



MHTN
ARCHITECTS

Transmittal Letter

To: Salt Lake City Planning & Zoning
From: Greg Beecher
Date: 12/5/2023
Project: S.L. Mosquito Abatement District Phase 2
Project No.: **2023546**
Subject: Conditional Use Permit

Comments:

The purpose of the Conditional Use permit is to construct a hangar and a heliport for the Salt Lake City Mosquito Abatement District (SLCMAD), on the West portion of their existing facility at 2215 North 2200 West in Salt Lake City, Utah which will bring all their operations to one location, allowing them to conduct research and analysis to maximize their impact to treatment areas.

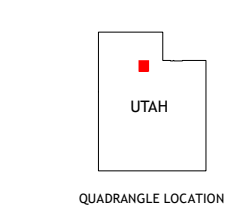
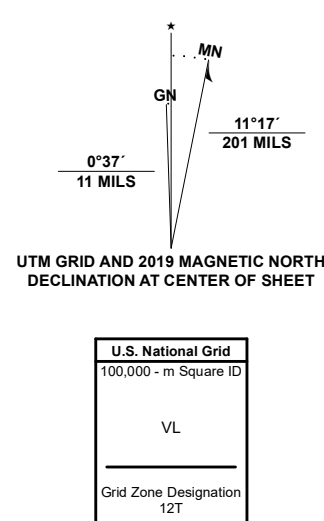
SLCMAD needs a facility where they can house their aviation equipment and expand their flight operations for future demands and future equipment needs. This new facility would make way for SLCMAD to introduce a new level of service in their testing and treatment methods, and flexible in its design to allow them to modify and change their operations and procedures for future testing needs and treatment methods. The functionality of the hangar facility will be designed to be used and operated in an emergency event if needed by authorities having jurisdictions.

The operational hours of this facility would be from 7:00 a.m. to 10:00 p.m. This facility does not have frequent visitors. Outdoor activities of this facility would include the take-off and landings of their helicopter to perform treatment applications throughout the day. See attached approach and landing diagram. This has been submitted to the FAA for approval and is currently in review. The addition of this facility would not increase the water usage since it would be the same people in the current facility using the new portions in a different manner than they currently do. No existing trees will be removed from the existing property to allow this expansion. Grading of the West half of the site will be done to slope the internal grades to the East and towards the center to utilize the existing storm sewer system and the existing retention ponds. It has been determined that the existing piles of dirt on the Western half of the property are from the original facility construction and can be used to fill in and even out the grades as required. They cannot be used for structural fill but are adequate for general fill requirements. With the ability to tie into the newly installed storm sewer system along 2200 West, this will also allow for better controlled drainage from the site. Salt Lake Public Utilities was involved in the early discussions on the lot consolidation as well as the proposed drainage plan. All lighting will be in compliance with night sky requirements.

This project is in the BP Zone which has Heliport listed in the Conditional Use Table as being allowed with Conditional Use. This property is bordered by large warehouse buildings, also in the BP Zone, that should see no impact on their ability to conduct their business. Due to the proximity to the Salt Lake International Airport, the noise generated by take-off and landings from this sight should have little impact on the noise levels to the neighbors. No new approaches to the property are required or planned.



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid/Universal Transverse Mercator, Zone 12T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.



ADJOINING QUADRANGLES

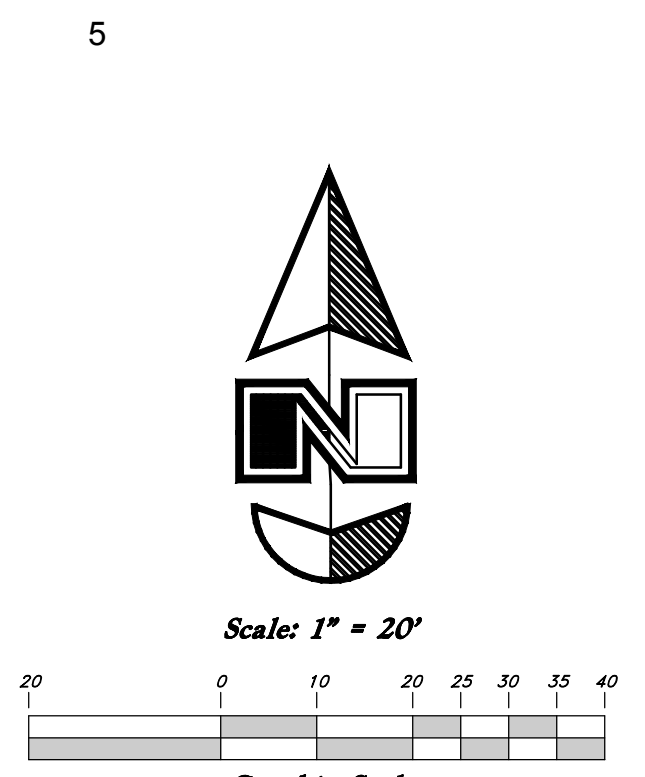
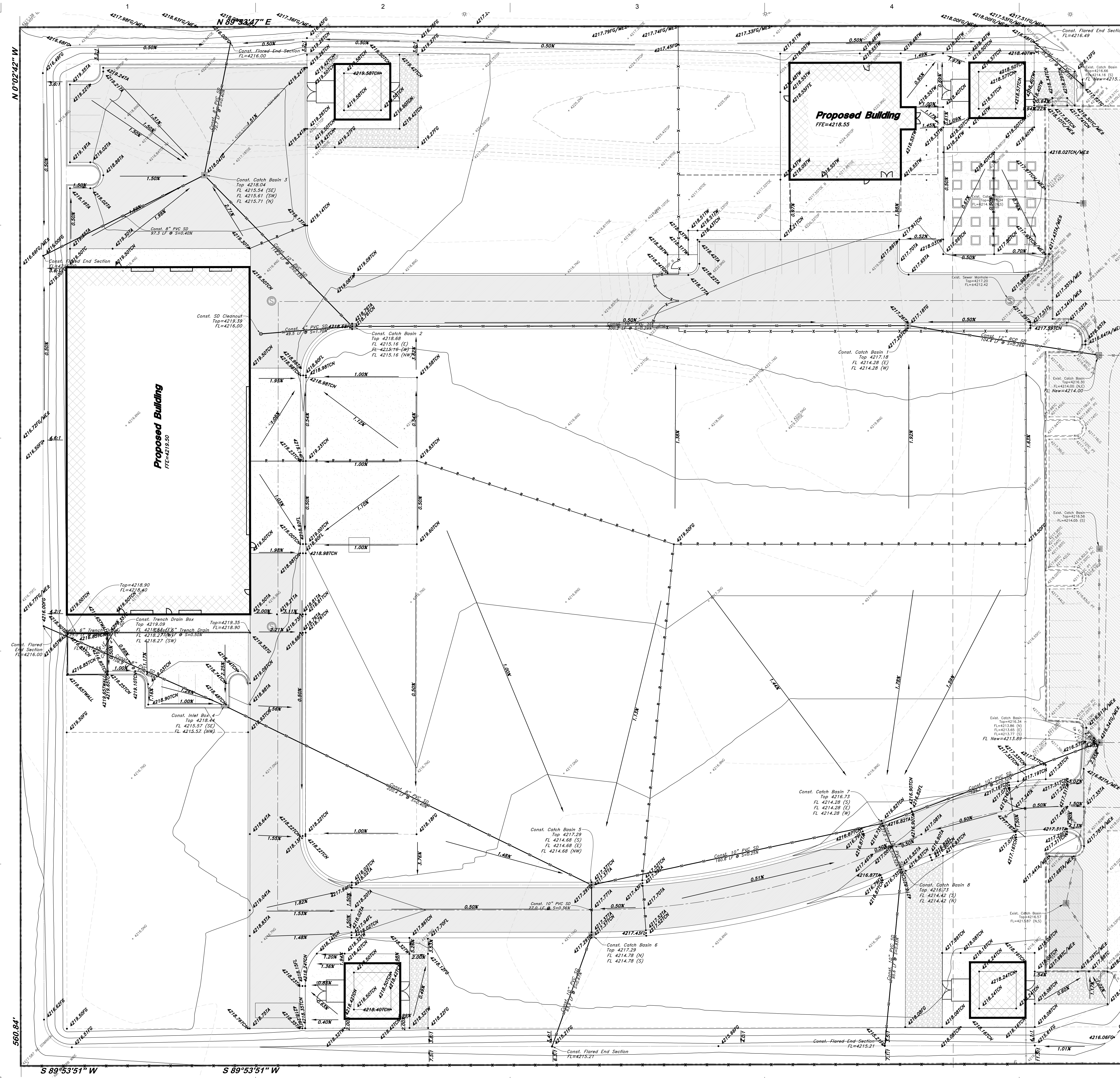
1	2	3
4	5	6
7	8	9

1 Saltair NE
2 Farmington
3 Bountiful Peak
4 Baileys Lake
5 Fort Douglas
6 Mapa
7 Salt Lake City South
8 Sugar House



SALT LAKE CITY NORTH, UT
2020

*7643016400132
NSN 7540-01-6400-132
NGA REF NO. USGSX24K71500



Legend

- (Note: All items may not appear on drawings)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Cleanout
 - Electrical Manhole
 - Catch Basins
 - Exit. Fire Hydrant
 - Fire Hydrant
 - Fire Department Connection
 - Post Indicator Valve
 - Exit. Water Valve
 - Sanitary Sewer Valve
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - TCN
 - Natural Ground
 - Finish Grade
 - Match Existing
 - ME
 - FC
 - Fire Department Connection
 - FD
 - Exit. Contour
 - Finish Grade
 - Exit. Contour
 - 35.3374
 - 30.7124
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Demo'd Road Base
 - Spill Curb & Gutter
 - Demo Tree
 - Tree to Remain in Place

MHTN ARCHITECTS, INC.
MHTN Architects, Inc.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6700
Telefax (801) 595-6717
www.mhtn.com

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST SUITE 200
DRAPER, UTAH 84043 Main: (801) 224-4515
B.L.C. (801) 521-0323 FAX: (801) 392-7544
WWW.GREATBASINENGINEERING.COM

S.L. MOSQUITO ABATEMENT DIST.

PHASE 2

2215 NORTH 2200 WEST
SALT LAKE CITY, UT 84116

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REVISIONS

NO.	DATE	DESCRIPTION

MHTN PROJECT NO. -
DRAWN BY -
CHECKED BY -

ISSUE
SCHEMATIC DESIGN
ISSUE DATE

SHEET NAME
GRADING & DRAINAGE PLAN

Original drawing is 30" x 42". Do not scale contents of this drawing.
SHEET NUMBER

C200



VICINITY MAP
Not to Scale

Note:
Bearing and distances described here on were defined by a record of survey completed by Dominion Engineering. Project No. 2727-01 Signed November 16, 2016, and Plats on Record with the Salt Lake County Recorders Office.

RECORD DESCRIPTION (Book 7352 Page 226)

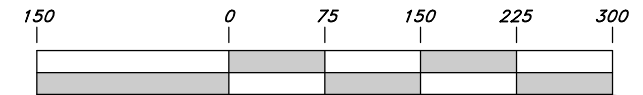
PARCEL 1:
Beginning at a point 698.8 feet East of the Southwest corner of the Northwest quarter of the Southeast quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence East 621.2 feet, more or less, to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said section; thence South 561 feet; thence West 621.2 feet; thence North to Beginning.

PARCEL 2:
Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence East 698.8 feet; thence South 561 feet; thence West 698.8 feet; thence North 561 feet to Beginning.

EXCEPTING THEREFROM the West 165 feet.



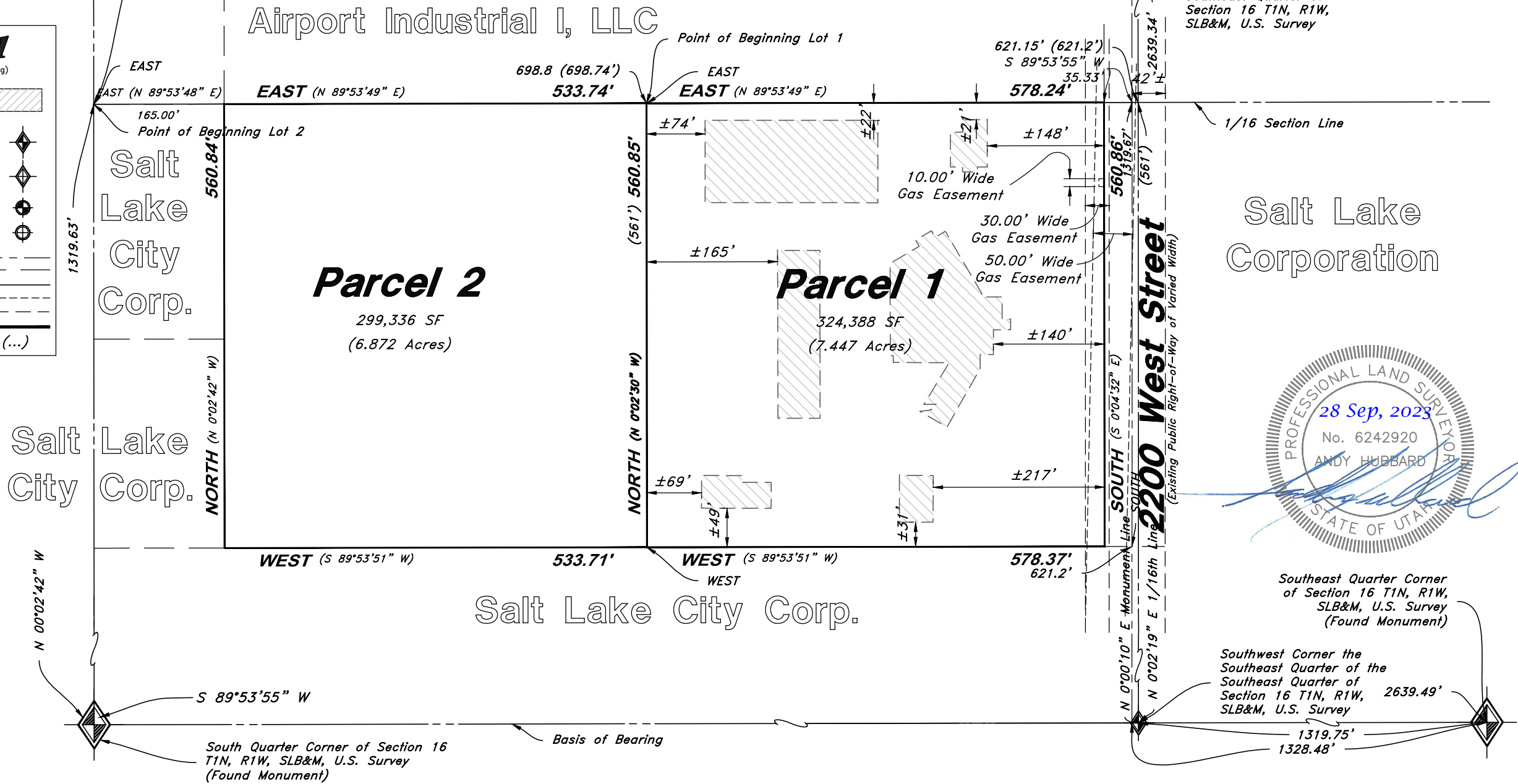
Scale: 1" = 150'



Graphic Scale

Legend
(Note: All Items may not appear on drawing)

- Existing Building
- Found Public Land Monument
- Calculated Section Position
- Found Survey Monument
- Calculated Survey Position
- Monument Line
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Easement Line
- Boundary Line
- Measured Bearing or Distance (...)



Job Name: SLC MOSQUITO ABATEMENT DISTRICT PROJECT
LOT LINE CONSOLIDATION EXHIBIT 1

Job No: 23N209
Date: 09-28-2023

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, D. DENN, UTAH 84403
MAIN (801) 394-4455, S.L.C. (801) 521-0222, FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM



VICINITY MAP
Not to Scale

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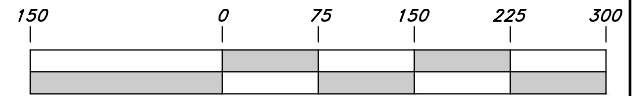
BOUNDARY DESCRIPTIONS

Parcel Consolidation (08-16-400-009 & 08-16-400-014)

A Parcel of ground situated in the Northwest Quarter of the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base, and Meridian, U.S. Survey.



Scale: 1" = 150'



Graphic Scale

Beginning at a point on the West Right-of-Way line of 2200 West Street, per 2100 North Properties Partnership Plat, said point being 1328.48 feet South 89°53'55" West (West) along the Section line to the Monument Line of 2200 West Street and 1319.67 feet North 0°00'10" East (North) along said Monument Line and 35.33 feet South 89°53'31" West (West) and running thence South 00°04'32" East (South) along said West Right-of-Way line 560.86 feet; thence South 89°53'51" West (West) 1112.08 feet to a point 165 feet East of the West Quarter Section line of said Northeast Quarter; thence North 00°02'42" West (North) paralleling said West Quarter Section line 560.84 feet; thence North 89°53'48" East (East) 1111.78 feet to the point of beginning.

Containing 14.32 Acres.

North Quarter Corner of Section 16 T1N, R1W, SLB&M, U.S. Survey (No Monument Found)

Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 16

Northwest Corner the Northeast Quarter of the Southeast Quarter of Section 16 T1N, R1W, SLB&M, U.S. Survey

Airport Industrial I, LLC

(EAST) N 89°53'48" E
165.00'

Salt Lake City Corp.

N 0°02'42" W (NORTH)

Salt Lake City Corp.

S 89°53'51" W (WEST)

Salt Lake City Corp.

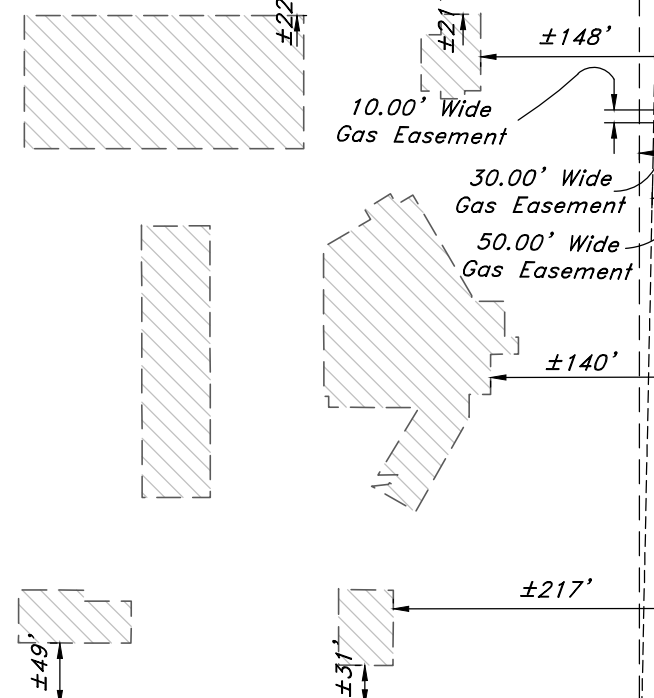
S 89°53'55" W

South Quarter Corner of Section 16 T1N, R1W, SLB&M, U.S. Survey (Found Monument)

Basis of Bearing

2215 N 2200 W
Parcel 1
623,622 SF
(14.316 Acres)

S 89°53'31" W 35.33'
Point of Beginning Parcel 1
1111.78'



Salt Lake Corporation



Southeast Quarter Corner of Section 16 T1N, R1W, SLB&M, U.S. Survey (Found Monument)

Southwest Corner the Southeast Quarter of the Southeast Quarter of Section 16 T1N, R1W, SLB&M, U.S. Survey 2639.49'

1319.75'
1328.48'

Legend
(Note: All Items may not appear on drawing)

- Existing Building
- Found Public Land Monument
- Calculated Section Position
- Found Survey Monument
- Calculated Survey Position
- Monument Line
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Easement Line
- Boundary Line
- Record Measurement (...)

Sheet No.

E2

Sheet Reference

Job Name: SLC MOSQUITO ABATEMENT DISTRICT PROJECT
LOT LINE CONSOLIDATION EXHIBIT 2

Job No: 23N209

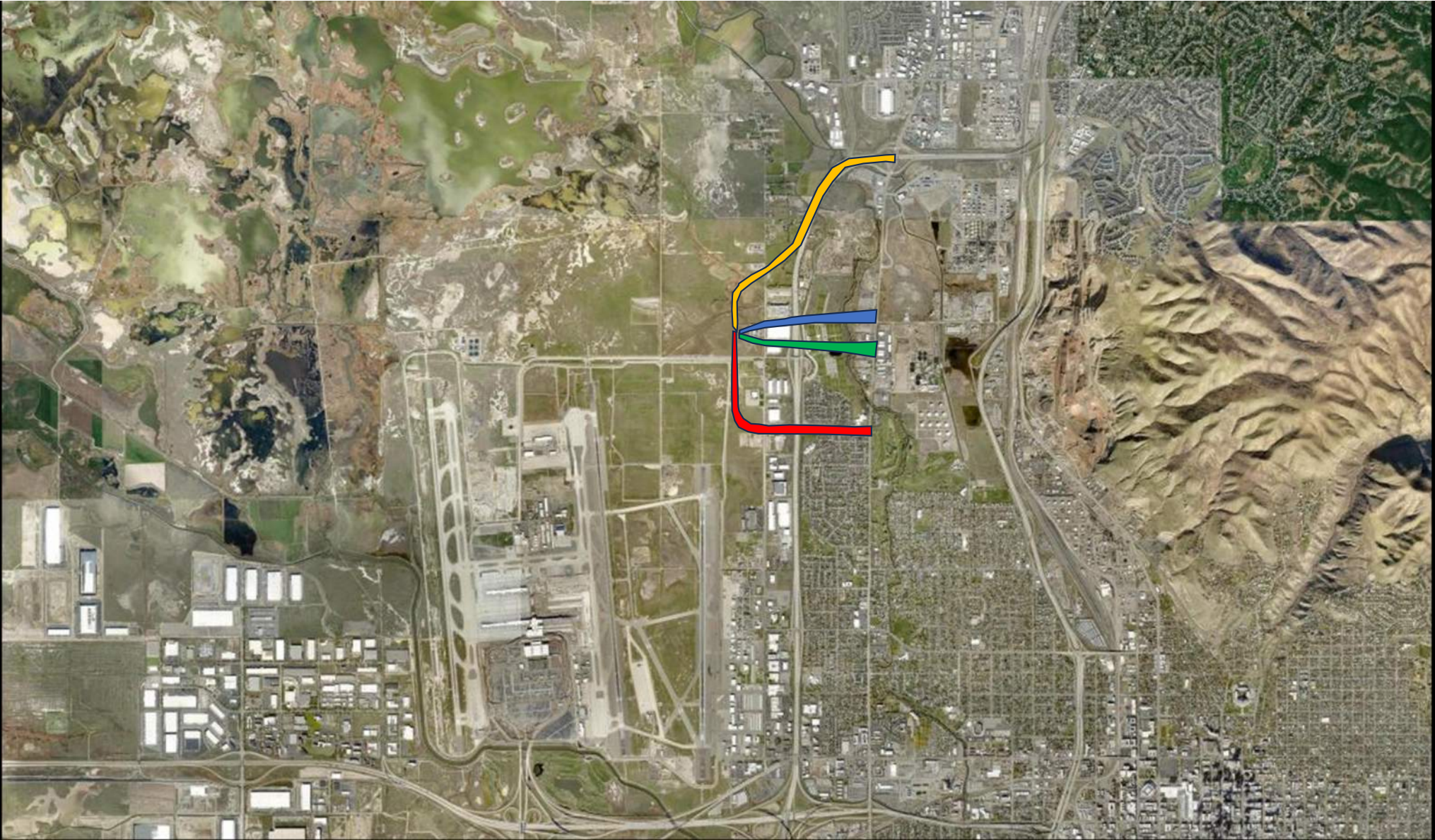
Date: 09-28-2023

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5746 SOUTH 1475 EAST, D. DEN, UTAH 84403
 MAIN (801) 394-4515, SALC (801) 521-0222, FAX (801) 392-7544
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These are the proposed (4) take off and landing routes in and out. The majority of time we would go East before going West.

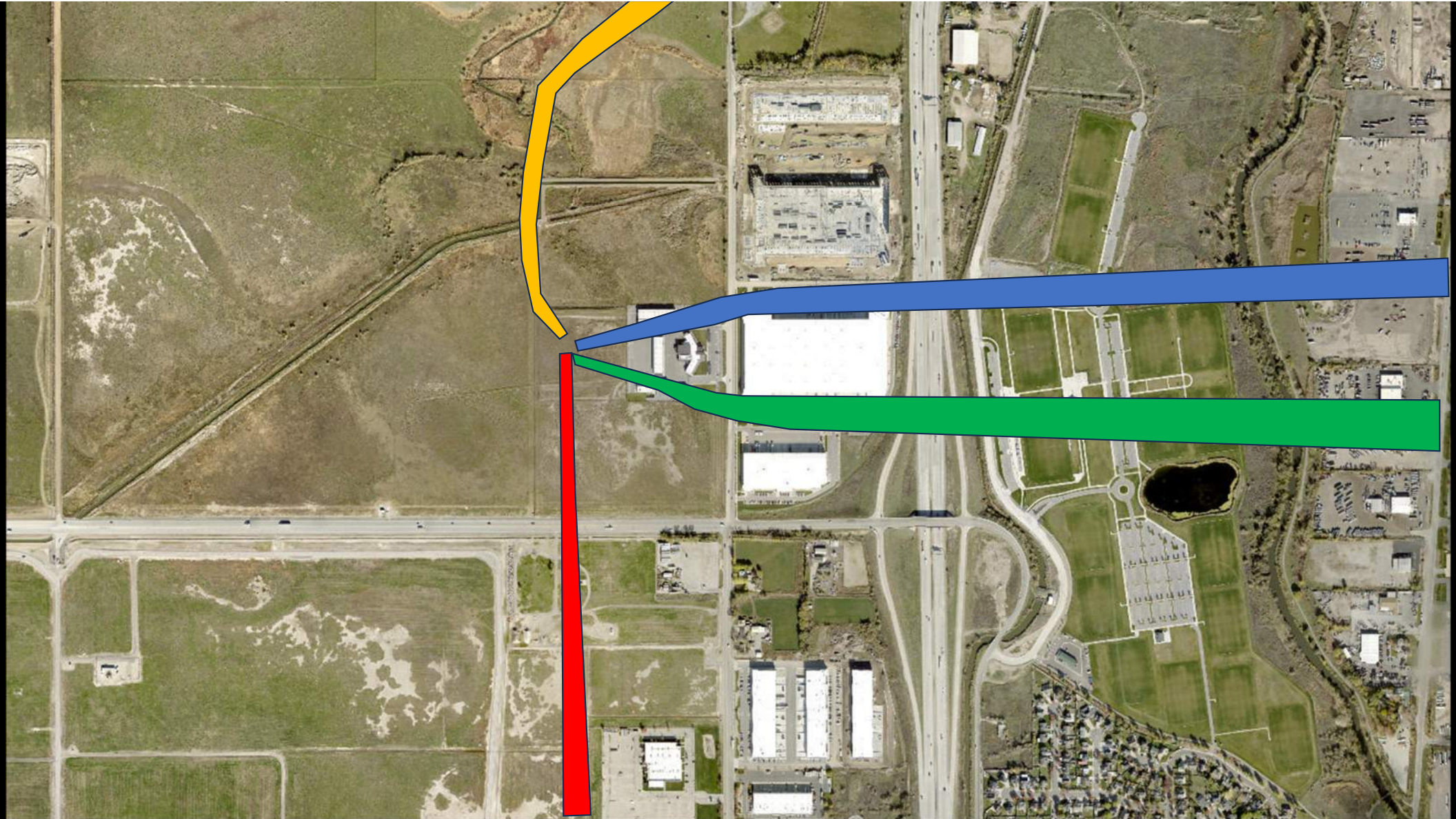
The goal with all of these routes is that we will be able to fly into the wind as much as possible during take off and landing, because it will help with lift / power requirements. Once we get above a certain speed the headwind is not as crucial, but during the slower portions of take off and landing it is important to have that headwind.



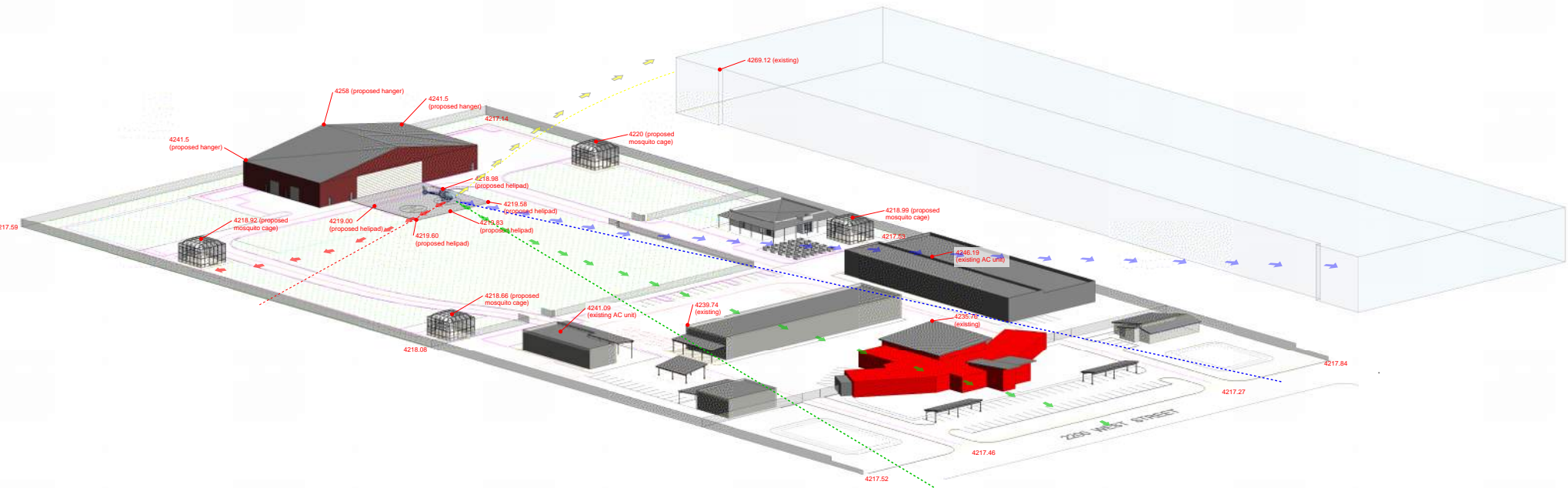
S.L. MOSQUITO ABATEMENT PROPOSE TAKE-OFF AND LANDING ROUTES

These are the proposed (4) take off and landing routes in and out. The majority of time we would go East before going West.

The goal with all of these routes is that we will be able to fly into the wind as much as possible during take off and landing, because it will help with lift / power requirements. Once we get above a certain speed the headwind is not as crucial, but during the slower portions of take off and landing it is important to have that headwind.



S.L. MOSQUITO ABATEMENT PROPOSE TAKE-OFF AND LANDING ROUTES




S.L.C. MOSQUITO ABATEMENT DISTRICT - PHASE II

S.L. Mosquito Abatement

Write a description for your map.

Legend

 Salt Lake Mosquito Abatement



Google Earth

Image Landsat / Copernicus
Image © 2023 Airbus


200 ft

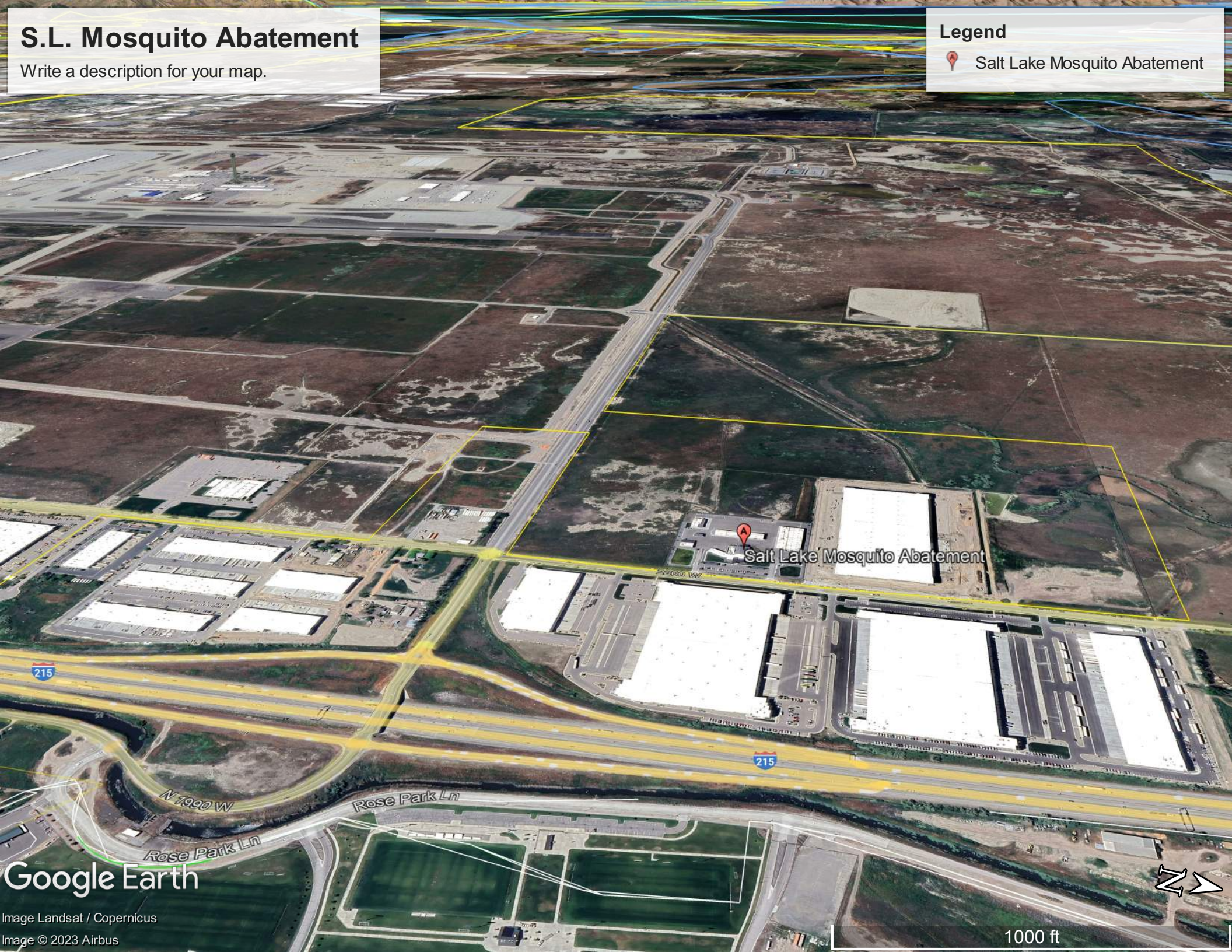


S.L. Mosquito Abatement

Write a description for your map.

Legend

-  Salt Lake Mosquito Abatement



215

215

N 1090 W

Rose Park Ln

Rose Park Ln

Salt Lake Mosquito Abatement

Google Earth

Image Landsat / Copernicus
Image © 2023 Airbus

1000 ft

