



# MEMORANDUM

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS DEPARTMENT

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To: Planning Commission  
From: Seth Rios, Associate Planner, (801-535-7758)  
Date: September 27, 2023  
Re: Continuation of PLNPCM2023-00050 Weigand Center Expansion

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The Conditional Use request PLNPCM2023-00050 was presented to the Planning Commission on [May 24th, 2023](#). The request is as follows:

Knit Studios, representing The Weigand Center, is requesting Conditional Use approval to expand a social service mission at 235 S Rio Grande St. The size of the building is proposed to increase from 10,633 square feet to approximately 16,212 square feet. The service and operation of the building are not proposed to change. The subject property is zoned D-3 (Downtown Warehouse/Residential) and is located within Council District 2, represented by Alejandro Puy.

Staff presented the item to the Planning Commission and recommended approval with the condition of recording and conducting its operations according to the provided security and operations plan. The applicant expressed in their presentation interest in delaying the decision in order to receive more community feedback on the project. After the public hearing, a motion made to approve the item failed. A subsequent motion to table the request was made to give the applicant more time to work with the community to create a better security and operations plan while keeping the public hearing open. [The motion passed 7-1 in favor.](#)

**Community meetings:** The Weigand Center held several meetings with business owners and residents of the Downtown area over the past three months. A summary of these meetings, provided by the applicant, is included in [Attachment A](#). They propose to install no camping signage and additional lighting along 200 S and S Rio Grande. They will continue to create IDs for individuals who access the Weigand Center. They also propose frequent patrolling of the sidewalks and increased police collaboration. The proposed solutions will be included as part of the security and operations plan.

**SLCPD review:** The Salt Lake City Police Department conducted an official Crime Prevention Through Environmental Design (CPTED) review of the Weigand Center in August. A summary of this review can be found in [Attachment B](#). The Police Department recommends removing bushes in the courtyard to increase natural surveillance and to repair the existing surveillance

cameras. The Weigand Center plans to have 7 exterior security cameras and 22 interior cameras to maximize surveillance of the site. The attached plans show the proposed location of the security cameras.

***Security and operations plan:*** The Weigand Center has provided an updated security and operations plan to be reviewed by the commission. It is included in [Attachment C](#). The updated plan removes reference to the Operations Manager so that they can avoid any future revisions to the conditional use when the Weigand Center experiences staffing changes. The contact information for the Weigand Center remains in the security and operations plan. The new plan includes the proposed solutions that the Weigand Center created in collaboration with members of the downtown community.

## **Recommendation**

Planning Staff is recommending that the following condition be required for approval of the expansion:

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

The Planning Staff continues to find that the proposal, including its security plan, adequately complies with the standards of review and maintains the recommendation in the [May 24, 2023 staff report](#) to approve the proposal.

## Attachment A

**From:** [Randy Chappell](#)  
**To:** [Brian McCarthy](#); [Rios, Seth](#)  
**Cc:** [Tyler Stanger](#)  
**Subject:** Re: [External] (EXTERNAL) Weigand Center - CPTED Review Update  
**Date:** Monday, September 11, 2023 6:50:57 PM  
**Attachments:** [image001.png](#)

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Hi Seth,

Here is a breakdown of what was discussed between CCS and the Gateway Community and what CCS is open to doing.

Over the past two months, several conversations have taken place between The Gateway/Rio Grande Community, Solutions Utah, the Salt Lake City Mayor's Office, and the Salt Lake City Police Department regarding concerns about the potential expansion of The Weigand Center by a conditional use permit and the negative impacts to the surrounding neighborhood due to the proximity of homelessness services provided by CCS.

Collaboratively, we have worked together to come up with solutions that we believe, and we think that you agree, will help to improve the services that CCS provides at St. Vincent's and the Weigand Center, as well as the surrounding community.

- Install signage on the West side of SVDP and the North side of SVDP that reads "No Camping, No Loitering," and cite the Salt Lake City Code and the City's penalties associated with breaking these codes.
- CCS will look to install and maintain additional lighting on the SVDP exterior building to light up the sidewalk areas along 200 S & Rio Grande. **Received quote from Hunt Electric, the cost \$9,875**
- CCS will have its contracted security based on funding frequently and regularly patrol the exterior sidewalks daily during business hours of 7:00 a.m. to 7:00 p.m.
- CCS will allow SLCPD ongoing access to our exterior cameras.
- CCS will continue to make IDs based on funding for all individuals to access the Weigand Center.
- CCS will meet regularly (potentially monthly or every other month) to work in good faith with T-up
- of what has been happening.

Get [Outlook for iOS](#)

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# Attachment B



## KNIT

868 S. McClelland St.,  
Suite 2  
Salt Lake City, UT 84102  
P 801.883.9328

Las Vegas  
Seattle  
Salt Lake City

[KnitStudios.com](http://KnitStudios.com)

September 11, 2023

Seth Rios  
Associate Planner  
Planning Division | Salt Lake City Corporation  
[Seth.Rios@slcgov.com](mailto:Seth.Rios@slcgov.com)  
(801) 535-7758

Re: **Weigand Center Remodel/Addition**  
CPTED Review Response

The following is a review and response to Salt Lake City's Police Department CPTED Review of the Weigand Center property at 235 South Rio Grande Street in Salt Lake City, received August 15, 2023.

### Natural Surveillance:

The review recognizes that the facility has and will have a number of positive elements; good visibility, consistent staff presence, interior courtyard queuing for clients, and good exterior lighting.

There are two recommendations to provide improved natural surveillance.

1. Remove the existing bushes adjacent to the building within the courtyard to eliminate "hiding places" and simplify surveillance rounds by security staff.
  - a. The project scope has been amended to include the removal of the bushes, as recommended, and replace the planting areas with "low lying" ground cover plants and ornamental grasses.
2. Repair existing surveillance cameras.
  - a. The existing surveillance cameras on both the Weigand Center and the south face of the St. Vincent de Paul facility will be repaired, or replaced. There will also be added exterior surveillance cameras on the Weigand Center to maximize video surveillance of the exterior spaces.

### Natural Access Control:

The Weigand Center Remodel/Addition will have improved access control, secure staff areas with good visibility, and limited and controlled public access areas.

Recommendations from the review include.

1. Additional security cameras in public areas.
  - a. The security systems scope of the project includes seven (7) exterior security cameras to maintain surveillance of the courtyard, and twenty-two (22) interior cameras observing both public access and staff access areas.

John Anderson, RD  
Curt Carlson, AIA  
Mark McGinty, RD  
Dennis Panars, AIA  
Eric Roberts, AIA  
John Sawdon, AIA



**KNIT**

2. Male and Female regularly checking toilet rooms.
  - a. CCS contracted security staff regularly check the toilet rooms currently, and this operation shall be maintained.
3. Locked storage and custodial areas.
  - a. All storage and custodial areas will be secured (locked) with staff access only, by key.
4. No dark interior corridors.
  - a. All interior corridors are lit.
5. Regular staff presence inside areas such as the chapel, classroom, computer lab, and laundry.
  - a. Shall comply.

**Territorial Reinforcement:**

The Weigand Center campus is recognized to be well fenced with controlled access to the public areas. There was one recommendation suggesting secure access control between the Weigand Center courtyard and St. Vincent de Paul to limit pedestrian access through the adjoining parking lots.

Secure access control between the sites exists, as the gate between the sites is regularly locked and only opened by staff during scheduled periods to accommodate the services provided to Weigand Center clients by the St. Vincent de Paul Kitchen.

**Maintenance:**

“The good maintenance already in place” will be maintained.

**Lighting:**

There are no recommendations for lighting as the existing and “proposed lighting plan is adequate to suit the needs of natural surveillance and visibility throughout the building and courtyard area.”

**Security Strategies:**

There does not appear to be a recommendation related to Security Strategies. It is reasonable to infer that the recommendation is to maintain the services provided on campus, and to continue to collaborate with SLCPD in “educating” individuals loitering in the public way. It is There are no recommendations for lighting as the existing and “proposed lighting plan is adequate to suit the needs of natural surveillance and visibility throughout the building and courtyard area.”



### BUILDING INFORMATION

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
EXISTING WEIGAND CENTER REMODEL	10,100	10.1%
PROPOSED WEIGAND CENTER ADDITION	10,100	10.1%
<b>TOTAL</b>	<b>20,200</b>	<b>20.2%</b>

### GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO DIMENSIONS, UTILITY LOCATIONS, ETC. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION AND SHALL BE PROTECTED BY A CONCRETE SLAB OR OTHER MEANS AS APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE UTILITY COMPANIES.
- ALL EXISTING CONCRETE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE UTILITY COMPANIES.
- ALL EXISTING CONCRETE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE.

### SHEET NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION AND SHALL BE PROTECTED BY A CONCRETE SLAB OR OTHER MEANS AS APPROVED BY THE CITY ENGINEER.

### ZONING INFORMATION

PROPERTY ADDRESS	ZONING DISTRICT	PERMITTED USES
100 S. RIO GRANDE STREET	RT-1	RESIDENTIAL SINGLE-FAMILY
100 S. RIO GRANDE STREET	RT-1	RESIDENTIAL SINGLE-FAMILY
100 S. RIO GRANDE STREET	RT-1	RESIDENTIAL SINGLE-FAMILY

### KEYNOTES

- EXISTING WEIGAND CENTER REMODEL
- PROPOSED WEIGAND CENTER ADDITION
- EXISTING WEIGAND CENTER REMODEL
- PROPOSED WEIGAND CENTER ADDITION
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- PROPOSED WEIGAND CENTER ADDITION
- EXISTING WEIGAND CENTER REMODEL
- PROPOSED WEIGAND CENTER ADDITION
- EXISTING WEIGAND CENTER REMODEL
- PROPOSED WEIGAND CENTER ADDITION

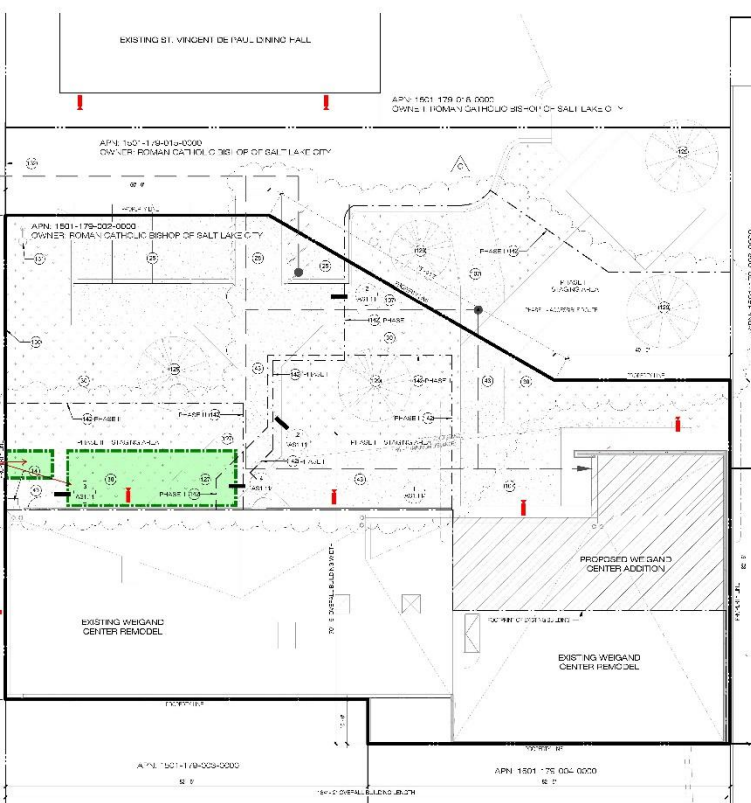
### LEGEND

[Symbol]	EXISTING WEIGAND CENTER REMODEL
[Symbol]	PROPOSED WEIGAND CENTER ADDITION
[Symbol]	EXISTING WEIGAND CENTER REMODEL
[Symbol]	PROPOSED WEIGAND CENTER ADDITION
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[Symbol]	PROPOSED WEIGAND CENTER ADDITION
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[Symbol]	EXISTING WEIGAND CENTER REMODEL
[Symbol]	PROPOSED WEIGAND CENTER ADDITION

SOUTH RIO GRANDE STREET

UPDATED LANDSCAPING  
W/ SELECT  
LOW GROWER PERENNIALS  
AND ORNAMENTAL GRASSES

- ALL CAMERAS 8-441
- BE 30 DEGREE VIEW
- EXISTING CAMERAS TO BE MOUNTED APPROXIMATELY 120' A.P.F.



**SITE PLAN**  
1" = 10'-0"



100 S. RIO GRANDE STREET, SUITE 200  
SALT LAKE CITY, UT 84102  
PHONE: 801.552.9222  
KNIT@KNIT.COM

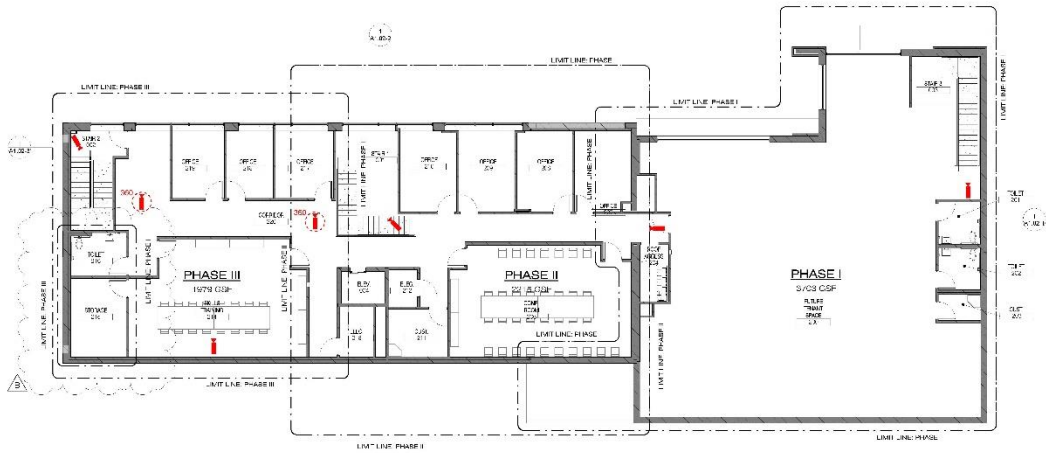
DATE: 2/10/21  
BY: [Signature]



**SITE PLAN**  
**WEIGAND CENTER REMODEL/ADDITION**  
100 S. RIO GRANDE STREET  
SALT LAKE CITY, UT 84102  
**CATHOLIC COMMUNITY SERVICES OF UTAH**

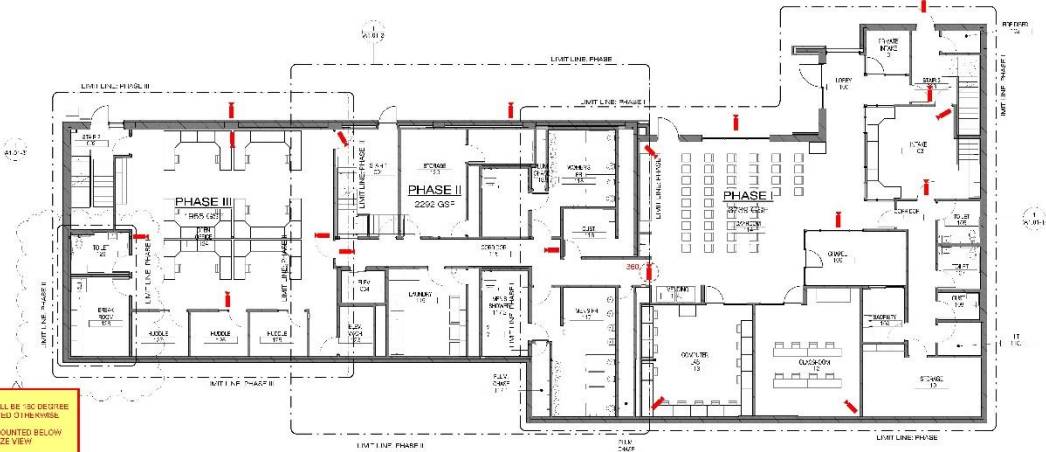
DATE: 2/10/21

AS1.01



PHASING DIAGRAM - SECOND FLOOR

1/8" = 1'-0" ②



PHASING DIAGRAM - FIRST FLOOR

1/8" = 1'-0" ①

- ▶ ALL CAMERAS SHALL BE 100 DEGREE VIEW UNLESS NOTED OTHERWISE
- ▶ CAMERAS TO BE MOUNTED BELOW CEILING TO OPTIMIZE VIEW





# Attachment C

## 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 to 100 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 and adjacent public areas. 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 [infobnsl@ccsutah.org](mailto:infobnsl@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. 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 who are contracted by the city cleans the street in front of the Weigand Center and 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 the 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 is 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, typically the Operations Manager or Director.

Telephone: (801) 363-7710

Email: [infobnsl@ccsutah.org](mailto:infobnsl@ccsutah.org)

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

As part of CCS's commitment to be a good neighbor, we are committed to working with the Gateway/Rio Grande Community, Solutions Utah, the Salt Lake City Mayor's Office, Salt Lake City Police Department, 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.

We at CCS have collaboratively worked together with our neighbors and include the following solutions to improve the important services that CCS provides at the Weigand Center as well as the surrounding community:

1. CCS will, prior to issuance of a Certificate of Occupancy for its expansion, install a minimum of 4 signs, no smaller 20" X14", on the exterior perimeter of its property (two along 200 S and two along Rio Grande) which read "No Camping, No Loitering, No Littering" as well as citing the Salt Lake City Code and the City's penalties associated with breaking these codes. The signs shall be promptly replaced by CCS if they are destroyed or defaced.
2. CCS will, prior to issuance of a Certificate of Occupancy for its expansion, install and maintain additional lighting on St. Vincent's exterior building to light up the sidewalk areas along 200 S & Rio Grande, to improve safety and to act as a deterrent to keep individuals from camping on the sidewalk and engaging in unlawful activities.
3. CCS will have its contracted security frequently and regularly patrol the exterior sidewalks during their business hours of 7:00 am to 7:00 pm daily. The contracted security will, in good faith, work to deter individuals from camping, loitering, littering, creating nuisances, and engaging in illegal activity in the contracted area. The patrols will include the southern point of the Wiegand Center building on Rio Grande, between Rio Grande (450 W) and 400 West on 200 South as well as between 200 South and approximately 221 South (the entrance to the ABM parking lot). CCS's contracted security shall photograph or video record all violations of law and promptly report all violations of law to SLCPD. CCS's contracted security will provide logs of their exterior patrols to SLCPD when requested. These logs shall include details regarding drug paraphernalia, graffiti, health and safety incidents, lewdness/obscene acts, rule violation, property damage, public intoxication, trespassing, assault, etc.
4. CCS will allow Salt Lake City PD ongoing access to their exterior perimeter cameras.
5. CCS will have an ongoing ID program requirements for all patrons that use the Wiegand Center's services. CCS will use a uniform ID card that includes an identifying barcode and the patron's photo. CCS will keep an electronic log of all entries and make that log available to SLCPD as requested.
6. For the roughly 4,000 SF of the space in the expansion that will be used to provide mental health services, CCS currently is still working to identify the mental health provider for these services and the details of the services and how they will be provided. CCS will advise the Planning Department when it finalizes the plans for that 4,000 sf for a mental health operation and provide the details to you. If the Planning Director determines that the details create a reasonable potential for detrimental impacts then the Planning Director may require that CCS seek a modification of the CUP. If the 4,000 sf is used for a purpose other than mental health CCS shall seek an amendment to the CUP.
7. CCS will meet on a regular basis (potentially monthly or every other month) to work in good faith with The Gateway/Rio Grande Community, to ensure that solutions can be worked towards, regarding negative effects of homelessness associated with CCS's operation.