



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Planning Commission

From: Casey Stewart, Planning Manager (Development Review)

Date: March 8, 2023

Re: Modification to prior YWCA conditional use for additional fence height (conditional use petition 410-08-09 from 2008)

REQUEST: YWCA Utah, located at 322 E 300 South, has submitted a request to modify the original conditional use granted to them in 2008 for their campus development and operations. Their focus is supporting women and children by providing comprehensive violence services, safety and support. The modification is to allow for taller fence height, up to 8 feet. The applicant wants to install taller fences in certain areas of the campus to improve security for their clients/customers.

ACTION REQUIRED: Review the applicant's description and plans for increased fence height and decide whether the situation warrants approval as a modification to the original conditional use.

CODE DISCUSSION: The request is being reviewed under **Section 21A.40.120.E.4.i** of the city zoning ordinance (language and link below) which potentially allows for fences to exceed the height limits when the fence is part of a conditional use and where the additional height would help mitigate adverse impacts. This modification request does not require a public hearing because no building expansion (increase in floor area) is involved.

i. Conditional Uses. A fence, wall, or hedge may exceed the allowable height requirements of this Chapter where additional fence height is imposed as a reasonable condition to mitigate the anticipated detrimental effects of a conditional use. Where such additional height is imposed as a reasonable condition, such height shall not exceed the minimum height necessary to mitigate the anticipated detrimental effects of the conditional use.

[21A.40.120: REGULATION OF FENCES, WALLS AND HEDGES: \(amlegal.com\)](https://amlegal.com)

RECOMMENDATION: Based on the applicant's information and reasons for the increased height, which include mitigating safety concerns of YWCA clients by deterring potential perpetrators from accessing the site and increasing the general safety of the surrounding area, planning staff recommends that the Planning Commission approve the requested modification to the original YWCA conditional use petition 410-08-09.

ATTACHMENT: [Applicant's Request and Plans](#)

January 3, 2023

Dear Planning Commission,

Beginning in 2008, YWCA Utah undertook a major campus expansion and site updates which were approved as a Conditional Use by the Planning Commission under Petition 410-08-09 (*YWCA Campus of Salt Lake City Conditional Use/Planned Development—a request by the YWCA of SLC to redevelop and expand their operation at their current location at approximately 322 East 300 South. In an effort to have a greater outreach to the community, and replace inadequate facilities, the YWCA proposes to construct two new buildings on the campus which will be women’s crisis shelters and residences and will include support spaces. The subject site is zoned R-MU (Residential/Mixed Use District) and located in City Council District 4*). This project allowed us to increase the capacity and reach of the critical domestic violence services we provide our community, including two modern shelter buildings, bringing our total footprint to six buildings on 1.68 acres in downtown Salt Lake City.

Providing a campus of safety and sanctuary for our clients is of the utmost importance. Our clients include survivors of domestic violence who are fleeing their homes and finding safety and shelter with us, as well as the students of our early education center, whose parents entrust us with the safety of their children each day. As an organization we are finding that despite the intentional designing of our campus, comprehensive access control, security cameras throughout campus, and diligent staff, we continue to face critical security challenges due to the open nature of our campus and multiple points of access - especially the open parking lot area between five of our buildings.

Our clients' abusive partners regularly use this parking lot to loiter, harass and threaten clients/staff, and damage property/vehicles - often in violation of protective orders. We also find that despite a six-foot fence at the interior residential portions of our property, individuals are able to regularly overtop the height of this fence and gain access to our most vulnerable parts of campus. These security breaches threaten the safety and security of our staff and vulnerable client population, including the 200+ children who either live or learn with us each day. YWCA Utah also must regularly engage the services of Salt Lake City Police Department to respond to these dangerous situations and events.

In order to mitigate the adverse impact these incidents cause YWCA clients, staff, and resources, as well as the adverse impact in causes the Salt Lake City's resources, YWCA Utah is requesting a modification of our 2008 Conditional Use approval (Petition 410-08-09) to allow for the installation of a fence in excess of current allowable height. The fence and access-controlled gates will be between our building at 322 E 300 S and 344 E 300 S, set behind the entrance of building at 344 E 300 S. To maintain the aesthetics of our campus and community, this project will also include complimentary landscaping. As recommended by the Department of Homeland Security's CISA Security Assessment at Fist Entry, we are requesting a height of eight feet to impede trespassers from overtopping the fencing and threatening the safety and security of our campus and clients. This additional infrastructure will allow for a dramatic increase of the safety and security of our campus within the constraints of our limited resources. Attached please find renderings of the proposed modifications.

Thank you for your consideration of this request. Please contact CEO, Liz Owens at LOwens@ywcautah.org with any questions or needs for additional information.

Best,

Nora Trinidad-Scholle
Chief Operating Officer
YWCA Utah

eliminating racism
empowering women

ywca

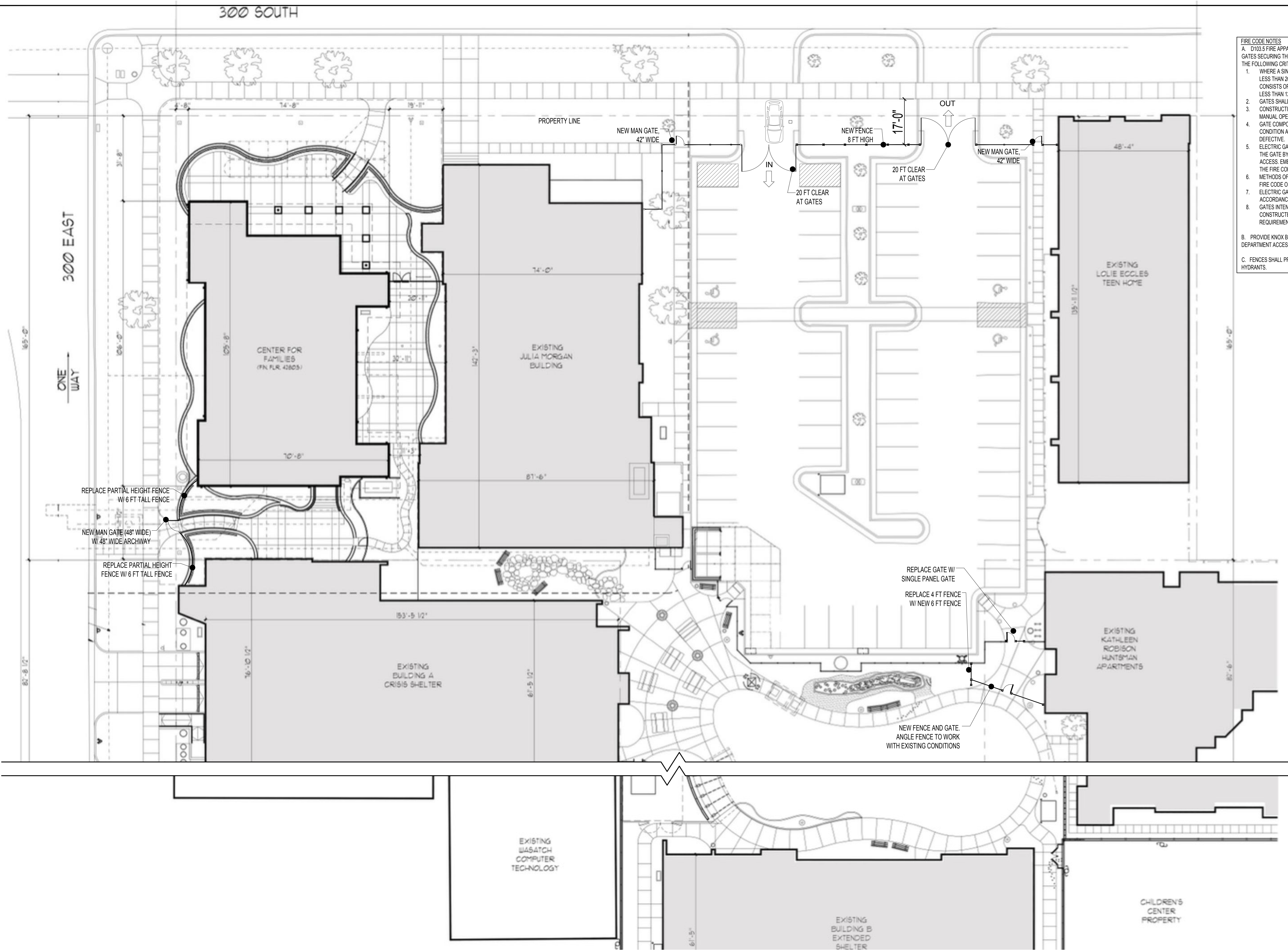
Utah

322 E 300 S
Salt Lake City, UT 84111
www.ywcautah.org

300 SOUTH

300 EAST

ONE WAY



- FIRE CODE NOTES**
- A. D103.5 FIRE APPARATUS ACCESS ROAD GATES (2018 IFC) GATES SECURING THE FIRE APPARATUS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
1. WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL BE NOT LESS THAN 20 FEET (6096 MM). WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 12 FEET (3658 MM).
 2. GATES SHALL BE OF SWINGING OR SLIDING TYPE.
 3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
 4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
 5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
 6. METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
 7. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
 8. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
- B. PROVIDE KNOX BOX OR KNOX GATE CONTROLLER AT GATE FOR FIRE DEPARTMENT ACCESS.
- C. FENCES SHALL PROVIDE AT LEAST 3 FEET OF CLEAR SPACE TO HYDRANTS.

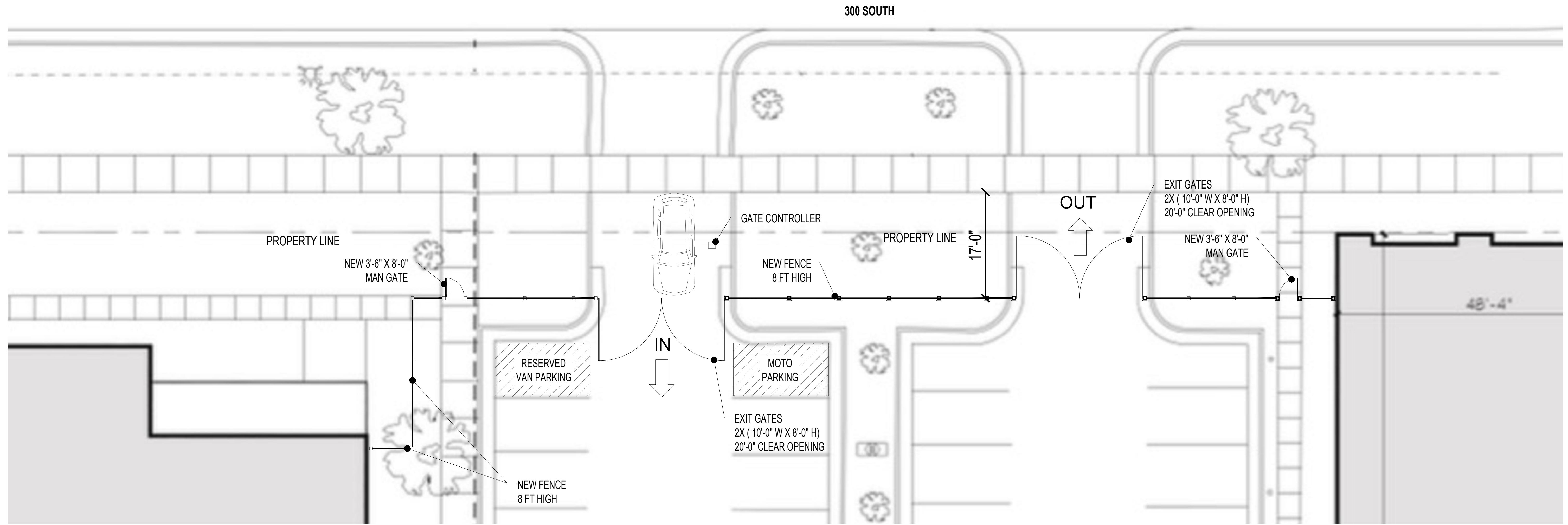
DESIGN DEVELOPMENT

YWCA SALT LAKE CITY
322 EAST 300 SOUTH SALT LAKE CITY, UTAH 84103

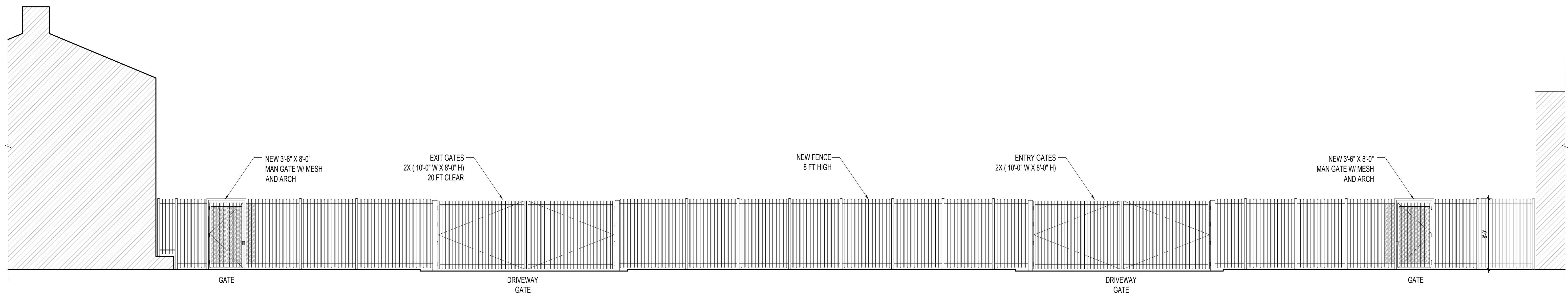
REVISIONS:

DATE:
12/13/22
SHEET:
AS101

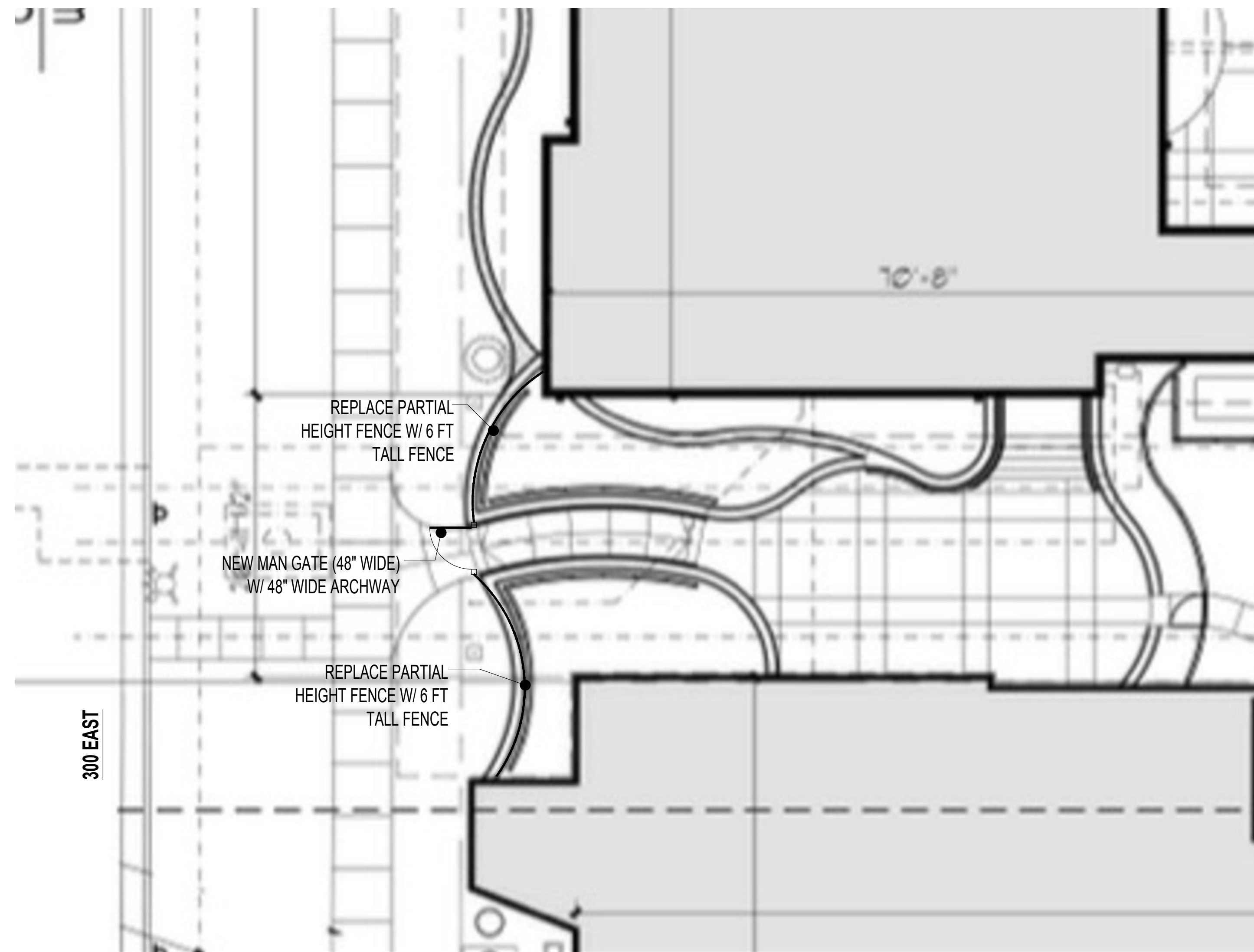
1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"



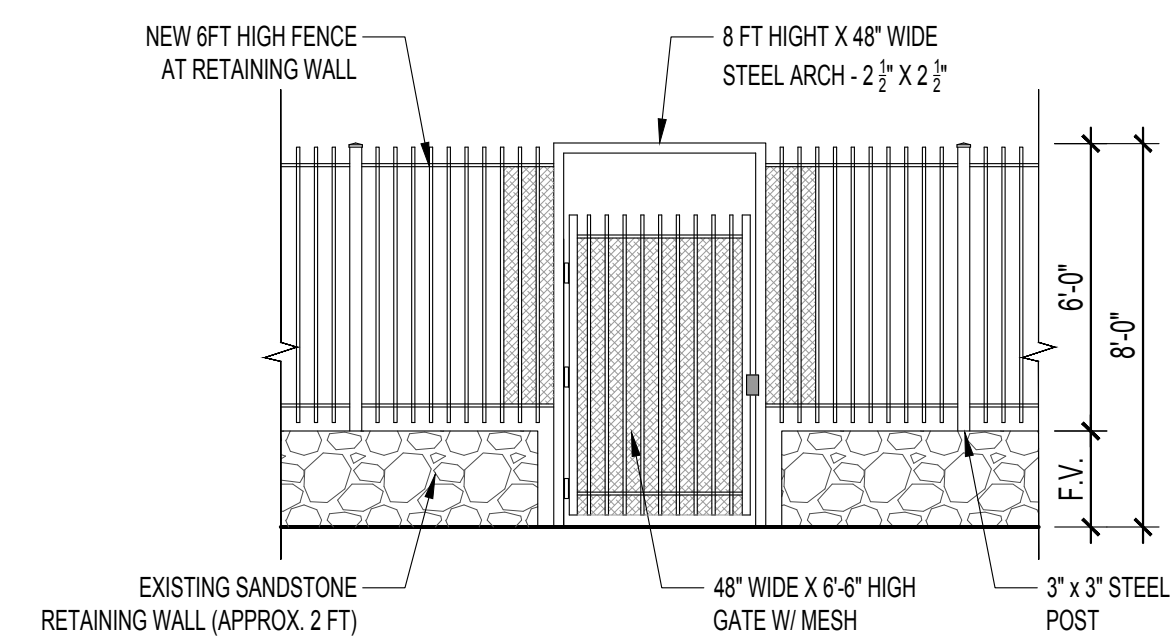
1
A1-01 NORTH PARKING FENCE AND GATE PLAN
SCALE: NTS



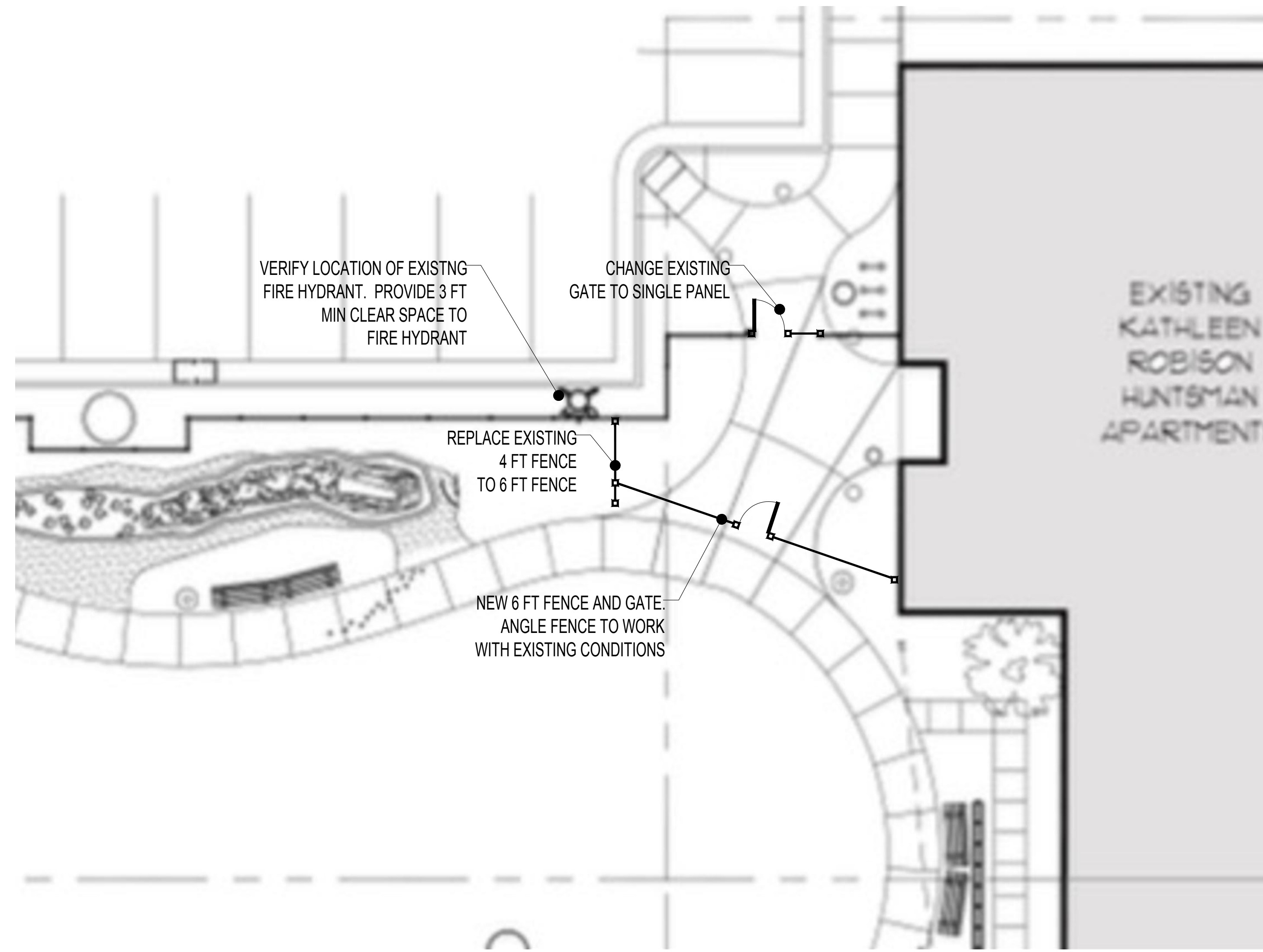
2
A101 NORTH PARKING FENCE AND GATE ELEVATION
SCALE: 3/16"



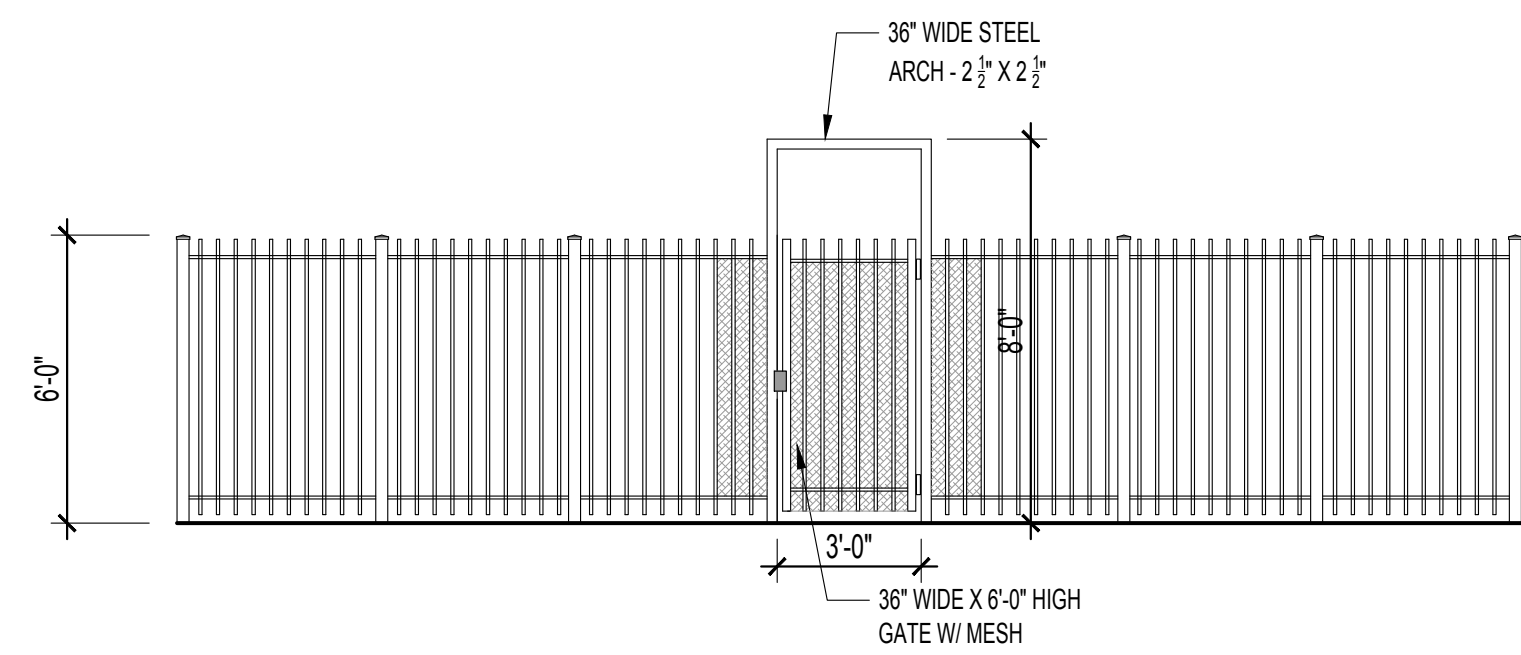
1 WEST FENCE AND GATE PLAN
 A102 SCALE: 1/4" = 1'-0"



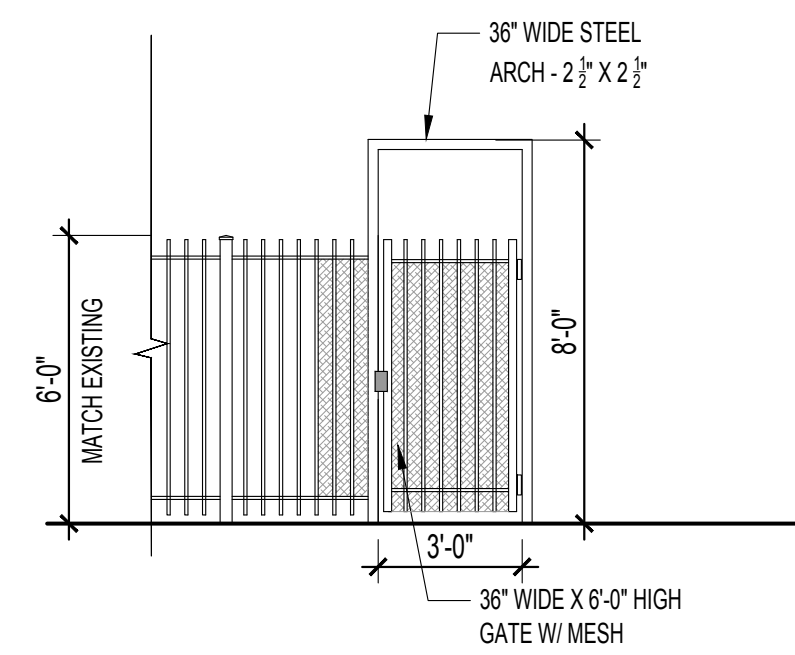
2 WEST GATE ELEVATION
 A102 SCALE: 1/4" = 1'-0"



1
A103 HUNTSMAN APARTMENTS FENCE AND GATE PLAN SCALE: 1/8" = 1'-0"



2
A103 NEW GATE AND FENCE ELEVATION - SOUTH OF HUNTSMAN SCALE: 1/4" = 1'-0"



3
A103 EXISTING HUNTSMAN GATE MODIFICATION ELEVATION SCALE: 1/4" = 1'-0"