



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend an existing Conditional Use Permit Site Plan by installing a new dryer and removing the existing dryer. A new salt bagger that is 50 feet long and 30 feet tall will also be installed.

Agenda Date: Tuesday, October 21, 2014

Applicant: Compass Minerals International / Craig Marshall representative

File Number: CUP 2014-28

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

North:	Vacant / Manufacturing	South:	Vacant / Manufacturing
East:	Vacant / Manufacturing	West:	Vacant / Manufacturing

Staff Information

Report Presenter: Jim Gentry
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Report Reviewer: SW

Applicable Ordinances

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

Type of Decision

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

Background

Compass Minerals International (formerly Great Salt Lake (GSL) Minerals) is requesting approval of an amendment to an existing Conditional Use Permit Site Plan by updating the salt dryer area by adding a new dryer and then removing the existing dryer. The new dryer is larger than the existing dryer. A new salt bagger that is 50 feet long and 30 feet tall will also be installed. These two pieces of equipment will not be seen once they become operational and the salt is added.

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

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

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

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

Summary of Considerations

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

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

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

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

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

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

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

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

Section 102-1-2 Administrative Authority

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

Conformance to the General Plan

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

Conditions of Approval

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

Staff Administrative Approval

Based upon the findings listed above, administrative approval for CUP 2014-28, expansion of an existing facility at Compass Minerals International is hereby approved this 22nd day of October, 2014.



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Application
- B. Site Plan