



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Seth Rios, Associate Planner  
**Date:** May 24, 2023  
**Re:** PLNPCM2023-00050, Weigand Center Expansion

## Conditional Use

**PROPERTY ADDRESS:** 235 S Rio Grande St  
**PARCEL ID:** [15-01-179-002-0000](#)  
**MASTER PLAN:** [Downtown](#)  
**ZONING DISTRICT:** [D-3 Downtown Warehouse/Residential District](#)

### REQUEST:

Knit Studios, representing the property owner, is requesting Conditional Use approval to renovate and expand the social service mission located at 235 S Rio Grande St in the D-3 Downtown Warehouse/Residential zoning district. The size of the building is proposed to increase from 10,633 square feet to 16,212 square feet. The service and operation of the building is not proposed to change. The Weigand Center began operations in 1995 as a permitted use. A conditional use is required for the expansion because it exceeds 1,000 square feet.

### RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the conditional use request, with the condition listed below:

1. The applicant will record the proposed security and operations plan with the City Recorder and conduct its operations according to the plan.

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Security Plan](#)
- C. [ATTACHMENT C: Applicant Materials](#)
- D. [ATTACHMENT D: Property Photos](#)
- E. [ATTACHMENT E: D-3 Downtown Zoning Standards](#)
- F. [ATTACHMENT F: Conditional Use Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

## PROJECT DESCRIPTION

This request is to renovate the Weigand Center located at 235 S Rio Grande St. The site currently contains a 10,633-square-foot building that houses an existing social service mission use. As defined in the zoning ordinance, social service mission is “an establishment that provides social services other than on site housing facilities.” The subject proposal would renovate and expand the building size by 5,579 square feet. The Weigand Center is located next to the St. Vincent de Paul Dining Hall and



Figure 1: Aerial Image of the Weigand Center and Courtyard Area

provides people with daytime services like showers, job training, and laundry services. The new addition will provide more office space for workers while renovating the areas used by clients.

According to the applicant, the existing center has accumulated utility and operational issues since it began operations in the mid-1990s. The proposed renovation will correct existing plumbing-related problems, and the proposed expansion will provide more office space on the second story and a new dayroom on the ground floor of the building. The hours of operation will remain 7:00 a.m.- 7:00 p.m. The center is looking to maintain the same number of people that it currently serves.

## BACKGROUND:

The Weigand Center began operating at this location as a social service mission in 1995. The zoning ordinance in effect at the time listed social service mission as a permitted use in the D-3 zone. The use was established through a building permit and did not require a public hearing. The operations of the Weigand Center continue to best match the land use classification of social service mission. The Weigand Center is not considered a homeless resource center because overnight shelter is not provided at this location. Homeless resource center, is defined in [21A.62.040](#) as “A building or portion thereof which contains sleeping facilities for those experiencing homeless and operates year round. The facility may contain related services such as bathing, eating, laundry facilities, housing case management, medical care and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and/or vocational training as defined in Utah State Code or its successor.”

Social service missions in the D-3 zone now require conditional use approval according to the land use table in [21A.33.050](#). Because the existing center never received conditional use approval, it is

considered a legal nonconforming use. Minor modifications of nonconforming uses are permitted without a public hearing ([21A.38.040.H](#)), but an expansion of the use by more than 25% or 1,000 square feet triggers the conditional use process. As mentioned above, the center is proposing to add 5,579 square feet, so the expansion must comply with the current conditional use standards and be approved by the Planning Commission.

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

Per section [21A.54.010.A](#) of the zoning ordinance, Conditional Uses are allowed unless appropriate conditions cannot be applied, which, in the judgment of the Planning Commission, would mitigate adverse impacts that may arise by introducing a conditional use on the particular site. The Planning Commission has the authority to approve, approve with conditions, or deny the Conditional Use request.

If the application is denied, the Weigand Center could still operate as they currently do. Enlargements and modifications to the property would be limited to the standards found in [21A.38.040: Nonconforming Uses](#).

## **KEY CONSIDERATIONS**

The key considerations listed below were identified through the analysis of the project:

1. Land Use Classification
2. Neighborhood Concern and Impact
3. Security and Operations Plan & Site Design Strategies
4. Compliance with City Goals and Plans

### **Consideration 1: Land Use Classification**

The applicant initiated the conditional use process under the land use classification of homeless resource center, however, after researching the history and operations of the use, it was determined that the Weigand Center is a social service mission. When administering the zoning ordinance, staff must determine the land use classification that is most similar to the operations of the proposed use. The use has operated as a social service mission since 1995 offering social services that do not include housing or overnight shelter. The land use classification was corrected during the public engagement period and staff reached out to interested parties for input after the correction was made. The scope of the proposal has remained the same throughout the entire engagement period.

### **Consideration 2: Neighborhood Concern and Impact**

The proposal was presented to the Downtown Community Council and held in an online open house for 45 days. Staff received a number of comments. The most common concern raised by community members was the impact that a homeless support use has on the surrounding neighborhood and businesses. Littering, camping, and drug use are some of the concerns listed by community members. In order to mitigate this impact, the Weigand Center is proposing a security plan that seeks to address these issues when happening on or next to their property. Some

of the proposed measures include increased security presence in the service provider area, the establishment of a complaint response community relations plan, greater engagement with people loitering in the public right-of-way, and increased contact with the Salt Lake City Police Department.

Activities in a public-right-of way and on surrounding properties would be more difficult for the operators to control. The Weigand Center, however, has committed to reporting any illegal activity that happens in the immediate area. The center addresses other concerns, like littering, in the proposed security plan by contracting with a third party to clean the street adjacent to the property. The plan included in [Attachment B](#) outlines all the measures they will be taking to help mitigate the impact that their operations may have.

Another topic of concern raised during the public engagement was the incompatibility of the Weigand Center with the surrounding downtown area. Several citizens expressed a desire for the Weigand Center to relocate to a different part of the city as the Rio Grande area continues to develop. Relocating the center is a private decision and because the use was established legally, its continuation is protected under city and state code. The use could expand by right up to 1,000 square feet without a public hearing. As a land use listed as conditional use, the property is also allowed to request a bigger expansion and such expansion must be approved if impacts can be reasonably mitigated.

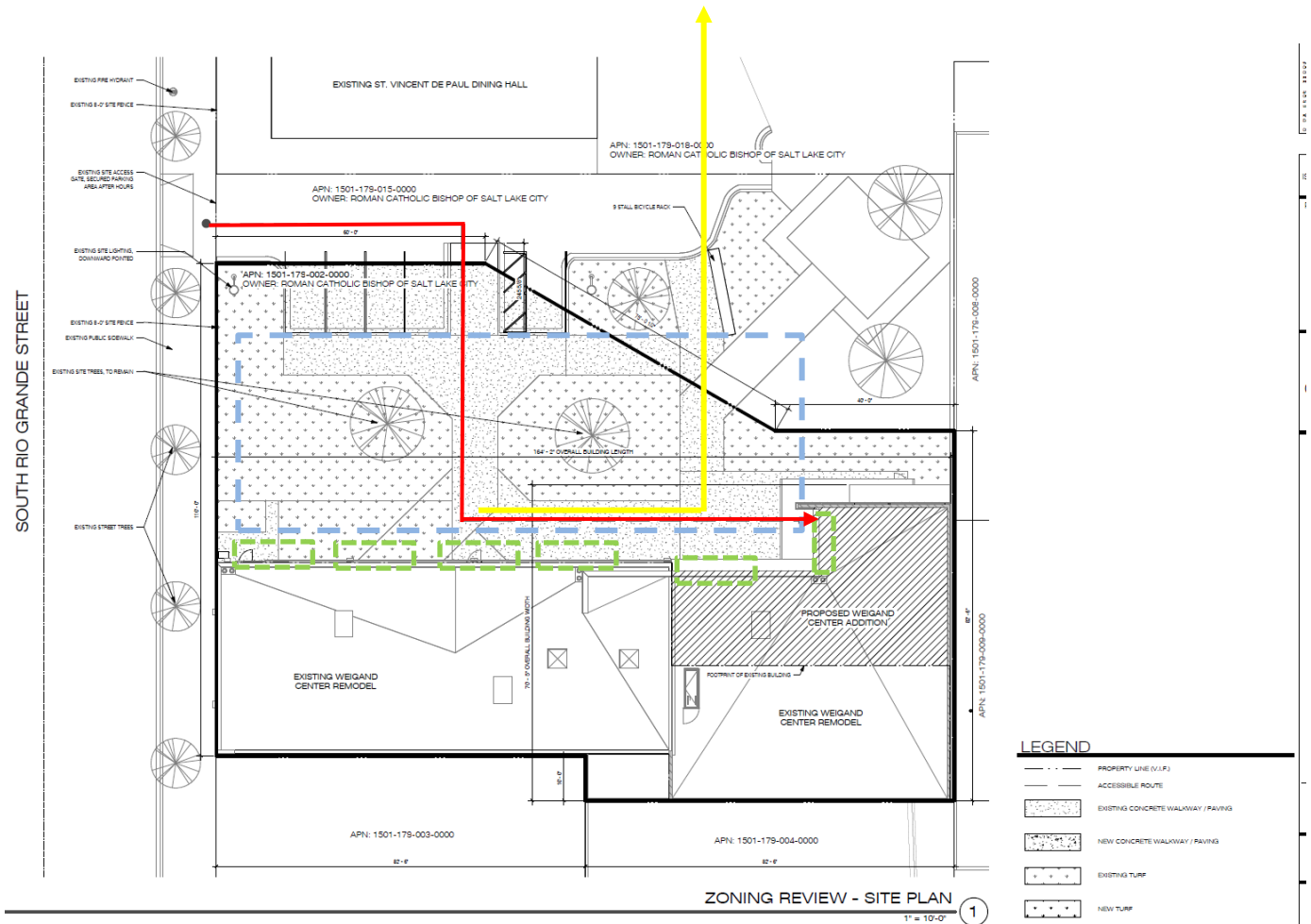
### **Consideration 3: Security and Operations Plan & Site Design Strategies**

A security and operations plan is not required for the social service mission use, however, the Weigand Center has provided one to address the concerns of the neighborhood. During the engagement period, neighbors expressed concern about illegal activities, like loitering, littering, and camping. Based on the feedback received, the applicants created the plan, similar to what would be required for a homeless resource center, outlining how the center will operate and how employees will address security and other negative activities related to the use. The plan commits the center to emptying trash receptacles every day, actively engaging with people who may be loitering in the public right of way, and monitoring activity that is happening in the building and courtyard area. It describes how security will handle different emergency situations and establishes a person for the community to contact if there are concerns with the operations of the Weigand Center. The security plan demonstrates an effort by the applicant to mitigate the potential impact this expansion might have. Although not required by code, the plan ensures potential impacts are being considered and addressed.

In addition to the security and operations plan, the Weigand Center has provided a document to show how site design will help to mitigate crime on the property. The site strategies include exterior lighting, appropriate location for queuing, and window placement on the building. The additional downward-facing light was a request from the Salt Lake City Police Department to help surveillance on the sidewalk and increase safety. The dayroom will be moved to the east side of the property, to draw clients into the courtyard and remove waiting lines from the street. Windows on the second level of the building will allow employees to monitor client activity in the courtyard.

Both the proposed plan and the site design strategies are items that would be considered for the approval of a homeless resource center and are not required for a social service mission use. However, the nature of the use is similar and therefore these elements help reduce the impact of operations. It is important to note that the Weigand Center can only be held responsible for the impacts directly related

to the operations of their business. The broader impact of homelessness in the city is not the operator's responsibility and the decision regarding this proposal should be limited to the impacts that are within the operator's control. Because the security and operations plan helps to mitigate the impacts within the operator's control, staff is recommending that the recording of the plan be a condition of approval.



**Figure 2: Site Plan of the Proposed Expansion**

*Green: Location of windows, which will be used to observe activity on the subject property.*

*Blue: Courtyard area where clients will be invited to wait.*

*Red: Property access route. Clients enter the gate on the west side and proceed to the new dayroom entrance on the east side.*

*Yellow: Queuing for the dining hall will begin on the St. Vincent property and extend to the Weigand Center courtyard area.*

## Consideration 4: Compliance with City Goals and Plans

### Downtown Master Plan (2016)

The Downtown Master Plan outlines the community's vision for the downtown area, including specific initiatives to achieve its goals. Applicable initiatives are listed below:



**We value a downtown that provides housing choice (Page 40):**

- Work with service providers to identify solutions to issues related to space and function and how they impact public spaces.
- Continue to take a “housing first” approach to homelessness.
- Consider the best locations for homeless services based on the needs of the homeless community and sensitivities of residents and businesses.

**We value a downtown that fosters equity and opportunity (Page 52):**

- Ensure everyone has access to all public services, such as social and family services.
- Work with private and non-profit service providers to ensure services are readily available.
- Work with homeless service providers to locate facilities in Downtown locations that are easily accessible with a design that fits the aesthetics of the area, and a layout that addresses impacts created by the use.

**We value a downtown that is welcoming and safe (Page 68):**

- Enhance the capacity of homeless day services.
- Work with homeless service providers to find ways, through building design and programming, to reduce the impact the services have on visitors, residents, and workers alike.
- Work with property owners and business owners to keep sidewalks clean throughout the year.

The convenient location of the proposed expansion, supported by existing transit options and proximity to other social services, aligns with the city's goal of providing easy access to social services. The Weigand Center and St. Vincent de Paul dining hall's provision of essential services such as food, case management, employment training, and daytime refuge also contribute to the city's equity goals for the downtown area.

The second story of the proposed addition will remain unfinished. The additional space may be finished in the future to expand services, complying with the city initiatives to enhance service capacity. While the Downtown Master Plan supports the integration of social service facilities in the downtown area, it also expresses the need to minimize the impacts of these services. The Weigand Center has proposed to reduce the impact of its operations through a security and operations plan, more engagement with the community, and site design that invites clients to use the service area within the property instead of the public right-of-way.

[Plan Salt Lake \(2015\)](#), the citywide master plan, includes an initiative to *support homeless services* under the housing section of the plan (page 21). Although the location and provision of social services is not specifically addressed in that plan, the overall vision stated in Plan Salt Lake matches the goals of the [Utah Plan to Address Homelessness](#), created and released by the Utah Homelessness Council in

February of 2023. The plan establishes supportive services as the second highest priority for the state of Utah in addressing homelessness, right after permanent housing. The proposed conditional use would not directly support housing availability and affordability but would provide improved facilities for social services targeted to the city's unhoused population.

Overall, the proposed expansion of the Weigand Center is in compliance with the Downtown Master Plan's vision and city objectives and initiatives, particularly in enhancing service capacity, minimizing impacts, and promoting equity and opportunity in the downtown Salt Lake City area.

## **STAFF RECOMMENDATION**

The proposal complies with the standards for conditional use approval. The expansion of the proposed use will allow for improvement of social services offered to a vulnerable population of the city and would be in line with city policies and goals. After analyzing the proposal and the applicable standards, Planning staff is of the opinion that the impacts on adjacent properties or public ways will be mitigated through the site design strategies proposed and the security and operations plan provided. Therefore, Planning staff recommends that the request is approved with conditions.

## **NEXT STEPS**

### **Approval of the Request**

If the proposed Conditional Use is approved, the applicant may apply for a building permit for the remodeled and expanded floor area.

### **Denial of the Conditional Use Request**

If the proposed Conditional Use is denied, the applicant may continue to operate and remodel the social service mission, but any expansion may not exceed 1,000 square feet.







Location of the proposed addition

# ATTACHMENT B: Security & Operations Plan

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## Salt Lake City Conditional Use Permit Application Weigand Center - Security & Operations Plan

### Background Summary

Catholic Community Services of Utah (CCS) is a 501(c)(3) nonprofit organization that is seeking to do construction and a remodel at the Weigand Center located at 235 S Rio Grande St., Salt Lake City UT 84101. CCS is the operator of the Weigand Center, which has been open since the early 90's. The goal of the Weigand Center is to provide services to those that are seeking shelter. Those services entail: employment, coordination of housing, showers, laundry, case management, mental health, drug addiction, and judicial services. The Weigand Center will have security staff during operating hours and will limit accommodations daily to the maximum number of clients approximately 80 individuals. The front desk at the Weigand Center, has a clear line of sight for staff and security to monitor any activity in the day room, computer lab, chapel, and classroom. Rounds will be done by security staff in the areas by the client restrooms, laundry, and service provider area as they are not in the line of sight for staff. Security will also make rounds outside in the Courtyard area.

There will be an on-site shift supervisor and security from 7:00 am to 7:00 pm daily. There is a dedicated phone line established to report any grievances, incidents, complaints, or comments. The number to call is 801-363-7710 or email address is [apeart@ccsutah.org](mailto:apeart@ccsutah.org)

All potential clients complete an intake and enrollment or check-in before acceptance with a staff member. A client's enrollment stays active until the client is absent from a specific shelter for 90 days (about 3 months). If the client's enrollment is active, they would simply need to check in before entering.

### Operations

Hours of Operation – 7:00 am – 7:00 pm, 7 days a week 365 days (about 12 months) per year. We will have qualified and trained staff on-site. Monitoring of the interior and exterior of the property will be conducted by security staff. Only clients who have gone through the coordinated entry intake, enrollment, or check-in process will be permitted access into the facility during the hours of operation.

*Delivery, Donations, and Trash Collection Times* – Delivery and donations do not apply to this application. However, portable trash receptacles on the premises will be emptied daily and other receptacles will be emptied at a minimum of once per week or as needed. Advantage Services cleans the street in front of St. Vincent's and on Rio Grande Street.

*Noise Impacts* – Most individuals experiencing homelessness do not have cars so additional traffic noise should be minimal.

*Security* – The Weigand Center will have on-site security during operating hours. Qualified security personnel will be hired from a private security firm that requires and provides training that meets or exceeds all state-required training.

Any criminal behavior on or around the property will be reported to law enforcement. No weapons or firearms are permitted on site. Attempts to bring weapons into the facility will result in an immediate denial of service.

*Drug and Alcohol Policies – The Weigand Center does not require absolute sobriety as a condition for admittance but has strict behavior rules, which, if violated, could result in denial of services.* If clients are exhibiting symptoms and behavior that may indicate they need a higher level of care, we would call emergency services or other providers like detoxification services to refer the client. No client will be allowed to have alcohol or drugs in the facility. If a resident has repeated instances of inappropriate behavior that jeopardizes the safe and communal atmosphere of the facility, a resident may be restricted from the program for a period of time but could seek shelter at another resource center or overflow.

*Client Intake Area –* Clients will do enrollment and intake as they walk into the Weigand Center. This will be conducted by trained staff and certified staff members.

*Loitering –* The Weigand Center courtyard will be closed and only those seeking services will be allowed in the courtyard. Security will assist in engaging with people in the area to disperse or come into the courtyard if they are seeking services. The Center will work closely with the local businesses and the police department to address any loitering issues that may arise due to resource center. Management will work with the neighborhood to address any loitering issues not addressed by the above policies. Camping on public or private property is illegal and all neighbors are encouraged to notify the police if they encounter this.

*Client Transportation –* Advantage Services provides transportation between the Weigand Center, and the resource centers from 7:00 am to 7:00 pm.

*Parking –* Limited on-site vehicle parking spaces are available for staff. Street parking is available for staff and clients.

*Employee Training –* Employees will be required to complete a training program that includes instruction on Weigand Center tasks, trauma-informed care and practices, and Weigand Center policies and procedures to ensure employees are qualified to fulfill their job responsibilities and to promote awareness and sensitivity to cultural backgrounds and needs.

#### **Complaint Response Community Relations Program**

There will be a designated phone number to call if the community has additional questions, complaints, or concerns about the Weigand Center. A designated staff member will respond to these concerns promptly. Alisha Peart, operations manager, 801-363-7710 and email address is [apeart@ccsutah.org](mailto:apeart@ccsutah.org)

#### **Responsibility as a Good Neighbor**

As part of CCS's commitment to be a good neighbor, we are committed to working with law enforcement, local businesses, residents, and other stakeholders to address and prevent problems and be responsive to their concerns. Criminal behavior will not be tolerated on the property. If suspicious activities or complaints are reported to the Weigand Center outside of the property of the program, security will contact law enforcement. As was stated in the previous section, there will be on-site security and staff present during the hours of operation, monitoring the property and conducting rounds. The courtyard area at the Weigand Center will be open and monitored.





# Building and Site Design Narrative

THE PROPOSED SITE AND BUILDING REMODEL/ADDITION ARE DESIGNED WITH THE FOLLOWING PRINCIPLES:

## **NATURAL SURVEILLANCE:**

THE BUILDING INCLUDES WINDOWS AND DOORS IN SUFFICIENT QUANTITIES AND LOCATIONS TO ALLOW PEOPLE INSIDE THE BUILDING TO SEE ALL EXTERIOR AREAS OF THE SITE. EXISTING SITE LIGHTING IS SHIELDED AND DOWNWARD POINTED AND SUFFICIENT TO ILLUMINATE BUILDING SITE, ENTRANCES, AND ACCESS POINTS FROM PUBLIC STREETS AND SIDEWALKS TO THE BUILDING. EXISTING LANDSCAPING ON THE SITE DOES NOT CREATE HIDDEN SPACES OR BLOCK SIGHT LINES BETWEEN THE BUILDING, PUBLIC SPACES, PARKING AREAS AND LANDSCAPED AREAS.

## **NATURAL ACCESS CONTROL:**

BUILDINGS INCLUDE LIGHTED, DIRECT WALKWAYS FROM THE PUBLIC SIDEWALK AND FROM THE PARKING AREAS TO THE PRIMARY BUILDING ENTRANCES. WITHIN THE SITE, LOW GROWING LANDSCAPE, AND CURBING ARE USED TO GUIDE PEDESTRIANS ALONG WALKWAYS. BUILDING ENTRANCES WILL BE CLEARLY IDENTIFIED WITH UNIVERSALLY ACCESSIBLE SIGNS.

## **TERRITORIAL REINFORCEMENT:**

THE LANDSCAPED AREAS ALONG THE PERIMETER OF THE SITE ARE VISIBLE FROM THE BUILDING OR PUBLIC SPACES AND DO NOT CREATE HIDDEN SPACES. PARKING AREAS ARE SECURED BY A LOCKED GATE OUTSIDE OF DAYLIGHT HOURS. THE BUILDING ITSELF PROVIDES A BARRIER ON THE SOUTH SIDE LOT LINE, AN EXISTING PARKING STRUCTURE WITH SOLID CONCRETE WALLS PROVIDES A BARRIER ON THE REAR (EAST) LOT LINE, THE EXISTING ST. VINCENT DE PAUL DINING HALL, ALSO OWNED AND OPERATED BY CATHOLIC COMMUNITY SERVICES AND A SIX FOOT FENCE THAT DOES NOT CREATE A VISIBLE BARRIER PROVIDES A PHYSICAL BARRIER AT THE NORTH LOT LINE. AN EXISTING SIX FOOT FENCE THAT DOES NOT CREATE A VISIBLE BARRIER IS LOCATED AT THE FRONT PROPERTY LINE TO MARK THE TRANSITION FROM PUBLIC SPACE TO PRIVATE SPACE

## **MAINTENANCE:**

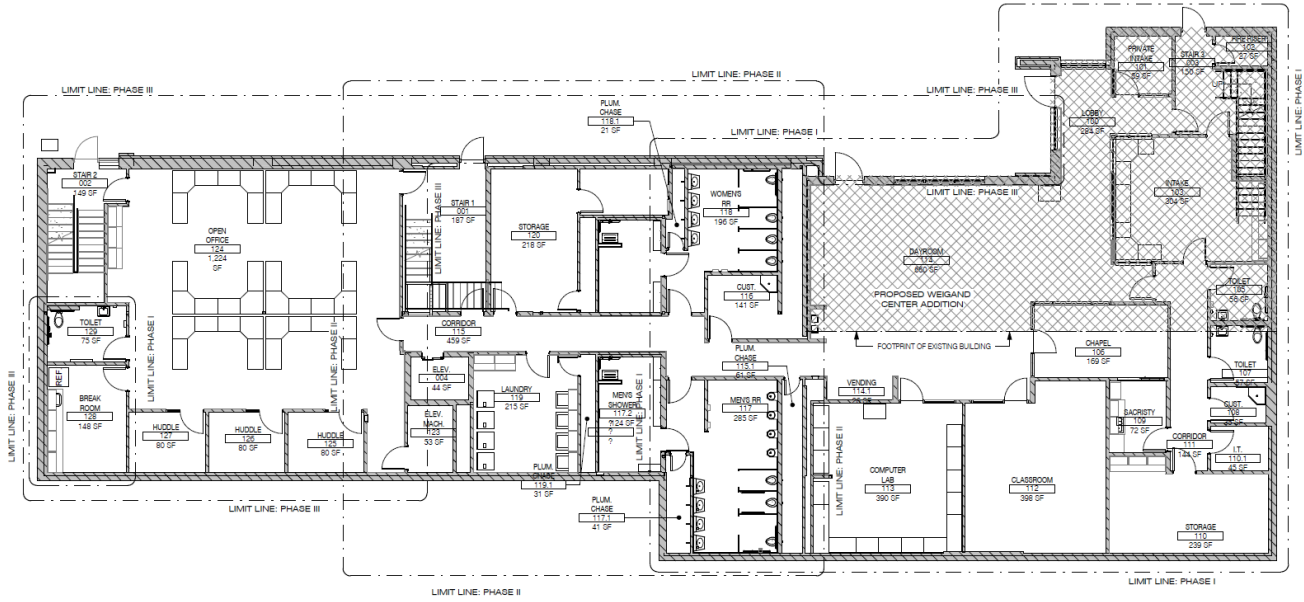
THE BUILDING AND SITE, INCLUDING FENCING, WALLS, PAVING, AND WALKWAYS, ARE MAINTAINED IN GOOD REPAIR WITH PROPERTY DAMAGE REPAIRED IN A TIMELY MANNER. BUILDING AND SITE ARE FREE FROM GRAFFITI, LITTER, GARBAGE, AND OTHER ITEMS THAT CONSTITUTE A NUISANCE. THE WEIGAND CENTER WILL COMPLY WITH ALL APPLICABLE BUILDING AND ZONING REGULATIONS.

## **DURABLE MATERIALS:**

100% OF THE BUILDING ADDITION'S FACADE, AS WELL AS RENOVATIONS TO THE EXISTING FACADE, NOT INCLUDING DOORS OR WINDOWS, ARE TO BE CONSTRUCTED OF CMU BLOCK AND MASONRY BRICK VENEER.



# Floor Plan of First Floor



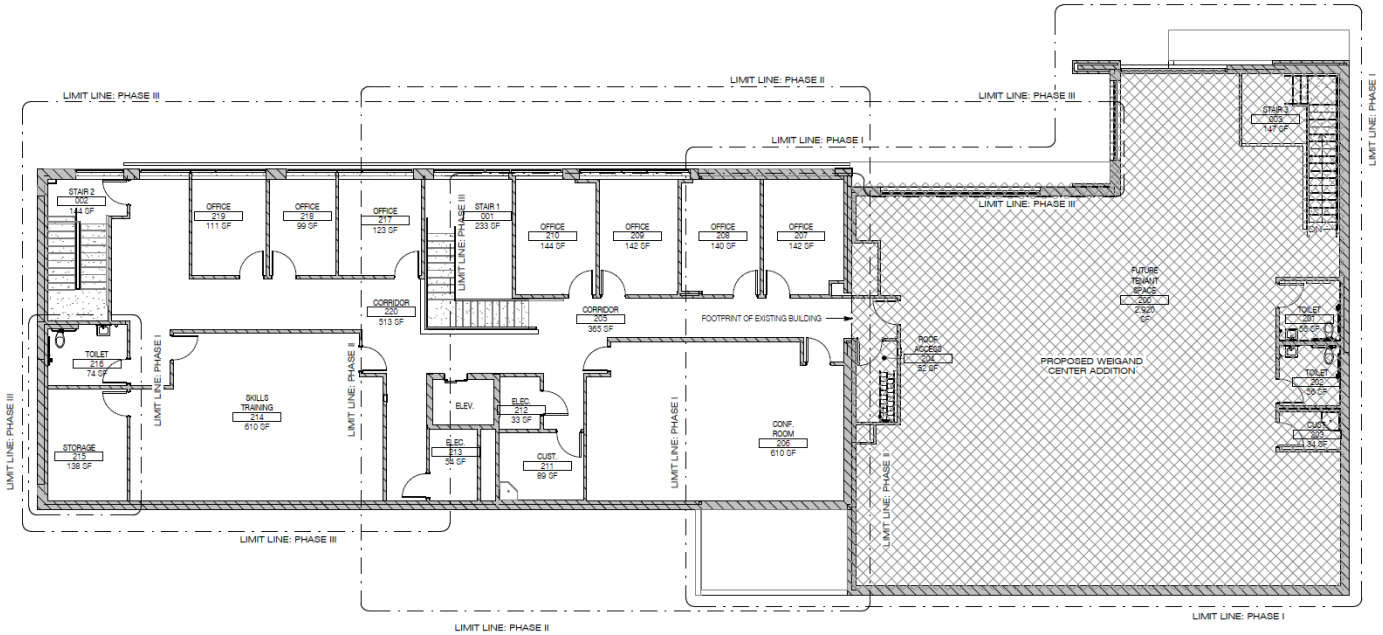
NORTH

ZONING REVIEW - FIRST FLOOR PLAN

1/8" = 1'-0"

1

# Floor Plan of Second Floor



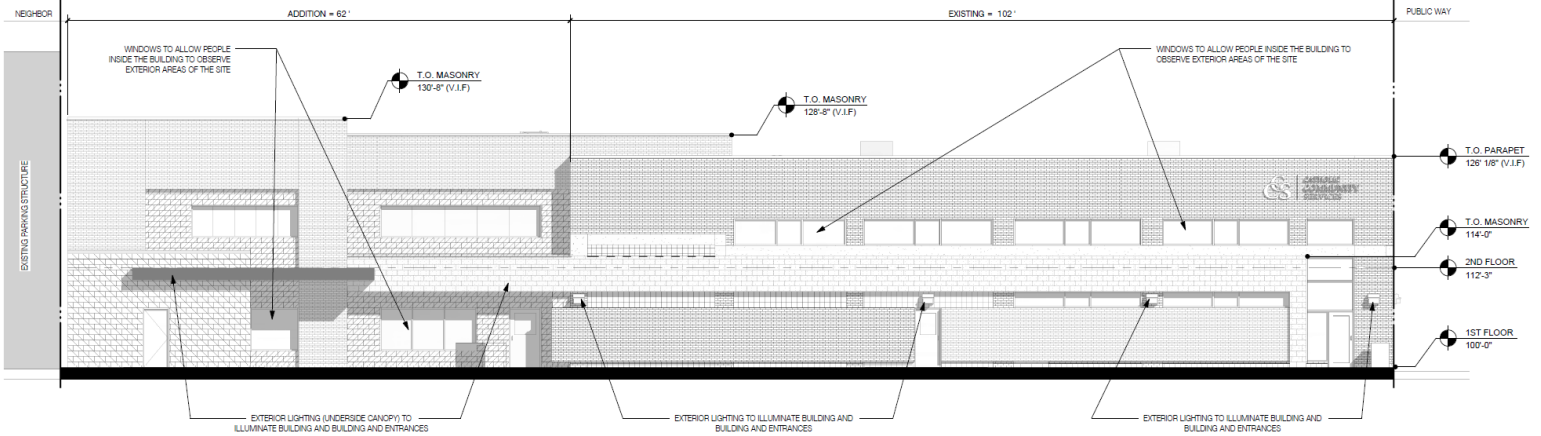
ZONING REVIEW - SECOND FLOOR PLAN

2

1/8" = 1'-0"



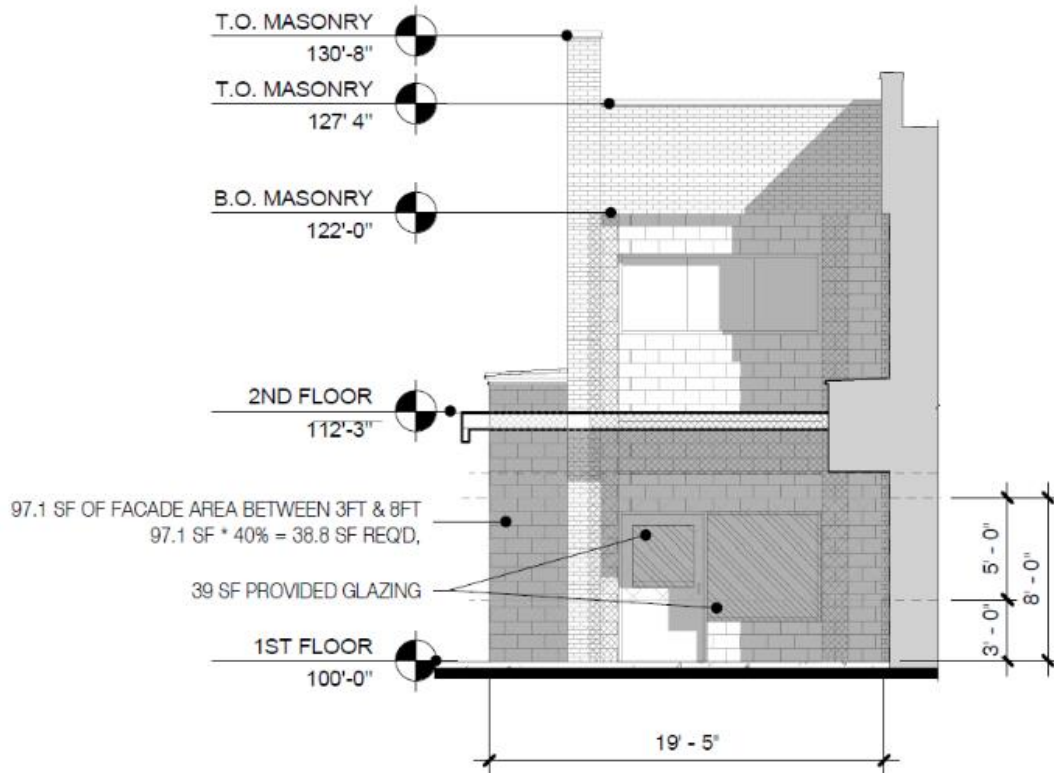
# Building Elevations



ZONING REVIEW - NORTH ELEVATION

1

1/8" = 1'-0"



# ZONING REVIEW - WEST ELEVATION

1/8" = 1'-0"

2



# ATTACHMENT D: Property and Vicinity Photos



Location of Proposed Addition

Figure 4: A view of the northern side of the building



Location of Proposed Addition

Figure 5: A view of the Weigand Center from S Rio Grande St





*Figure 6: Weigand Center dayroom, where clients escape from the elements*

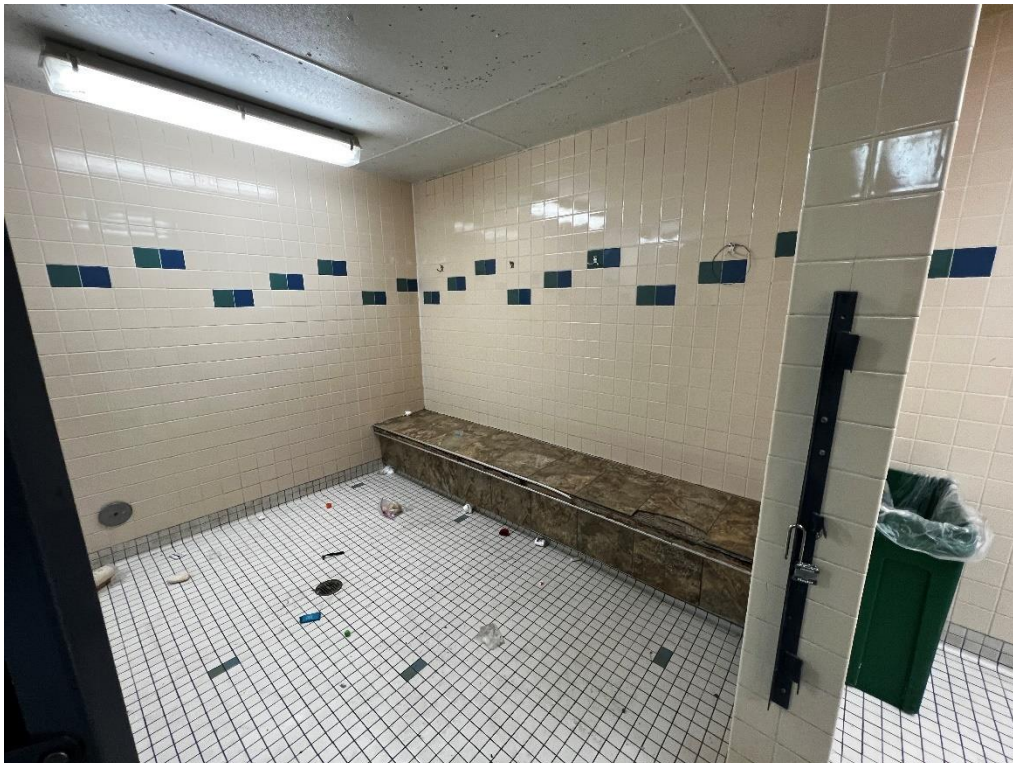


*Figure 7: Current bathroom area*





*Figure 8: Men's restroom area*



*Figure 9: Men's Shower Area*



Figure 10: Computer lab for clients



Figure 11: Upstairs office space for employees





*Figure 12: Storage space for client belongings*

# ATTACHMENT E: D-3 Downtown Zoning Standards

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## D-3 (Downtown Warehouse/Residential District)

Purpose Statement: The purpose of the D-3 Downtown Warehouse/Residential District is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed-use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.

Standard	Requirement	Proposed	Finding
<b>Maximum Building Height</b>	75'	30' 8"	<b>Complies</b>
<b>Ground Floor Facade Glass Requirement</b>	40% of street facing façade	40.15%	<b>Complies</b>
<b>Durable Materials Requirement</b>	Ground floor: 70% of the façade, excluding doors and windows  Upper floors: 70% of the façade, excluding doors and windows	100%	<b>Complies</b>

# ATTACHMENT F: Conditional Use Standards

An application for a conditional use is required by city code [21A.54](#) and [Utah Code 10-9a-507](#) to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under [Utah Code 10-9a-507](#), the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

<b>21A.54.080.A: Approval Standards</b>
<b>Standard 1:</b> The use complies with applicable provisions of this title;
<b>Finding: Complies</b>
<b>Discussion:</b> The property is located in the D-3 Downtown Warehouse/Residential zoning district. Per <a href="#">Section 21A.33.050</a> - Table of Permitted and Conditional Uses for Downtown Districts, social service missions require conditional use approval. The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance, including the development and design standards of the zoning district.
<b>Standard 2:</b> The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
<b>Finding: Complies</b>
<b>Discussion:</b> The Weigand Center is directly adjacent to the St. Vincent de Paul Dining Services. New apartments are being built to the west of the Weigand Center. A parking garage is located directly to the east. The social services are across the street from the Gateway Mall. The larger surrounding area features commercial uses. The downtown area provides many social services in convenient and accessible locations. The dining hall allows those who are using the services of the Weigand Center to easily access meals. Other services, like food banks or overnight shelters, are a short bus ride or walk away. The Weigand Center is within two blocks of the TRAX green line, blue line, Frontrunner North Temple Station, and a number of bus routes, making it easily accessible for people without a vehicle. These factors establish this property as a practical location for a social service mission.  The expanded size is not expected to increase foot traffic to the Weigand Center, but the unfinished second story of the addition makes it a likely possibility in the future. The site is



prepared to handle this increased traffic through the implementation of the security and operations plan. With the recording of the operations and security plan, the owner can be held responsible for impacts directly related to the operations of their business. The security plan addresses site and use-specific impacts, such as activity on or near the premises, trash that accumulates on the premises and directly adjacent to the property, and camping that may occur on the property. The owner cannot be held responsible for all of the impacts of homelessness and especially for those outside their control. These impacts are much bigger than the operations of a social service mission. With the proposed condition, the proposed use is sufficiently compatible with the surroundings.

**Standard 3:** The use is consistent with applicable adopted city planning policies, documents, and master plans

**Finding: Complies**

**Discussion:**

As discussed in [Consideration 4](#), the proposed use is compatible with the established goals and plans of the Downtown Master Plan and Plan Salt Lake. The Downtown Master Plan establishes the importance of social services offered in the downtown area. It is also compatible with the city and statewide goals of the Utah Plan to Address Homelessness.

**Standard 4:** The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions

**Finding: Complies**

**Discussion:**

Staff found that detrimental impacts directly associated with the operations of the Weigand Center, such as littering, loitering, and camping on or around the premises can be mitigated through site design strategies and the recording of the security and operations plan.

**21A.54.080.B: Detrimental Effects Determination**

**1. This title specifically authorizes the use where it is located;**

**Finding: No Detrimental Impact**

**Discussion:**

[Chapter 21A.33.050](#) authorizes the use of social service mission in the D-3 Downtown Residential/Warehouse zoning district, subject to conditional use approval.

**2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;**

**Finding: No Detrimental Impact**

**Discussion:**

As discussed in Key Consideration 4, the proposed conditional use is consistent with the Downtown Master Plan, Plan Salt Lake and overall state goals to address homelessness. The use is also in line with the land use vision for the area because all downtown is considered a mixed-use district.

**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;**

**Finding: No Detrimental Impact**

**Discussion:**

The use is appropriate at this location because the site is in an area accessible by transit and that offers other social services. The expansion has taken into consideration how the public uses the sidewalk and thus, the addition to the center was designed to accommodate clients in the courtyard area. This is an improvement from the current building because by moving the dayroom from the west side of the building to the east side, it leads clients further away from the street.

The use is compatible with the adjacent uses, which include a dining hall, parking lots, offices and other commercial uses. The intensity of the use is not proposed to increase because services offered and business operations will remain the same. The additional space is intended to accommodate employees as office space. Vehicular traffic should not change since most people do not access the Weigand Center by vehicle. Clients mostly arrive on foot or by transit. The proposed addition is well suited to the site and it is compatible with adjacent uses.

**4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;**

**Finding: No Detrimental Impact**

**Discussion:**

The proposed building is approximately 30' tall and matches the existing design of the building. The building to the south, the Rio Grande Station to the southwest, and the office building to the north are nearby buildings that have brick facades and similar building height. The proposed addition

would make the building taller than the St. Vincent de Paul dining hall, but similar in scale to nearby buildings, which are much shorter than the maximum height allowed in the zoning district. As such, the proposed design will fit in with the existing development pattern in 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;**

**Finding: No Detrimental Impact**

**Discussion:**

There are no new vehicle accesses being proposed. The existing driveway is located on the adjacent property, where the dining hall is located. The current site does not have vehicle access for clients, as most people reach the Weigand Center on foot or by transit. Traffic flow and access points to the property will not be impeded by the new addition and remodel.

**6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;**

**Finding: No Detrimental Impact**

**Discussion:**

The property is generally accessed on foot and from the southern end of the St. Vincent de Paul dining hall property where the gate is kept open during business hours. The property includes sidewalks and walkways to the proposed public entrance. The new addition moves the entry further east on the site, which allows clients to wait in the courtyard instead of the street. There are no anticipated detrimental impacts on adjacent properties from the internal circulation on this site.

**7. The site is designed to enable access and circulation for pedestrian and bicycles;**

**Finding: No Detrimental Impact**

**Discussion:**

The site accommodates pedestrians through sidewalks and pathways to entrances. Benches are provided on all sides of the courtyard. Internal sidewalks are directly connected to the public sidewalk. A bike rack is currently provided for clients in the courtyard area of the Weigand Center.

**8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;**

**Finding: No Detrimental Impact**

**Discussion:**

The proposed use is not anticipated to increase volume and will not impact the service levels at Rio Grande St.

**9. The location and design of off street parking complies with applicable standards of this code;**

**Finding: No Detrimental Impact**

**Discussion:**

There is no minimum required parking in the D-3 Downtown Warehouse/Residential zone for this use. Parking is provided for employees on the St. Vincent de Paul property parking lot. Most people using the services of the Weigand center arrive on foot, by bike, or by transit.

**10. Utility capacity is sufficient to support the use at normal service levels;**

**Finding: No Detrimental Impact**

**Discussion:**

Salt Lake City Public Utilities reviewed the proposal (see comments in [Attachment H](#)). The applicant will have to meet all applicable utility requirements during the building permit process to ensure that the utility infrastructure is adequate for the proposed facility.

**11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;**

**Finding: No Detrimental Impact**

**Discussion:**

There is an eight-foot vertical fence along S Rio Grande St to prevent people from entering the property when it is closed. The north side is blocked by the dining hall building. The east is directly adjacent to a parking garage. The southern walls of the Weigand Center cover the south side of the property. The security plan states that security officers will engage clients in the area to direct them into the courtyard and out of the public right of way. The plan also states that any illegal activity “on or around the property” will be reported to law enforcement.

**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;**

**Finding: No Detrimental Impact**

**Discussion:**

There is no indication that the proposed project will introduce any environmental damage to the surrounding area.

**13. The hours of operation and delivery of the use are compatible with surrounding uses;**

**Finding: No Detrimental Impact**

**Discussion:**

The Weigand Center is open from 7 a.m. to 7 p.m., with services only offered in the daytime. The anticipated hours of normal operation are compatible with surrounding uses.

**14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;**

**Finding: No Detrimental Impact**

**Discussion:**

Any signs and lighting will be limited to that which is necessary to provide safety on the site.

**15. The proposed use does not undermine preservation of historic resources and structures.**

**Finding: No Detrimental Impact**

**Discussion:**

The expansion of the social service mission does not have any impact on the preservation of historic resources.

According to Zoning Code Section 21A.54.080.C, the Planning Commission may impose conditions related to the standards and detrimental impacts listed above if a condition is necessary for compliance

with the standards of approval or any applicable zoning regulation and to reduce any reasonably anticipated detrimental impact. Conditions may be related to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

After a public hearing is held, planning staff can help the commission identify and determine if the information provided warrants further discussion on any potential non-compliance or detrimental impact that may require a condition of approval.

# ATTACHMENT G: Public Process & Comments

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## 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 since the applications were submitted:

- February 6- March 23, 2023- The project was posted to the [Online Open House webpage](#).
- February 6, 2023 – The Downtown Community Council and the Downtown Alliance Community Council were sent the 45-day required notice for recognized community organizations.
- February 6, 2023- Property owners and residents within 300 feet of the development were provided notification of the proposal.
- March 9, 2023- The applicants and project planner met with the Downtown Community Council to answer questions regarding the proposal.
  - The community council expressed opposition to the addition and remodel. Some members expressed a desire for the Weigand Center to move to a different part of Salt Lake City. Council members also expressed frustration in regards to the current conditions of the area surrounding the Weigand Center.

Notice of the public hearing for the proposal included:

- May 10, 2023
  - Public hearing notice sign posted on the property.
- May 12, 2023
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.

## Public Input:

As of the publishing of this report, 8 public comments have been received. 2 people expressed opposition through email, 2 expressed support, and 4 expressed opposition over the phone. The comments provided by phone expressed opposition and a desire for the Weigand Center to move to a different part of Salt Lake City. The emails are included below.

**From:** [JS](#)  
**To:** [Rios, Seth](#)  
**Subject:** (EXTERNAL) Weigand Center - Comments.  
**Date:** Monday, February 27, 2023 10:03:09 AM

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Dear Seth,

As this Weigand Center project is open to public comment, I suppose I am coming here to state the obvious. There are probably three or four good reasons why this addition to the Weigand Center should not take place. To be honest, the area is generally and obviously NOT headed in a direction which warrants encouraging providing homeless services at the current Weigand location. Between the Rio Grande Plan and Station Center plans, how exactly are we to encourage homeless services within what is obviously going to become a centerpiece of the downtown community? Yes, the area is gentrifying and this cannot be stopped given the scarcity of land in the area and the demand for housing and commercial space all along the Wasatch Front.

Further, to demolish The Road Home, build luxury apartments on the site, and then expand homeless services directly across the street to the east would be a very bizarre behavior on the part of any municipality. Frankly, we should be doing the opposite and offering financial or land swap incentives to the Catholic Diocese in order to relocate their facility rather than allowing its expansion.

Frankly, I have empathy for the homeless as well as empathy for people trying to help plan a vibrant and growing downtown under difficult social and economic conditions. Moving all homeless facilities (including the Weigand Center) elsewhere is something that simply must be done. Otherwise, it is simply cruel to the homeless to be honest. Why would our city encourage the housing and assistance of the homeless at a location (or locations) distant from where the homeless might find food? Why are we necessitating transportation be purchased (or otherwise acquired) to move from shelter to sustenance for the homeless? As a city, we committed several years ago to moving homeless resources outside of the west side of downtown. There should be no embrace of half measures or backing out of that commitment now. Please deny this request from the Catholic Diocese and create large incentives for them to relocate to a bigger, better, and more conveniently places (for everyone!) location.

Best Regards,

John W. Salevurakis, Ph.D.



**From:** [John Gurr](#)  
**To:** [Rios, Seth](#)  
**Cc:** [Downtown Community Council](#)  
**Subject:** (EXTERNAL) Weigand Center expansion proposal  
**Date:** Tuesday, February 21, 2023 3:00:25 PM

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**RE: Petition Number: PLNPCM2023-00050**

While recognizing the need for additional space for the homeless services, I cannot support the Weigand Center enlarging their space unless they agree to manage the public spaces around them. They do and have done a terrible job and have ignored the camping sites that are continuously forming on both 200 South and Rio Grande adjoining their property. They are a major contributor to the areas' trash, crime and generally unhealthy conditions. Unless they take responsibility and are accountable for enforcing the health and city codes, why would the city allow for expansion? If, on the other hand, they agree to abide by and enforce the rules as other businesses are required to do, then by all means approve their expansion.

**John Gurr**

[REDACTED]

Salt Lake City, Utah 84101

[REDACTED]

May 4th, 2023

Salt Lake City Planning Commission  
RE: Catholic Community Services of Utah



To Whom it May Concern,

The Salt Lake Valley Coalition to End Homelessness (SLVCEH) is a body that facilitates community-wide planning to address homelessness in Salt Lake County. The SLVCEH, which fulfills the role of the Salt Lake County Continuum of Care (CoC), is pleased to provide this letter of support for Catholic Community Services and their project Weigand Resource Center Remodel. The remodel will update the building and add an additional 6,000 feet of space. This space will mainly be used to add mental health services to the Weigand Center's long list of resources available for clients who are experiencing homelessness. The SLVCEH supports this based on Crisis Response and Emergency Beds which are philosophies and goals used by the SLVCEH to support the planning and projects to serve unhoused populations.

The mission of Catholic Community Services of Utah is to practice gospel values of love, compassion, and hope through service, support, and collaboration. Since 1945, Catholic Community Services of Utah has been empowering people along the Wasatch Front to reach self-sufficiency. Doing so through two departments—Migration and Refugee Services and Basic Needs. By giving strength to the vulnerable, Catholic Community Services of Utah is able to serve those with the greatest need in our community. Their extensive involvement in the community providing essential services, basic needs support, and case management services makes them an irreplaceable resource for Salt Lake County. We Support Catholic Community Services and their project Weigand Resource Center Remodel.

Catholic Community Services has been involved with the collaborative planning process to address the needs of those who are homeless in our community for multiple years. They have contributed valuable work to the SLVCEH since inception, and are dedicated to providing essential services and connections to ongoing services. Again, The SLVCEH supports Catholic Community Services and their project Weigand Resource Center Remodel. Please contact us if there is anything more you require.

Sincerely,

Rob Wesemann, CMHC  
Co-Chair, SLVCEH  
Executive Director

Shawn M. McMillen  
Co-Chair, SLVCEH  
Executive Director



**From:** [Kyle Deans](#)  
**To:** [Rios, Seth](#)  
**Subject:** (EXTERNAL) PC  
**Date:** Wednesday, May 17, 2023 10:16:05 AM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Seth,

I'm sending this in regards to the Weigand Center Addition that is going to PC. I fully support this addition, this particular center seems to do great work for the city and the population it supports. Any additional resources and space for this population are welcomed.

Kyle Deans  
SLC Resident

# ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

## **Fire:**

Fire code compliance review required. Additional comments may arise with permit application and code review.

## **Urban Forestry:**

Urban Forestry had no concerns with the proposal.

## **Civil Enforcement:**

Civil Enforcement had no concerns with the proposal.

## **Public Utilities:**

Public Utilities does not have any objections to this proposed conditional use.

*Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDFPU Standard Practices, and the SLC Design Process Guide for utility design requirements. 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



- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).

### **Building:**

- Provide a Code Analysis which contains the following information: For Existing Buildings (IEBC): List all Utah adopted codes, Identify the IEBC Compliance Method selected and identify applicable sections in the selected Compliance Method applicable to the project, identify the Construction Type of the existing building, identify all occupancy groups and areas of each occupancy in work area and building, separation between existing building and work area, NFPA type of installed automatic fire sprinkler, actual distances for Common Path of Egress Travel and actual Total Travel Distance and identify the code required distances for both, plumbing fixture and toilet facilities' calculations, and any other special occupancy considerations.
- 2018 International Existing Building Code (IEBC): The basis of code compliance for all Tenant Improvements, additions, relocated existing building/structures or alterations to existing buildings is the 2018 International Existing Building Code (IEBC). Identify the Compliance Method and specific IEBC requirements to be used for this permit, including the General Requirements of Chapter 3.
- Alterations Affecting an Area of Primary Function: The 2018 IEBC Section 305.7 applies to all alterations of existing buildings requires the following: "Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function. Exceptions: The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials. This provision does not apply

to alterations undertaken for the primary purpose of increasing the accessibility of a facility. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.”

- The intent for the 2018 IEBC Section 305.7 is to upgrade the accessible path of travel to the Area of Primary Function, regardless of whether the addition or alteration impacts the existing accessible route. That means that starting with the existing accessible parking stalls, along the accessible route to the main building entry and through the building to the work area, are all the required accessible features compliant with ICC/ANSI A117.1-09? If there are elements which, due to lack of maintenance or an existing non-compliant feature such as building/door signage, door hardware, threshold too high, hi-lo drinking fountains, etc., then corrections need to be incorporated into the project up to 20% of the construction budget. Please include and list in the Code Analysis all accessible route items which are required to be included as part of this permit. Though not required to be submitted, the following document could be utilized to help identify the accessibility barriers: <https://www.adachecklist.org/index.html>
- Given the requirements of IEBC 305.7, part of the improvements to the accessible path of travel, the elevator compliance will need to be considered if it is not accessibility compliant.

#### **Police:**

- The current Weigand Center entryway and courtyard have sufficient lighting for the property. It may help to include additional lighting on Rio Grande Street itself. I believe currently there is one light on the West end of the building, that provides some light, but more lighting in a downward direction would be beneficial to deter crime in the area.