



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 7,500 square foot crystallize building, 20,088 square foot compaction building, 3,024 electrical building, and a new binder plant.

Agenda Date: Tuesday, May 12, 2015

Applicant: Compass Minerals International / Gordon Hyde representative

File Number: CUP 2015-21

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
jgentry@co.weber.ut.us
801-399-8767

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 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 is requesting approval of an amendment to an existing Conditional Use Permit Site Plan by installing 7,500 square foot crystallize building (4 floors), 20,088 square foot (6 floors) compaction building, 3,024 square foot, 2 storey electrical building, and a new binder plant. The old binder plant will be removed and the new binder plant will be relocated approximately 100 feet to the west. The new binder plant is taller (35 feet), but narrower than the existing plant. There is no maximum building height in this zone. The compaction building with the 6 floors is 95 foot tall, and will be located next to silos that are as tall. The silos have a building located on top of them which makes them taller than the proposed 6 story building. All of the proposed buildings fit the mass and scale of the existing buildings.

The Compass Minerals International plant is located in the M-3 Zone, where the purpose and intent of this zone is to be primarily for industrial uses related to the manufacture, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included. 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 Planning Commission Consideration

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in Land Use Code section 108 -4-4 "Criteria for Issuance of Conditional Use Permit", which states:

Conditional Uses shall be approved on a case-by case basis. The planning commission shall not authorize a conditional use permit unless evidence is present 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 of use.*

The Planning Commission will need to determine if the request for the expansion of Compass Minerals International has met the requirements of the applicable Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Criteria for Issuance of Conditional Use Permit" and other applicable ordinances been met?

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 Recommendation

The Planning Division recommends approval of file# CUP 2015-21, a conditional use permit for the additions to Compass Minerals, located at approximately 765 North & 10500 West Warren. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed uses conform to the Weber County General Plan.
2. The proposed facilities will update the manufacturing process for Compass Minerals.
3. The proposed uses will not be detrimental to the public health, safety, or welfare.
4. The proposed uses comply with applicable Land Use Code.
5. The proposed uses will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.
6. The proposed buildings match the mass and scale of the existing buildings.
7. The project is located in an M-3 Zone where heavy manufacturing is anticipated.

Exhibits

- A. Application
- B. Location Map
- C. Site Plan
- D. Photos

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 4/21/2015	Fees (Office Use) \$ 125.00	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Compass Minerals		Mailing Address of Property Owner(s) 765 North 10500 West Ogden, Utah 84404	
Phone 801-731-3100	Fax 801-731-4881		
Email Address (required) hydeg@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) Gordon Hyde		Mailing Address of Authorized Person 765 North 10500 West Ogden, Utah 84404	
Phone 801-731-3100	Fax 801-731-4881		
Email Address hydeg@compassminerals.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Crystallizer, Compaction, PDC, and Binder Plant Expansion	Total Acreage N/A	Current Zoning
Approximate Address 765 North 10500 West Ogden, Utah 84404	Land Serial Number(s)	

Proposed Use
Mineral processing

Project Narrative

Project consists of 4 separate applications for the processing of the Great Salt Lake Water for minerals and resources that is a continued expansion and modernization of the facility.

This expansion will replace and modernize an existing portion of the operation.

The applications consist of a Crystallizer Building, a Compaction Building, A PDC Building, and a Binder Plant. This expansion is located near to the new Dryer D1400 Expansion that has been approved and in process of being constructed.

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.

This facility will not have a detrimental impact to the existing site or area. This expansion will modernize the existing process and procedures that are currently operating now on the site by replacing the existing with new equipment, building structures and process to obtain the minerals.

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

This project will meet all requirements from Weber County including Planning and Zoning and the Building Department (permitting to construct). Additionally, this expansion will meet all Federal and State of Utah requirements required to operate the process.

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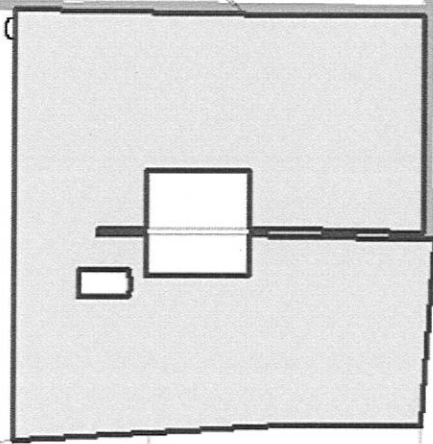
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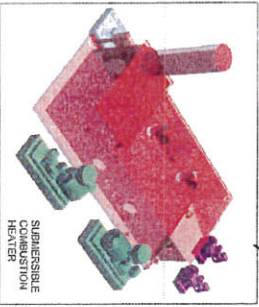
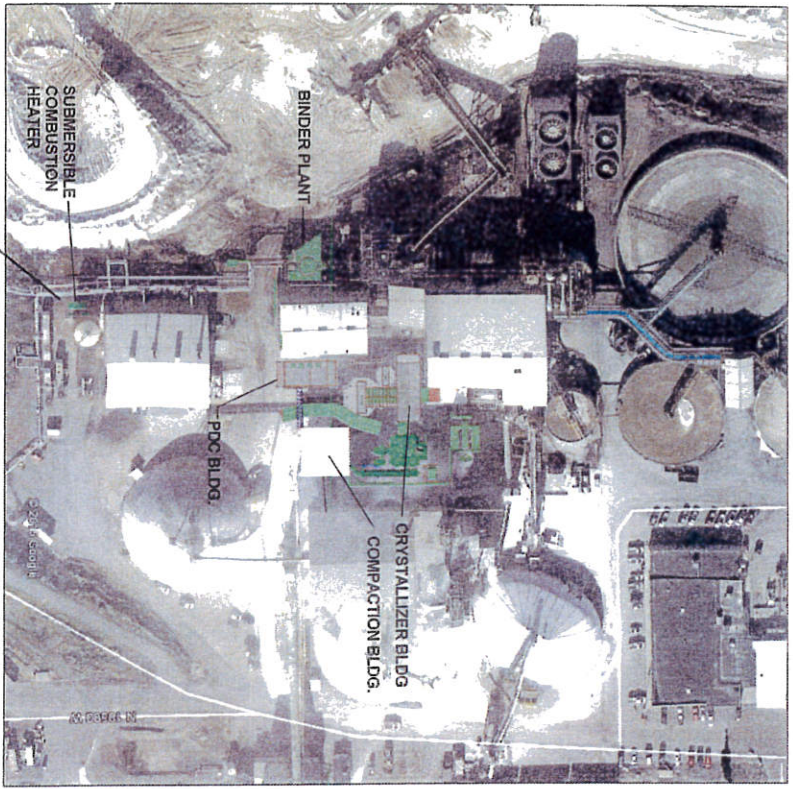
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Proposed Application

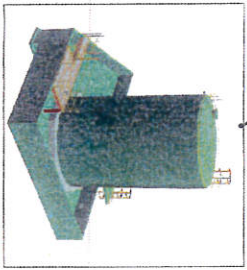
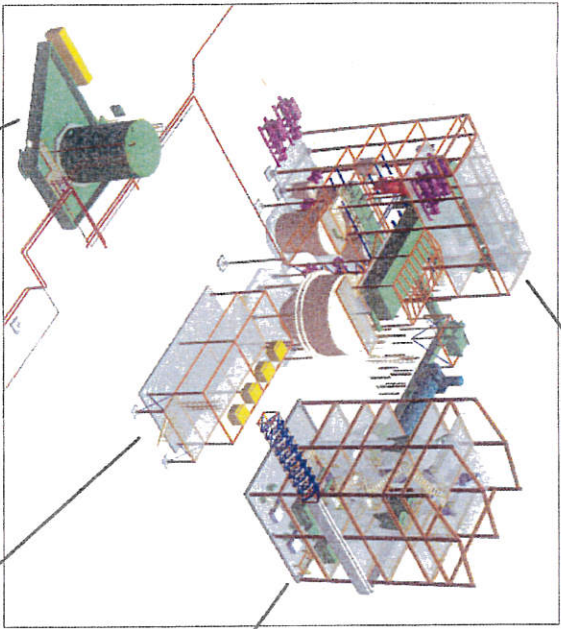
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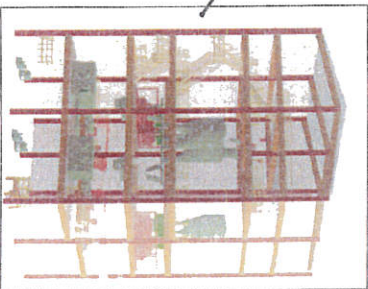
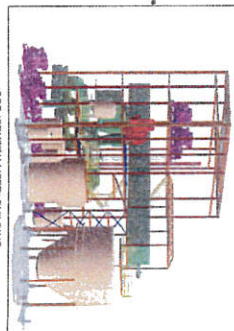




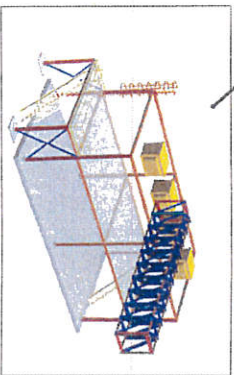
OVERALL SITE PLAN
COMPASS MINERALS
OGDEN EXPANSION



35 Feet



95 Feet



PDC BUILDING

NO.	DESCRIPTION	DATE	BY	APP.
1	ISSUED FOR PERMITTING	11/15/2011	JACOBSON	
2	ISSUED FOR CONSTRUCTION	01/10/2012	JACOBSON	
3	ISSUED FOR OPERATIONS	01/10/2012	JACOBSON	
4	REVISION			
5	REVISION			
6	REVISION			
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JACOBS *Compass Minerals*

COMPASS MINERALS OGDEN EXPANSION
OVERALL SITE PLAN

38-080-9200-PDC-001





