

July 9, 2024



MHTN  
ARCHITECTS

Diana Martinez  
Salt Lake Planning  
451 S State Street  
Salt Lake City, UT 84111

Dear Diana:

The following information is provided as part of the Submittal Requirements for a Zoning Amendment regarding code section 21A.40.120 REGULATION OF FENCES, WALLS AND HEDGES

**DELTA AIR LINES – Fencing Amendment Request (Nonresidential Property)**

**PURPOSE AND JUSTIFICATION**

The new Delta Air Lines Training Facility is located in the International Center and for purposes of safety and security needs to install a 6’ fence around the entire perimeter, including 3 vehicular gates. The International Center is primarily an Industrial / Manufacturing neighborhood.

**INTENT OF DEVELOPMENT**

The property / building is approximately 95% complete and will serve Delta Air Lines as a training facility for its pilots fulfilling a need for the western United States. The current building houses multiple flight simulators, cockpit simulators and classrooms. The majority of visitors will be from out of town, staying at local hotels and being shuttled to the facility. 72 stalls are provided for instructors, administrators, etc.

The future potential development may include more flight simulators, cockpit simulators, classrooms, fuselage and door trainers and other related training spaces. The scale of the development will be similar to the building being completed (2 story) with the potential of 3 story wing (within the allowable SLC Zoning of maximum building height of 65' with 5' for mechanical screen / parapet.) Phase 2 and 3 are projected in the next 5 – 10 years. See attached Site Plan for Master Planning.

**ZONING MAP**

This proposed text amendment does not intend on changing any Zoning Maps.

**TEXT AMENDMENT PROPOSAL**

Existing Text:

21A.40.120: REGULATION OF FENCES, WALLS AND HEDGES:

E. Height Restrictions and Gates:

1b. Nonresidential Zoning Districts:

(1) A fence, wall, or hedge located between the front property line and the primary facade of the principal structure shall not exceed four (4) feet in height.

(2) A fence, wall or hedge located at or behind the primary facade of the principal structure shall not exceed six (6) feet in height.

Amended to read:

(1) A fence, wall, or hedge less than 80% open, located between the front property line and the primary facade of the principal structure shall not exceed four (4) feet in height.

(2) A fence, wall or hedge located at or behind the primary facade of the principal structure shall not exceed six (6) feet in height.

(3) In M-1 zoned properties in the International Center, a fence, wall, or hedge that is a minimum of 80% open, located between the front property line and the primary facade of the principal structure, shall not exceed six (6) feet in height.

#### **COMMUNITY BENEFIT**

This text amendment would make it possible for other Industry / Manufacturing zoned properties to install safety and security fences to their projects if they desired. There is no negative effect as installing a fence is not a requirement. Additionally, this text amendment might encourage development of properties by allowing Landlords / Tenants to meet safety and security standards needed by the potential needs of a user. *The Development Plan in this area does not support the desire to have a 4' fence that creates a walkable streetscape experience and allows these properties to be developed as needed.*

#### **DATA COLLECTION**

Prior use of the property was an empty lot. The site will have a 2 story Training Facility.

The Training Facility is 49,913 SF

The Landlord / Tenant is Delta Air Lines.

This is a new build for Landlord / Tenant – no lease rates are applicable.

Delta Air Lines is leasing the site from the Salt Lake City Department of Airports, commonly called a ground lease.

Sincerely,

**MHTN Architects, Inc.**

Robert Pinon, AIA  
Vice President

Copies to:

File

Kristina Gilmore

Kenneth Dodson (Delta Air Lines)