



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Item:** DR 2023-02 Consideration of a request for design review approval of a metals processing site, associated with the Compass Minerals site located at approximately 765 N 10500 W, Ogden.

**Agenda Date:** June 13, 2023

**Applicant:** Joseph Havasi

**File Number:** DR 2023-02

### Property Information

**Approximate Address:** 765 N 10500 W, Ogden

**Project Area:** 2 acres

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

**Existing Land Use:** Minerals extraction site

**Proposed Land Use:** Metals processing, non-hazardous

**Parcel ID:** 10-032-0005

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
sburton@webercountyutah.gov  
801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

1. Title 104 Zones Chapter 21 Manufacturing Zones
2. Title 104 Chapter 1 (Design Review)
3. Title 108 Standards Chapter 7 (Supplemental and Qualifying Regulations)
4. Title 108 Standards Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations)

## Proposal

The applicant is proposing the first phase of a two phase manufacturing project to produce lithium chloride through Direct Lithium Extraction (DLE) Technology. The proposal includes holding ponds and a lithium plant. This project falls under the "Metals processing or refining, nonhazardous" use listed as permitted in the M-3 zone.

## Analysis

**General Plan:** The future land use map of the Western Weber General Plan shows this site in the Industrial/Manufacturing area of the Western Weber County Planning area. This proposal is not contrary to the goals and policies of the Western Weber General Plan.

**Zoning:** The M-3 zone allows metals processing or refining as a permitted use. The proposed site will need to comply with the following required site development standards of the M-3 zone:

Minimum lot area: None. (This proposal currently meets this requirement)

Front yard: 30 feet. (This proposal currently does not meet this requirement. The lithium plant is proposed to be constructed over top of a property line. This property line will need to be adjusted before a building permit can be issued for the lithium plant.)

Side yard: None.

Rear yard: None.

Building height: None.

Lot coverage: 80 percent.

Design Review: The design review chapter requires the land use authority to review an application with the following considerations:

(a). Considerations relating to traffic safety and traffic congestion:

Impact fees for the proposal's impact on existing streets will be collected as a building permit is issued. The owner is not expected to do more than pay impact fees as a means of addressing traffic concerns. Concerns of congestion or safety are not anticipated to be a result of this proposal.

For the first phase, the applicant does not anticipate the need for additional parking.

(b). Considerations relating to outdoor advertising:

The proposal does not include any outdoor advertising.

(c). Considerations to landscaping:

The applicant has proposed an area along the entrance of the site to meet the 10 percent landscaping requirement, which will primarily include landscaping rock.

(d). Considerations relating to buildings and site layout:

The proposed building material, architecture, and colors conform to the existing site and surrounding neighborhood concept.

(e). Considerations relating to utility easements, drainage, and other engineering questions:

The site is required to retain any stormwater runoff, so that adjacent sites are not impacted by the site's impervious surfaces. The Weber County Engineering Division is currently reviewing the proposal.

(f). Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:

There have been no development agreements that apply to this property. There have been several design review and conditional use permit approvals on this site, with which this proposal complies.

Review Agencies: Weber Fire District and the County Engineering Division are currently reviewing the project.

## Staff Recommendation

Staff recommends approval of DR 2023-02, based on all review agency requirements and the following conditions.

1. The boundary of parcels 10-051-0001 and 10-032-0005 will be adjusted, so that the lithium plant location will meet the required front yard setback, and all other lot development standards.

This recommendation is based on review agency comments and is based on the following findings:

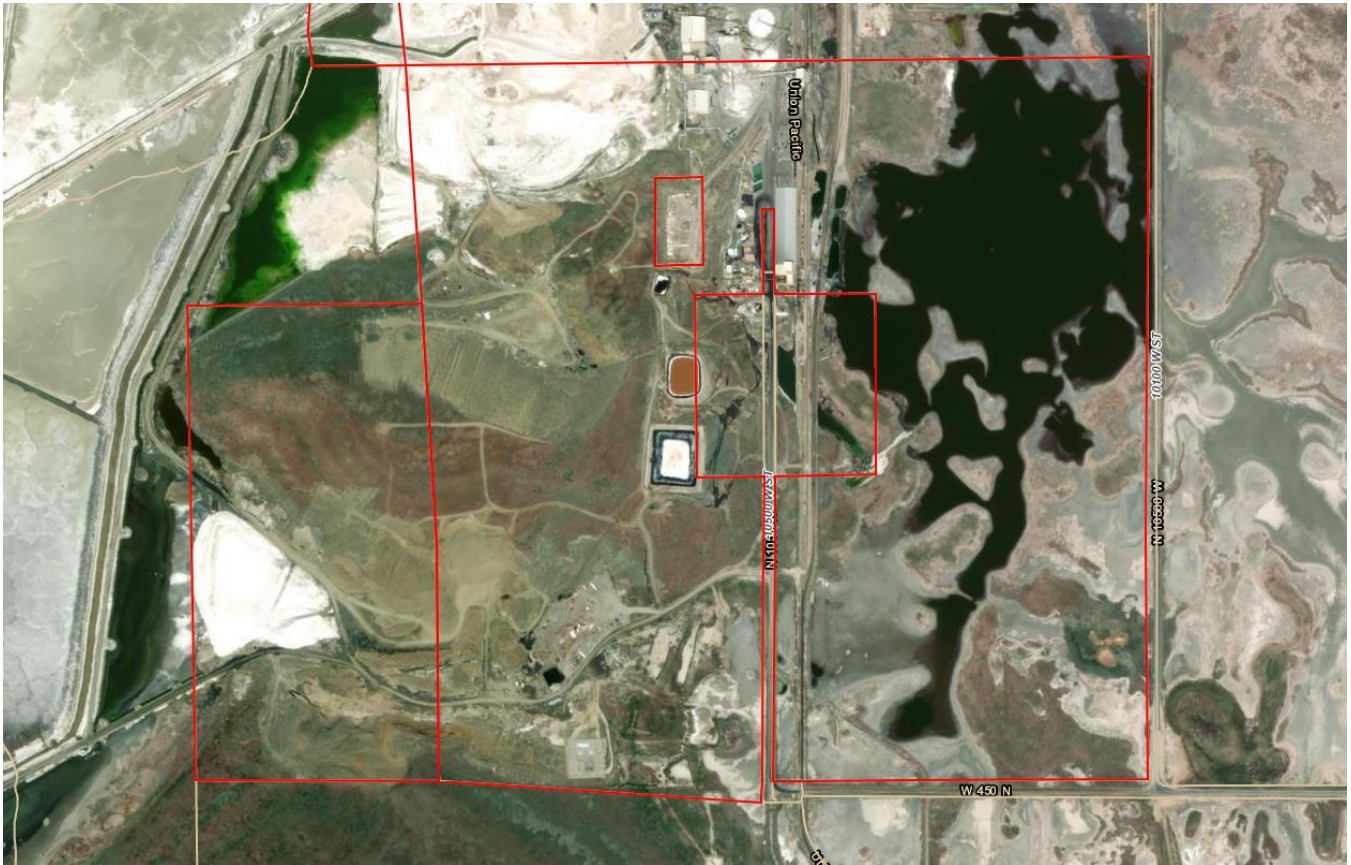
1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use is not detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.

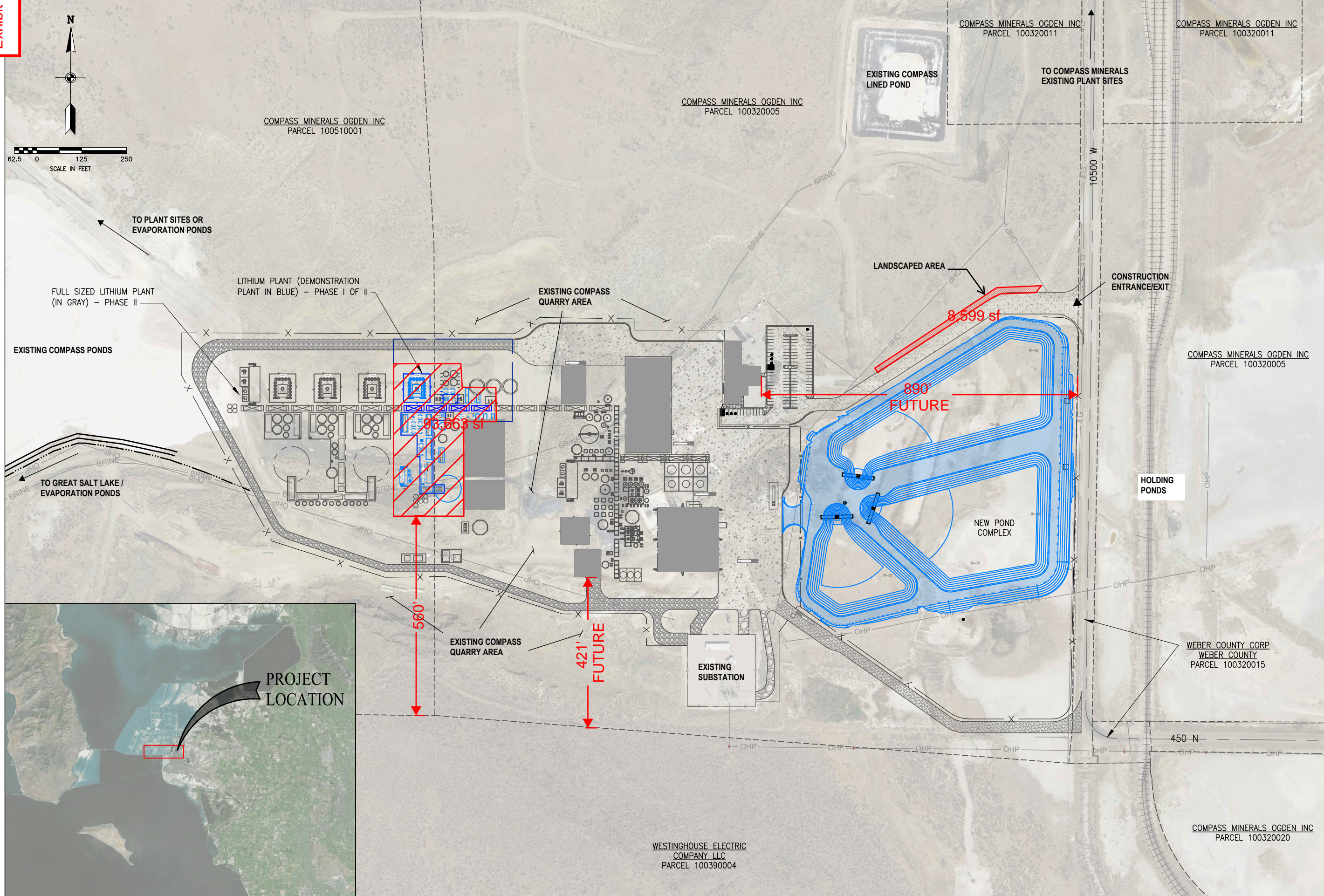
- 4. The proposed use is not anticipated to deteriorate the environment or negatively impact surrounding properties and uses.

**Exhibits**

- A. Proposed site plan, building elevations, and project narrative.

**Area Map**





NOT FOR CONSTRUCTION  
FOR REVIEW ONLY

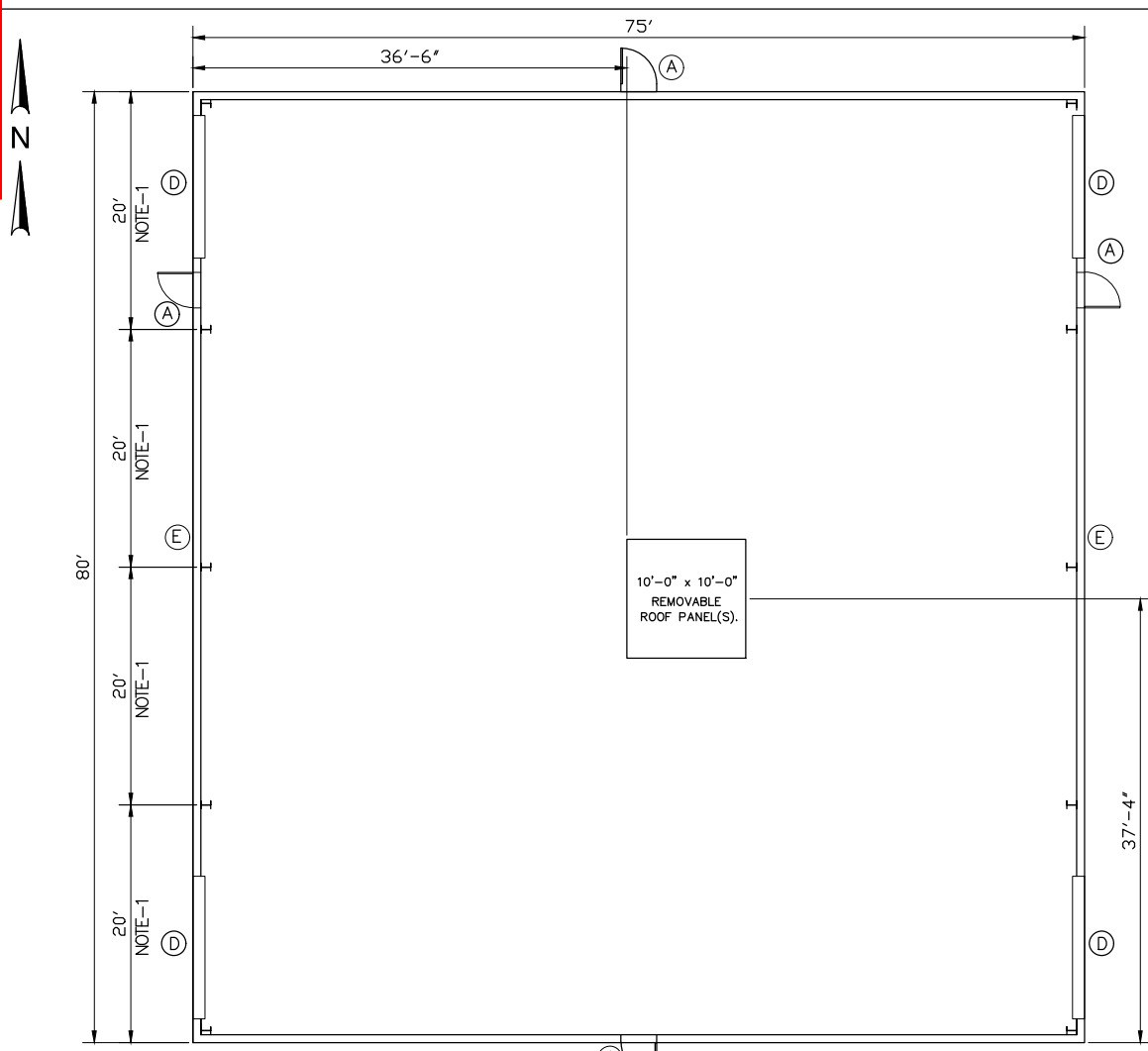
OGDEN LITHIUM - DUSTGARD  
DEMONSTRATION PLANT OFF-SITE CIVIL

CIVIL

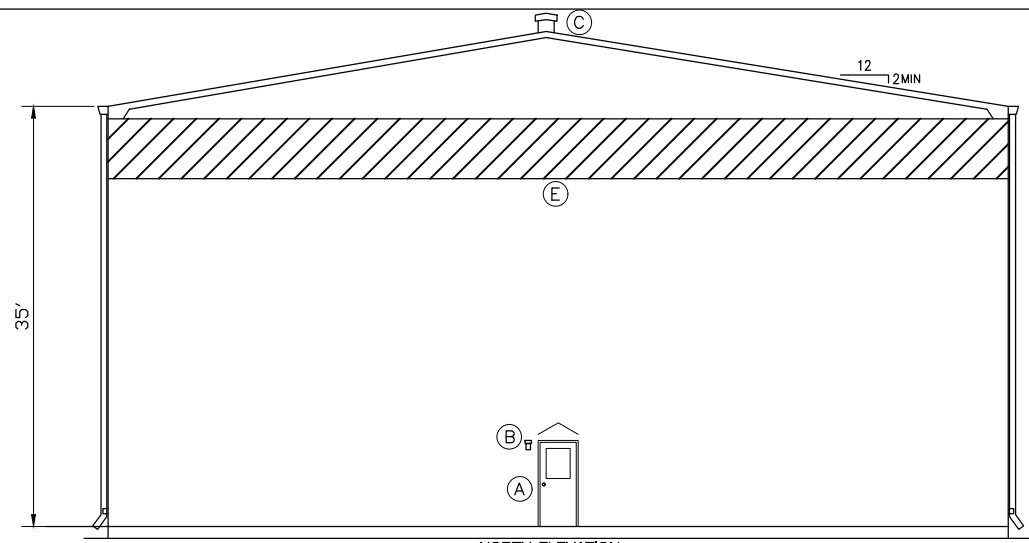
NO.	DATE	REV. BY	DESCRIPTION

VERIFY SCALE  
 BAR IS ONE INCH ON  
 ORIGINAL DRAWING

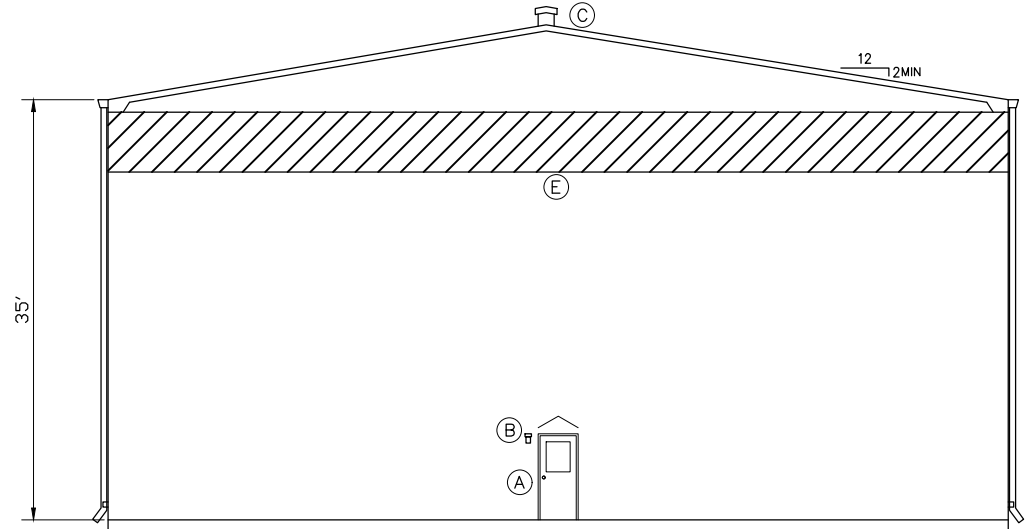
DATE: MAY 2023



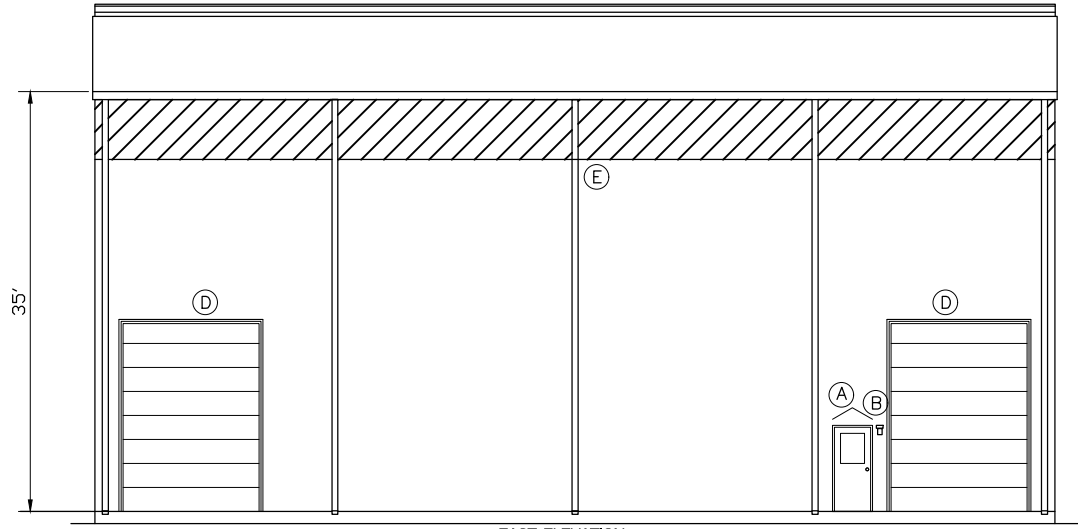
DLE BUILDING FLOOR PLAN  
SCALE: 1/8"=1'-0"



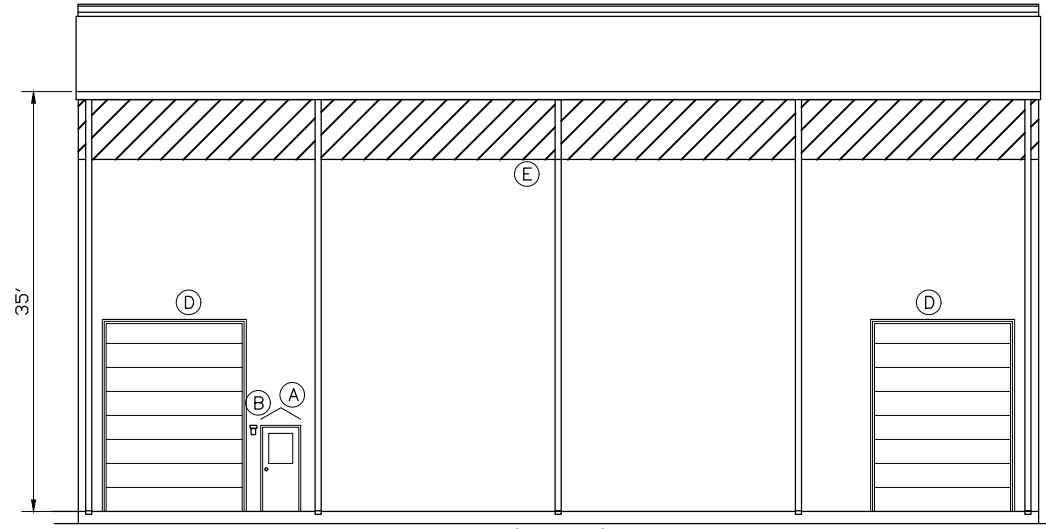
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



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



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



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

NOTE :-

- 1. VENDOR MAY ADJUST COLUMN SPACING TO ACCOMMODATE ACCESS.

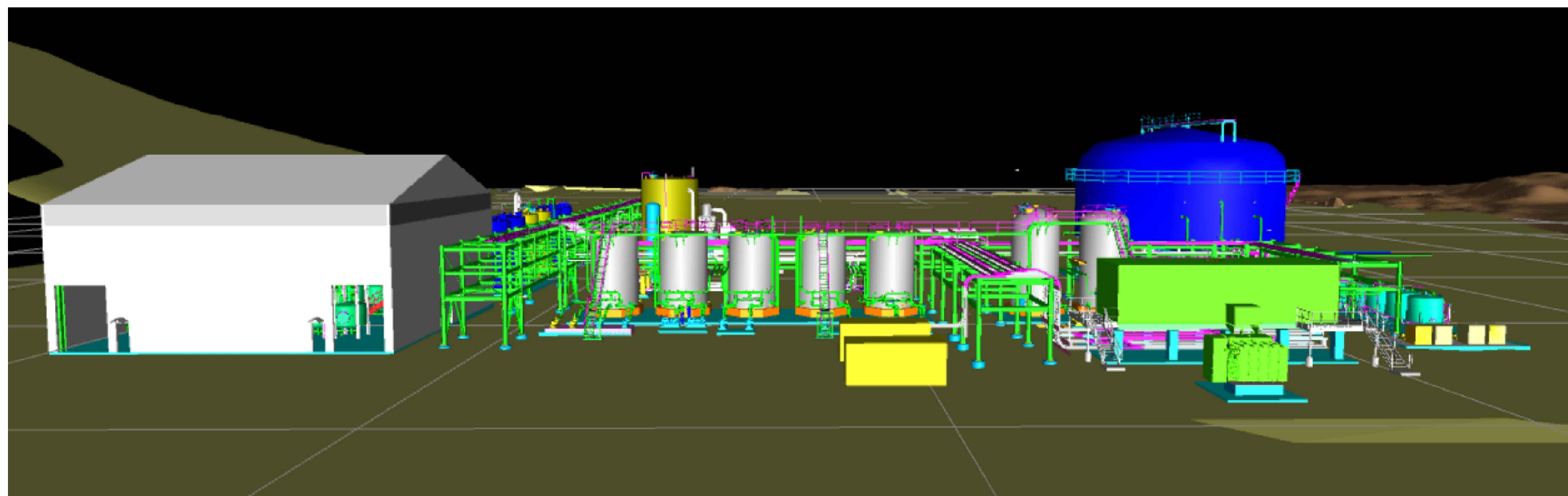
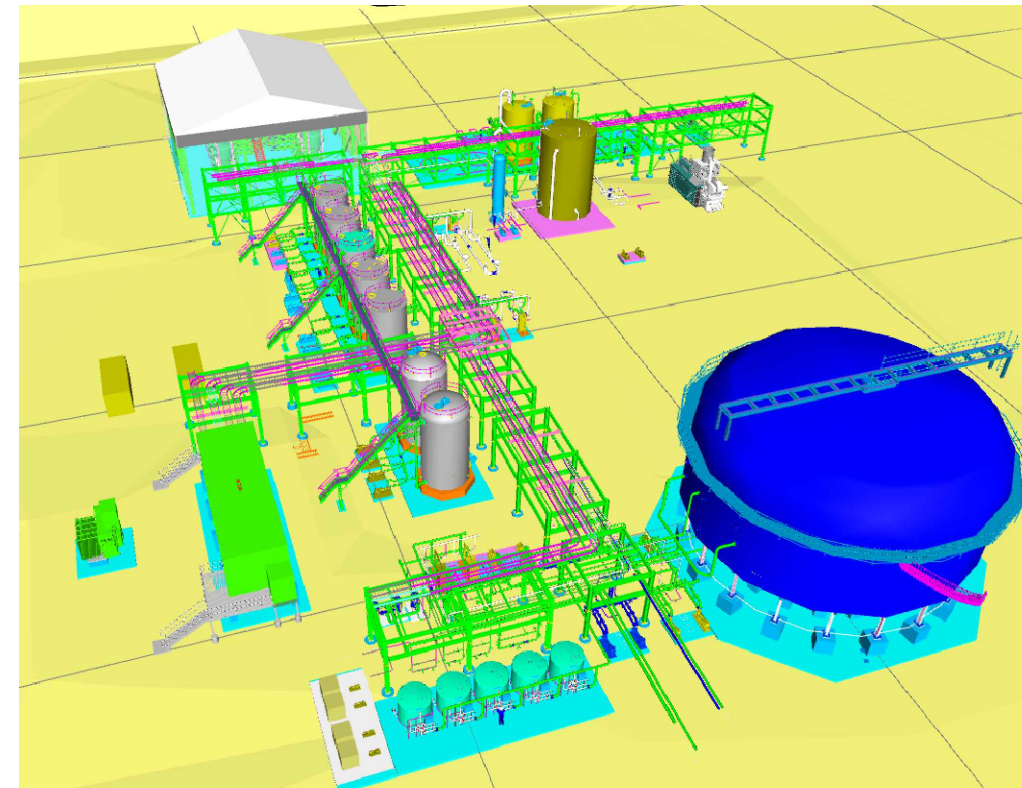
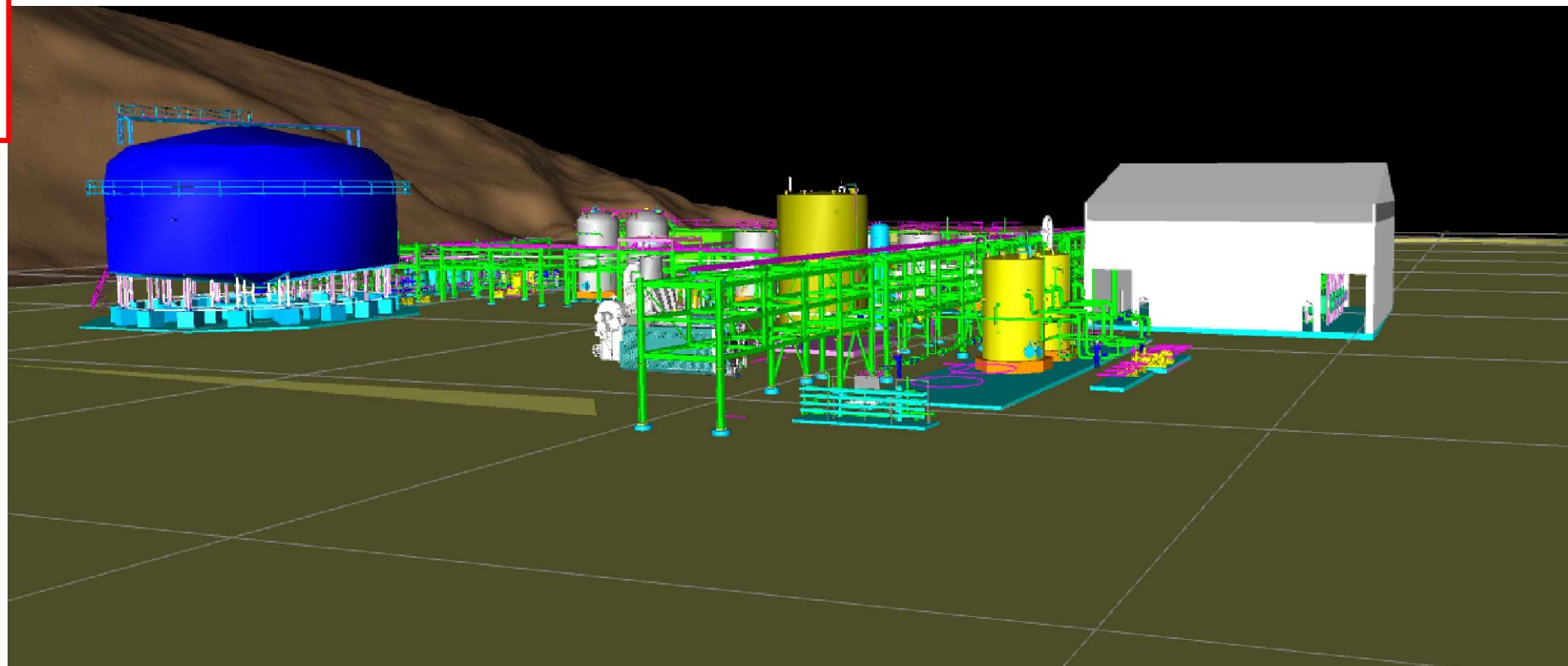
LEGEND

- (A) - 3'-0" x 7'-0" INSULATED PERSONNEL DOORS COMPLETE WITH HALF GLAZED LAMINATED SAFETY GLASS, PANIC HARDWARE, CLOSER, & AWNING. (BUILDER TO PROPOSE MATERIAL)
- (B) - EXTERIOR LIGHTING FIXTURES AT EA. EXT. DOOR ~ (BY BUILDER)
- (C) - EXHAUST TO BE THROUGH CONTINUOUS RIDGE VENT W/ BIRD SCREEN & 12" THROAT - CHAIN OPERATED
- (D) - 12'-0"W x 16'-0"H INSULATED SECTIONAL DOOR. DOOR TO BE AUTOMATED.
- (E) - 5'-0" WALL LIGHT BAND TRANSLUCENT PANEL AROUND THE PERIMETER OF THE BUILDING

Not an Official Issue

REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
A	05/19/23	ISSUED FOR APPROVAL	ZEW	MMI	PN					

D SHEET SCALE	ENGINEERING AND PERMIT STAMPS (As Required)	CUSTOMER	DRG TITLE
			EAST LITHIUM PRODUCTION PLANT STRUCTURAL GENERAL ARRANGEMENT DLE BUILDING PLAN AND ELEVATIONS
WORLEY PROJECT No. 318124-40779		<small>*This drawing is prepared solely for the use of the contractual customer of Worley and Worley assumes no liability to any other party for any representation contained in this drawing.*</small>	DRG No OL1-ST-GAD-4101



											D SHEET	SCALE	AS NOTED	ENGINEERING AND PERMIT STAMPS (As Required)		CUSTOMER		DRG TITLE	
															OGDEN LITHIUM DUSTGARS DEMONSTRATION PLANT FEL3 STAGE 3D SITE RENDERINGS				
																	WORLEY PROJECT No.		DRG No
A	05/25/23	PRELIMINARY										*This drawing is prepared solely for the use of the contractual customer of Worley and Worley assumes no liability to any other party for any representation contained in this drawing.*		OL1-0000-PI-DWG-0001	REV A				
REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE	318124-40779								



**Ogden Office**

REVISION: 0

# **Compass Lithium Project**

## 1. PROJECT INTRODUCTION – OGDEN EAST PLANT

### Introduction

[Compass Minerals](#) (Owner) has identified a lithium brine resource of approximately 2.5 million metric tons lithium carbonate equivalent (LCE) at its active Ogden, Utah, solar evaporation site, including an indicated lithium resource within the ambient brine of the Great Salt Lake.

For over 50 years, Compass Minerals has leveraged the high mineral concentrations within the ambient lake brine from the North Arm of the Great Salt Lake to produce sulfate of potash (SOP), salt and magnesium chloride products at its Ogden, UT facility, the largest operation of its kind in the Western Hemisphere.

Compass Minerals has completed an initial assessment to define the lithium resource at the company's existing operations in accordance with applicable Securities and Exchange Commission (SEC) regulations, including subpart 1300 of Regulation S-K. The assessment estimates total combined indicated and inferred lithium resources of approximately 127,000 metric tons LCE within the interstitial brine (IB) held in the accumulated salt-mass reservoirs at Compass Minerals' Ogden solar evaporation site. The assessment has also identified an additional indicated lithium resource of approximately 2.32 million metric tons LCE within the ambient brine of the Great Salt Lake, which can be accessed through the company's existing infrastructure.

The company sustainably manages 160,000 acres of leasehold on the bed of the Great Salt Lake, together with held water rights, 55,000 acres of existing ponds and active mineral extraction permissions.

After a 24-month assessment of multiple direct lithium extraction (DLE) technologies, including two separate pilot projects to demonstrate successful lithium separation from the company's existing brine resource, Compass Minerals has selected Energy Source Minerals as a DLE technology partner.

The company is targeting an annual production capacity from an Ogden East lithium facility of approximately 11,000 metric tons LCE of battery-grade lithium to be available by 2025. The Ogden East plant will require multiple DLE units. The plant will also include further treatment of the DLE eluate to produce battery grade lithium carbonate packaged on site.

Compass Minerals is targeting mechanical completion and pre-commissioning of the complete Ogden East facility by the end of 2025.

**Stage 1 (Current Stage):** Compass seeks to demonstrate DLE (Direct Lithium Extraction from brine) technology to produce Lithium Chloride (to be stored onsite) on a commercial scale prior to approval for a full plant. In order to properly assess the technology, water filtration packages, civil site preparation, and concrete and buildings will be included in the construction of the ~2-acre development site. Already zoned M-3 and is within this intended use (metals processing, non-hazardous).



**Location**

The Ogden East Lithium site will be located southeast of Compass Minerals Ogden operations located at 765 North 10500 West.

