



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 adding a new lubrication building at Great Salt Lake Minerals.

Agenda Date: Tuesday, October 08, 2013

Applicant: Gordon Hyde-Great Salt Lake Minerals / Brian Lloyd-Risun Technologies

File Number: CUP 2013-21

Property Information

Approximate Address: 765 North & 10500 West, Ogden, Utah 84404

Project Area: Parcel Area: 543.25 Acres / Site Area: 6,100 sqft.

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: Ben Hatfield
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801-399-8767

Report Reviewer: RS

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 staff 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 staff if the application demonstrates compliance with the approval criteria.

Background

Great Salt Lake (GSL) Minerals is requesting approval of an amendment to an existing Conditional Use Permit Site Plan due to the addition of a new lubrication building. The building is intended to provide area sufficient for staff and materials to service the vehicles, industrial gear boxes, transmissions, and motors that are used at the site. Page 1 of the Site Plan shows the approximate location of the proposed lubrication building. See Exhibit "A" for the application, project narrative, and the applicant's responses regarding the criteria upon which an approval should be based.

The GSL Minerals 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.

The proposed site plan shows the new (permanent) building with a footprint of 1,358 (31'x38') square feet. The building will stand 18 feet tall and be constructed of a masonry wall. The building will have three standard entry doors and two fourteen foot equipment (garage) doors. There are no new signs associated with this project. See Exhibit "B" for proposed site plan and building details.

In 2005, GSL Minerals received a variance from the Weber County Board of Adjustment relating to landscaping requirements. The variance required GSL to set enough property 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 County Ordinances?
- Are there any potentially detrimental effects that need 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 lubrication building 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 Zoning Ordinance 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 addition of the proposed lubrication building will not further produce additional negative impacts.
2. The proposed location of the building 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

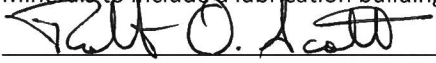
The Great Salt Lake Minerals proposal conforms to the General Plan by complying with all standards found in the Weber County Zoning Ordinance. The project is located in an M-3 Zone where heavy manufacturing is anticipated.

Conditions of Approval

- Compliance with the Weber County Zoning Ordinance.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber-Morgan Health Department.
- Requirements of the Weber Fire District.
- Requirements of the Weber County Building Official.

Staff Administrative Approval

Based upon the findings listed above, administrative approval for CUP 2013-21, expansion of an existing facility at GSL Minerals to include a lubrication building is hereby approved this 15th day of October, 2013.



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Application
- B. Site Plan and Building plans