

# **Staff Report**

PLANNING DIVISION COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner - 801-535-6107 - david.gellner@slcgov.com

Date: January 10, 2018

Re: PLNPCM2017-00802 - Municipal Service Use - SLC Mosquito Abatement District Complex

### **CONDITIONAL USE**

**PROPERTY ADDRESS:** 2215 North 2200 West **MASTER PLAN:** Northwest – Jordan River/Airport Master Plan (1992) **ZONING DISTRICT:** BP - Business Park

**REQUEST:** Andy Tongish, of Design West Architects, representing the Salt Lake City Mosquito Abatement District (SLCMAD), is requesting Conditional Use approval for a new municipal service use. The proposal is for a new headquarters complex for the SLCMAD consisting of six (6) buildings on the 7.8 acre property in the BP (Business Park) zoning district. All proposed buildings will support the operations and mission of the District.

**RECOMMENDATION:** Based on the information in this staff report, planning staff recommends that the Planning Commission approve the proposed conditional use project subject to complying with all applicable regulations and the conditions of approval listed below.

- 1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.
- 2. Applicant shall comply with all other department/division requirements.

#### **ATTACHMENTS:**

- A. Vicinity Map
- B. Photos
- C. Site Plan & Elevations
- D. Additional Applicant Information
- E. Existing Conditions & Zoning Requirements
- F. Analysis of Standards
- G. Public Process and Comments
- H. <u>Department Comments</u>

#### **PROJECT DESCRIPTION:**

The request is to establish a new municipal service use for the Salt Lake City Mosquito Abatement District headquarters campus on a 7.8 acre parcel of vacant land owned by the District. The SLCMAD owns 2 parcels of land in this area, this project will be taking place on the most eastern of the parcels as "Phase 1" of this project. The SLCMAD is an independent local district which serves a municipal services function within Salt Lake City. The proposed complex will consist of six (6) individual buildings on the site as identified below.

- Administration/laboratory building 18,280 square feet (sf)
- Dormitory building 2,557 sf
- Truck storage and maintenance 22,741 sf
- Vehicle storage 10,016 sf
- Chemical storage 3,314 sf
- Fish hatchery 2,503 sf

It is anticipated that the SLCMAD headquarters will have approximately 25 to 40 employees working during the highest shift. The normal business operating hours will be between 7:00 AM and 3:30 PM. A more detailed description of the individual buildings and the project details is included in the narrative submitted by the applicant included in <u>Attachment D</u> of this report.

#### **KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

#### Issue 1: More than One Building on Site

The proposal calls for six (6) separate buildings. Chapter 21A.36.010.B.1 of the Zoning Ordinance allows more than one principal building on a lot, subject to all of the principal nonresidential buildings being occupied by one use. The proposal is for one principal use, the mosquito abatement district function. All the buildings in the proposal are related to and accessory to that primary use and mission. Planned Development approval is not required for the various buildings as they relate to a single use on the site.

#### Issue 2: Traffic Impacts and Improvements on 2200 West

During the community outreach process, several members of the public brought up concerns about the future impact of traffic on 2200 West originating from this use and also other nearby developments and how that would impact the street.

The Salt Lake City Transportation Division was sent information about the project in order to review the proposal and provide comments. The proposed development of the SLCMAD headquarters is anticipated to be a low volume use that will have little impact on the current service level of 2200 West through vehicles coming and going to the site. The Transportation Division is aware of the future development potential of the area and the concerns with the adequacy of the existing roadway infrastructure. 2200 West is considered an arterial street and the plan is to expand it to three (3) lanes plus a bicycle lane in each direction in a right-of-way that would be approximately 66-feet wide at full build out. The build out will likely happen relatively quickly as the greater area is quickly transitioning away from one of rural character to an area with significant commercial development. The expanded 2200 W will be designed to handle all the traffic in the greater area.

Specific to the proposed project, the property owner will be required to implement improvements along 2200 West Along their property frontage. This includes the installation of asphalt paving west of the centerline of the road as well as curb and gutter along the SLCMAD property. Sidewalk will not be required as that is being installed on the east side of 2200 West as part of the Hamilton Partners project.

#### Issue 3: Dormitory and Airport Overlay Flight Protection Zone Path Zone A

The proposal includes a dormitory building which would provide a "Living/sleeping facility for up to 4 visiting scientists or graduate students." according to the narrative submitted by the applicant. The BP zoning district does not list a "dormitory" as an allowed use but allows both a "Municipal Service Use" and "Government Facility" as conditional uses which includes things like a fire station. A fire station could have personnel living on site for the duration of their shift but would not be considered traditional housing or a residential use per se. The dormitory could therefore be considered an accessory use to the allowed municipal service use.

Planning sent information about this proposal and specifically about the dormitory use to the Director of Airport Planning to inquire whether or not this use would be allowed given the Airport Overlay Flight Protection Path Zone A classification of the property. Airport influence Zone A is that area exposed to very high levels of aircraft noise and having specific height restrictions. Zone A would prohibit residential uses but would allow hotels and motels with specific air circulation systems and sound attenuation measures.

The Director of Airport Planning indicated that they would not consider the proposed dormitory/overnight stay units as permanent residential uses and would consider them similar to hotels or motels where persons would only stay temporarily. Hotels and motels are allowed with sound attenuation in the A district. The proposed dormitory is allowed at this location with proper sound attenuation and air circulation measures.

#### Issue 4: Northwest – Jordan River/Airport Master Plan

The short and long range maps contained in the Northwest – Jordan River/Airport Master Plan recognize the uses in this area as industrial in nature and noted the desire to eventually phase out residential development in this area. The plan also recognizes the environmental constraints in the area including saturated soils and high groundwater tables. The use is in concert with the Master Plan and anticipated changes to the area.

#### **DISCUSSION:**

This project will provide a public benefit in terms of expanded capacity for SLCMAD functions designed to provide Salt Lake City and its residents with protection through the suppression of mosquitoes and mosquito-borne diseases. As additional development near the airport and in the City's Northwest Quadrant takes place, the ability of the District to increase its operational capacity and expand its mission will become even more important. This proposed use is intended to meet a community need and has been proposed to replace the existing facility which no longer meets the needs of the District.

#### **NEXT STEPS:**

If the conditional use is approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

## ATTACHMENT A: VICINITY MAP & AERIAL





## **ATTACHMENT B: VICINITY PHOTOS**



## **ATTACHMENT C: SITE PLAN & ELEVATIONS**



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	ULE				
	BOTANICAL NAME / COMMON NAME	<u>CONT</u>	CAL		QTY
	Acer grandidentatum / Bigtooth Maple	B & B	2" Cal		6
	Cercis canadensis / Eastern Redbud	B & B	2" Cal		5
	Cercis reniformis / Red Bud	B & B	2" Cal		2
	Fraxinus anomala / Single-Leaf Ash	B & B	2" Cal		7
	Ginkgo biloba / Maidenhair Tree	B & B	2" Cal		4
	Picea abies / Norway Spruce	B & B	2" Cal		5
Þ	Picea pungens glauca / Colorado Blue Spruce	B & B	2" Cal		17
	Quercus gambelii / Gambel Oak	B & B	2" Cal		21
	Robinia neomexicana / New Mexico Locust	B & B	2" Cal		16
	Robinia pseudoacacia / Black Locust	B & B	2" Cal		7
	BOTANICAL NAME / COMMON NAME	<u>SIZE</u>	FIELD2		<u>QTY</u>
	Caryopteris x clandonensis / Bluebeard	5 gal			62
	Holodiscus dumosus / Rock Spirea	5 gal			18
	Physocarpus opulifolius / Ninebark	5 gal			10
	Pinus mugo `Compacta` / Dwarf Mugo Pine	5 gal			22
	Potentilla fruticosa / Bush Cinquefoil	5 gal			13
	Rhus glabra `Cismontana` / Western Smooth Sumac	5 gal			23
	Rosa Meidiland series `Bonica` / Bonica Meidiland Rose	5 gal			8
NNIALS	BOTANICAL NAME / COMMON NAME	<u>SIZE</u>	FIELD2		QTY
	Lavandula angustifolia `Hidcote` / Hidcote Lavender	5 gal			108
	BOTANICAL NAME / COMMON NAME	<u>SIZE</u>	FIELD2		<u>QTY</u>
	Calamagrostis x acutiflora `Avalanche` / Feather Reed Grass	5 gal			78
	Helictotrichon sempervirens / Blue Oat Grass	5 gal			105
	Muhlenbergia rigens / Deer Grass	5 gal			52
	Pennisetum alopecuroides / Fountain Grass	5 gal			44
<u>RS</u>	BOTANICAL NAME / COMMON NAME	<u>CONT</u>	FIELD2	<u>SPACING</u>	QTY
	BARK MULCH / BARK MULCH	None			9,449 sf
	Poa pratensis / Kentucky Bluegrass	sod			25,905 sf
	Rock Angular / Angular Rock	5 gal			62,716 sf

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west | architects 84321 CH LOGAN UT SALT LAKE C design 5 SOUTH 300 WF 5 NORTH 400 WE 255 795



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_	Parcel 1 2210 West 2100 North 7.45 acres
С	Total Area Parcels 1 & 2 14.32 acres No Buildings Observed
_	Parcel 2 2210 West 2100 North 6.87 acres
В	Exception No. 18 Avigation Easement All of the Subject Property
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A	Limited Partners Book 7352 Page
9/22/2017 2:30:15 PM	A1 SITE PLAN

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# BUILDING FLEVATION KEYNOTES

NUMBER	DESCRIPTION
1	MASONRY CONTROL JOINTS, SEE STRUCTURAL FOR EXACT LOCATIONS
2	WASTE OIL TANK
3	48" HIGH, CONCRETE FILLED, STEEL PIPE BOLLARD. 6" DIA., - 4 REQ'D PER OVERHEAD DOOR
4	OVERHEAD COILING DOOR AS SCHEDULED
5	FACTORY FINISH METAL COPING W/STANDING SEAMS, SLOPE TO DRAIN TOWARD ROOF
6	DOOR AS SCHEDULED
7	CMU WALL AS SCHEDULED
8	ROOF JOISTS
9	STANDING SEAM METAL ROOF SYSTEM
10	STEEL COLUMN AS SCHEDULED
11	STEEL BEAM AS SCHEDULED
12	CONCRETE SLAB ON GRADE
13	SCHEDULED ASPHALT, SEE CIVIL DRAWINGS FOR EXTENT
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22	GLASS BLOCK WINDOW
23	TUBE STEEL BEAM, SEE STRUCTURAL
24	METAL CONDUCTOR HEAD AND DOWNSPOUT
25	METAL GUTTER AND DOWNSPOUT
26	METAL PANEL SYSTEM
27	STONE VENEER
28	ALUMINUM FASCIA
29	ROOF TOP UNITS, SEE MECHANICAL
30	FISH TANK

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# ADMINISTRATION EXTERIOR ELEVATIONS









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29	ROOF TOP UNITS, SEE MECHANICAL			



DORMITORY ELEVATIONS

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28	ALUMINUM FASCIA		
29	ROOF TOP UNITS, SEE MECHANICAL		



FISHERY ELEVATIONS

## **ATTACHMENT D: APPLICANT INFORMATION**

The narrative found on the following pages was submitted by the applicant. The narrative more specifically describes the project and each of the proposed buildings as well as their function and size.

	date:	9.13.2017
	project:	Salt Lake City Mosquito Abatement District Headquarters
Conditional Use Application	by:	Scott Olcott
Information	subject:	Conditional Use Application

#### 1. Project Description

The Sale Lake City Mosquito Abatement District has purchased 15 acres of land, divided into (2) parcels, located at 2215 N 2200 W in Salt Lake City. The land is currently zone "Business Park". The proposed facility would be a "Municipal Services" function, which is classified as allowable by conditional use permit in the district.

The Salt Lake City Mosquito Abatement District is an independent Local District which provides the citizens of Salt Lake City the enhancement of health and quality of life through the suppression of mosquitoes and mosquito-borne diseases. The District utilizes best management practices through an Integrated Mosquito Management approach to conduct surveillance and control activities. Science is an integral component of SLCMAD operations and consists of field sampling for larval (juvenile) mosquito populations in aquatic habitats, trapping for adult mosquitoes for species density and identification, and disease surveillance for the presence and infection rates of mosquito-borne pathogens. The District facility will serve as a staging ground for operational and field research, in addition to serving as the primary facility where all District equipment and supplies will be housed to conduct SLCMAD's mission. The facility will incorporate an indoor fish hatchery for the propagation of mosquito-eating fish as a biological control tool, vehicle storage facilities to house various equipment, mechanic shop to service equipment, a climate-controlled pesticide storage facility to house the various products used for mosquito control, and an administration building and associated laboratory for business management and surveillance efforts.

Phase one of the proposed project will be located on 7 acre and will consist of (6) individual buildings. These building include the following;

Administration / Laboratory building – 18,280 sf

Administration spaces required for the overall district operations. The following individual spaces are included; Lobby, board room, training rooms, offices, locker/shower/toilet facilities and laboratory spaces that will allow the district to self-perform testing for mosquito-borne pathogens.

#### Dormitory Building – 2,557 sf

Living/sleeping facility for up to (4) visiting scientists or graduate students. This building also a basic laboratory/work space for the use of Its occupants.

#### Truck Storage / Maintenance - 22,741 sf

Large interior space dedicated to the parking of district owned trucks with additional spaces dedicated vehicle maintenance and facility storage requirements.

#### Vehicle Storage – 10,016 sf

Large interior space dedicated to the parking of trucks with attached trailers. This building also has (3) open and (1) enclosed vehicle wash bays.

#### Chemical Storage - 3,314 sf

Building dedicated to the safe storage of chemical product used by district operations. Building will have redundant containment features.

#### Fish hatchery - 2,503 sf

Building dedicated to the rearing of mosquito eating fish for use in the district abatement operations.

## design west architects

#### 2. Conditional Use Information

#### Anticipated operating/delivery hours associated with the proposed use.

Normal operating hours will be between 7:00 am and 3:30 pm.

#### What are the land uses adjacent to the property (abutting and across-the-street properties)?

Lands on the north and south are currently vacant fields, southern parcel is currently being leased by a farmer for cattle grazing. Lands on the west are owned by SLC Airport and are vacant with no plans of development. Lands on the east are owned by Hamilton Partners and are being developed as a 30 acre business park.

#### How many employees are expected to work on-site during the highest shift?

25 to 40

#### Have you discussed the project with nearby property owner? If so, what responses have you received?

Yes. South parcel is vacant and being leased by a farmer who we have great relations with. The farmer may or may not relocate cattle to other grounds depending on his needs in the future. West parcel is owned by airport, whom we have great relations with, as we conduct all mosquito control operations on that (and other airport owned) property. All our personnel acquire security clearance through the airport annually to access those sites for mosquito control. Property on north is vacant and the owners may be interested in selling and developing the lands in the future. Property on West is owned by Hamilton Partners and we have a Memorandum of Understanding in place with them and have partnered for cost sharing purposes to bring utilities to both of our sites.

## ATTACHMENT E: EXISTING CONDITIONS & ZONING ORDINANCE REQUIREMENTS

#### ADJACENT LAND USES and ZONING

The land use and zoning surrounding the site include the following:

- North: BP largely vacant with some agricultural uses
- **South:** BP largely vacant with some agricultural uses
- **East:** BP currently being developed by Hamilton Partners for the I-215 Commerce Center Plat Project which will include industrial uses
- West: BP largely vacant with some agricultural uses

The short and long range maps contained in the Northwest – Jordan River/Airport Master Plan recognize the uses in this area as industrial in nature and the desire to eventually phase out residential development in this area. The plan also recognizes the environmental constraints in the area including saturated soils and high groundwater tables. The use is in concert with the Master Plan and the anticipated changes to the area over time.

#### SALT LAKE CITY ZONING ORDINANCE PROVISIONS

#### 21A.32.030: BP BUSINESS PARK DISTRICT:

A. Purpose Statement: The purpose of the BP business park district is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.

## MUNICIPAL SERVICE USES, INCLUDING CITY UTILITY USES AND POLICE AND FIRE STATIONS:

City or county government operations and governmental authorities providing services from specialized facilities, such as police service, street/highway department maintenance/construction, fire protection, sewer and water services, etc. City or county operations and governmental authorities providing services from nonspecialized facilities shall be considered office uses.

#### 21A.36.010: USE OF LAND AND BUILDINGS (21A.36.010)

*B.* One Principal Building Per Lot: Not more than one principal building shall be located on any lot, except that:

1. Lots in the SR-3, RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, CB, CS, CC, CSHBD, CG, RP, BP, MU, M-1, M-2, A, I and UI districts may have more than one principal building on a lot, subject to all of the principal nonresidential buildings being occupied by one use, or all principal residential and nonresidential buildings having frontage on a public street and subject to site plan review approval, pursuant to chapter 21A.58 of this title; and

2. More than one principal building may be permitted on a lot in all zoning districts other than those identified in subsection B1 of this section, or when the principal buildings are occupied by more than one use, when authorized in conjunction with an approved planned development pursuant to chapter 21A.55 of this title. All land uses shall front a public street unless specifically exempted from this requirement by other provisions of this title.

Zoning Standard	Required	Existing/Proposed	Status
Min Lot Area	20,000 sq. ft.	340,000 sq. ft.	Complies
Min Lot width	100'	560'	Complies
Maximum Building Height	60'	Tallest elevation is approx. 25'	Complies
Front Yard Setback	30'	approx. 100'	Complies
Interior Side Yard	20'	30'	Complies
Rear Yard	25'	33' is smallest	Complies
Parking Spaces	114 spaces	117 spaces	Complies
Landscape yard required - front	30'	32'	Complies
Landscape yard required – interior side	8'	30'	Complies
Landscape yard required - rear	8'	33'	Complies

## Current Zoning Requirements – BP – Business Park Zoning District

## **ATTACHMENT F: ANALYSIS OF STANDARDS**

#### 21A.54.080 Standards for Conditional Use

**Approval Standards**: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

**Analysis:** The property is located in the BP (Business Park) zoning district. Per Section 21A.33.070 – Table of Permitted and Conditional Uses for Special Purpose Districts of the Zoning Ordinance, all municipal service uses including city utility uses and police or fire stations in the BP zone require conditional use approval.

**Finding:** The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance. It is allowed in the zone through the conditional use process and complies with all City requirements for such a facility.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Analysis:** Surrounding uses include mainly vacant land and some agricultural and grazing uses. The area is however transitioning to more industrial uses as part of the overall development pattern of the area. As part of these changes, more large-scale industrial and commercial developments are expected to be developed. In conjunction with those changes, it is anticipated that residential development will eventually be phased out in this area.

**Finding:** Staff finds that the use will be compatible with surrounding uses. There are no residential neighbors close to the site and the scale and intensity of development is compatible with existing and anticipated uses surrounding it.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

**Analysis:** The short and long range vision of the Northwest – Jordan River/Airport Master Plan recognizes the uses in this area as industrial in nature and that residential development in this area will eventually be phased out. The use is in concert with the Master Plan and the anticipated changes to the area over time and will provide a function that is intended to meet a community need as the new facility will replace an existing facility which no longer meets the needs of the District.

Finding: The proposal does not present a conflict with the Master Plan.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (please refer to Detrimental Impacts Chart on the next page for details).

**21a.54.080B Detrimental Effects Determination** In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	A municipal service use such as a fire or police station is allowed as a conditional use in the BP zoning district.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The Master Plan recognizes the uses in this area becoming more industrial in nature. The proposed use is in concert with the Master Plan and the anticipated changes to the area over time.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	Currently there are no other uses in the area although a large site to the east is being developed for the I-215 Commerce Center Project which will include industrial uses. The proposed use will fit in with the character of an area targeted for industrial uses.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	There are no surrounding structures in the area. The design will fit in with the anticipated industrial and commercial development of the area.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	There are 2 access drives onto 2200 West from the proposed complex. Given the nature of the area and lack of nearby driveways, there is no indication that the use will impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	Internal site circulation has been designed to make best use of the property for District functions. There is currently no development on adjacent properties on the west of 2200 West and no impacts are anticipated on adjacent properties from the internal uses on this site.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	Criteria #7 is not applicable to this proposal. Given the nature of District operations and equipment, pedestrian access around the site is not desirable. The main administration building will have a pedestrian-scale front door entrance and pedestrian walkway to access the station for the public and staff coming from the parking area.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposed use is anticipated to be low volume in nature and will not impact the service levels on 2200 W. The Transportation Division has indicated that 2200 W will be widened and built out to handle the anticipated traffic which is expected to increase as a result of development in the greater area. On the subject property, the he property owner is required to widen the road and install improvements along their frontage along 2200 W.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	Off-street parking will be provided on site in several locations and adjacent to the various buildings. There will be adequate parking to accommodate the anticipated needs at the complex and the amount of parking meets code.

10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site does not currently have water or sewer service. Those elements will need to be installed in order to construct the facility. Salt Lake City Public Utilities has been involved in the review process and has been working with the applicant to design the utility infrastructure.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The proposed landscaping buffers meet the requirements of the BP zoning district. In terms of siting the individual buildings, the proposal puts in place buffers in excess of the minimum required which may help to screen the use from future uses on adjacent properties.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	There is no indication that the proposed project will introduce any environmental damage to the surrounding area. Salt Lake City Public Utilities has reviewed the proposal and will require the applicant to install appropriate measures to deal with stormwater runoff as well as on-site contamination from workshop drains etc.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The anticipated hours of normal operation are generally from 7 AM to 3:30PM. Given the nature of the anticipated surrounding uses, the hours will be compatible.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Any signs and lighting will be confined to that necessary to provide safety on the site including for adequate security while being minimized in order to not impact adjacent properties.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic resources or structures on this site or in the surrounding area.

**Finding:** In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above.

## ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

## Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chair of the Westpointe Community Council (WCC) on October 24, 2017 in order to solicit comments.
- The applicant and staff attended a meeting of the Westpointe Community Council on November 8, 2017
- Staff held a public open house at the City and County Building on November 16, 2017 to solicit comments on the proposal.
- The 45-day recognized organization comment period expired on December 11, 2017.

#### Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: December 26, 2017
- Public hearing notice sign posted on the property: December 29, 2017
- Public notice posted on City and State websites & Planning Division list serve: December 26, 2017

#### **Public Input:**

The Westpointe Community Council Chair submitted some questions to staff in relation to the project after the staff and applicant attended the WCC meeting of November 8, 2017. Those questions are attached on the following pages.

The general comments at the WCC meeting and the Open House were positive in nature. The Chair of the WCC also provided the following written comment in relation to the proposal:

#### From Dorothy Owen, Chair WCC on 11/16/2017:

We see the proposed complex as a great opportunity for educational and employment development of local residents. Major concerns related to traffic and lighting on 2200 West. Needs more than a piecemeal approach. Very dangerous. Also want to discuss siting an air quality monitoring site at the complex.

## WESTPOINTE COMMUNITY COUNCIL QUESTIONS REGARDING CONDITIONAL USE ZONING FOR MOSQUITO ABATEMENT COMPLEX

### GENERAL INFORMATION QUEESTIONS:

#### Where this facility is now and why is it being moved /enlarged?

Facility currently located on a 2 acre plot of land at 2020 North Redwood Road. New facility is larger and represents an increasing emphasis on urban and not just rural mosquito problems. New laboratory will give the District a 1-2 day turnaround rather than the week turnaround now required when using the State Laboratory. The District is moving to a larger location because demand for services and number of employees have increased.

What is the current ownership of the proposed 7.8 acre site? SLCMAD owns the land.

Is the SLC Mosquito Abatement District a government or private entity? Local District Government.

It is a governmental special district of which 75% of the area falls within Salt Lake City. The district is funded by property tax assessments and is governed by a five member board of trustees appointed by the Salt Lake City Council.

How many people will be employed on site? 9 full time and up to 35 seasonal. What types of positions will be filled? Seasonal Vector Control Technicians, Laboratory Assistants, and Interns.

### **PROJECT QUESTIONS:**

<u>Why is a dormitory part of the complex proposal?</u> A dormitory/laboratory building is being constructed to house temporary visiting scholars, students, interns, and collaborators who will be conducting mosquito-related applied research.

<u>What kind of fish will inhabit the fish breeding pond?</u> *Gambusia affinis*, the western mosquito fish , will be reared in seven 800 gallon breeding tanks. These fish will be stocked in residential ponds or abandoned swimming pools as a biological control agent to naturally reduce mosquito populations.

How did the siting of the new State Prison impact the location, timing, design, and size of the proposed Mosquito Abatement Complex? The new state prison will undoubtedly increase demands for our mosquito control services. We have been talking to the politicians and legislature to ensure we are properly funded to maintain our services at acceptable levels at this location.

How much of the District's workload is projected to be generated by the new State Prison? This is hard to estimate at this point. What is the cost of this additional workload and who is going to pay this cost? We forsee an additional \$160,000 for our services on an annual basis at this location. We are looking for Governor appropriated funds for this increase in service.

How can the proposal increase employment and educational opportunities for the area? All residents are welcome to apply for seasonal positions with the District. The District also conducts educational events at local schools and community events.

<u>Please discuss the road and traffic issues related to expanding 2200 West.</u> What is private developer doing and what will City be responsible for? How does the street improvements that are part of this project fit into the overall plan for the roadway?

# This question is addressed in the Key Issues section of this report and in the Detrimental Effects Determination found in Attachment F.

ENVIRONMENTAL QUESTIONS:

How many acres of wetlands habitat exist on this site? None.

Will a formal review of existing wetlands be conducted and will there be a wetlands loss mitigation strategy? N/A

<u>What wildlife resources exist on the site?</u> Currently cattle grazing land How will wildlife be impacted? N/A

Will loss of wildlife habitat be mitigated?\_N/A

<u>What insecticides are used by Mosquito Abatement?</u> A complete list of insecticides used (including Labels and SDS sheets) can be found on our website: http://www.slcmad.org/SDS.html<u>What other</u> chemicals will be stored on site and how much? The list of insecticides will vary according to season and environmental conditions.

What are the health and environmental hazards of these chemicals? Do they injure wildlife other than mosquitos? How are these hazards being addressed? Residents may refer to the labels and SDS sheets for a complete description: <u>http://www.slcmad.org/SDS.html</u>

What is the impact of the construction on the mosquito population? N/A Short-term increase? N/A How mitigate for construction personnel and residents. Our services will continue at the level expected by residents until construction is complete.

How can the proposed complex address local air quality issues? N/A Any chance of adding an air quality monitoring station? If someone wants to fund this, we would be glad to contain in at our site.

## ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

#### ZONING REVIEW COMMENTS

BP Zone / Airport Flight Path Protection Zone A - Use of 15 acres of land divided into two (2) parcels for a Municipal Service operation which will serve as a staging ground for operational and field research and include chemical storage, housing of equipment and supplies, an equipment shop to service the equipment, an indoor fish hatchery for the propagation of mosquito eating fish, an administration building, associated laboratory and dormitory.

- The front parcel may be developed for this use, however; any development of the rear parcel without consolidating the two (2) parcels will require Planned Development review and approval due to the rear parcel being landlocked.
- Documentation of recording of an avigation easement is required for each parcel. This proposal will need to be discussed with the building and fire code personnel in Room #215.
- See 21A.37 for Design Standards for the parking lot lighting for the BP zoning districts.
- See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes.
- See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, off-street loading required/provided and any method of reducing or increasing the parking requirement as well as clear pedestrian pathways from the parking lot to the entry of the building and the public sidewalk.

#### PUBLIC UTILITIES COMMENTS

- The site does not currently have sewer or water service. There is limited storm drain infrastructure along 2200 west.
- There is a project submitted as a pioneering project for water and sewer. Participation in this agreement will be required including funding reimbursement through public utilities.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Parcels must be consolidated prior to permitting.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Groundwater should be expected at shallow depths.
- Contact SLCPU Property Agent for additional information regarding SLCPU owned property and easements.
- Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas.
- Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model

output, certification, summary and discussion. Drainage study should include minimum floor elevations related to flooding and the peak level of the Great Salt Lake.

- Contact SLCPU Street Light Program Manager for information regarding street lights.
- Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

#### **ENGINEERING COMMENTS**

Work to install utilities for the Hamilton Partners project (I-215 Commerce Center Plat 1) is underway. That development will also install curb, gutter and sidewalk along its frontage of 2200 West. It will also install asphalt paving west of the centerline of the road. Please show the extents of the Hamilton street improvements on the civil plans for the Mosquito Abatement development. Curb & gutter (not sidewalk) and asphalt pavement is required along the Mosquito Abatement property as part of this project.

Please determine what is needed regarding the existing power poles along the project frontage. Prior to performing work in the public way of 2200 West, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering. The bond needs to be commensurate with the value of the public way improvements.

#### FIRE REVIEW COMMENTS

Fire department access roads and gates shall be a minimum 20 ft. clear width, 13ft. 6 in. clear height. The turning radius shall be 20 ft. inside and 45 ft. outside. Maximum dead end road length without a turnaround is 150 ft. Fire department access shall be within 150 ft. of all exterior walls of the first floor. Fire hydrants shall be within 400 ft. of all exterior walls of the first floor. Fire hydrants and fire department access roads shall be installed before building is constructed.