commissioner Andreotti indicated that agriculture is changing. He gave an example of why he felt this way. He wants agriculture “industrial farm” ventures to be able to do what they want, but he doesn’t believe everyone else should bare the economic impact of that choice.

Charles Ewert indicated that food production is important especially when they talk about urban sprawl. They should look at where the agricultural protection areas are and where they could be.

The issue was discussed further by the members. Commissioner Parke indicated that he does not see any problem with the proposal. He indicated that he would like to see their general plan updated. Commissioner Favero agreed and stated that he believes that it is very important that they relook at the general plan and that funding opportunities should be discussed. Commissioner Heslop asked if updating general plans are expensive. Mr. Ewert indicated that it is in the range of \$100,000.

Charles Ewert indicated that the ordinance will be placed on a regular Planning Commission agenda for both the Western Weber County Planning Commission and the Ogden Valley Planning Commission.

There being no further business, the meeting was adjourned

Respectfully Submitted,

Sherri L. Sillitoe, Secretary  
Weber County Planning Commission

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Respectfully Submitted,

Sherri L. Sillitoe, Secretary  
Weber County Planning Commission



**Staff Report for Western Weber County Planning Commission**  
*Weber County Planning Division*

**Synopsis**

**Application Information**

**Application Request:** Consideration and action on preliminary approval of Blue Acres Subdivision Phase 4 (9 lots) including a recommendation for a deferral of curb, gutter, and sidewalk.  
**Agenda Date:** Tuesday, January 13, 2015  
**Applicant:** Romney Buck  
**File Number:** LVB 1001

**Property Information**

**Approximate Address:** 4000 West 2200 South  
**Project Area:** 10 acres  
**Zoning:** Agricultural (A-1)  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-078-0131  
**Township, Range, Section:** T6N, R2W, Section 33

**Adjacent Land Use**

<b>North:</b> Residential	<b>South:</b> Agricultural
<b>East:</b> Agricultural	<b>West:</b> Residential

**Staff Information**

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

**Applicable Land Use Codes**

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

**Type of Decision**

- **Administrative Decisions:** When the Planning Commission 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 Commission if the application demonstrates compliance with the approval criteria.

**Background**

The applicant is requesting preliminary approval of Blue Acres Subdivision Phase 4 (9 lots), located at approximately 4000 West 2200 South in the A-1 Zone. The subdivision meets the area and lot width requirements of this zone. Each parcel will be from 40,000 square feet to a little over an acre in size. A deferral agreement for curb, gutter, and sidewalk is also being requested. Irrigation ditches or canals which carry five second feet or more of water are required to install a solid board, chain link, or other non-climbable fence not less than five feet in height installed on both sides of the existing irrigation ditches. The Wilson irrigation canal will have to be fenced.

The Engineering Division wants a storm water detention plan and wants to know where the land drain runs to. A letter from Wilson Irrigation approving the plans is required. Construction grade, plan, and profile drawings need to be submitted for review. Hooper Irrigation has reviewed the plans and noted the corrections that need to be made.

Taylor-West Weber Water gave preliminary approval with the condition that secondary water is provided by Hooper Irrigation and a Weber Basin contract for the water rights. A final approval letter from Taylor-West Weber Water is required prior to Planning Division final approval. Capacity Assessment letter on the water system is required from the state prior to final approval from the Planning Commission. A construct permit from the Utah State Department of Environmental Quality



Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

Central Weber Sewer will provide sewer services with the condition that they annex into the sewer district and all plans are approved by the district. Annexation into the sewer district is required prior to final approval by the Planning Commission.

### **Summary of Planning Commission Considerations**

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The subdivision does meet the area and frontage requirements of the Land Use Code. The applicant is providing two stub roads; one to the south that will provide access to 30 plus acres of undeveloped land and could eventually tie into 2475 South in Hunter Place Subdivision, and the other stub could tie in Winslow Farr Jr. Cluster subdivision to the east.

### **Conformance to the General Plan**

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

### **Conditions of Approval**

- Requirements of the Weber County Engineering Division
- Requirements of the Center Weber Sewer District
  - Annexation into the sewer district
  - District impact fees
- Requirements of Taylor West Weber Water
  - Connect to Hooper Irrigation
    - Irrigation plans need to be approved by Hooper Irrigation
  - Impact fees
- Requirements of the Weber Fire District
  - Fire District Impact fees
- Fencing of the irrigation ditch
- A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines
- Capacity Assessment letter on the water system
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

### **Staff Recommendation**

Staff recommends that the Planning Commission recommend preliminary approval of Blue Acres Subdivision Phase 4 (9 lots), subject to staff and other agency's comments. This recommendation needs to include a recommendation on a deferral (for curb, gutter, and sidewalk), and whether or not the cul-de-sac should be a road stub to the east.

### **Exhibits**

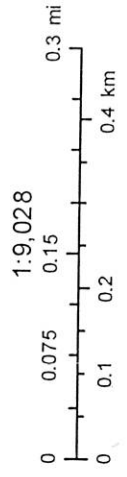
- A. Location map
- B. Subdivision plat

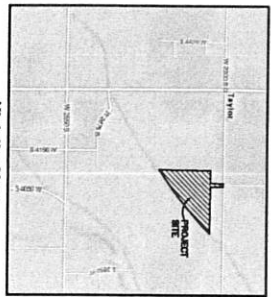
# Blue Acres Phase 4



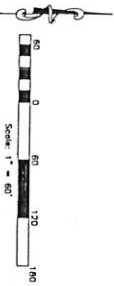
December 23, 2014

- Parcels
- Street Labels
- City Labels





Vicinity Map



Line Table

LINE BEARING	DISTANCE
N 89° 44' 46" E	50.00
S 89° 44' 46" W	50.00
N 89° 44' 46" E	50.00
S 89° 44' 46" W	50.00

Curve Table

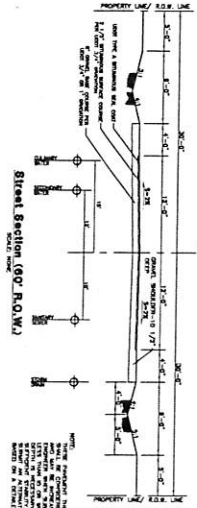
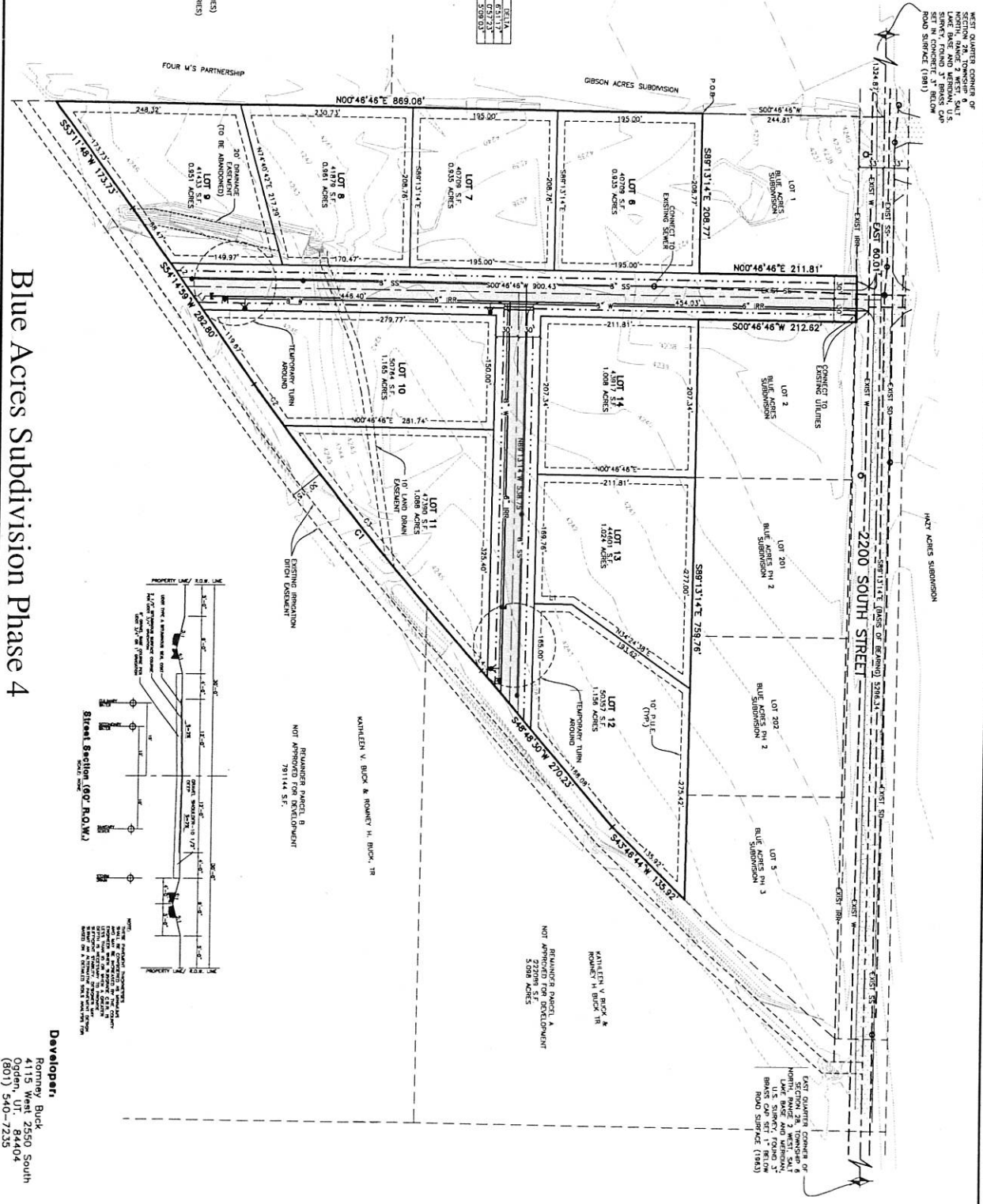
CHORD BEARING	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA
N 89° 44' 46" E	485.38	485.38	242.78	N 89° 44' 46" E	6.5117
S 89° 44' 46" W	485.38	485.38	242.78	S 89° 44' 46" W	6.5117
N 89° 44' 46" E	485.38	485.38	242.78	N 89° 44' 46" E	6.5117
S 89° 44' 46" W	485.38	485.38	242.78	S 89° 44' 46" W	6.5117

Legend

- SECTION CORNER
- BOUNDARY LINE
- ADJOINING PROPERTY
- SECTION THE LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED REGULATION WATER LINE
- EXISTING REGULATION WATER LINE (SIZE VARIES)
- PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EXISTING CULINARY WATER LINE (SIZE VARIES)
- PROPOSED STORM DRAIN (SIZE VARIES)
- EXISTING STORM DRAIN
- PROPOSED FENCE LINE
- PROPOSED FENCE INSET
- PROPOSED SANITARY SEWER MANHOLE
- PLUS W/ 2" RAIN-GUT
- PLUS 8" REAR
- EXISTING ASPHALT SURFACE
- PROPOSED ASPHALT SURFACE

# Blue Acres Subdivision Phase 4

Weber County, Utah



**Developer:**  
Romney Buck  
4115 West 2550 South  
Ogden, UT 84404  
(801) 540-7235

NOTES:  
1. CONTROLS ARE SHOWN WITH A ONE FOOT INTERVAL.  
2. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO CHANGES SHOULD BE MADE TO THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. NO PART OF THESE PLANS OR SPECIFICATIONS SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC.

<p><b>Project Info:</b>          Designer: R. Stearns          Date: 08/22/2014          Name: BLUE ACRES SUBDIVISION PHASE 4          Number: 2008-201</p>	<p><b>Blue Acres Subdivision Phase 4</b>          PART OF THE SW 1/4 OF SECTION 28, T4N, R2W, S1B &amp; M, U.S. SURVEY          WEBER COUNTY, UTAH</p> <p><b>Preliminary Plan</b></p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION			<p><b>Reeve &amp; Associates, Inc.</b>          1000 WEST 1000 SOUTH, SUITE 200          OGDEN, UT 84403          (801) 466-1100          WWW.REEVE-ASSOCIATES.COM</p>
DATE	DESCRIPTION						



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on final approval of Jacquelyn Estates Cluster Subdivision Phase 1 (6 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 2200 South as well as on 4900 West.
<b>Agenda Date:</b>	Tuesday, January 13, 2015
<b>Applicant:</b>	Craig Standing, agent CJ Homes Inc.
<b>File Number:</b>	LVJ061314

### Property Information

<b>Approximate Address:</b>	4900 West 2200 South
<b>Project Area:</b>	6.465 acres
<b>Zoning:</b>	A-1
<b>Existing Land Use:</b>	Agricultural
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	15-079-0108
<b>Township, Range, Section:</b>	6N 2W Sec 29

### Staff Information

<b>Report Presenter:</b>	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
<b>Report Reviewer:</b>	JG

## Applicable Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivisions)

## Type of Decision

**Administrative Decisions:** When the Planning Commission 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 Commission if the application demonstrates compliance with the approval criteria.

## Background

The applicant is requesting final approval of Jacquelyn Estates Cluster Subdivision Phase 1 (6 lots) with a recommendation for the deferral of curb, gutter, and sidewalk improvements on 2200 South as well as on 4900 West. This proposed 6.465 acre subdivision on the corner of 4900 West and 2200 South is located in the A-1 Zone. The request for phase 1 is six lots a cluster subdivision. Phase 2 will have 13 lots with a private road (50 foot) that connects through the subdivision to both 4900 West and 2200 South.

The Planning Commission recommended preliminary approval of this subdivision July 8, 2014. Since then, the applicant has been working on final improvement plans and reviews from Hooper Irrigation, Taylor Water, Weber Fire District, Weber County Engineering Division, Weber County Surveyors Department as well as the Planning Division staff. All plans and improvements will need approval before construction occurs. Those improvements which are incomplete and uninstalled at the final approval with the County Commission will be escrowed for under a subdivision improvement agreement.

## Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County codes? Below is a summary of the subdivision's details reviewed by the Planning Commission at preliminary approval.

**Lot Compliance with Applicable Ordinances:** Jacquelyn Estates is designed as a cluster subdivision so lot sizes and frontage requirements will differ from the normal requirements of the A-1 Zone. The lots in Phase 1 range from 14,000 square feet to 14,300 square feet in size. Lots in cluster subdivisions if connected to sewer may be reduced to 10,000 square feet and 100 feet in width. It appears that Lots 3, 4 and 19 may not meet the minimum lot width requirement of 100 feet. All of the lots will need to meet these area and frontage requirements before a recommendation for final approval is given.

**Open Space and Bonus Density Requirements:** Collectively with phases 1 and 2, the proposed cluster subdivision is 14.517 acres, but 2.348 acres will be used as roadway leaving 12.169 acres of developable area. A cluster subdivision in the A-1 Zone requires a minimum of 30% (3.65 acres) of the subdivision to be preserved as permanent open space.

The total open space to be provided is 5.916 acres (49%). This is 19% more open space than is required to be set aside. Bonus density can be granted for this additional area as 5% bonus for each 5% of excess area. Since there is 19 % in excess the request is for 19 % bonus density.

As the proposed cluster subdivision has been designed in a way that fronts all lots on to the private street, open space is left along 4900 West and much of 2200 South. The applicant is requesting a 15 % bonus for meeting the standards of a cluster subdivision.

Two of the 19 lots will be permanently set aside for affordable housing, accounting for 10 % of the project. For meeting this standard the bonus density request is for 25%. Lot 1 in Phase 1 will be designated with this restriction. It has not yet been shown which lot in Phase 2 will be identified.

As the total potential bonus density is 59%, only the maximum bonus density of 50% can be requested for this subdivision based on the following:

- 15% for developing a cluster subdivision that meets the intent of the standards
- 19% for additional open space in excess of the minimum 30 % open space
- 25% for providing two lots permanently set aside for affordable housing

The number of lots allowed by right is 13 (40,000 square feet) and the 50% bonus raises the total to the 19 requested.

**Open Space Amenities/Pathways:** Most of the amenities are to be in phase 1 of Jacquelyn Estates. The open space in this phase will contain a 3.819 acre area to be landscaped as horse pasture with native grasses. Eleven trees are to be spaced along the public roads with other fruit trees along the rear of Lots 1-4. An interior trail system connected to the private road will be made up of a 5 foot wide gravel path around the open area and Lots 1-4. A park area has been proposed containing a 30 foot by 20 foot pavilion for picnic tables, sand pit, grass area, and playground. One unique feature of this plan is an 80 foot by 105 foot community garden area for the lot owners to share. The garden may contain rented grow boxes available for residents. Details of how this will look and function are needed for this area and will need to be shown with the Planning Commission's final review.

**Roads/Fencing:** A six foot tall fence has been proposed to surround the subdivision. Again, better details of the fence will need to be submitted prior to a final review. On the entrance from 4900 West will be a subdivision monument sign with shrubs and an entrance gate, the details of which are missing at this time. A 50 foot wide private right of way has been proposed, with asphalt being 24 feet wide. Curb, gutter, and sidewalk have not been proposed for this private road will need to receive a recommendation for deferral. Drainage swells are to be on both sides of the road to collect runoff and convey it to a retention area in the open space.

**Water and Wastewater:** Culinary water will be provided by Taylor West Weber Water and secondary water will be provided by Hooper Irrigation. Wastewater treatment will be provided by Central Weber Sewer Improvement District.

## Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County Land Use Code and conforms to the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Planning Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department

## Staff Recommendation

Staff recommends final approval for the Jacquelyn Estates Cluster Subdivision Phase 1 with a recommendation for the deferral of curb, gutter, and sidewalk improvements for the private roads within the subdivision and on 2200 South as well as on 4900 West.

## Exhibits

- Plat
- Landscaping Plan

## Maps

### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Residential
<b>West:</b>	Residential	<b>East:</b>	Agricultural

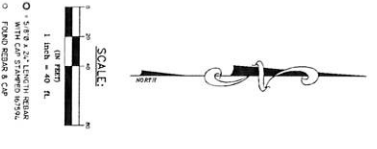
### Map 1



Map 2



# JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1 A PART OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M. WEBER COUNTY, UTAH



WEBER COUNTY ENGINEER  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND THAT THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

SIGNED THIS ..... DAY OF .....

WEBER COUNTY ATTORNEY  
I HAVE REVIEWED THE PLANNING, SUBDIVISION AND OTHER INFORMATION RELATIVE TO THE ABOVE DESCRIBED SUBDIVISION AND I AM OPINIONED THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND THAT THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

SIGNED THIS ..... DAY OF .....

WEBER COUNTY ENGINEER  
I HAVE REVIEWED THE PLANNING, SUBDIVISION AND OTHER INFORMATION RELATIVE TO THE ABOVE DESCRIBED SUBDIVISION AND I AM OPINIONED THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND THAT THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

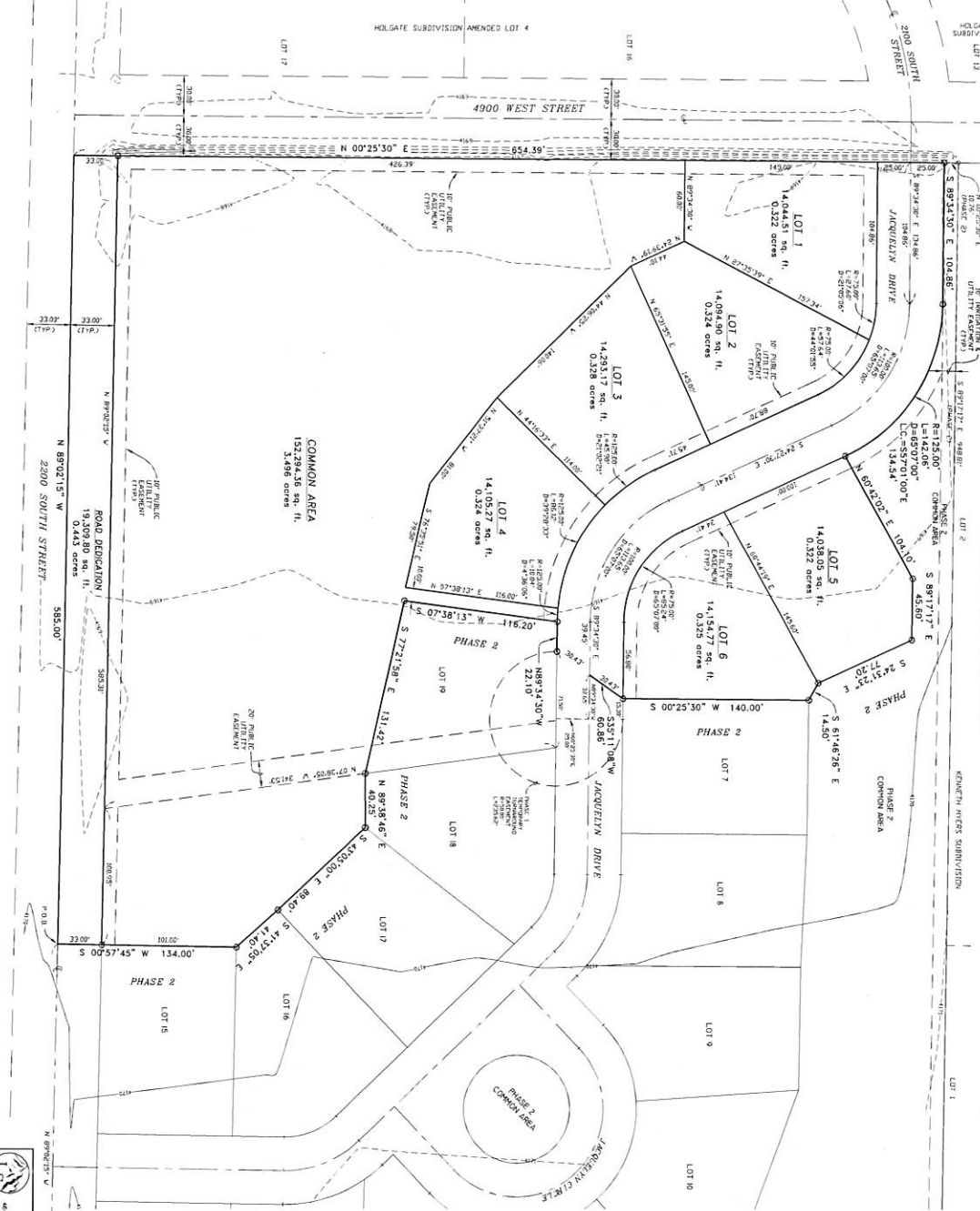
SIGNED THIS ..... DAY OF .....

WEBER COUNTY ENGINEER  
I HAVE REVIEWED THE PLANNING, SUBDIVISION AND OTHER INFORMATION RELATIVE TO THE ABOVE DESCRIBED SUBDIVISION AND I AM OPINIONED THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND THAT THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

SIGNED THIS ..... DAY OF .....

WEBER COUNTY ENGINEER  
I HAVE REVIEWED THE PLANNING, SUBDIVISION AND OTHER INFORMATION RELATIVE TO THE ABOVE DESCRIBED SUBDIVISION AND I AM OPINIONED THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND THAT THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

SIGNED THIS ..... DAY OF .....



**OWNERS DEDICATION**  
WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE TO THE PUBLIC THE COMMON AREAS AND STREETS SHOWN ON THIS SUBDIVISION MAP, TO BE USED AS PUBLIC HIGHWAYS AND STREETS. WE AGREE TO MAINTAIN AND REPAIR THE SAME IN ACCORDANCE WITH THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND TO DEFEND AND HOLD HARMLESS THE PUBLIC FROM ALL CLAIMS AND DAMAGES THAT MAY BE ASSERTED AGAINST THE PUBLIC BY ANY PERSON WHOSE PROPERTY IS INJURED BY THE USE OF THE COMMON AREAS AND STREETS SHOWN ON THIS SUBDIVISION MAP. WE AGREE TO MAINTAIN AND REPAIR THE SAME IN ACCORDANCE WITH THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND TO DEFEND AND HOLD HARMLESS THE PUBLIC FROM ALL CLAIMS AND DAMAGES THAT MAY BE ASSERTED AGAINST THE PUBLIC BY ANY PERSON WHOSE PROPERTY IS INJURED BY THE USE OF THE COMMON AREAS AND STREETS SHOWN ON THIS SUBDIVISION MAP.

SIGNED THIS ..... DAY OF .....

**OWNERS ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF WEBER  
I, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT I AM ONE OF THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND THAT I HAVE SIGNED THE ABOVE SUBDIVISION MAP AS ONE OF THE OWNERS OF SAID TRACT OF LAND. I AGREE TO MAINTAIN AND REPAIR THE COMMON AREAS AND STREETS SHOWN ON THIS SUBDIVISION MAP IN ACCORDANCE WITH THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS, AND TO DEFEND AND HOLD HARMLESS THE PUBLIC FROM ALL CLAIMS AND DAMAGES THAT MAY BE ASSERTED AGAINST THE PUBLIC BY ANY PERSON WHOSE PROPERTY IS INJURED BY THE USE OF THE COMMON AREAS AND STREETS SHOWN ON THIS SUBDIVISION MAP.

SIGNED THIS ..... DAY OF .....

**RECORDING INFORMATION**  
A PART OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M. IS BEING SUBDIVIDED INTO TEN (10) LOTS AND COMMON AREAS AND STREETS. THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH. THE SUBDIVISION IS BEING RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS. THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

**NARRATIVE**  
THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M. INTO TEN (10) LOTS AND COMMON AREAS AND STREETS. THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH. THE SUBDIVISION IS BEING RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS. THE SUBDIVISION IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

	<b>LANDSCAPE ARCHITECTURE INC.</b> 424 S. 2000 W., 3RD FLOOR, UTAH SALT LAKE CITY, UTAH 84119 PHONE: (801) 588-9900 FAX: (801) 588-9900	<b>WEBER COUNTY RECORDER</b> ENTRY # ..... FILE # ..... DATE OF RECORDING ..... TIME OF DAY ..... RECORDING FEE ..... IN BOOK ..... PAGE ..... BY ..... TITLE .....
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<b>CLIENT:</b> GARY STANDING PH 801-546-4989 <b>LOCATION:</b> A PART OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M., WEBER COUNTY, UTAH <b>SUBMITTED:</b> JAN 2014 <b>REVISIONS:</b> CHECKED BY: BA & LA DATE: AUG 08, 2014 FILE: 2014-08-08-12:29:20	<b>WEBER COUNTY RECORDER</b> ENTRY # ..... FILE # ..... DATE OF RECORDING ..... TIME OF DAY ..... RECORDING FEE ..... IN BOOK ..... PAGE ..... BY ..... TITLE .....
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**WEBER COUNTY COMMISSION ACCEPTANCE**  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN COMPLETION BY THE WEBER COUNTY PLANNING COMMISSION, WEBER COUNTY, UTAH.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN COMPLETION BY THE WEBER COUNTY PLANNING COMMISSION, WEBER COUNTY, UTAH.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN COMPLETION BY THE WEBER COUNTY PLANNING COMMISSION, WEBER COUNTY, UTAH.







## Staff Report to the Western Weber Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request to amend an existing Conditional Use Permit Site Plan for Compass Minerals International by adopting a Master Signage Plan.

**Agenda Date:** Tuesday, January 13, 2015

**Applicant:** Compass Minerals International / Aaron Cain (Yesco Signs) representative

**File Number:** CUP 2014-35

#### 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:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766

**Report Reviewer:** JG

### 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)
- Weber County Land Use Code Title 110 Chapter 1 (Western Weber Signs)

### Type of Decision

**Administrative Decisions:** When the Planning Commission 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 Commission 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 adopting a Master Signage Plan. The Compass Minerals International plant is located in the 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.

The scope of work with the Master Signage Plan is to unify signage on the 543.25 acre site. Installation and fabrication of 83 new non illuminated Business and Identification Signs to provide orientation and direction to employees and visitors is requested. As there are 83 different signs to be replaced, removed, or newly installed on various buildings, machinery, or at the entry of the site a spreadsheet (exhibit B), site plan (exhibit C), and sign identifier (exhibit D) have been prepared to help organize the proposed signage.

The following types of signs are proposed:

- 7 Business signs with a total square footage of 446 square feet.
- 76 Identification and Information signs ranging in size between 6 and 18 square feet.

To add a sense of uniformity the Compass Minerals International name and corporate logo have been added to each sign. This is one reason that each sign is larger than the standard 8 square foot standard. The signage plan keeps each sign in relative proportion to the corresponding building. As many of the buildings on this site are extremely large they were included in the area allowed within the Business sign category. Another need for increased signage size is due to the large scale truck traffic, speeds, and site distances that occur in sites as large as this.

The Weber County Engineer's Office and the Weber County Building Official have responded with no significant concerns. All signage on or in front of buildings and on roadways will meet placement, setback, and safety requirements. All Identification signage will not be seen from public roadways.

### 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 Commission needs to determine if the proposed Master Signage Plan for 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 proposed signage will not produce additional negative impacts.
2. The proposed location complies with all use and setback requirements listed in the Land Use Code.

### 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 County Building Official.

### Staff Recommendations

Staff recommends approval of conditional use application CUP 2014-35, subject to the conditions of approval and staff suggestions in the staff report.

### Exhibits

- A. Application
- B. Spreadsheet showing sizes of each sign
- C. Site Plan
- D. Master Signage Plan (sign identifier)

Exhibit

A

Application

# 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 12-16-14	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) CUP 2014-35
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## Property Owner Contact Information

Name of Property Owner(s) Joseph Havasi	Mailing Address of Property Owner(s) 765 N. 10500 W. Ogden UT 84404
Phone 913.940.3491	Fax
Email Address (required) havasi.j@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) Aaron Cain (YESCO)	Mailing Address of Authorized Person 1005 S Gramercy Rd SLC, UT 84104
Phone 801-458-8394	Fax
Email Address acain@yesco.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Property Information

Project Name Compass Minerals	Total Acreage	Current Zoning M-3
Approximate Address 765 N. 10500 W. Ogden, UT. 84404	Land Serial Number(s)	

Proposed Use  
Informational / Identification / Directional & Business signs

Project Narrative  
Scope of work: To fabricate & install a variety of non illuminated identification, directional, & business signs at certain locations in the property to provide orientation to employees & on site visitors. see Design packet for ~~more~~ dimensions & appearance.

**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.

Signs are to be installed in locations that will be legible, but not distracting to maintain safety of those operating vehicles & equipment. All signs are non illuminated & will be installed with the high quality of workmanship provided by YESCO.

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

Signs will be refacing, & maintaining ~~the~~ existing signs at the same size or smaller. All new signs will comply with the county sign ordinance.

**Property Owner Affidavit**

I (We), JOSEPH HAVASI, 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.

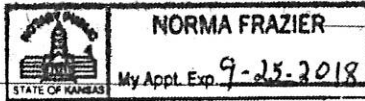
[Signature]  
(Property Owner)

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

Subscribed and sworn to me this 22nd day of December, 20 14

Signed or attested before me  
on Dec 22, 2014 by Joseph Havasi.

County of Johnson  
State of Kansas



[Signature]  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, 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.

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)

Exhibit

B

Spreadsheet Showing

Sizes of each Sign.



Sign #	Submittal Page	QTY	Regulation Type	Sign Height (in)	width (in)	sign area (sq. ft.)	Type
1	2	1	1- Business Sign	60	144	60	Gateway/Entrance
22	11	1	1- Business Sign	72	180	90	
23	11	1	1- Business Sign	72	180	90	
3	3	1	1- Business Sign	48	96	32	replacing existing
5	4	1	1- Business Sign	48	96	32	replacing existing
9	5	1	1- Business Sign	84	72	42	replacing existing
36	15	1	1- Business Sign	60	240	100	
Total Sign Area						446	
Sign #	Page	QTY	Regulation Type	Sign Height (in)	width (in)	sign area (sq. ft.)	notes
2	3	1	3- Identification/Information	36	72	18	replacing existing
6	4	1	3- Identification/Information	24	36	6	replacing existing
7	4	1	3- Identification/Information	24	96	16	
8	4	4	3- Identification/Information	24	96	16	
11	5	4	3- Identification/Information	36	72	18	replacing existing
13	7	1	3- Identification/Information	36	60	15	
14	7	1	3- Identification/Information	36	60	15	
15	7	1	3- Identification/Information	36	60	15	
16	8	1	3- Identification/Information	36	60	15	
17	8	1	3- Identification/Information	36	60	15	
18	8	1	3- Identification/Information	36	60	15	
19	9	1	3- Identification/Information	36	60	15	
21	10	1	3- Identification/Information	36	72	18	replacing existing
24	12	1	3- Identification/Information	36	72	18	replacing existing (interior)
25	12	1	3- Identification/Information	36	48	12	
26	13	1	3- Identification/Information	24	96	16	
27	13	1	3- Identification/Information	24	96	16	
28	13	1	3- Identification/Information	24	96	16	
29	13	1	3- Identification/Information	24	96	16	
30	14	1	3- Identification/Information	24	96	16	
31	14	1	3- Identification/Information	24	96	16	
32	14	1	3- Identification/Information	24	96	16	
33	15	1	3- Identification/Information	24	96	16	
34	15	1	3- Identification/Information	24	96	16	
35	15	1	3- Identification/Information	24	96	16	
37	16	1	3- Identification/Information	24	96	16	
38	16	1	3- Identification/Information	24	96	16	
39	16	1	3- Identification/Information	24	96	16	
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41	17	1	3- Identification/Information	24	96	16	
42	17	1	3- Identification/Information	24	72	12	
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45	18	1	3- Identification/Information	24	96	16	
46	18	1	3- Identification/Information	24	96	16	
47	18	1	3- Identification/Information	24	96	16	
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49	19	1	3- Identification/Information	24	96	16	
51	19	1	3- Identification/Information	24	96	16	
52	20	1	3- Identification/Information	24	96	16	
53	20	1	3- Identification/Information	24	96	16	
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57	21	1	3- Identification/Information	24	96	16	
58	22	1	3- Identification/Information	24	96	16	
59	22	1	3- Identification/Information	24	96	16	
60	22	1	3- Identification/Information	24	96	16	
61	23	1	3- Identification/Information	48	48	16	
62	24	1	3- Identification/Information	24	96	16	
63	24	1	3- Identification/Information	24	96	16	
64	24	1	3- Identification/Information	24	96	16	
65	25	1	3- Identification/Information	24	96	16	
66	25	1	3- Identification/Information	24	96	16	
67	25	1	3- Identification/Information	24	96	16	
68	25	1	3- Identification/Information	24	96	16	
69	25	1	3- Identification/Information	24	96	16	
70-83	26-39	14	3- Identification/Information	24	96	16	

Exhibit

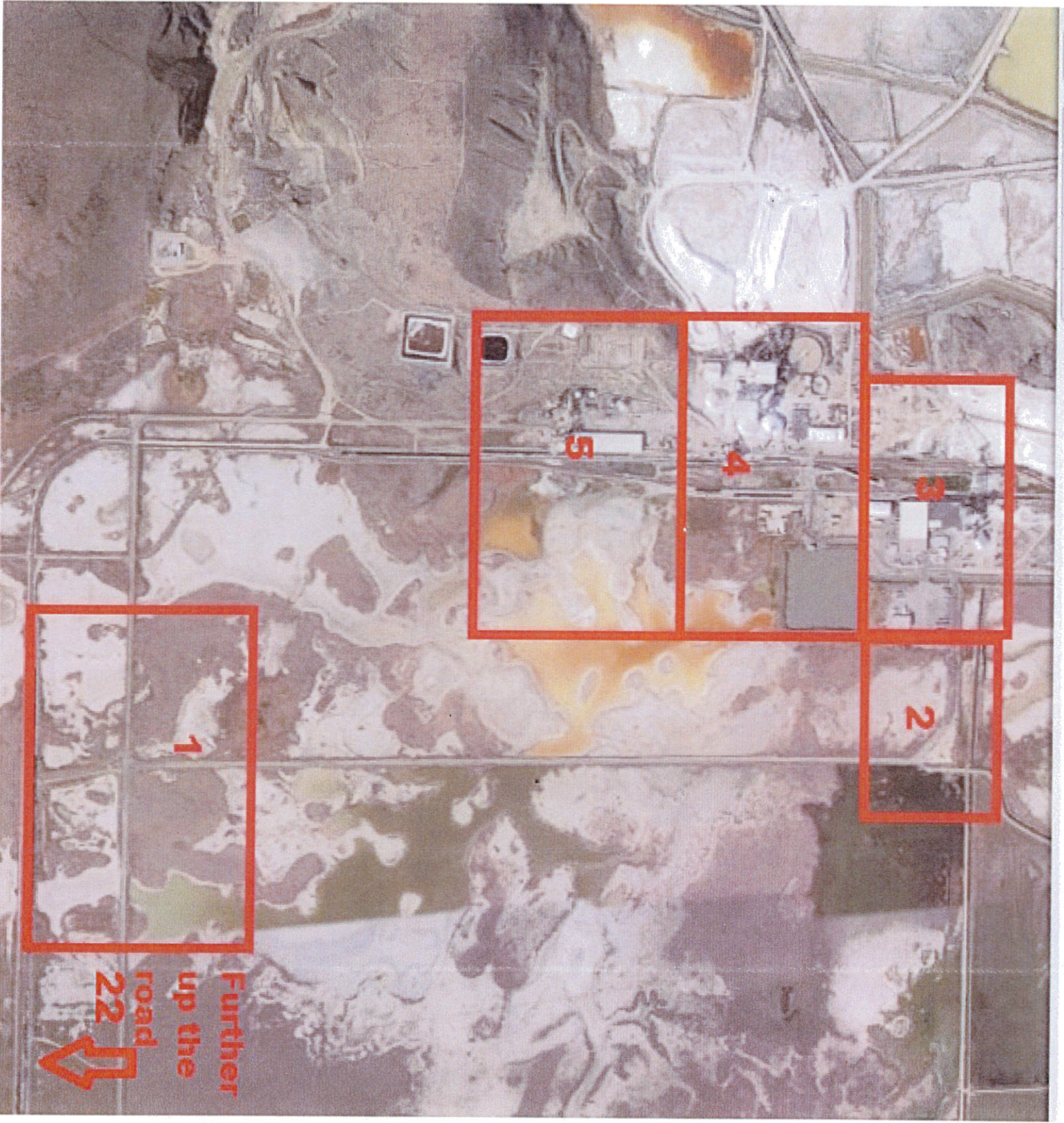
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Site PLAN

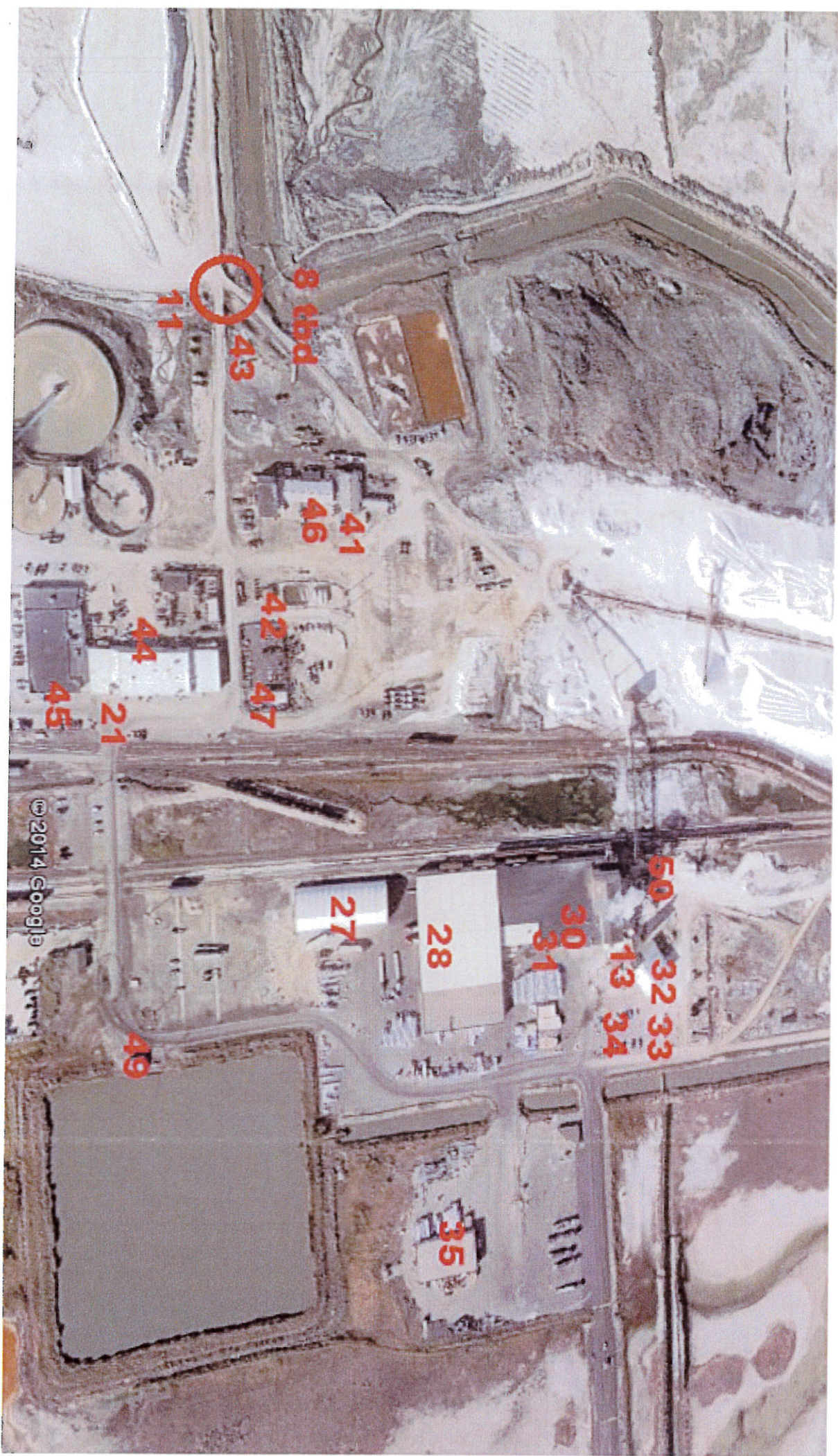








Further  
up the  
road  
22 





40

53

38

39

37

62

36

14

63

18

51

53

54

15

64

25

19



Exhibit  
D

Master Signage Plan  
(Sign identifiers)

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 1**



**NO Existing Sign**

- location 2 in packet, across street from Main Entrance at the corner
- requires footings, and posts

**NEEDS PERMIT  
External Identifier**

**Qty. 1**

60"

**Compass Minerals**

**Ogden Site**  
765 North 10500 West

144"



design | service | solutions

OWN | GROW | ADVANCE

PROOF: Compass Minerals, Ogden, Utah

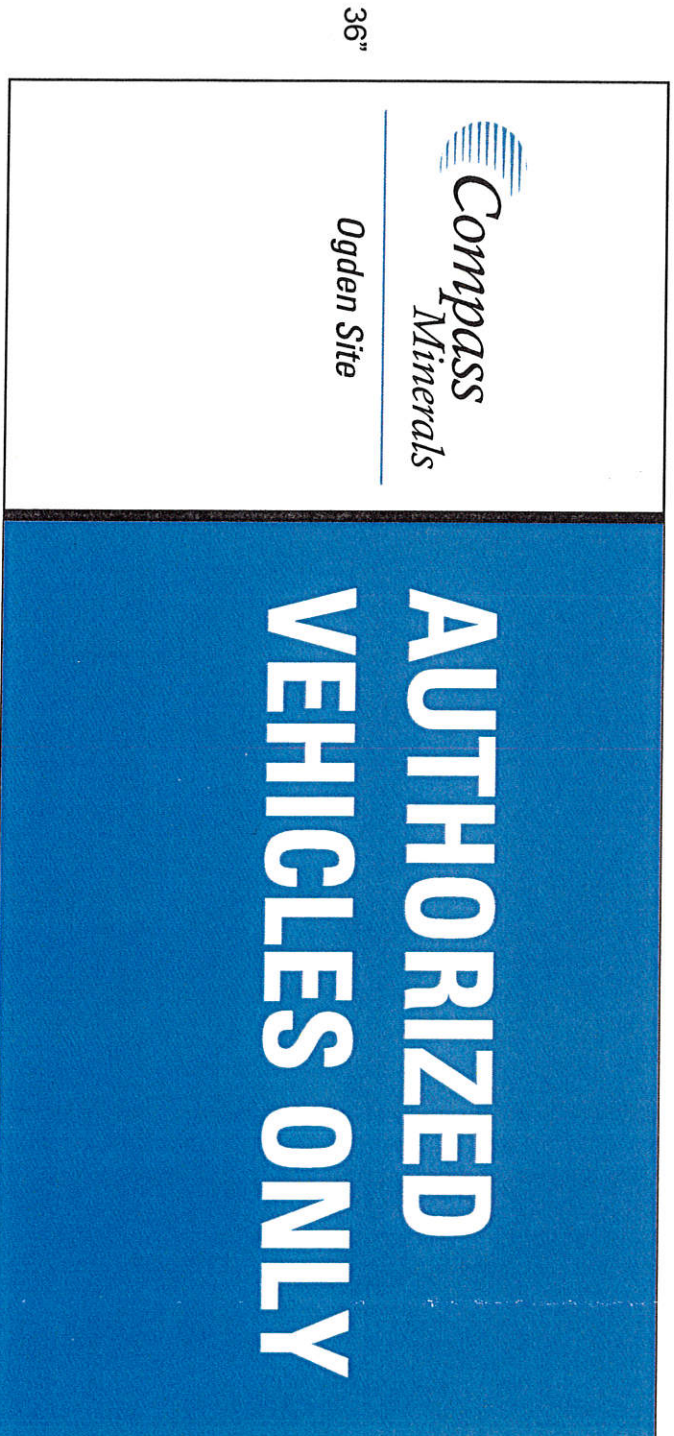
Sign 2



**NEEDS PERMIT  
External Identifier**

- Existing Sign
- remove old sign;
  - new sign on new posts

Qty. 1



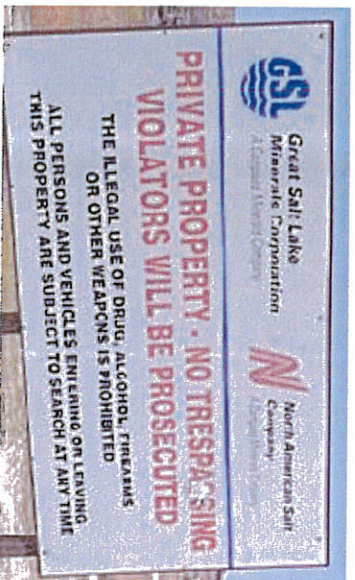
36"

72"



**PROOF: Compass Minerals, Ogden, Utah**

**Sign 3 & 4**



- Existing Sign 3
- remove old sign; use old posts
- mount sign to existing steel posts




- Existing Sign 4
- remove old sign & wood posts ONLY

**NEEDS PERMIT  
External Identifier**

**Qty. 1**

**Sign 3 & 4 Combined:**

<p><b>NOTICE</b></p> 	<p><b>PRIVATE PROPERTY NO TRESPASSING VIOLATORS WILL BE PROSECUTED</b></p> <hr/> <p><b>For Customer Service, please proceed to Main Entrance.</b></p>
--	---

48"

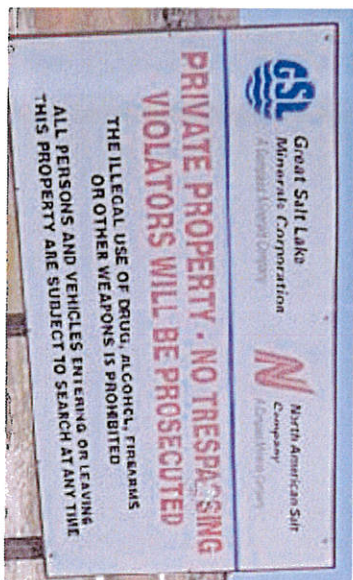
96"



041911 Service Solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 5



**NEEDS PERMIT**  
**External Identifier**  
**Qty. 1**

- Existing Sign
- remove old sign; use old posts
- mount sign to existing steel posts

48"

**Compass Minerals**  
*Ogden Plant*

**PRIVATE PROPERTY**  
**NO TRESPASSING**  
**VIOLATORS WILL BE PROSECUTED**

THE ILLEGAL USE OF DRUGS, ALCOHOL, FIREARMS OR OTHER WEAPONS IS PROHIBITED.  
ALL PERSONS AND VEHICLES ENTERING OR LEAVING THIS PROPERTY ARE SUBJECT TO SEARCH AT ANY TIME.

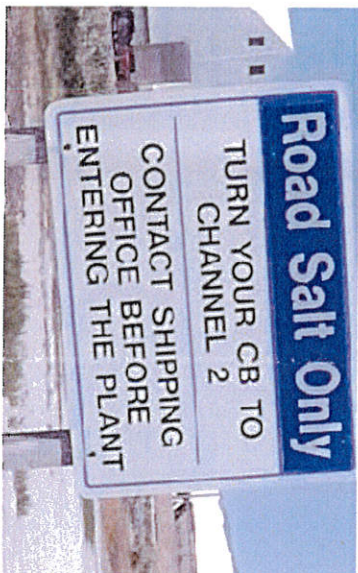
96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 6**



**External Identifier**

**Qty. 1**

Existing Sign  
- leave as is



- Existing Sign
- west of road
- new posts and footings

**NEEDS PERMIT**  
**Area Identifier**

**Verify Utilities**  
**before digging**

**Qty. 1**

24"

  
**Compass**  
*Minerals*  
**Ogden Site**

**South Entrance**

96"



design | service | solutions

SIGN & GRAPHICS SOLUTIONS


**PROOF: Compass Minerals, Ogden, Utah**

**Sign 8**



**Existing Sign**  
- install location to be yet determined  
- new posts and footings

**Area Identifier**  
**Qty. 4**

<p>24"</p>  <p><b>Compass Minerals</b></p> <hr/> <p>Ogden Site</p>	<p><b>SOP Ponds &amp; Harvest</b></p> <p>96"</p>
---	--



design | service | solutions



PROOF: Compass Minerals, Ogden, Utah

Sign 9



REMOVAL ONLY  
Qty. 1

- Existing Sign
- REMOVE
- cut posts at grade
- deliver posts for later use

# DISCONTINUED SIGN



design | science | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 10

KEEP AS IS  
Qty. 1



Existing Sign  
- KEEP AS IS

**PROOF: Compass Minerals, Ogden, Utah**

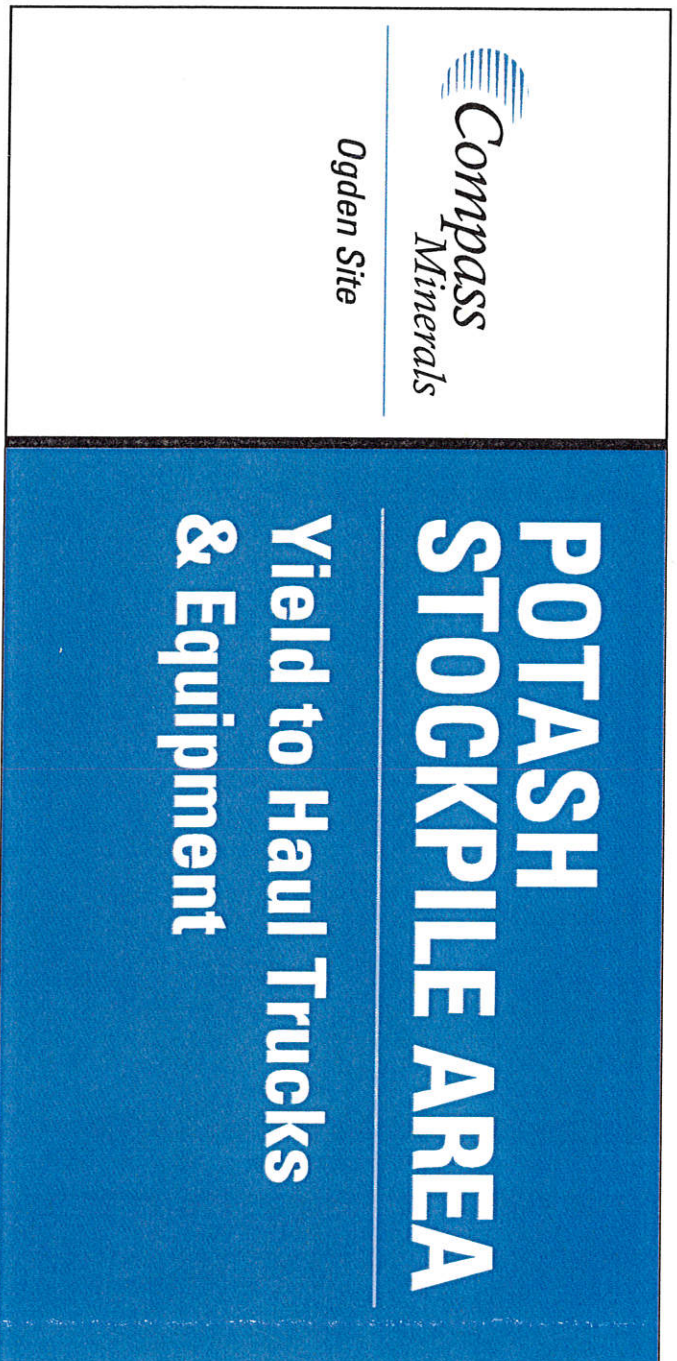
**Sign 11**

**Area Identifier  
Qty. 1**



Existing Sign

- remove old sign; install new posts with new panel



36"

72"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 12**

**KEEP AS IS  
Qty. 1**



Existing Sign  
- KEEP AS IS



Existing Sign

- remove old sign screw to wall

Safety / PPE Entrance

Qty. 1

# SALT PLANT



- PPE Requirement Area – Hardhat, hearing protection, safety glasses and metboots.
- Smoking is prohibited in all enclosed buildings and offices. UC 26-38-3(1)
- First aid, automated external defibrillator and MSDS data are located in the supervisor's office.
- All visitors must be escorted.
- Only authorized personnel are allowed on the manlift.
- In an emergency, call supervisor or use radio channel 6 (accident, fire, disaster) call 3333 – cellular phone 801-732-3333.

**ICON? ICON? ICON? ICON? ICON? ICON?**

36"

60"



design | service | solutions

Safety / PPE Entrance  
Qty. 1



Existing Sign

- remove old sign screw to wall

## SOP COMPACTION PLANT



- PPE Requirement Area – Hardhat, hearing protection, safety glasses and metboots.
- Smoking is prohibited in all enclosed buildings and offices. UC 26-38-3(1)
- First aid, automated external defibrillator and MSDS data are located in the supervisor's office.
- All visitors must be escorted.
- Only authorized personnel are allowed on the manlift.
- In an emergency, call supervisor or use radio channel 6 (accident, fire, disaster) call 3333 – cellular phone 801-732-3333.

**ICON? ICON? ICON? ICON? ICON? ICON?**

36"

60"



Safety / PPE Entrance  
Qty. 1



Existing Sign

- remove old sign screw to wall

# POTASH PLANT



- PPE Requirement Area – Hardhat, hearing protection, safety glasses and metboots.
- Smoking is prohibited in all enclosed buildings and offices. UC 26-38-3(1)
- First aid, automated external defibrillator and MSDS data are located in the supervisor's office.
- All visitors must be escorted.
- Only authorized personnel are allowed on the manlift.
- In an emergency, call supervisor or use radio channel 6 (accident, fire, disaster) call 3333 – cellular phone 801-732-3333.

**ICON? ICON? ICON? ICON? ICON? ICON?**

36"

60"



Safety / PPE Entrance  
Qty. 1



Existing Sign

- remove old sign screw to wall

# SOP FLOTATION PLANT



- PPE Requirement Area – Hardhat, hearing protection, safety glasses and metboots.
- Smoking is prohibited in all enclosed buildings and offices. UC 26-38-3(1)
- First aid, automated external defibrillator and MSDS data are located in the supervisor's office.
- All visitors must be escorted.
- Only authorized personnel are allowed on the manlift.
- In an emergency, call supervisor or use radio channel 6 (accident, fire, disaster) call 3333 – cellular phone 801-732-3333.

ICON? ICON? ICON? ICON? ICON? ICON?

36"

60"



design | layout | production



Safety / PPE Entrance  
Qty. 1



Existing Sign

- remove old sign screw to wall

## BOILER PLANT



- PPE Requirement Area – Hardhat, hearing protection, safety glasses and metboots.
- Smoking is prohibited in all enclosed buildings and offices. UC 26-38-3(1)
- First aid, automated external defibrillator and MSDS data are located in the supervisor's office.
- All visitors must be escorted.
- Only authorized personnel are allowed on the manlift.
- In an emergency, call supervisor or use radio channel 6 (accident, fire, disaster) call 3333 – cellular phone 801-732-3333.

**ICON? ICON? ICON? ICON? ICON? ICON?**

36"

60"

# SOP LOADOUT

- PPE REQUIREMENT AREA - HARDHAT, HEARING PROTECTION, SAFETY GLASSES AND MET BOOTS.
- SMOKING IS PROHIBITED IN ALL ENCLOSED BUILDINGS AND OFFICES. UC 26-38-3(1)
- FIRST AID, AUTOMATED EXTERNAL DEFIBRILLATOR AND MSDSDATA ARE LOCATED IN THE SUPERVISOR'S OFFICE. EXT 3024
- ALL VISITORS MUST BE ESCORTED.
- IN AN EMERGENCY CALL SUPERVISOR OR USE RADIO CHANNEL 4 (accident, fire, disaster) CALL 3333 - CELLULAR PHONE 801-732-3333

Existing Sign

- remove old sign screw to wall

Safety / PPE Entrance

Qty. 1

# SOP LOADOUT



- PPE Requirement Area – Hardhat, hearing protection, safety glasses and metboots.
- Smoking is prohibited in all enclosed buildings and offices. UC 26-38-3(1)
- First aid, automated external defibrillator and MSDS data are located in the supervisor's office.
- All visitors must be escorted.
- Only authorized personnel are allowed on the manlift.
- In an emergency, call supervisor or use radio channel 6 (accident, fire, disaster) call 3333 – cellular phone 801-732-3333.

ICON? ICON? ICON? ICON? ICON? ICON?

36"

60"



design | service | solutions

Safety / PPE Entrance  
Qty. 1



Existing Sign

-remove old sign, screw to wall

# MAG CHLORIDE PLANT



- PPE Requirement Area – Hardhat, hearing protection, safety glasses and metboots.
- Smoking is prohibited in all enclosed buildings and offices. UC 26-38-3(1)
- First aid, automated external defibrillator and MSDS data are located in the supervisor's office.
- All visitors must be escorted.
- Only authorized personnel are allowed on the manlift.
- In an emergency, call supervisor or use radio channel 6 (accident, fire, disaster) call 3333 – cellular phone 801-732-3333.

**ICON? ICON? ICON? ICON? ICON? ICON?**

36"

60"



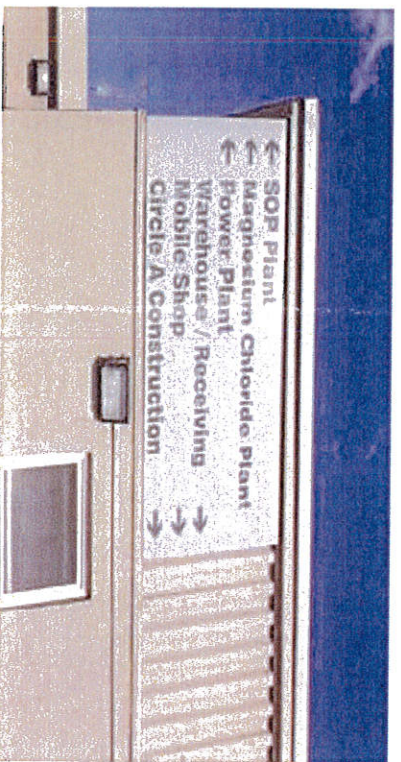
PROOF: Compass Minerals, Ogden, Utah

Sign 20

KEEP AS IS  
Qty. 1



Existing Sign  
- KEEP AS IS



Internal Directional  
Qty. 1

Existing Sign

- remove old; screw to wall
- needs ladder or bucket truck

36"

**Compass Minerals**

*Ogden Site*

← SOP Plant  
← Magnesium Chloride Plant  
← Power Plant  
→ Warehouse / Receiving  
→ Mobile Shop  
→ Circle A Construction

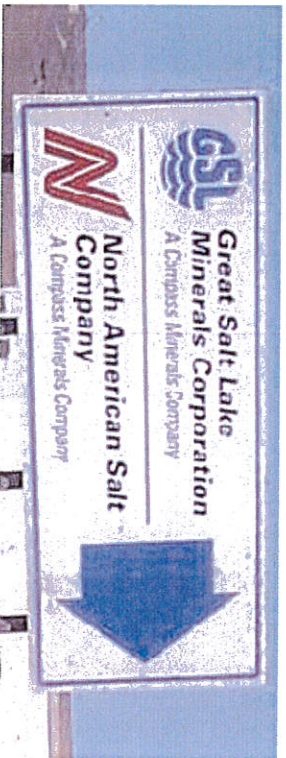
→ Warehouse / Receiving  
Mobile Shop  
Circle A Construction

← SOP Plant  
Magnesium Chloride Plant  
Boiler Plant

72"

PROOF: Compass Minerals, Ogden, Utah

Sign 22

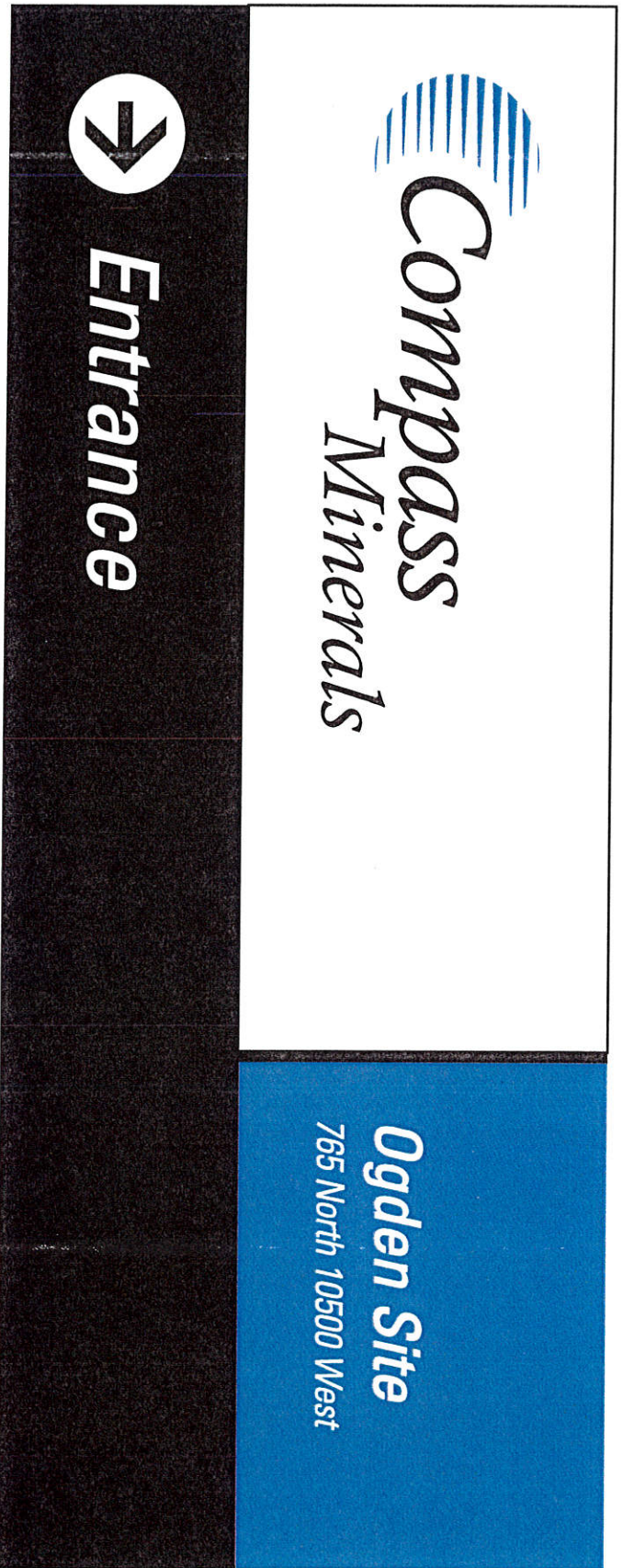


- Existing Sign (8' x 20')
- Same location
- new posts
- will need square tube on back

External Directional  
Qty. 1

**NEEDS PERMIT**

72"



180"



design | service | solutions

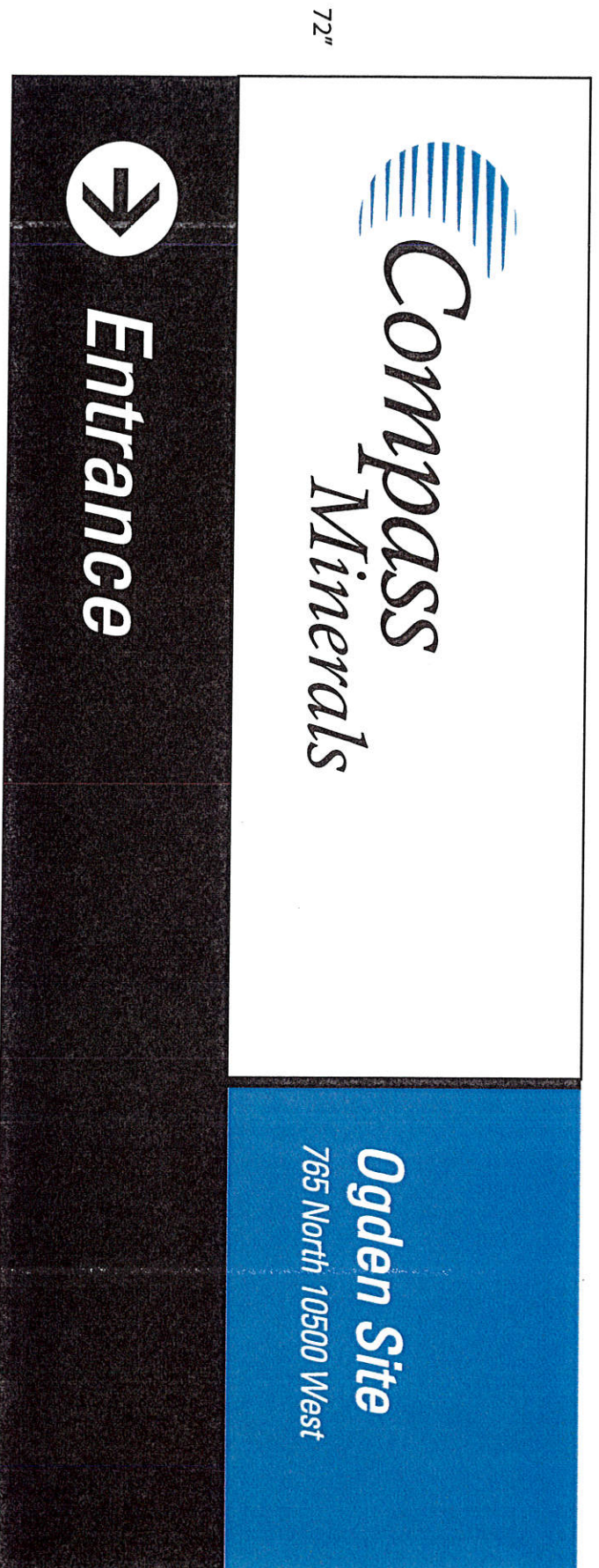
**PROOF: Compass Minerals, Ogden, Utah**

**Sign 23**



**External Directional  
Qty. 1  
Needs Permit**

- Existing Sign (8' x 16')
- Same location
- new posts
- will need square tube on back



72"

180"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 24



Existing Sign (8' x 16')

- Location: right when entering the gate  
-post and panel

Internal Directional  
Qty. 1



36"

72"



design | service | solutions



PROOF: Compass Minerals, Ogden, Utah

Sign 25



Internal Directional  
Qty. 1

- Existing Sign
- Location: replace existing
- NEW POSTS; REMOVE OLD SIGN
- asphalt cutting is required

 <p>Compass Minerals</p>	<p>Ogden Site 765 North 10500 West</p>
<p>↑ Magnesium Plant</p>	
<p>→ Boiler Plant</p>	

36"

48"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 26**



**Area Identifier  
Qty. 1**

- Existing Sign
- replace existing
  - remove old sign and structure; supply new angle iron frame to mount to roof

24"



**Logistic Building**

96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

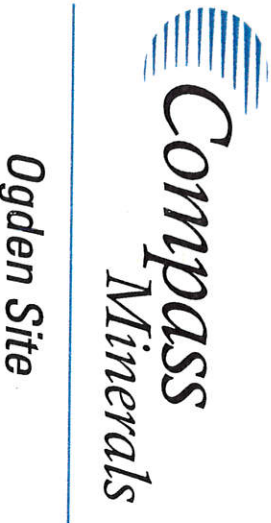
**Sign 27**

**Area Identifier  
Qty. 1**




- No Existing Sign
- On South wall above garage
- Post and Panel sign
- asphalt cutting is required

24"



Ogden Site

96"



**PROOF: Compass Minerals, Ogden, Utah**

**Sign 28**

**Area Identifier**

**Qty. 1**



- NO existing sign
- on south wall
- screw to corrugate material
- needs bucket truck

24"

The logo for Compass Minerals Ogden Site. It features a stylized globe icon composed of horizontal blue lines of varying lengths, creating a 3D effect. Below the icon, the word "Compass" is written in a large, black, serif font, and "Minerals" is written in a smaller, black, serif font below it. A thin horizontal line separates the company name from the text "Ogden Site" which is written in a black, sans-serif font.

Ogden Site

The logo for Salt Shipping Warehouse. It consists of the words "Salt Shipping" stacked above "Warehouse" in a large, white, bold, sans-serif font, all contained within a solid blue rectangular background.

Salt Shipping  
Warehouse

96"

PROOF: Compass Minerals, Ogden, Utah

Sign 29

Area Identifier  
Qty. 1



- On west elevation
- mount with tube frame to I beam structure
- needs bucket truck

24"

Compass Minerals  
Ogden Site

**Tarping Station**

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

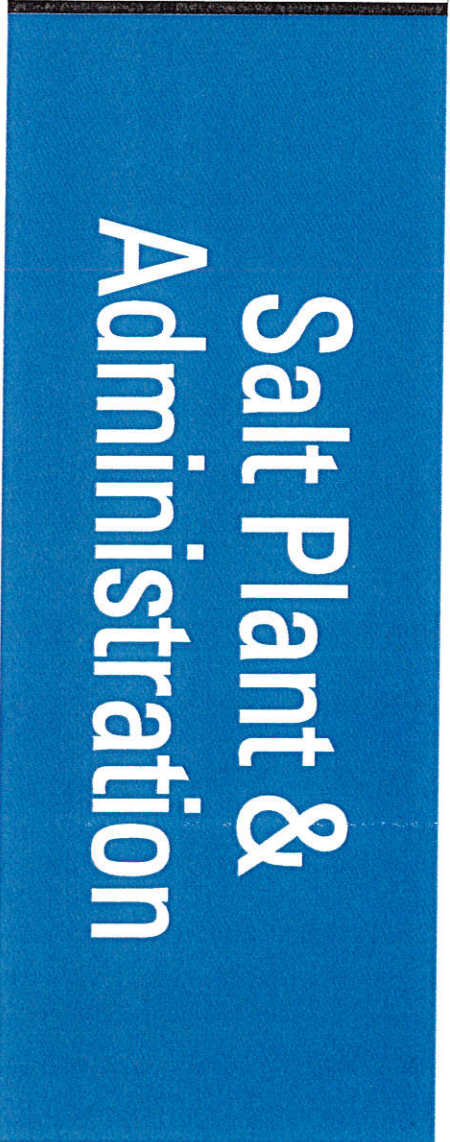
Sign 30

Area Identifier  
Qty. 1



- Existing Sign
- Remove 2 signs: install 1 same location
  - screw to corrugate material
  - needs truck

24"



96"



design | service | solutions

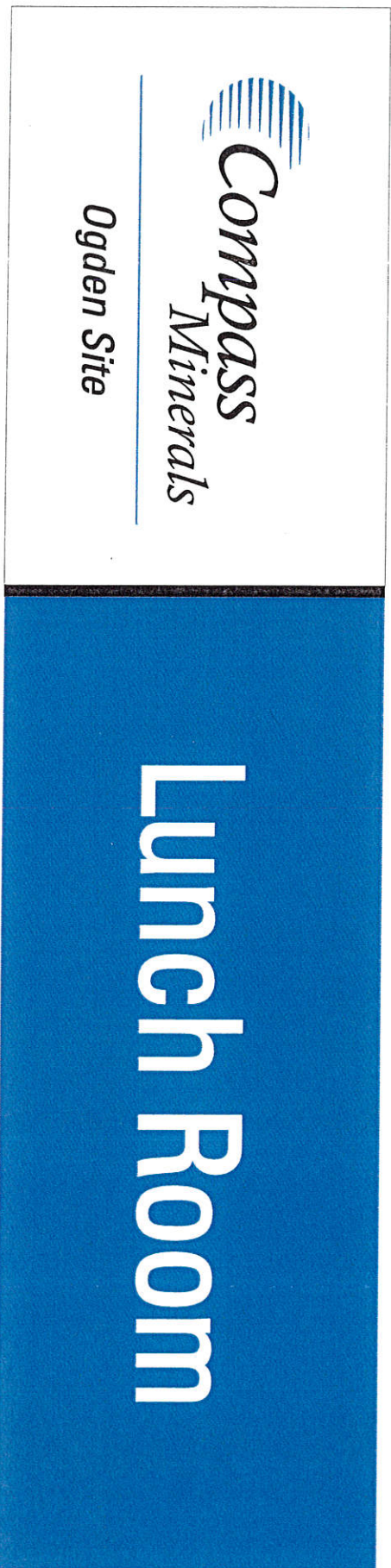
**PROOF: Compass Minerals, Ogden, Utah**

**Sign 31**

**Area Identifier  
Qty. 1**



- Existing Sign
- Remove 1 sign; install new same location
  - screw to corrugate material
  - needs truck



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 32

Area Identifier

Qty. 1



- NO existing
- install above garage doorway
- screw to corrugate material
- needs bucket truck

24"



96"



design | hardware | solutions



**PROOF: Compass Minerals, Ogden, Utah**

**Sign 33**

**Area Identifier  
Qty. 1**



NO existing sign

- Post & panel sign



24"

96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 34**

**Area Identifier  
Qty. 1**



-Remove old; same location for new sign  
-screw to wall



24"

96"



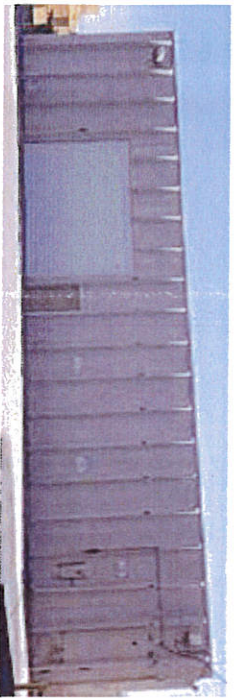
design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

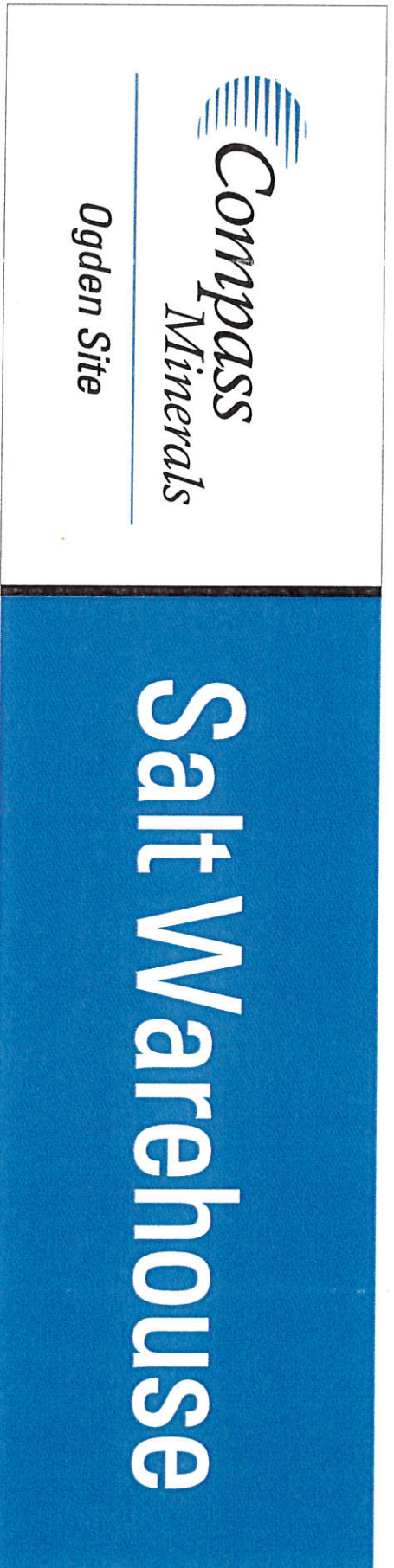
**Sign 35**

**Area Identifier**

**Qty. 1**



-no old sign; tbd  
-needs square tube stringers the width of the sign



24"

96"



**PROOF: Compass Minerals, Ogden, Utah**

**Sign 36**



**NO Existing Sign**

- no old sign; install on north wall
- **Requires long reach, see photos for location for truck parking. Verify reach potential.**

**Building/Area Identifier**

**Qty. 1**

60"



240"



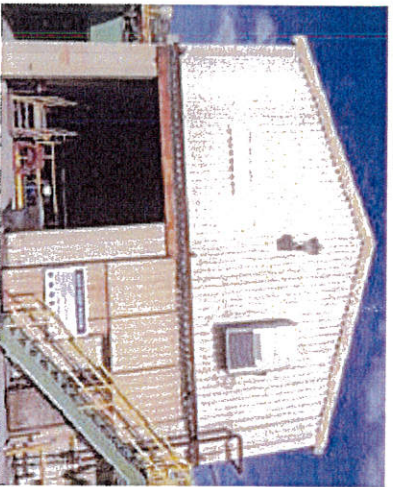
letter height approx. 12" at this size



design services & solutions

**PROOF: Compass Minerals, Ogden, Utah**

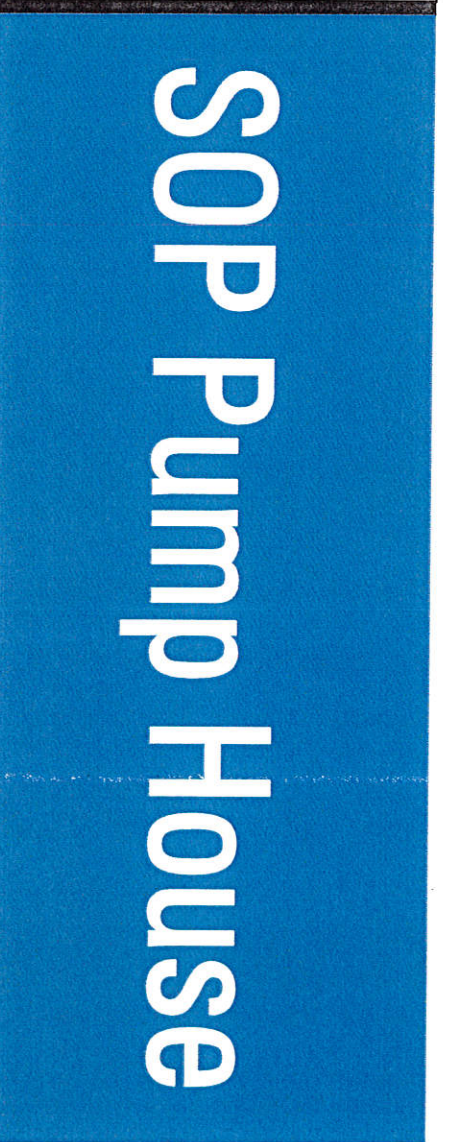
**Sign 37**



**Building/Area Identifier  
Qty. 1**

- NO Existing Sign
- no old sign; install above garage door
- screw to wall

24"



96"



design | service | solutions

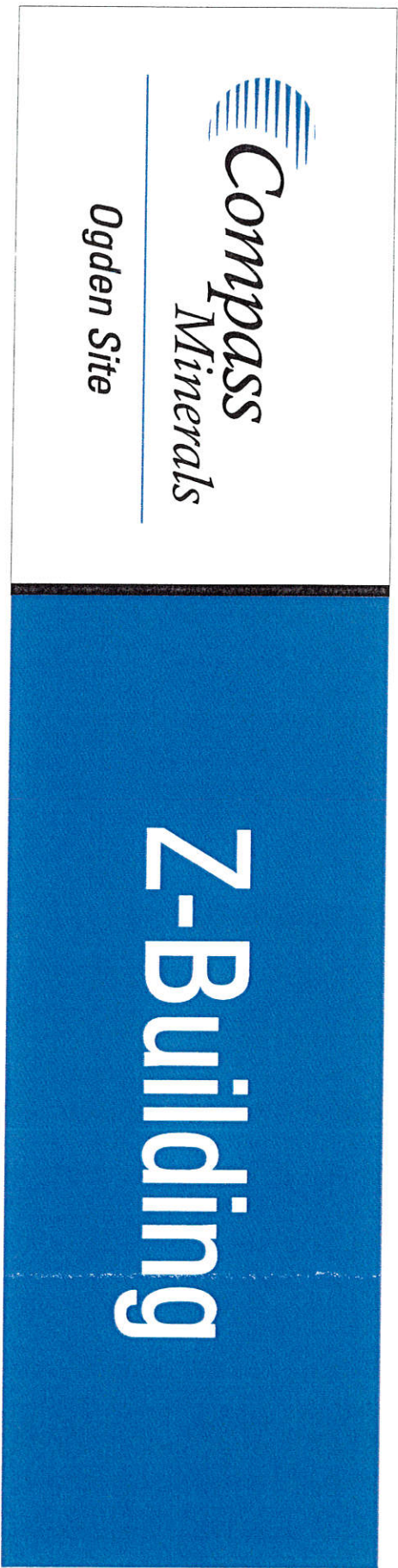
PROOF: Compass Minerals, Ogden, Utah

Sign 38

Area Identifier  
Qty. 1



NO existing sign  
- location tbd  
- screw to wall



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 39


Area Identifier

Qty. 1



- NO existing sign
- exact install spot tbd
- screw to wall

24"

 <p><b>Compass</b> Minerals</p> <hr/> <p>Ogden Site</p>	<p><b>Lube Building</b></p>
--	-----------------------------

96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

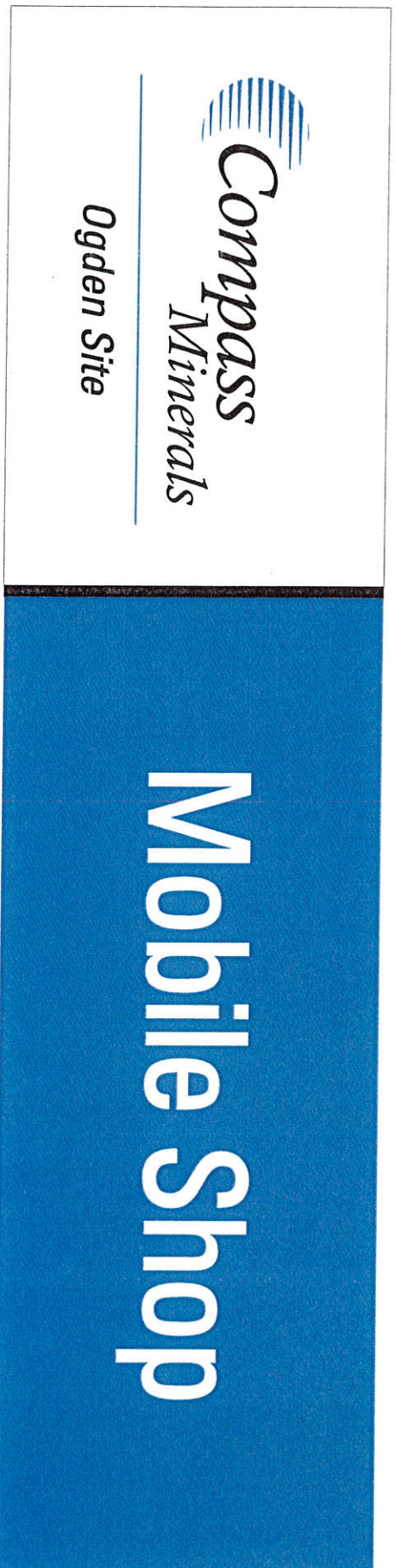
**Sign 40**

**Area Identifier**

**Qty. 1**



- NO existing sign
- install above garage door
- needs square tube stringers
- needs bucket truck



24"

96"



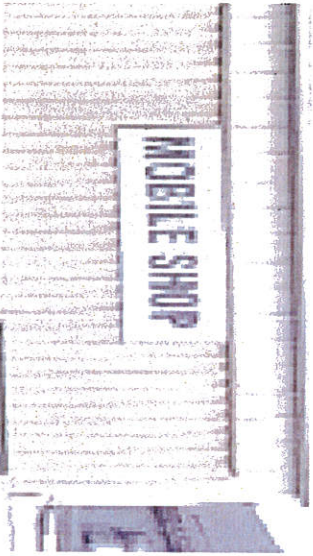
design | service | solutions



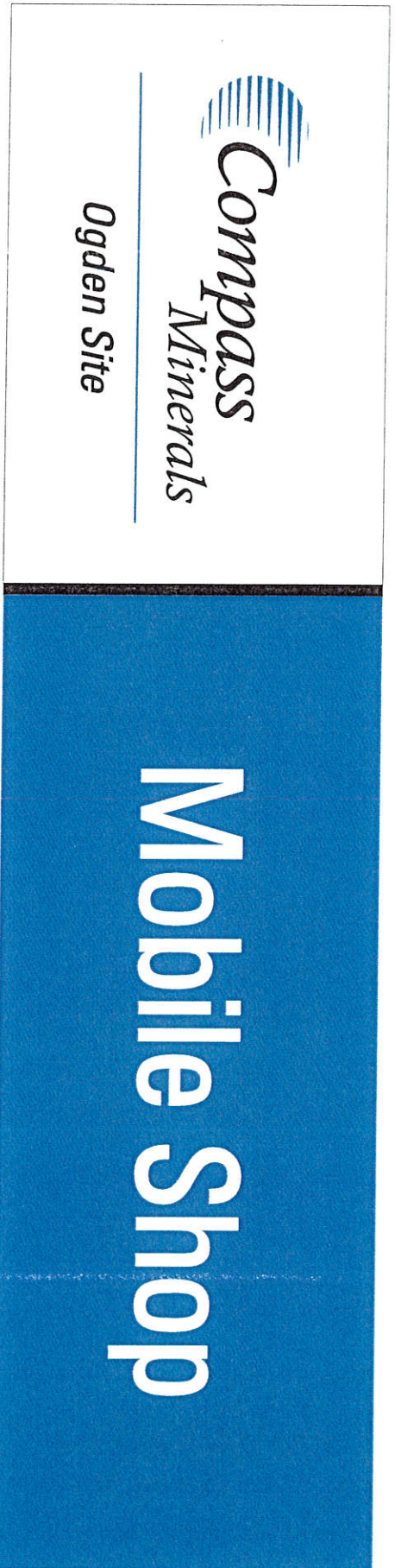
**PROOF: Compass Minerals, Ogden, Utah**

**Sign 41**

**Area Identifier  
Qty. 1**



- Existing sign
- remove existing sign; install same location
- screw to wall



24"

96"

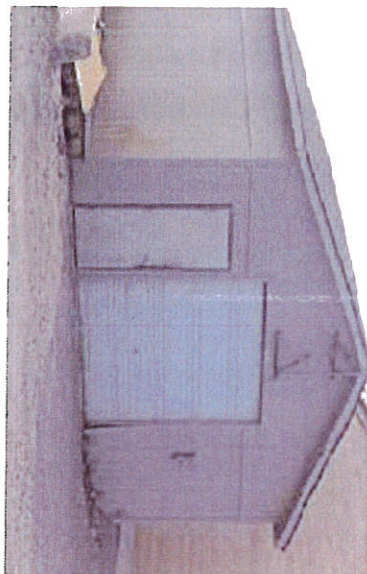


design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 42

Area Identifier  
Qty. 1



NO existing sign  
- screw to wall

24"

The sign design is a rectangular panel divided into two sections. The top section is white and contains the Compass Minerals logo, which consists of a blue globe icon with horizontal lines, followed by the text "Compass Minerals" in a serif font. Below the logo, the text "Ogden Site" is written in a smaller, sans-serif font. The bottom section is a solid blue color and contains the text "RCRA Waste Building" in a large, white, bold, sans-serif font.

Ogden Site

RCRA Waste  
Building

72"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 43

Area Identifier

Qty. 1


**SAME AS SIGN 8 or NEW SIGN? Please confirm.**



- NO existing sign
- needs new post & footing
- exact location tbd

# DISCONTINUED SIGN

24"

 <p><i>Compass Minerals</i></p> <p><i>Ogden Plant</i></p>	<p><b>Ponds &amp; Harvest</b></p>
--	-----------------------------------

96"



design | service | solutions

SIGNS BY TOMORROW  
SIGN & GRAPHICS SOLUTIONS

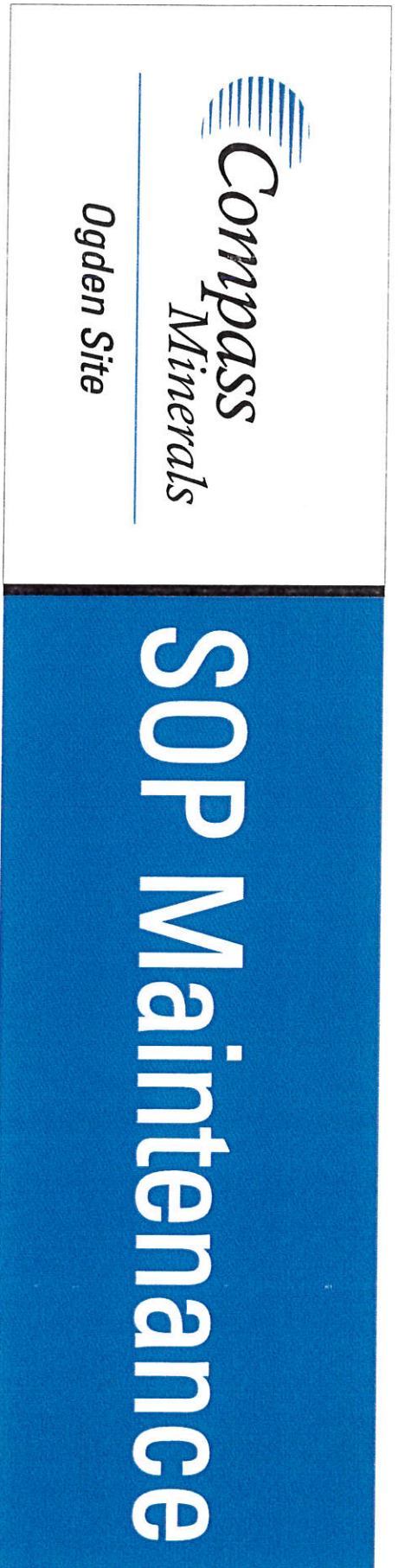
PROOF: Compass Minerals, Ogden, Utah

Sign 44

Area Identifier  
Qty. 1



- NO existing sign
- install above garage door
- screw to wall



24"

96"



design | service | solutions

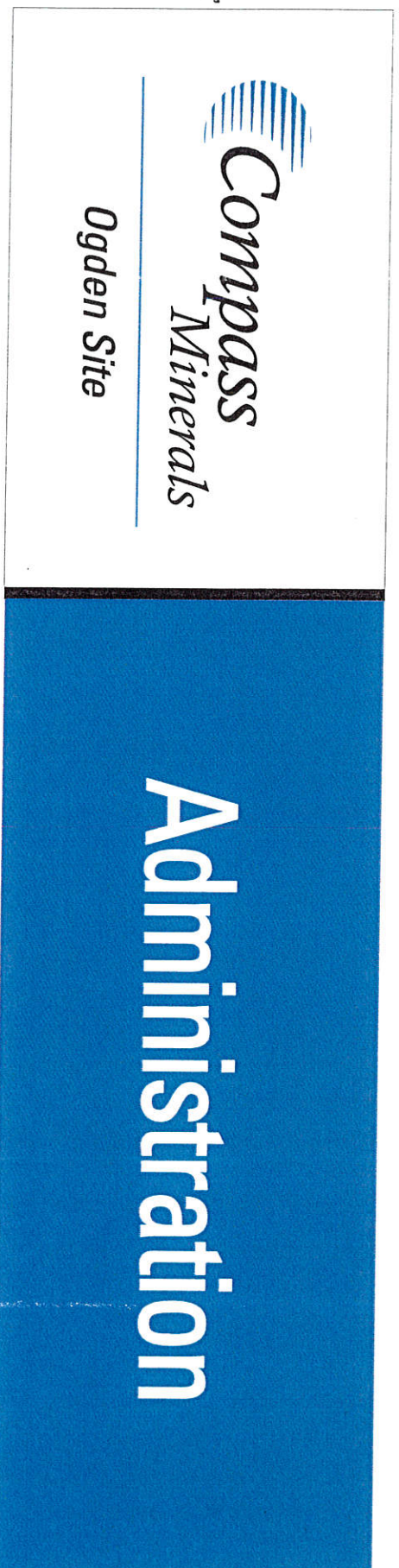
PROOF: Compass Minerals, Ogden, Utah

Sign 45

Area Identifier  
Qty. 1



- NO existing sign
- install on wall
- screw to wall
- needs bucket truck



24"

96"



design | services | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 46

Area Identifier

Qty. 1



- remove existing sign; install new in same place
- screw to wall
- needs ladder or bucket truck



24"

96"



design | service | solutions

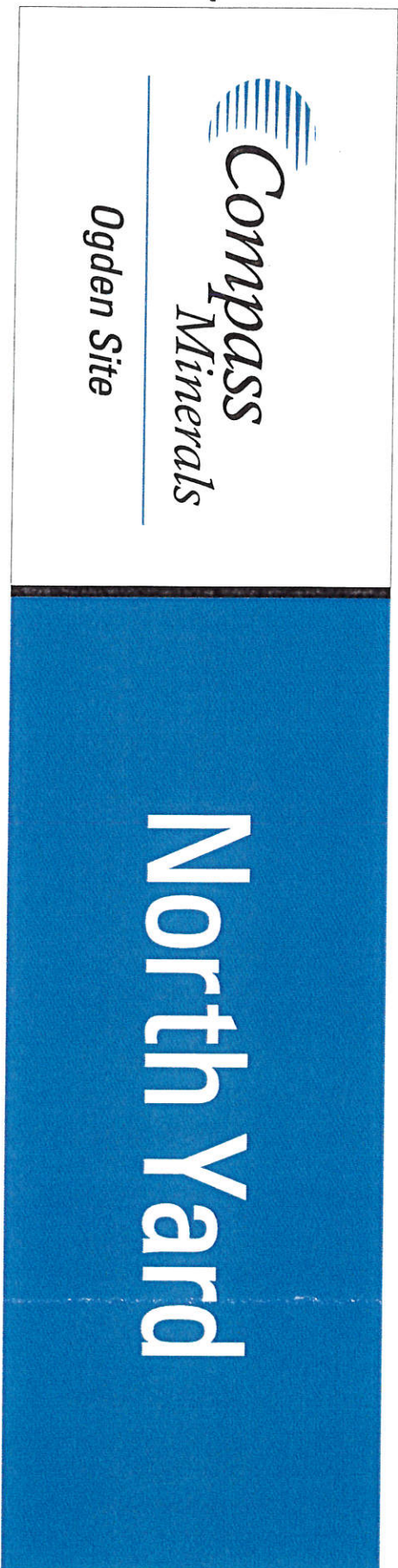
**PROOF: Compass Minerals, Ogden, Utah**

**Sign 47**



**Area Identifier  
Qty. 1**

- No existing sign
- install on fence
- provide attachment to chain link fence



96"

24"



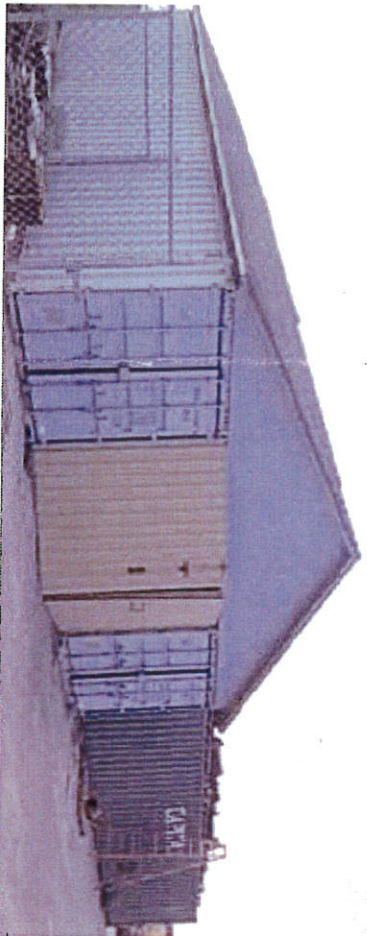
design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 48**


**Area Identifier**

**Qty. 1**



- NO existing Sign
- no old sign; install above doors
- screw to wall

24"

  
*Compass  
Minerals*

*Ogden Site*

**Engineering Yard**

96"



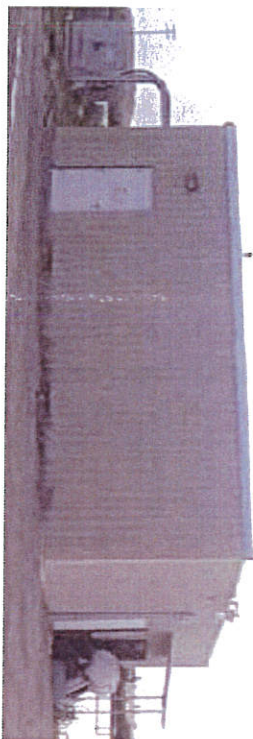
design | service | solutions



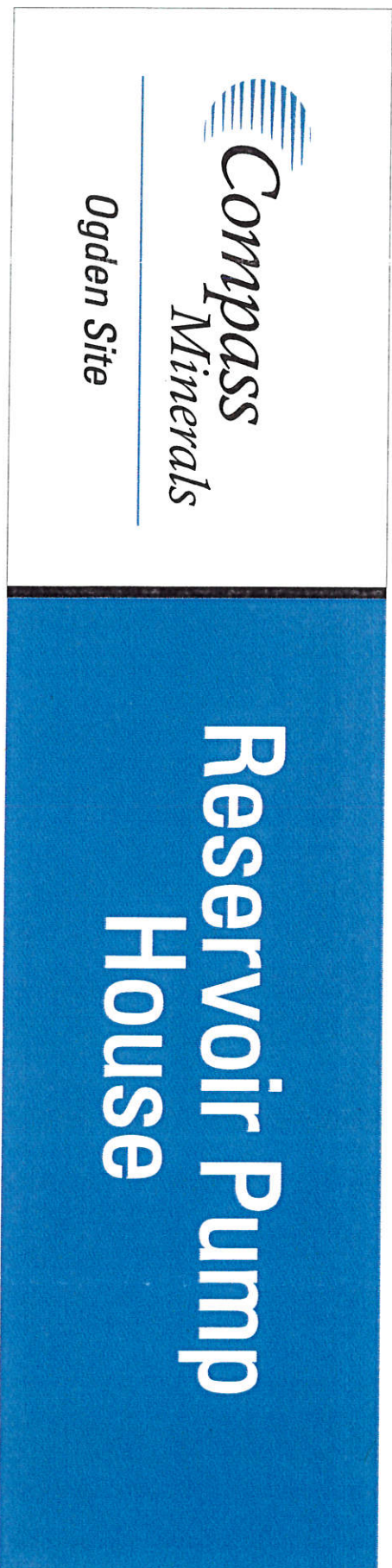
**PROOF: Compass Minerals, Ogden, Utah**

**Sign 49**

**Area Identifier  
Qty. 1**



- NO Existing Sign
- screw to corrugated wall
- truck needed



24"

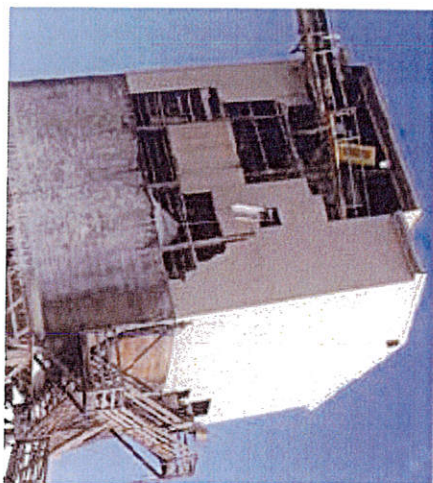
96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 50



Building/Area Identifier  
Qty. 1

NO Existing Sign

- no old sign; install on wall
- screw to wall; **needs long reach; reach to be verified**

24"

 <p>Ogden Site</p>	<p>Screen Tower</p>
---	---------------------

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 51

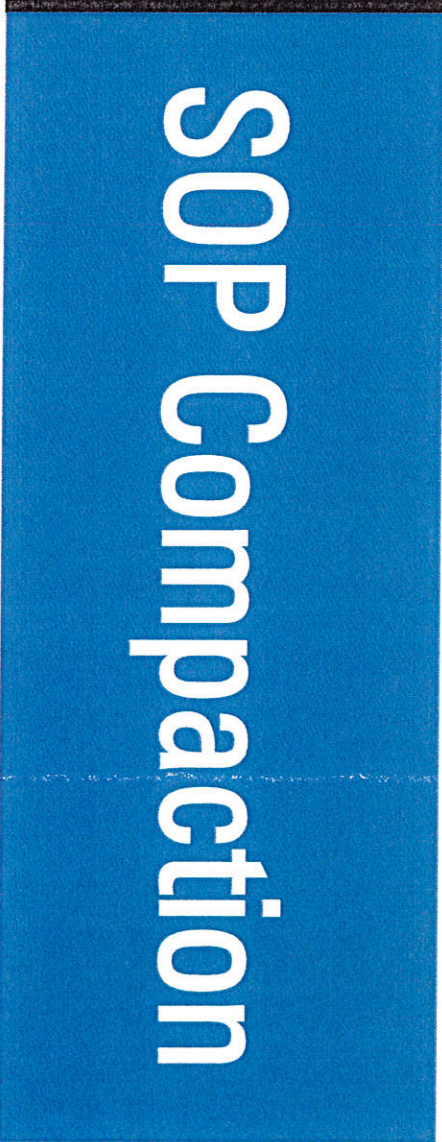
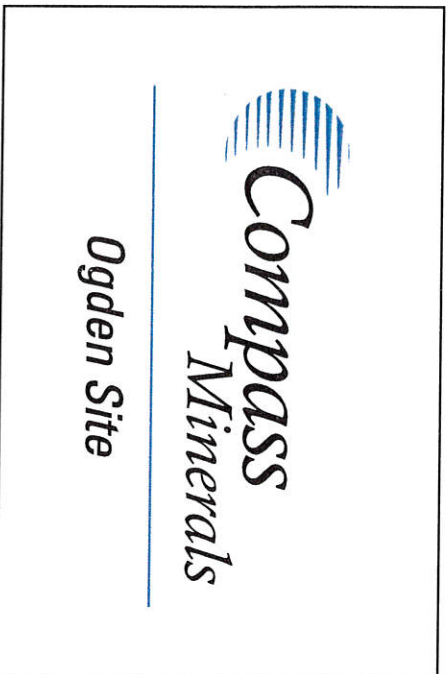


Building/Area Identifier  
Qty. 1

NO Existing Sign

- no old sign; exact spot tbd
  - screw to wall; **needs long reach; reach to be verified**
  - **if sign is to be on the building, we will need to return to the site for more measurements**
- Ground level

24"



96"

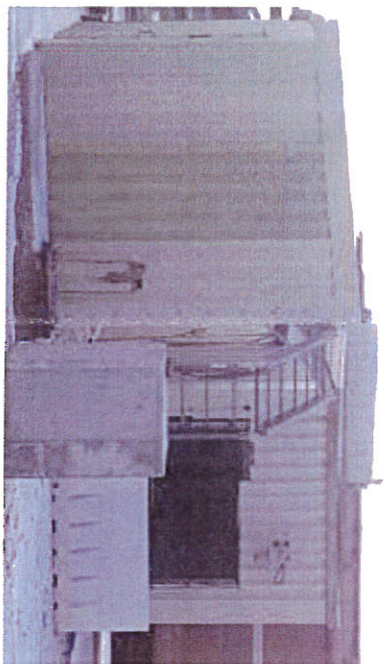


design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 52**

**Area Identifier  
Qty. 1**



- NO existing sign
- install location exact tbd
- screw to corrugated wall

24"

 <p>Ogden Site</p>	<p><b>KCL Unloading Area</b></p>
---	--------------------------------------

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 53

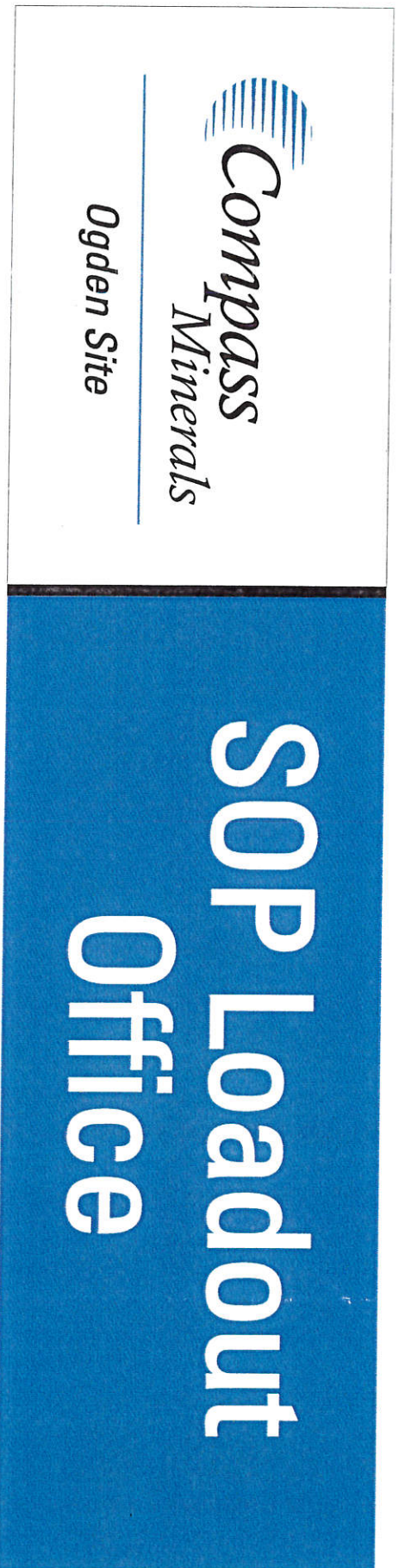
Area Identifier

Qty. 1



- Existing sign
- remove old sign; install new in same place
  - screw to corrugated wall

24"



96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 54



Building/Area Identifier  
Qty. 1

NO Existing Sign

- no old sign; exact spot tbd
  - screw to wall; **needs long reach; reach to be verified**
  - **if sign is to be on the building, we will need to return to the site for more measurements**
- OPTION: post and panel at ground level?**

24"

 <p><i>Compass Minerals</i></p> <p>Ogden Site</p>	<p><b>SOP Loadout</b></p>
--	---------------------------

96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 55**

**Area Identifier**

**Qty. 1**



- NO existing sign
- install location suggested below green band on wall to right of door
- screw to corrugate wall

24"

**Compass Minerals**

Ogden Site

**Loadout Warehouse**

96"



**PROOF: Compass Minerals, Ogden, Utah**

**Sign 56**

**Area Identifier  
Qty. 1**



- NO existing sign
- install over door to the left?
- screw to corrugate wall
- truck needed

24"



96"



design | service | solutions



**PROOF: Compass Minerals, Ogden, Utah**

**Sign 57**


**Area Identifier**

**Qty. 1**

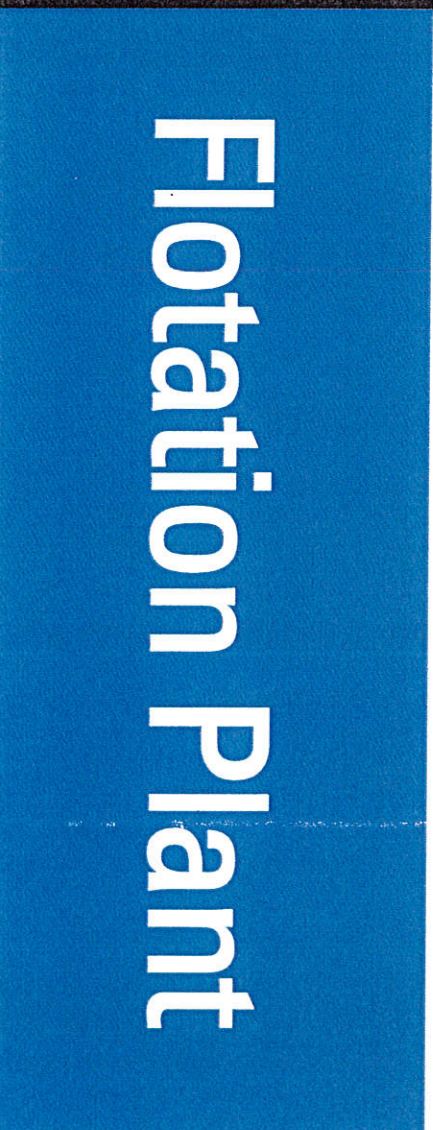


- NO Existing sign
- exact installation of new sign tbd, would recommend right of door?
- screw to existing corrugate material
- truck needed if sign is going high

24"



Ogden Site

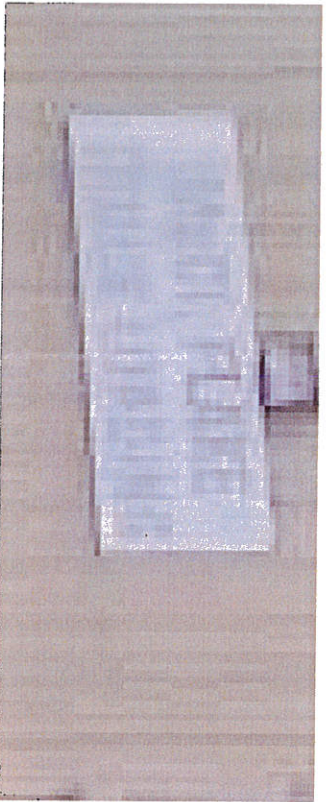


96"

PROOF: Compass Minerals, Ogden, Utah

Sign 58

Area Identifier  
Qty. 1



Existing sign

- screw to existing corrugate material
- truck needed

24"

Ogden Site

MgCl<sub>2</sub> Flake  
Loading

96"

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 59**

**Area Identifier**

**Qty. 1**



- NO existing sign
- exact install location tbd
- screw to existing corrugate material
- truck needed

24"



Ogden Site



96"



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**PROOF: Compass Minerals, Ogden, Utah**

**Sign 60**

**Area Identifier  
Qty. 1**



Existing Sign

- install new in same place
- screw to corrugate material
- truck needed



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 61

Building/Area Identifier

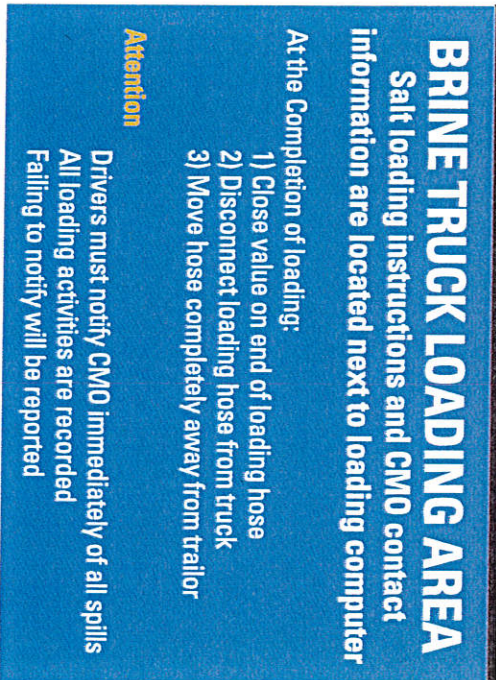
Qty. 1



- Existing Sign
- remove old sign; install new in same place
  - screw to wall; verify space again available
  - **NEED to verify final size**



36"



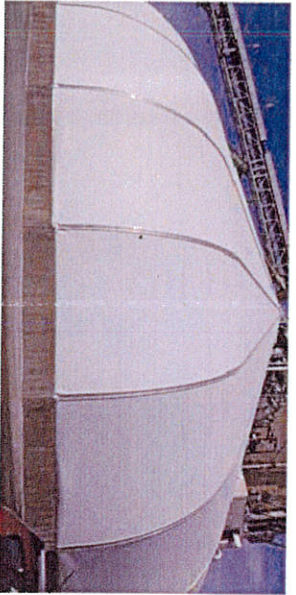
48"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 62**



**Area Identifier  
Qty. 1**

- NO existing sign
- new posts & footings
- location tbd, recommend post & panel, not on building
- asphalt cutting is required

<p>24"</p>  <p><b>Compass Minerals</b></p> <p>Ogden Site</p>	<p><b>Silo # 14</b></p>
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96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 63**



**Area Identifier  
Qty. 1**

- NO existing sign
- new posts & footings
- location tbd, recommend post & panel, not on building
- asphalt cutting is required

24"

Ogden Site

**Silo # 13**

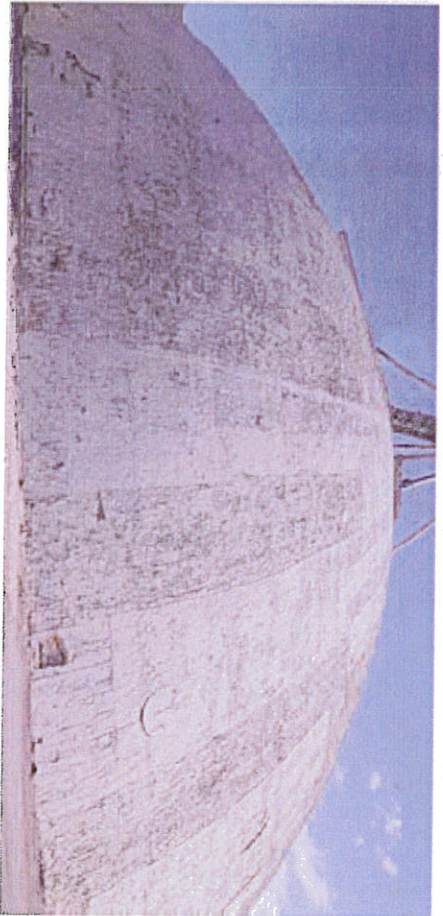
96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 64**




**Area Identifier**

**Qty. 1**

- NO existing sign
- new posts & footings
- location tbd, recommend post & panel, not on building
- asphalt cutting is required

24"

 <p><b>Compass Minerals</b></p> <p>Ogden Site</p>	<p><b>Silo # 12</b></p>
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96"



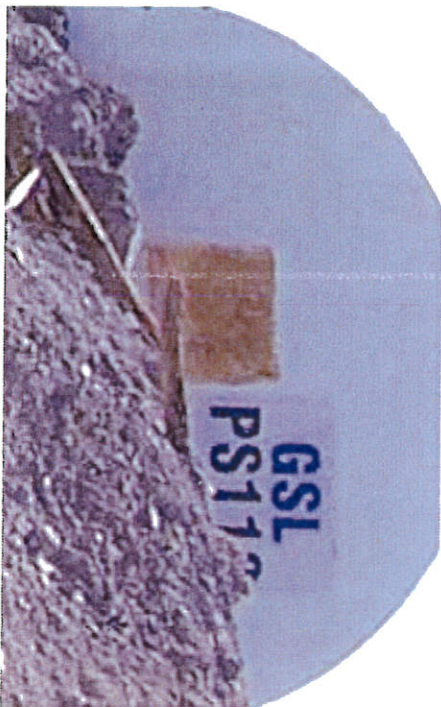
design | service | solutions



**PROOF: Compass Minerals, Ogden, Utah**

**Sign 65**

**Area Identifier  
Qty. 1**



- NO existing sign
- new posts & footings
- location tbd, on building or post & panel?

24"

  
**Compass  
Minerals**  
*Ogden Site*

**Pump Station #112**

96"



PROOF: Compass Minerals, Ogden, Utah

Sign 66

Area Identifier  
Qty. 1



- NO existing sign
- new posts & footings
- location tbd, on building or post & panel?

24"

Compass Minerals  
Ogden Site

Pump Station #113

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 67

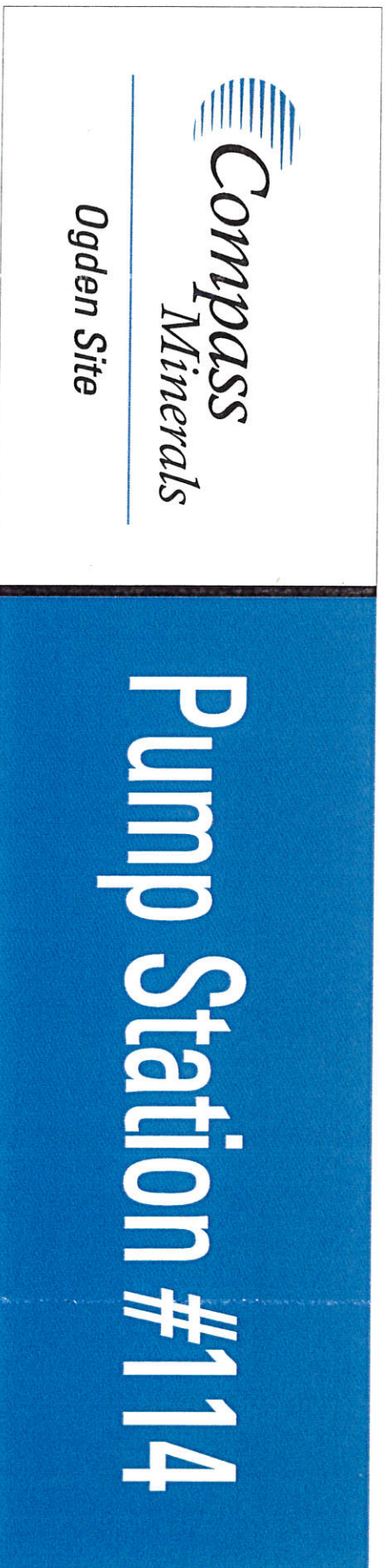
Area Identifier

Qty. 1



- NO existing sign
- new posts & footings
- location tbd, on building or post & panel?

24"



96"



design | service | solutions

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 68**


**Area Identifier**

**Qty. 1**



- NO existing sign
- new posts & footings
- location tbd, on building or post & panel?

24"

 <p><b>Compass Minerals</b></p> <hr/> <p>Ogden Site</p>	<p><b>Glyman Bay Operations</b></p>
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96"



design | service | solutions

SIGN & GRAPHICS INSTALLATION

**PROOF: Compass Minerals, Ogden, Utah**

**Sign 69**

**Area Identifier**

**Qty. 1**



- NO existing sign
- new posts & footings
- location tbd, on building or post & panel?

24"

  
**Compass**  
*Minerals*

---

Ogden Site

**Clyman Bay**  
**Operations**

96"



digital signage solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 70

Area Identifier  
Qty. 1



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 71

Area Identifier  
Qty. 1



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 72

Area Identifier  
Qty. 1



24"

96"



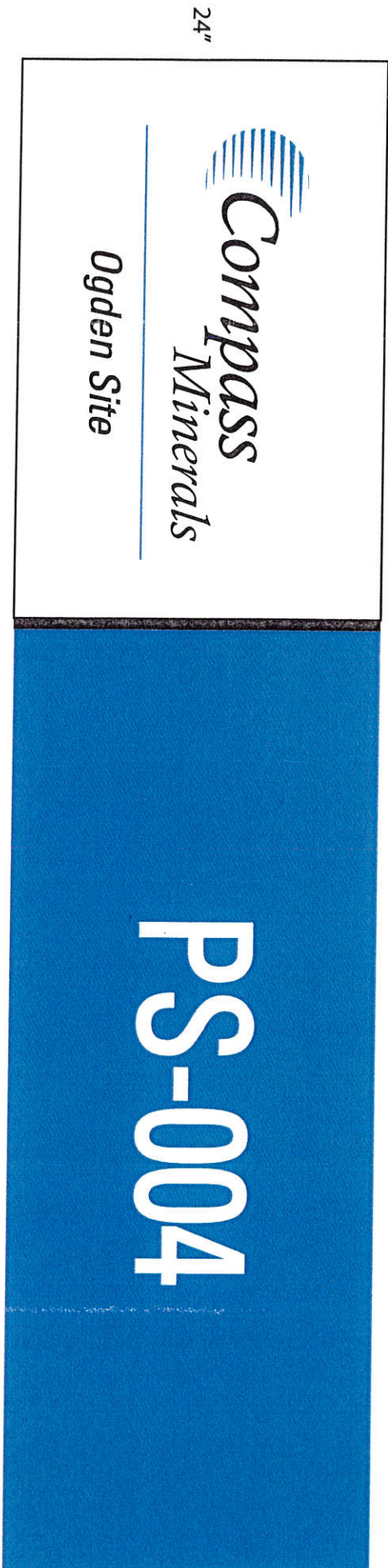
design | service | solutions



PROOF: Compass Minerals, Ogden, Utah

Sign 73

Area Identifier  
Qty. 1



96"



PROOF: Compass Minerals, Ogden, Utah

Sign 74

Area Identifier  
Qty. 1



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 75

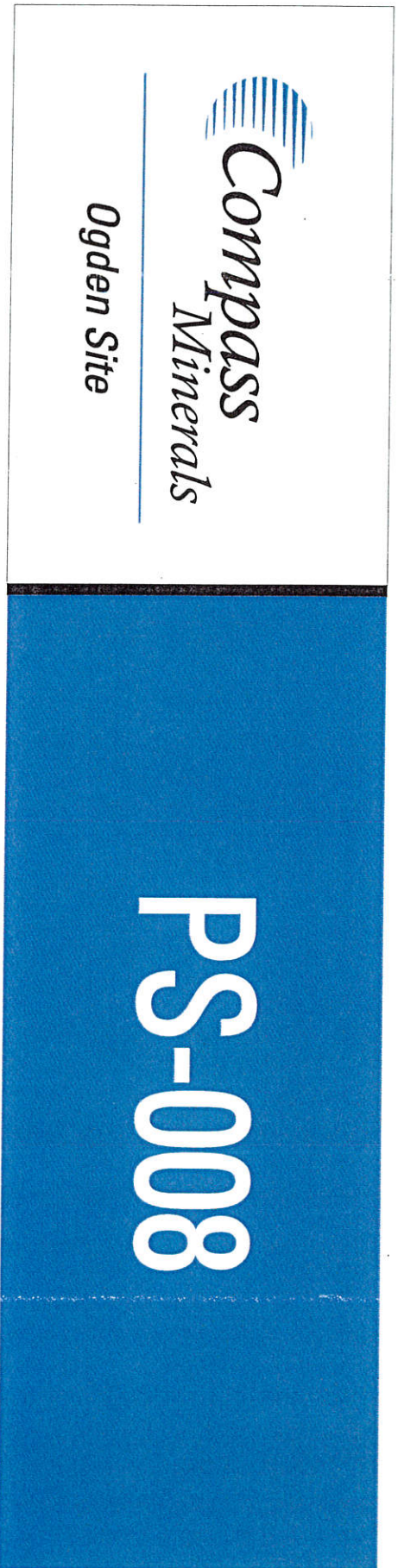
Area Identifier  
Qty. 1



PROOF: Compass Minerals, Ogden, Utah

Sign 76

Area Identifier  
Qty. 1



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 77

Area Identifier  
Qty. 1



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 78

Area Identifier  
Qty. 1



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 79

Area Identifier  
Qty. 1



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 80

Area Identifier  
Qty. 1



24"

96"



design services solutions



PROOF: Compass Minerals, Ogden, Utah

Sign 81

Area Identifier  
Qty. 1



24"

96"



design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 82

Area Identifier  
Qty. 1



24"

96"

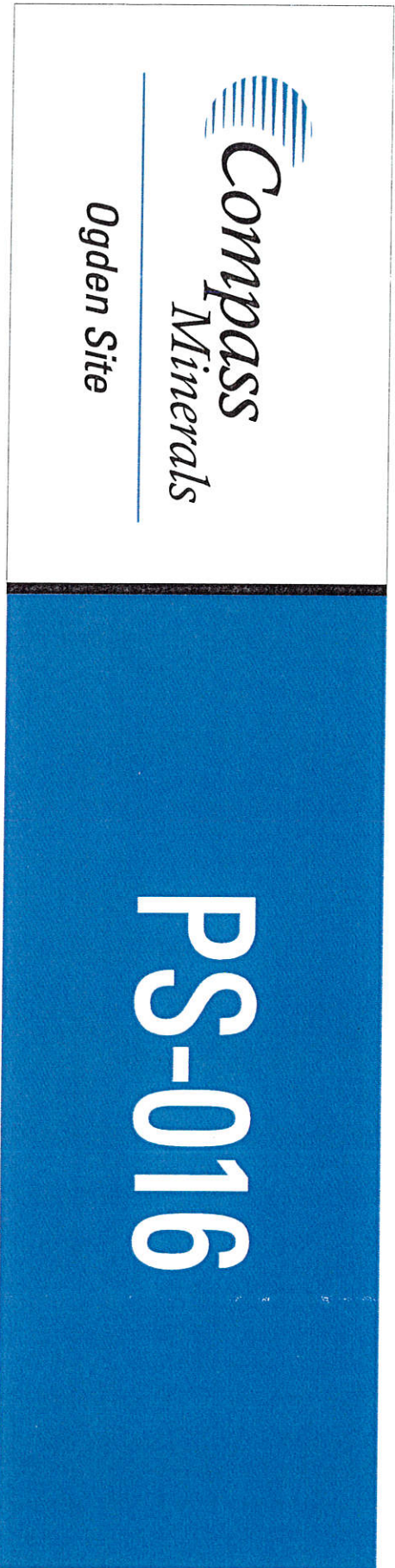


design | service | solutions

PROOF: Compass Minerals, Ogden, Utah

Sign 83

Area Identifier  
Qty. 1



24"

96"



design | service | solutions



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to amend, Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 Chapter 25 (M-3 Zone), of the Weber County Land Use Code by increasing the size of Identification Signs in the M-3 Zone from 8 square feet to 20 square feet.

**Agenda Date:** Tuesday, January 13, 2015

**Applicant:** Compass Minerals International / Aaron Cain (Yesco Signs) representative

**File Number:** ZTA 2014-09

### Property Information

**Approximate Address:** Not Applicable

**Project Area:** Not Applicable

**Zoning:** Not Applicable

**Existing Land Use:** Not Applicable

**Proposed Land Use:** Not Applicable

**Parcel ID:** Not Applicable

**Township, Range, Section:** Not Applicable

### Adjacent Land Use

<b>North:</b>	Not Applicable	<b>South:</b>	Not Applicable
<b>East:</b>	Not Applicable	<b>West:</b>	Not Applicable

### Staff Information

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

**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 25 (M-3 Zone)
- Weber County Land Use Code Title 110 Chapter 1 (Western Weber Signs)

## Type of Decision

- **Legislative Decisions:** When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. When making a recommendation, on a legislative matter, the Commission will typically consider a proposal's compatibility with the general plan and existing codes.

## Background

Compass Minerals International (formerly Great Salt Lake (GSL) Minerals) is requesting approval of an amendment to signage area standards regarding Identification Signs in the M-3 Zone. The Compass Minerals International plant is located in the M-3 Zone.

Like other heavy industrial businesses in this zone, sites can be large in scale with multiple buildings and machinery needing to distinguish themselves from each other. Buildings, plants, and warehouses for these manufacturing businesses also tend to be large in scale making small signs difficult to read at the larger distances. Directions to these locations are needed not only for visitors but for employees. Some plants try to add a sense of uniformity amongst their signage for these buildings adding their name and corporate logo to each sign.

The current standard for Identification Signs in all zones (large and small) allows only one sign per building with a maximum size of 8 square feet. The applicant is requesting that in the M-3 Zone only that the size per building be increased to 20

square feet. This increase would allow for signs in the range of 4 x 5 feet or 3 x 6.5 feet. This size is still moderate in comparison to most buildings currently in this zone.

### **Summary of Considerations**

- The Planning Commission may consider the benefit of having an increased size for Identification signs in the M-3 Zone.

### **Conformance to the General Plan**

Not Applicable

### **Conditions of Approval**

Not Applicable

### **Staff Recommendations**

Staff recommends approval of the proposed amendment to the Western Weber Sign standards.

### **Exhibits**

- A. Application
- B. Proposed Text Amendment

# Weber County General Plan or Text Amendment Application

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

Date Submitted

12-16-14

Received By (Office Use)

Added to Map (Office Use)

ZTA 2014-09

## Property Owner Contact Information

Name of Property Owner(s)

Compass Minerals Ogden, Inc

Mailing Address of Property Owner(s)

765 N. 10500 W. Ogden UT 84404

Phone

913-940-3491

Fax

Email Address

navasij@compassminerals.com

Preferred Method of Written Correspondence



Email



Fax



Mail



Phone

## Ordinance Proposal

Ordinance to be Amended

~~110~~ ~~110~~ ~~110~~ Title 110

Describing the amendment and/or proposed changes to the ordinance:

see attached changes to Title 110 - Signs

Ordinance Proposal (continued...)

Applicant Affidavit

I (We), JOSEPH HAVASI, depose and say that I (we) am (are) the interested member(s) of 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.

[Signature]  
(Signature)

(Signature) 

Subscribed and sworn to me this 22<sup>nd</sup> day of December, 2014

State of Kansas  
County of Johnson

Norma Frazier (Notary)

Signed or attested before me on Dec 22, 2014  
by Joseph Havasi,

3. IDENTIFICATION AND INFORMATION				
Directional Flat Freestanding Projecting Wall	All Zones	1 sign, not exceeding 8 sq. ft. in area for conforming buildings or conforming uses other than dwellings, boardinghouse, or lodginghouse, and multiple dwellings <u>except for in the M-3 zone in which case the area allowed is 20 sq. ft.</u>	No part of any sign shall be permitted to extend across any property line or into any required front or side yard except herein specifically provided.	No signs shall be permitted with a maximum height of more than 25 ft. above the street level immediately adjoining said sign. No sign shall be erected higher than the height of the main building to which it is attached.
			In commercial and manufacturing zones, signs may be permitted in a required yard but not closer than 10 ft. to any property line.	

**Sec. 104-25-7. - Sign regulations.**

The height, size, and location of the following permitted signs shall be in accordance with chapter 32 and as follows:

- (1) Advertising signs and billboards, provided the following conditions are met:
  - a. Size. The maximum size of a billboard at any one location shall not be larger than 1,000 square feet.
  - b. Spacing. The minimum distance between any two billboards adjacent to and facing a highway shall be 500 feet.
- (2) Animated signs.
- (3) Business signs, not exceeding in area five square feet for each foot of street frontage with a maximum of 650 square feet for each sign, provided that business signs adjacent to and within 660 feet of a federal aid primary highway, may have a maximum size of 1,000 square feet for each sign.
- (4) Flat sign.
- (5) Ground sign.
- (6) Identification sign. ~~illuminated sign~~ One sign, not exceeding 8 sq. ft. in area for conforming buildings or conforming uses other than dwellings, boardinghouse, or lodginghouse, and multiple dwellings except for in the M-3 zone in which case the area allowed is 20 sq. ft.
- (7) Nameplate.
- (8) Property sign, projecting sign, public necessity sign.
- (9) Roof sign.
- (10) Service sign.
- (11) Temporary sign.