



HOOPER CITY - AMENDED
PLANNING COMMISSION AGENDA
OCTOBER 10, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, October 10, 2024, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated August 22, 2024
 - b. Motion – Approval of Minutes dated September 12, 2024
4. Action Items
 - a. Conditional Use Permit Request for Brandon Miles for an oversized structure totaling 2,400 sq ft located at 5453 W 4550 S
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Conditional Use Permit Request for Torghele Hooper LLC for a Group Youth Home: Drug and Alcohol Treatment Center located at parcel number 08-712-0003 lot 3.
 - c. Discussion- Allowed Uses and Fees/Fines
5. Citizen Comment (*Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
6. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center; the Utah Public Meeting Notice website; and hoopercity.com on or before October 10, 2024.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, AUGUST 22, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on August 22, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Amanda Prince- Chair
Blake Cevering (ZOOM)
Sheldon Greener – Vice Chair
Jessica Smith
Bryce Widdison

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Lieutenant Lavelly – Weber County Sheriff
Reed Richards – City Attorney (ZOOM)

AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner Prince called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

None

4. Action Items

- a. Rezone Request: Terrastrada LLC located approximately at 5500 S 4700 W. The request is for rezoning of property from low density residential to commercial (C2) and residential mixed use planned unit residential.

Morghan Yeoman, our city recorder, gave a presentation. Morghan explained the request from residential to commercial (C2) and mixed use planned unit residential. Morghan displayed a color-coded map of the proposal that was provided in the packet sent out to residents.

(Commissioner Prince explained to Resident(s) attending this meeting that they will be allotted 3 minutes to express a concern about the agenda.)

Brett Whalen - From Anderson Whalen Associates Consulting Engineers Located at 2010 N Redwood Road, SLC UT. Brett explained the timeline of the project. Brett showed the changed plans since the last meeting with R2 and R4 residential plans. Brett is working on getting access from the 4700 W to the Smith's and residential plans. Brett Whalen said that there will be no apartments, currently they are looking at patio homes and townhomes and are open for discussion.

Stephanie Russell - gathered information on crime statistics and presented information on community re-investment agencies and areas. Community Re-investment agencies offer opportunities to the city. Stephanie explains that Smith's will benefit our city by bringing in sales tax and county property tax. The County can enter an agreement where they can leverage county property tax and put it back into the city. The county then can entertain the idea of helping with the infrastructure of the project as well as the city.

Lieutenant Lavelly – Lavelly talked about crime analysis and cost impact on the city. Lavelly presented the data he collected from Davis County regarding the West Point Smith's.

Conversation between Planning Commissioners and Brett Whalen regarding the building process and construction timeline. Predicting 2027-2028 opening date with a two year construction timeline.

Conversation between Planning Commissioners and Stuart regarding the timeline between the construction of Smith's and the residential construction that will take place right after.

Planning Commissioner Prince and Stuart had a conversation regarding the fiscal analysis report.

Stuart and Planning Commissioners speaks on affordable housing and first-time home buyers.

Commissioner Prince announces open to public comment

Mary Simpson – Hooper resident
Encourages Commission to use the general plan. Would like to adhere to the zoning that is in the general plan.

Kelly Christiansen – Hooper resident
Kelly strongly encourages the Smith's marketplace states that we need our city to grow. Kelly would love to see our police department come patrol 4700 is tired of the speeding cars on that road.

Travis Bates – Hooper resident
Travis speaks on the benefits of the Smith's Marketplace and the city of Hooper; Travis explains that Plain City has a grocery store without much change that hinders Plain City. Travis reminds everyone that Davis Corridor is coming, and that Smith's will help Hooper.

Tracy Woodward – Hooper resident
Tracy states that years ago developers wanted to develop that same land and Hooper told them no. Tracy questions why it is ok for the land to be rezoned for Smith's and not for the other.

Michelle Marigoni – Hooper resident
Michelle doesn't know how Hooper can rezone to a zone Hooper doesn't have.

Stacey Judkins – Hooper resident

Stacey asked for clarification on if Smith's or a similar grocery store was up for discussion a few years ago with the former Mayor and Stuart. Stacey also asked if any other Hooper city staff had met with Stuart Adams privately regarding the Smith's project. Stacey also questions Stuart's intentions for Hooper city.

Lamah Class – Hooper resident

Reminded the city of a house bill 406. He is concerned that the city wants 60 ft. roads that will cost more money than he states the city doesn't have.

Karen Peterson – Hooper resident

Karen states that the people of 4700 do not want the big mess that Smith's will bring. Karen went to her neighbors and got multiple signatures of people that do not want the Smith's Marketplace brought to Hooper. Karen also states that she wants Hooper to follow the plan that was put out in 2022 and to leave the land in Agriculture.

Brian Murrah – Hooper resident

Brian personally wants Hooper to do the rezone he would not like to see apartments. Brain states that Hooper city needs the money and that Smith's Marketplace can bring and other businesses that can benefit the city.

Ryan Ross – Hooper resident

Ryan is against the rezone. Ryan states he moved to Hooper for peace and quiet. Ryan would like to see a police call analysis that shows how it affected a 2-mile radius not just the west point place alone.

Amber Kelso – Hooper resident

Amber encouraged the fiscal analysis to be done to make a decision to show some assurance that it will be a big enough benefit for Hooper in the long run. She also does not want to change the recent general plan.

Bruce Taylor – Hooper resident

Bruce read words from Hooper's master plan that Hooper city wants measured and controlled growth. Bruce states people have the right to sell their land, but the city needs to protect the citizens from changing what the people want. Bruce says that the rezoning will change Hooper city.

Mark Allen – non-resident

Mark speaks on what Washington Terrace started out with and what the city has now, and that the citizens have now sales tax. Mark speaks on the UDOT

West Davis Corridor coming less than a mile away. Mark speaks on the great opportunity that the corridor will bring if Hooper city puts businesses where people are forced to exit the corridor and the money they will spend in Hooper.

Monte Dickson – Hooper resident

Monte addresses Stuart and states she didn't want the Smith's at the previous meeting, and she still don't want it now. Monte questions the promises that are not certain. Monte states that the General Plan was placed with citizen input and wants to see the proposal on the next ballot.

Tracy Wallace – Hooper resident

Tracy had the question if sewer and storm water drains need to be in place to get the building permit? Tracy states residents are being denied building permit with septic and forced to pay sewer when it is not available. Tracy questioned how much taxes will go up if Hooper needs a police department after businesses come to Hooper.

Blake Marigoni – Hooper resident

Blake's main concern is once we rezone Hooper loses all control of what happens in Hooper. Blake states that the plan is no very solid.

Max Simpson – Hooper resident

Max is against changes to the General Plan. Max states there was a lot of time and effort put into the plan. Max feels like Hooper is stable and Hooper is making a mistake chasing the money.

Jake Kelso- Hooper resident

Jakes concern is once or if the rezone is approved how will the city of Hooper tell anyone else no. Jake agrees that the fiscal analysis needs to be done.

Susan Stirland- Hooper resident

Susan looked at the General Plan when purchasing their home because she agreed with the plan, she agrees with others that if the gate is opened for businesses, then it can't close. Susan voted for the mayor because she stated she would take care of the city of Hooper. Susan is aware that building does need to take place but doesn't want the city of Hooper to be bullied into businesses. Susan also states Hooper does not need sewer.

Dennis Blanchard – Hooper resident

Dennis thanks the planning commissioners for their patience in everyone's opinions. Dennis states the future is coming toward us and that the general plan is the best guess. Dennis questions how Hooper will handle the future and states that Hooper should do what is best for the city and it may not be what everyone wants.

Sarah Feilding- Hooper resident

Sarah talks about Ancestors helped make Hooper what Hooper is today. Sarah strongly agrees that Smith's does not belong right across her home in Hooper. Sarah does not want to lose the view out her windows of Hooper. Sarah understands the need for tax base, but strongly opposes the rezone.

Katie Parkinson- Hooper resident

Katie feels like Hooper is picking on her area. Katie does not have a lot of confidence in Hooper anymore. Katie is bothered the most by the homes and townhomes that are proposed in the rezone right behind her home that will not like the smell of the way of life out in the country of Hooper.

Dylan Robinson- Hooper resident

Dylan is for Smith's Marketplace but does not like the current Plan, which does not fit Hooper's General Plan. Dylan would like to see the residential plan of the rezone be R2.

Connie Collard – Hooper resident

Connie states she is 1 or 7 property owners that need clarification. Connie states that she worked on that farm for years growing up and loves the land. She understands that times change but does not like the thought of Smith's coming to the land she loves. Connie wants to understand how a couple subdivisions near her with small lots and is not sure how they got improved. Connie states that Stuart is a stand-up guy and does not want his name thrown through the mud like people are.

Rick Christensen – Hooper resident

Rick is for the Smith's rezoning. Smith's will be in Rick's backyard. Rick is concerned that the sewer he paid for 4700 got widened still does not work.

Keith Blazer- Hooper resident

Keith thinks that the family can do whatever they want with their land. Keith states Hooper land is going to sell, and the freeway is coming, change is coming. Keith wants Hooper to plan for the change.

Planning Commissioner Amanda Prince read citizen comments that were emailed as well as a petition letter. See attached letters and emails.

Planning Commissioner Amanda Prince addressed the questions that were asked during citizen comments.

Planning Commission and Stuart discuss the fiscal analysis impact study and clear up questions and comments.

Planning Commission discuss to table the rezone request.

COMMISSIONER WIDDISON MOTIONED TO TABLE THE REZONE REQUEST UNTIL A FISCAL IMPACT STUDY 3RD PARTY, PAID BY THE DEVELOPER AND CHOSEN BY THE CITY COUNCIL. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| GREENER | AYE |
| SMITH | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |

MOTION TABLED.

5. Citizen Comment

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

None

6. Adjournment

AT APPROXIMATELY 9:55 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| SMITH | AYE |
| GREENER | AYE |

**CEVERING
WIDDISON
MOTION PASSED.**

**AYE
AYE**

Date Approved: _____

Morghan Yeoman, City Recorder

DRAFT



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, SEPTEMBER 12, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on September 12, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Amanda Prince- Chair
Blake Cevering
Sheldon Greener – Vice Chair
Bryce Widdison
Jessica Smith

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Lieutenant Lavelly – Weber County Sheriff
Brandon Richards – City Attorney

AUDIENCE PRESENT:

See attached list

6:30PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner Prince called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated August 8, 2024
Changes have been made.

COMMISSIONER GREENER MOTIONED TO APPROVE THE MINUTES DATED AUGUST 8, 2024, WITH THE MINOR CHANGES THAT WERE LISTED BY COMMISSIONER PRINCE. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| GREENER | AYE |
| SMITH | AYE |
| WIDDISON | AYE |
| CEVERING | AYE |

MOTION PASSED.

4. Action Items

- a. Motion- Hansen Planning Group
Commissioner Prince explained that Hansen Planning Group is a firm that updates subdivision ordinance. Planning Commissioners agree to table until they can have more discussion with Hansen Planning Group in October 10 2024 meeting.

COMMISSIONER GREENER MOTIONED TO TABLE UNTIL OCTOBER 10, 2024 MEETING. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| GREENER | AYE |
| WIDDISON | AYE |
| SMITH | AYE |
| CEVERING | AYE |

MOTION PASSED.

- b. Conditional Use Permit request for Alisha Gillis for an accessory dwelling unit totaling 609 sq ft located at 4570 W 5100 S.

Malcolm Jenkins, the city planner, gave a presentation. Malcolm explained what the structure will look like. The size and height of the structure. Explained that it needs to be moved and be 10 ft. from other structures.

Felix Guzman – representing confirmed that Alisha Gillis only wants it 609 sq. ft. no larger. Felix also confirms that moving it to the location needed is no problem

No Public Comments

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR ALISHA GILLIS TOTALING 609 SQ. FT. LOCATED AT 4570 W 5100 S FOR A ACCESSORY DWELLING UNIT WITH CONDITIONS OF THE SITE PLAN BEING UPDATED TO A MINIMUM DISTANCE OF 10FT. BETWEEN BUILDINGS AND THE ACCESSORY DWELLING UNIT BE PUSHED BACK BEHIND THE REAR EDGE OF PROPERTY ALSO THAT THE APPLICATIONS BE SIGNED BY THE OWNER. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| WIDDISON | AYE |
| GREENER | AYE |
| CEVERING | AYE |
| SMITH | AYE |

MOTION PASSED.

- c. Conditional Use Permit request for Robert Edwards for an oversized structure totaling 1,826 sq ft located at 4373 S 5400 W.

Malcolm Jenkins, the city planner, gave a presentation. Malcolm explained what the structure will look like. Explained that the structure will not have plumbing or electrical and will not be used for business. Robert Edwards explained the structure and what it will be used for.

No Public Comments

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR ROBERT

EDWARDS FOR AN OVERSIZED STRUCTURE TOTALING 1,826 SQ FT LOCATED AT 4373 S 5400 W. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|----------------------|--------------|
| WIDDISON | AYE |
| GREENER | AYE |
| SMITH | AYE |
| CEVERING | AYE |

MOTION PASSED.

- d. Conditional Use Permit Request for Torghele Hooper LLC for a Group Youth Home: Drug and Alcohol Treatment Center located at parcel number 08-712-0003 lot 3.

Malcolm Jenkins, the city planner, gave an explanation on where the building will be located and displayed a map and building image.

Matt Lowe- stated that he brought Mike and his attorney Jesse Davis with him to help answer any questions.

Commissioner Cevering explained that since the last meeting Hooper still does not have the correct license Torgele is applying for.

Brandon Richards, our city attorney wanted clarification on license application. City Attorney Richards went over the application and the categories that need to be selected depending on what they are applying for. Mike explained that it will be an Adolescent Treatment Center. Mike also explains the process through the state and ensures that they monitor it very well and in depth.

City Attorney Richards questions the ages on the application and the ages they are applying for. Commissioner Smith also asked why youth and not adults. Mike explains that there is such a need in adolescent help and explains how much is out there for teens that parents don't know about. That the average age of a teen to start taking drugs is 12 years old. Mike stated the facility would have in and out of state teens in their early stage of addiction.

Commissioner Smith asked for clarification on the fence that will surround the facility. Matt Lowe clarified that it will be a 6ft vinyl fence with a front gate.

Commissioner Smith questioned if they have runaways, what type of security they will have and how they will help with the financial burden on the city if they were to need police reinforcement. Mike states that it would be a rare situation that they would need police reinforcement. Mike states that the teens will be wearing bracelets so that they would know exactly where they are at all times. Commissioner Smith asked the elementary school nearby would they catch any runaway before they got to the school, and would it be a

burden on the school being in lockdown every time a teen got out. Mike reinsured that the teens would not want to go to the elementary school they want to run to the nearest highway and get a ride out of there. Mike also explains that there will not be any teens there that are awarded by the state. Commissioner Smith asked for clarification that they will be able to regulate that the facility will not accept court appointed teens. Mike verified correct that the teens will not be court appointed, that the teens will be in the first stage of addiction. Mike also explains the difference between teens from juvenile court that have first offense and continuous offenses.

Commissioner Prince verified the ages of the teens that will be at the facility and asked for clarification on teens that are 18 or that turn 18 while in the facility.

Mike explains that teens that are 18 for a short time could finish their treatment, however if a teen was 18 before going into the facility, they would not except them. Matt Lowe says if that will help get their conditional use permit then they will draw the age line where hooper wants them to.

Commissioner Greener questioned the facility being co-ed. Mike explained that the teens will be highly monitored by state cleared staff and separated by gender.

Commissioner Prince questioned how they will keep the additional land secure that is not fenced in if they are using it for trails and exercises. Mike explained when they use the acreage that it will be monitored by staff.

Commissioner Prince asked if they are open to fencing in the rest of the property. Matt Lowe stated that he does not feel that that is necessary because they will all be monitored and supervised whenever there is activities out there.

Commissioner Prince asked for their complete security plan. Mike explained there will be cameras in all hallways, bracelet monitors on the teens, staff checking in everywhere and monitoring night and day.

Commissioner Prince asked if there are financial programs and grants. Mike clarified that insurance generally pays for the program.

Commissioner Cevering questioned if they have a max number of kids that they will allow in the program at one time. Matt Lowe stated that 20 kids is their max number of kids. Commissioners and Mike discuss the amount of kids per room in the facility.

Commissioner Prince asked for clarification on if it will only be substance addiction or if it will handle other addictions problems. Mike clarified that it will be a chemical substance addiction only.

Commissioner Prince asked if they could guarantee that there will be no violence and sex offenders in the staff. Mike assured that everyone goes under

an extreme background check. Mike also states that the state of Utah closely monitors the program constantly.

Mike explained that the facility would put on meetings to inform the public what substances are going around in its community and what to look for. Planning Commissioners and the city attorney have discussions on what information is need for more research.

COMMISSIONER WIDDISON MOTIONED TO TABLE THE CONDITIONAL USE PERMIT REQUEST FOR TORGELE HOOPER LLC FOR A GROUP YOUTH HOME: DRUG AND ALCOHAL TREATMENT CENTER LOCATED AT PARCEL NUMBER 08-712-0003 LOT 3. WITH THE CONDITION ON GETTING MORE INFORMATION FROM MATT LOWE UNTIL OCTOBER 10 2024 MEETING. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| WIDDISON | AYE |
| GREENER | AYE |
| CEVERING | AYE |
| SMITH | AYE |

MOTION TABLED.

e. Discussion – Allowed Uses and Fees/Fines

Commissioner Prince presented the current Hooper City fees/fines. Planning Commissioners and the city attorney had discussion on residential, agricultural, commercial, and industrial fees and fines.

5. Citizen Comment

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

Bruce Taylor-

Bruce talks about the water well that was put in by his house. Bruce talks about the timeline of the approval of the water well and feels like Hooper was bullied into it.

Commissioner Cervering explained the timeline of the water well and provided information that Hooper water met the conditions needed.

6. Adjournment

AT APPROXIMATELY 9:02 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| WIDDISON | AYE |
| GREENER | AYE |
| CEVERING | AYE |
| SMITH | AYE |

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

DRAFT

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

Fee: \$200.00
Date Submitted _____

Conditional Use Permit: ADU

Print Applicant Name: Branden Miles
Address: 5453 West 4550 South
Phone #: [REDACTED]
Day Time Phone #: [REDACTED]

Reason for conditional use: Pole Barn, 2400' total 40' x 60'

Describe use of property: Garage (Storage), Pool House (recreation), and ADU/office

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

Total Sq. footage of Structure: 2400
Total Sq. footage of ADU: 420
Height of Structure: 25'
Acreage of Property: .67

❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application.

- | | | | |
|--------------------|------------------|-----------|---------|
| Traffic problems | Safety issues | Noise | Parking |
| Fencing | Pollution | Odors | Design |
| Business operation | Use of structure | Easements | |

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: Branden Miles Date: 10/8/24

Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

Date 10/8/24

I, Brandon Miles have read and understand the requirements to be allowed to have a secondary detached dwelling unit on my property and will follow city requirements for as long as the unit is being used:

DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principle dwelling, is a minimum of 400 square feet and a maximum of 960 square feet of living area, exclusive garage, covered porch, or patio. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities. The secondary unit must meet the minimum setback from property lines as identified for a dwelling. A single family detached ADU must not have any part of the unit extend beyond the furthest rear corner of the primary residential structure.

Property address: 5453 West 4500 South

Owner of Property: Brandon Miles

Phone #: 

Email 

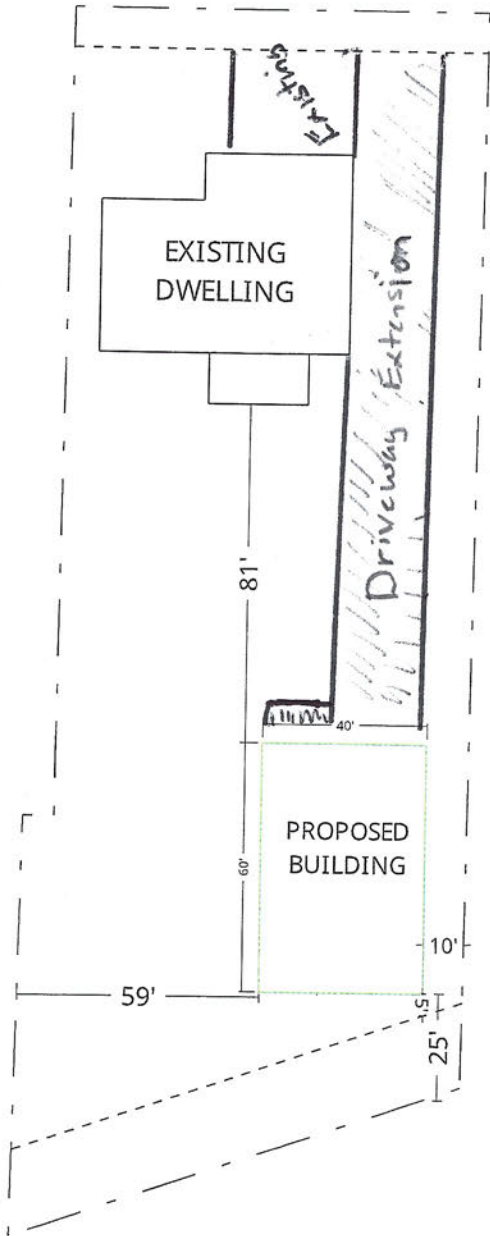
Brandon Miles

Signature of Property Owner

Driveway Extension

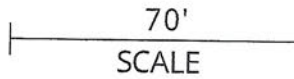
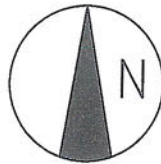
5453 W 4550 S

4550 SOUTH



BRANDEN MILES
5453 W 4550 S HOOPER UT 84315
PARCEL ID: 08-694-0024
PH: 801-628-6901

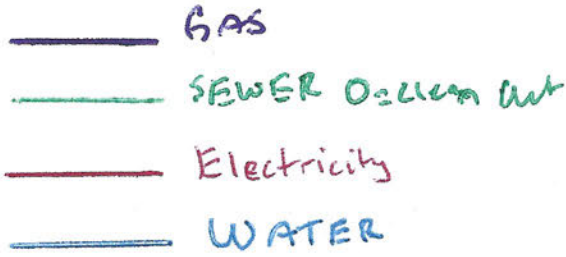
CONTRACTOR
ROPER BUILDINGS
LIC: 5988440-5501
PH: 801-689-3630



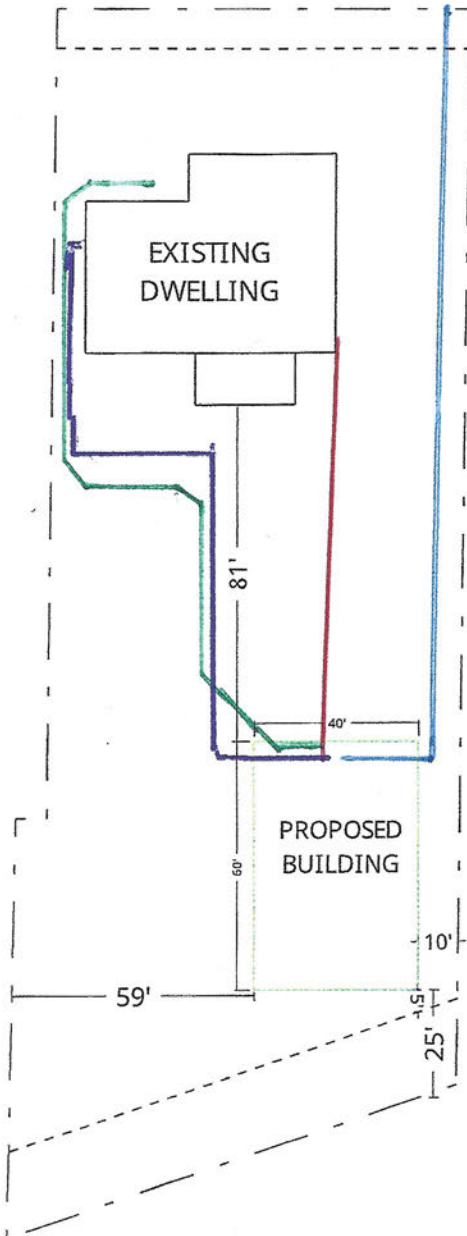
Notes:

1. Drainage will be maintained on lot or taken to an approved drainage source.
2. A portable restroom, dumpster and concrete washout will be on site during construction.
3. Material will be dropped on site without disruption to traffic.

UTILITIES

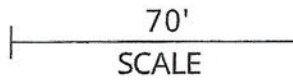
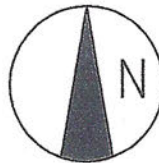


4550 SOUTH



BRANDEN MILES
5453 W 4550 S HOOPER UT 84315
PARCEL ID: 08-694-0024
PH: 801-628-6901

CONTRACTOR
ROPER BUILDINGS
LIC: 5988440-5501
PH: 801-689-3630



Notes:

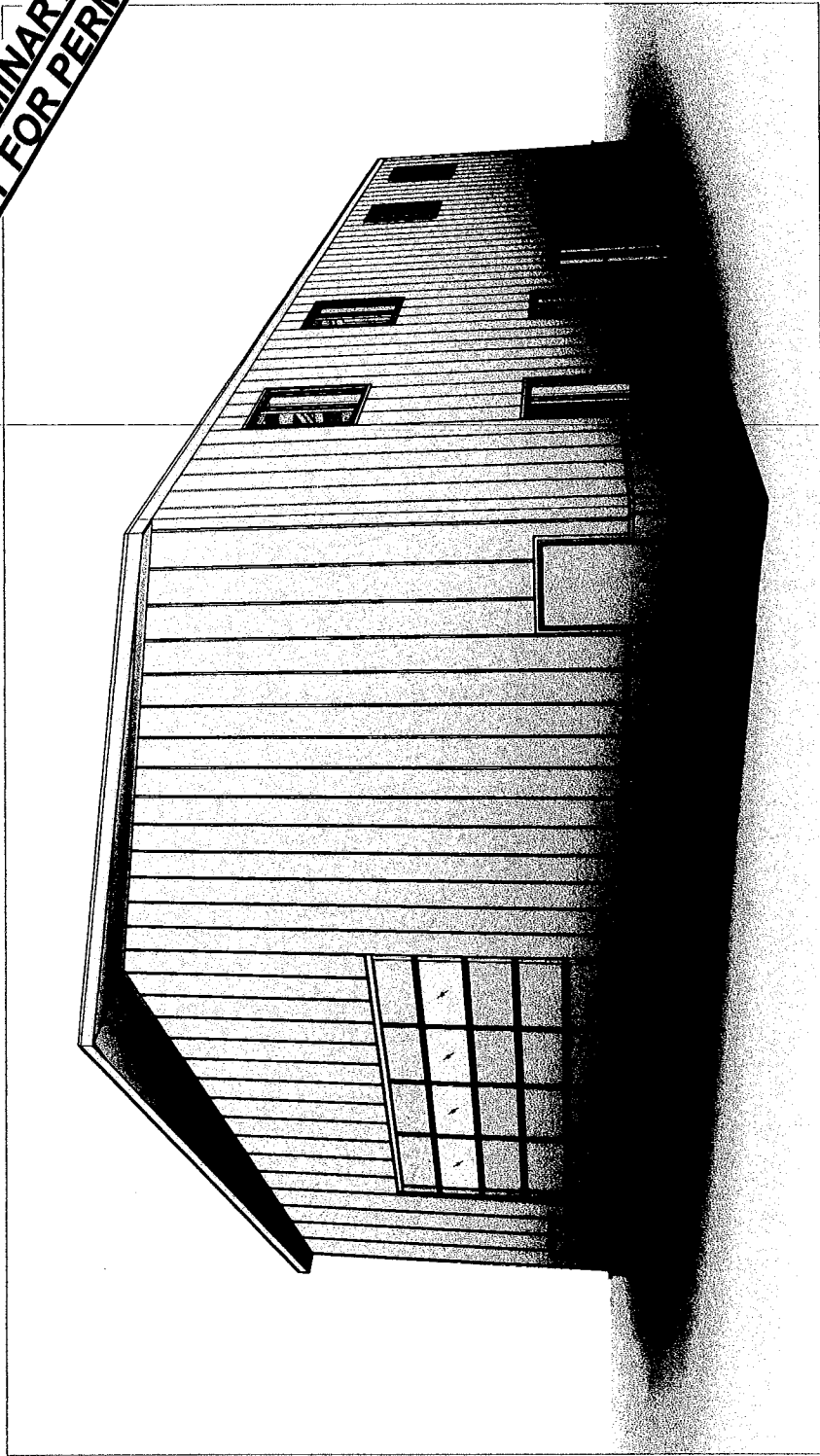
1. Drainage will be maintained on lot or taken to an approved drainage source.
2. A portable restroom, dumpster and concrete washout will be on site during construction.
3. Material will be dropped on site without disruption to traffic.

DATE
09/13/2024

| DRAWING INDEX | |
|---------------|--------------------------------|
| A0 | Title Page |
| A1 | Foundation Plan |
| A2 | First Floor Plan |
| A2.1 | Mezzanine Plan |
| A2.2 | Architectural First Floor Plan |
| A2.3 | Architectural Mezzanine Plan |
| A5 | Elevations |

**PRELIMINARY ONLY -
NOT FOR PERMITTING**

ROPER BUILDINGS BRANDEN MILES BUILDING



| BUILDING INFORMATION | |
|--|--|
| BUILDING INFORMATION: DIMENSIONS: 40' x 60' = 2,400 sq ft TOTAL SQUARE FOOTAGE: 2,400 sq ft | USAGE: Residential Accessory |
| SITE INFORMATION: ADDRESS: 5453 W. 4550 S. Hooper, UT 84315 | |

GENERAL INFO.
GIRTS: COMMERCIAL
CLEAR HEIGHT: 18' - 0"
CONCRETE THICKNESS: 4"

CONTACT
ROPER BUILDINGS /
DMIP RESOURCES
PHONE: (801) 688-3630

ROPER BUILDINGS /
DMLP RESOURCES /
(801) 689-3630

BRANDEN MILES BUILDING
5453 W. 4550 S.
Hooper, UT 84315

Scale: 1/8" = 1'-0"

Drawn by: JDJ

Job: MILES

Sheet Size: B
17" x 11"

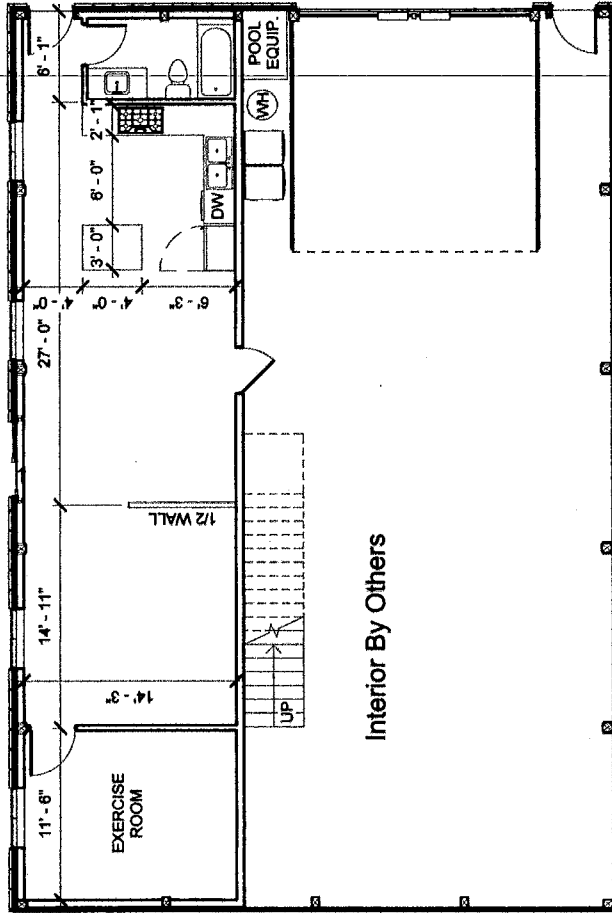
Architectural First
Floor Plan

A2.2

NORTH
(FRONT OF BUILDING)

WEST

EAST



SOUTH

ARCHITECTURAL FIRST FLOOR PLAN
1/8" = 1'-0"

ROPER BUILDINGS /
DMLP RESOURCES /
(801) 689-3630

BRANDEN MILES BUILDING

5453 W. 4550 S.
Hooper, UT 84315

Scale: 1/8" = 1'-0"

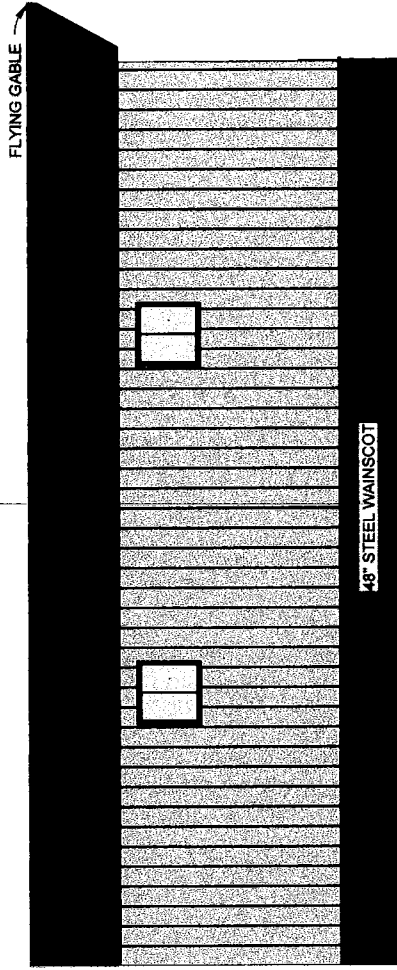
Drawn by: JDJ

Job: MILES

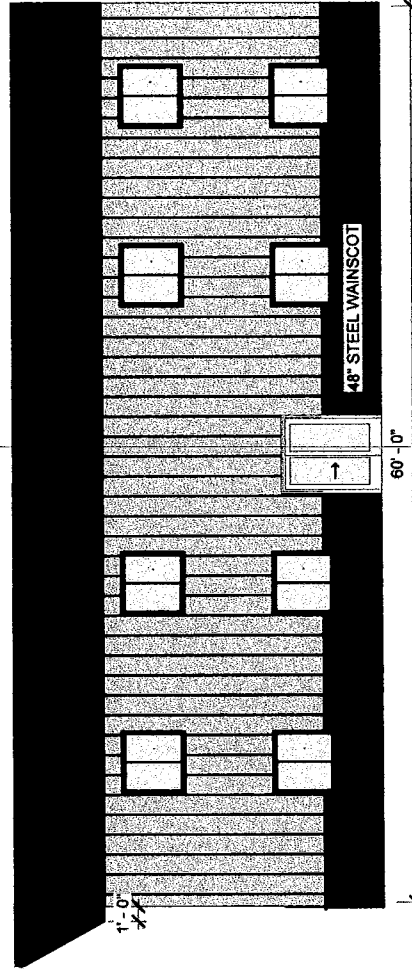
Sheet Size: B
17' x 11'

Elevations

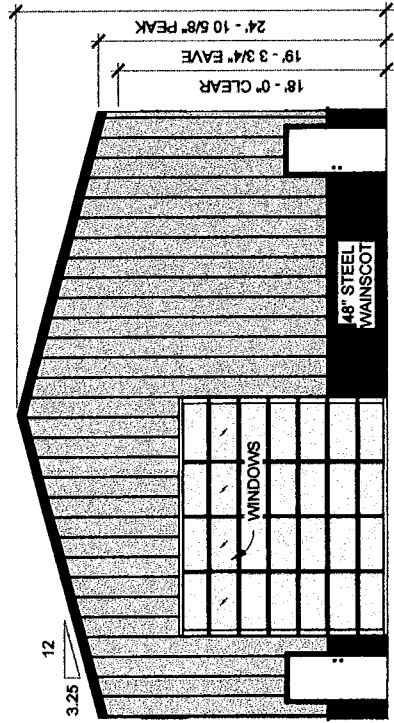
A5



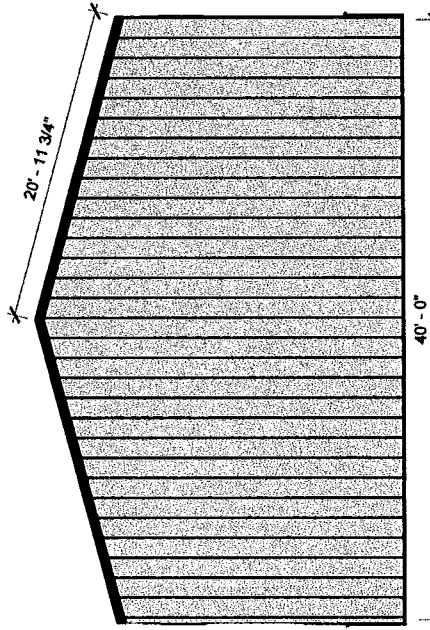
② EAST ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

Conditional Use Permit: Property

| | |
|---|-------------------------------|
| HOOPER CITY | |
| PAID | |
| Date Submitted <u>MAR 27 2024</u> | |
| Amt <u>200⁰⁰</u> | Int. <u>B43</u> |
| Check <input checked="" type="checkbox"/> <u>1064</u> | Cash <input type="checkbox"/> |

Fee: \$200.00
Date Submitted

Print Applicant Name: Torghelle Hooper LLC, Representative: New Beginnings Drug and Alcohol Treatment Center LLC
Address: See Parcel: 08-712-0003 Lot 3
Phone #: [REDACTED]
Day Time Phone #: _____
Sq feet/ Acreage of property: 60.215 Acre
Reason for conditional use: We will be building a Group Youth Home Drug and Alcohol Treatment Center

Describe use of property: We will be providing a home for youth that are needing assistance in their process to sobriety

If building on property provide site plan drawings including:

- Map of property showing adjacent streets **Included in the attached documents**
- Building/structure dimensions and distance from other structures **Included in the attached documents**
- Distance from property lines. **Included in the attached documents**
- List any easements on property **Included in the attached documents**
- Roof pitch, roofing material, Building materials, driveway materials **Included in the attached documents**
- Concept drawing of what structure will look like **Included in the attached documents**
- Building materials **Included in the attached documents**
- Driveway materials **Included in the attached documents**
- Landscaping design **Included in the attached documents**

❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application. **Below items are addressed in attached document**

- | | | | |
|----------------------|--------------------|-------------|-----------|
| ✓ Traffic problems | ✓ Safety issues | ✓ Noise | ✓ Parking |
| ✓ Fencing | ✓ Pollution | ✓ Odors | ✓ Design |
| ✓ Business operation | ✓ Use of structure | ✓ Easements | |

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Owner
Signature: Robert Torghelle dotloop verified
03/27/24 11:20 AM MDT
MXVT-FAQT-VPRK-GWNO

Date: _____

Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

Applicant/Representative: Matthew Lowe dotloop verified
03/27/24 10:36 AM MDT
ZCXQ-GG9F-Q1MD-LHSH



HUNT & DAY
3400 W. 10000 S. SUITE 100
SPRINGDALE, UT 84677
PH: 435.338.1222
WWW.HUNTANDDAY.COM

NEW BEGINNINGS
LOCATED IN THE FOREHART QUARTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 2 WEST, SALT LAKE BASS AND MESSIAH
HOOPER CITY, WEBER COUNTY, UTAH

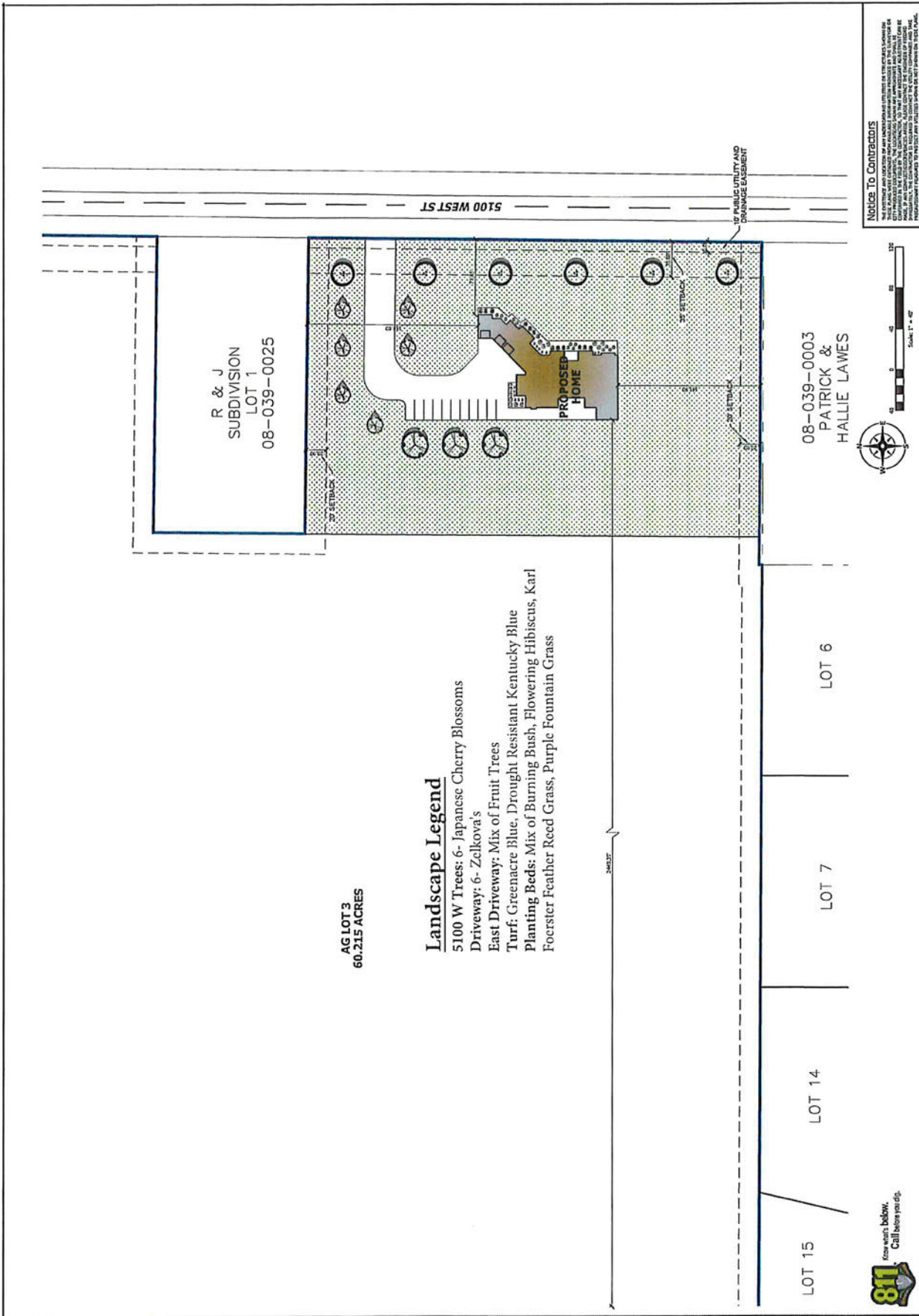
| REV. | DATE | DESCRIPTION |
|------|-------|---------------------------|
| 1 | 03-23 | INITIAL SUBMITTAL TO CITY |
| | | |
| | | |
| | | |
| | | |

VERIFY SCALES
ALL DIMENSIONS SHOWN
ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR
ON THE FIELD AND ON THE GROUND, AS SET
OUT IN THE CONTRACT DOCUMENTS.

PROJECT INFO
Project Name: _____
Client: T. McIntire
Date: 11/7/2023
Drawn by: JCK-11

Concept Plan

SHEET NO. **C102**





| | | |
|-------------------|----------------------|-----------------------|
| Bedrooms: 8 | Total Sq. Ft.: 11715 | Width: 133' 6" |
| Full Baths: 8 | Main floor: 4927 | Depth: 100' 0" |
| Half Baths: 3 | Upper floor: 2594 | Height: 30' |
| Levels/Stories: 2 | Lower Floor: 4194 | Roof Pitch (primary): |
| Garage Stalls: 3 | Bonus Room: 366 | 16:12 |
| | Garage: 1583 | Walls: 2"x4" |
| | Porches: 2648 | Ceiling Height |
| | | (Main): 10' |

Building Materials

Structure: Wood Framing
Roofing: (GAF) 40-year Architectural Shingles
Windows: (Amsco) Low E
Exterior: Stone or Brick and Wood or Fiber Cement Siding around entire structure
Soffit and Fascia: Aluminum
Rain Gutters: Seamless Aluminum
Driveway Materials: Engineered Concrete





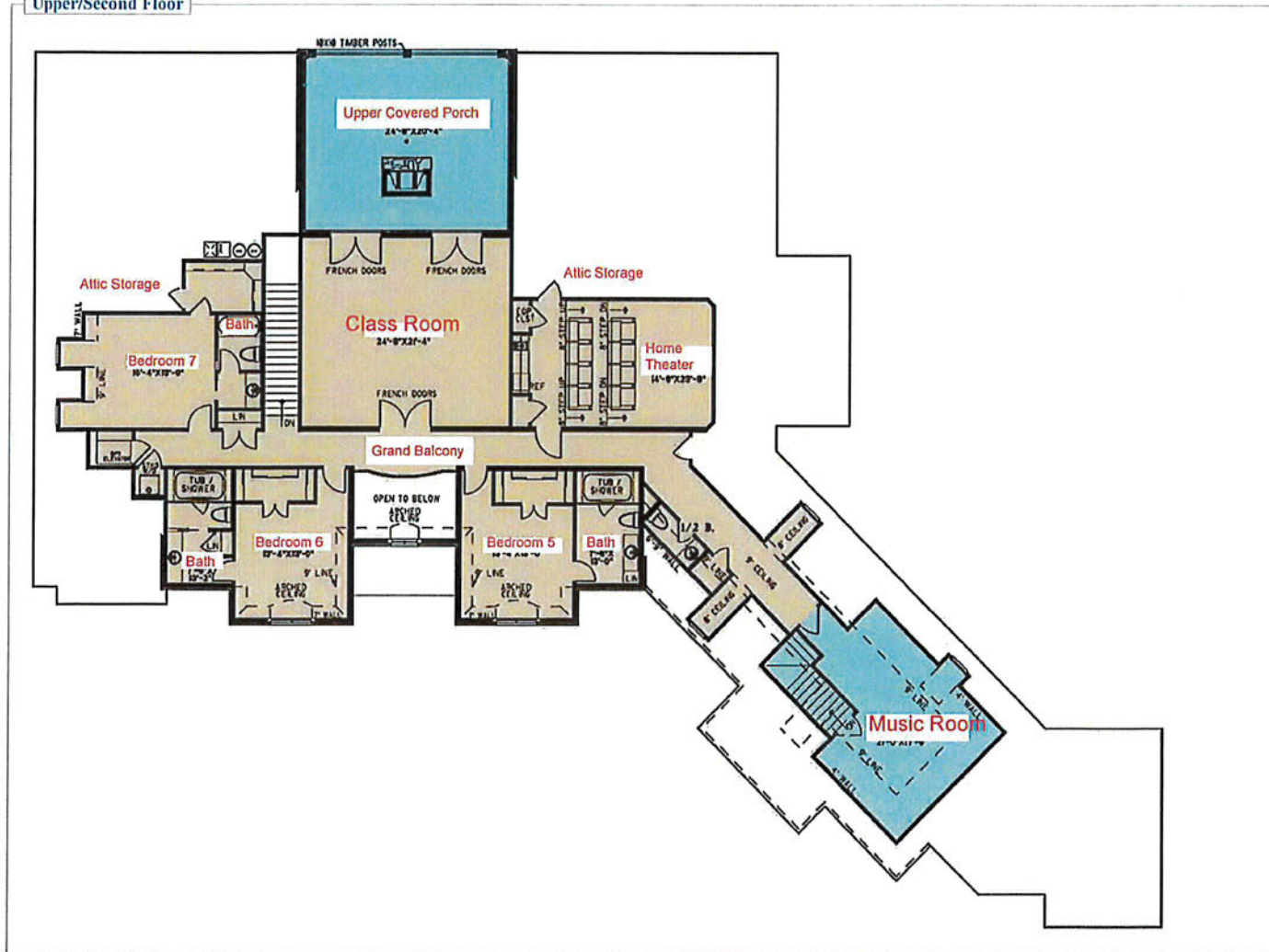


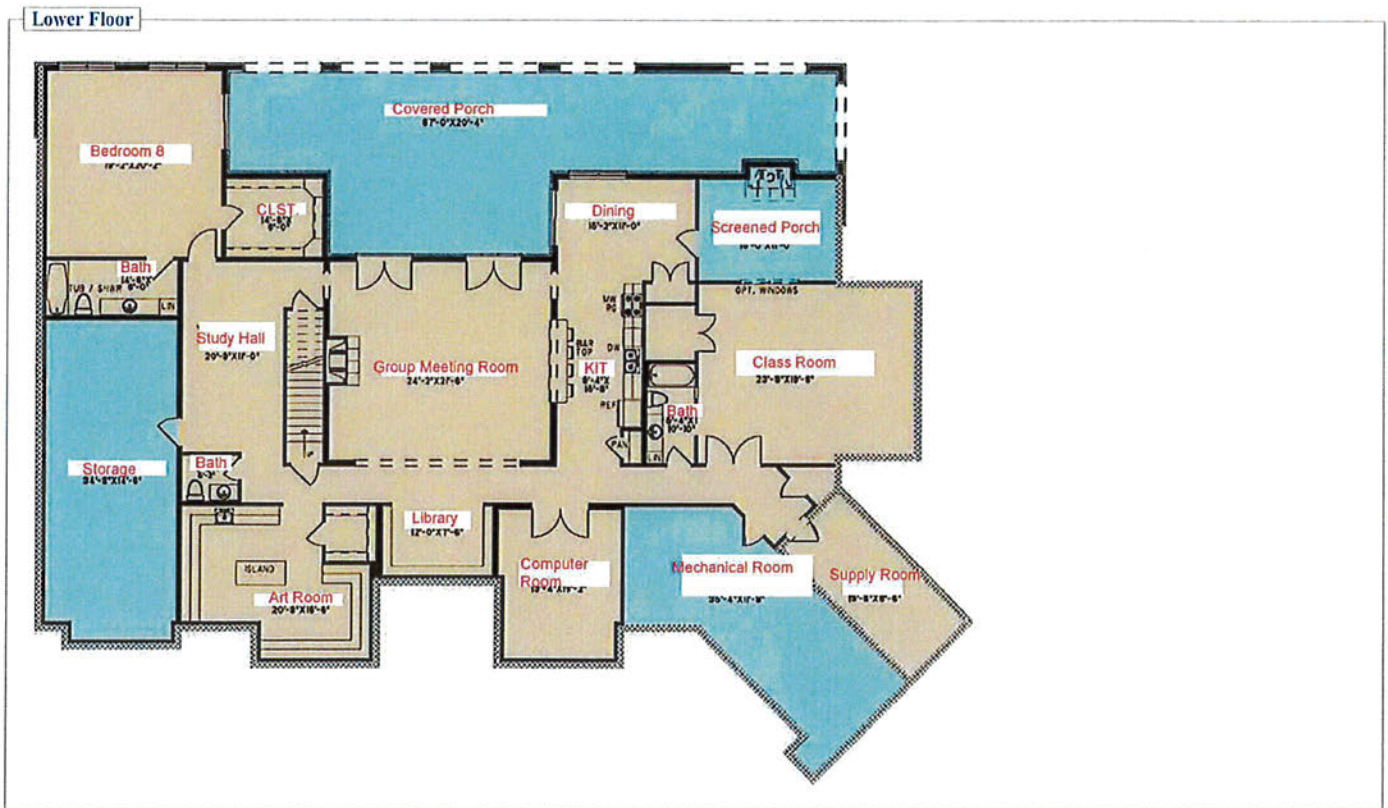
Main Floor





Upper/Second Floor







Group Home Plan

Traffic

Traffic for our facility will have a very minimal impact on the community. Residence will not be allowed to have any vehicles onsite or leave unless checked out from the facility. There will be 24-hour staffing broken up into three shifts. With this broken up into three shifts, this will keep our traffic in and out of the facility to a minimum as well.

Fencing

The 3-acre lot will have a 6' privacy fence around the entire property.

Business Operation/Use of structure

Our Youth Group Homes purpose will be in creating a safe and unified home for the sobriety and recovery of the youth who have been struggling with their sobriety. We will offer them group and one on one programs that will be designed to their own struggles in hopes for a strong recovery.

Safety/Security

- Staff will be onsite 24/7 making safety and wellness rounds every 30 minutes documenting each location of the resident.
- There will be a closed-circuit security system accessible only to the staff that will monitor the exterior and interior of the facility.
- The nearest Emergency Services are located approximately 2 min (1.2 Miles) away at 4646 W 4000 S. West Haven, UT 84401

Pollution/Odors

We will follow the Hooper City Ordinances to help keep our impact to the best minimum practices as we can.

<https://hooper.municipalcodeonline.com/book?type=ordinances#name=TITLE VI HEALTH AND SANITATION>

Noise

We will follow the Hooper City Ordinances to help keep our impact to the best minimum practices as we can.

<https://hooper.municipalcodeonline.com/book?type=ordinances#name=TITLE IX PUBLIC OFFENSES ORDINANCE>



1. **Executive Summary:**

- Our residential youth drug and alcohol treatment facility New Beginnings, located in Hooper, Utah, aims to provide comprehensive care and support for adolescents struggling with substance abuse issues.
- With a focus on evidence-based therapies, holistic approaches, and family involvement, we seek to address the root causes of addiction and empower young individuals to lead healthy, fulfilling lives.
- Our unique selling proposition lies in our specialized programs tailored to the needs of youth, our experienced multidisciplinary team, and our commitment to long-term recovery outcomes.

2. **Business Description:**

- **Mission:** To provide a safe, supportive environment where adolescents can overcome addiction, heal from past trauma, and build the skills necessary for a successful recovery journey.
- **Services Offered:** Residential treatment programs, individual and group therapy, family counseling, life skills training, academic support, recreational activities, and aftercare planning.
- **Target Demographic:** Adolescents aged 13 to 18 struggling with drug and alcohol addiction, primarily referred by families, schools, juvenile justice system, and healthcare providers across Utah.

3. **Market Analysis:**

- Utah faces significant challenges with youth substance abuse, with rates of alcohol and drug use among adolescents above the national average.
- There is a growing demand for residential treatment facilities catering specifically to the needs of youth, driven by increased awareness, changing societal attitudes, and a focus on early intervention.

4. **Target Market:**

- Adolescents experiencing substance abuse issues, including alcohol, marijuana, opioids, and stimulants.
- Referral sources include parents, guardians, school counselors, juvenile courts, pediatricians, and mental health professionals.



5. Services Offered:

- Individualized treatment plans based on comprehensive assessments.
- Evidence-based therapies such as Cognitive Behavioral Therapy (CBT), Dialectical Behavior Therapy (DBT), and Motivational Interviewing (MI).
- Family therapy sessions address family dynamics and support system recovery.
- Educational support to ensure academic progress during treatment.
- Recreational activities to promote physical health and social engagement.

6. Operational Plan:

- Staffing: Recruit a team of licensed therapists, counselors, medical professionals, educators, and support staff dedicated to providing compassionate care.
- Licensing and Accreditation: Obtain necessary licenses and accreditations to ensure compliance with state regulations and industry standards. (Psychiatric Specialty Hospital-Utah Health and Human Services)
- Facility Management: Implement policies and procedures for safety, security, and cleanliness of the residential facility.
- Admissions Process: Develop a streamlined admissions process, including intake assessments, medical screenings, and treatment planning.

7. Marketing Strategy:

- Establish partnerships with local schools, healthcare providers, community organizations, and juvenile justice programs to generate referrals.
- Develop a strong online presence through a professional website, social media platforms, and educational content.
- Host informational sessions, workshops, and community events to raise awareness about youth substance abuse and available treatment options.

8. Risk Management:

- Identify potential risks such as regulatory changes, staff turnover, client relapse, and financial instability.



- Develop strategies to mitigate risks, including contingency plans, staff training, quality assurance measures, and diversified revenue streams.
- Maintain comprehensive insurance coverage to protect against liability and unforeseen events.

PLEASE USE A SEPARATE APPLICATION FOR EACH SITE REQUESTED

PROGRAM SITE INFORMATION

PARENT ADMINISTRATIVE PROGRAM
(for programs with more than one licensed site)

New Beginnings Drug & Alcohol Treatment Center, LLC

N/A

Site name – Name to appear on license

Parent program name

TBD

Site street address of license

Administrative mailing address (if different from site)

Hooper, UT

Site city, state, zip

City, state, zip

TBD

Site telephone number

Administrative telephone number

Lisa Woolsey

Site contact name

Administrative contact name

TBD

Site email address

Administrative email address

Program/site website(s): _____

Is this new site currently serving clients?

No

Yes

Is this program owned or governed by any other entity (other than the listed parent program)?

No

Yes

If yes, please list organization name: _____

Contact person: _____

Phone: _____

Email: _____

This application is being submitted in regard to (please check all that apply):

A new program

Adding a new license category to a currently licensed site ([R380-600-4](tel:8013806004))

A change in the population served ([R380-600-4](tel:8013806004))

A change that transfers 50% or more ownership ([R380-600-4](tel:8013806004))

Relocation of a currently licensed site ([R380-600-4](tel:8013806004))

Please list previous site name and address: _____

CLIENTS TO BE SERVED AT THIS SITE

Total capacity # requested: _____

- Youth (under age 18) Adults Male Female

LICENSE CATEGORIES

(check all that apply. Follow links to see applicable rules and definitions)

- | | |
|---|---|
| <input type="checkbox"/> Adult day care | <input type="checkbox"/> Outpatient treatment |
| <input type="checkbox"/> Child placing foster | <input type="checkbox"/> Child placing adoption |
| <input type="checkbox"/> Day treatment | <input type="checkbox"/> Social detoxification |
| <input type="checkbox"/> Therapeutic school | <input type="checkbox"/> Outdoor youth |
| <input checked="" type="checkbox"/> Residential treatment | <input type="checkbox"/> Residential support |
| <input type="checkbox"/> Intermediate secure care | <input type="checkbox"/> Recovery residence |

In addition to categorical rules, all licensees are required to also adhere to general provisions ([R501-1](#)) and background screening rules ([R501-14](#)). All licensing rules may be accessed on the [DLBC website](#).

SPECIALIZED SERVICES REQUESTED

- | | |
|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Homeless shelter |
| <input type="checkbox"/> Substance use disorder | <input type="checkbox"/> Domestic violence shelter |
| <input type="checkbox"/> Medication-assisted substance use disorder treatment | <input type="checkbox"/> Temporary youth homeless shelter |
| <input type="checkbox"/> Mental health | <input checked="" type="checkbox"/> Youth residential facility (congregate care) |
| <input type="checkbox"/> Applied Behavior Analysis (ABA) | |
| <input type="checkbox"/> Domestic violence treatment | |
| <input type="checkbox"/> Other: _____ | |

PROGRAM AFFILIATIONS

If this site is accredited (or applying for accreditation) by a nationally recognized accreditation organization, please list the following:

Organization name: _____

Contact name: _____ Contact phone: _____ Contact email: _____

If this site is certified (or applying for certification) by the Division of Substance Abuse and Mental Health, please check all that apply:

- None DUI education

Will this site serve clients on a DSPD home community based services (HCBS) waiver? Yes No

If yes, please attach the applicable attestation form and provider self-assessment survey (residential or non-residential) found on the [DLBC website](#).

Has this program (or any associated individuals) applied for and been denied DHHS licensure within the 3 months prior to the date of this application? Yes No

If yes, please explain:

Have any of the individuals associated with this program been an associate of a program that has had its license revoked within the past 5 years? Yes No

If yes, please explain with names, dates, and circumstances:

If additional pages are necessary for this section, please check this box and provide as attachments

Does this program prescribe, store, administer, distribute or dispense controlled substances? Yes No

If yes, please list the following for all prescribing licensed practitioners:

Name: _____ DOPL #: _____ DEA #: _____
Name: _____ DOPL #: _____ DEA #: _____

If there are more individuals to be listed, please check this box and provide as attachment.

DEA registration number for this site: _____

REQUIRED DOCUMENTATION

The following checklist of items will be required as part of the initial licensure process. To expedite the processing of your application and assignment of a licensor, please submit as many of these required documents at the time of application as possible. If not accompanying the application, these supporting documents may be emailed only after the application and fees have been submitted via mail or in-person.

- Please provide copies of permits or clearances required by the local government (or documentation showing exemption) to include: fire clearance, health department clearance/food handling permits and business license.
- Please provide proof of current insurance policies to include: general liability, fire, vehicle (if transporting clients) and professional liability insurance.
- Please provide a copy of an outline of the organizational structure of the agency (lines of authority, position titles, job descriptions, etc.).
- Please provide copies of current accreditations, certifications, and DHHS contracts held at this site.
- For Day Treatment, Residential Treatment, Residential Support, Social Detoxification, Recovery Residence, Adult Daycare, Therapeutic Schools, and Intermediate Secure Care categories: Please submit a floor plan outlining designated space and measurements for capacity determination.

**Note: licensed capacity must be contingent with fire inspection and business license determinations to include all staff and visitors when there is a maximum capacity noted. Client capacity will be the sole*

capacity determinant when the business license/fire clearance clearly designates as such.

**Non-residential programs offering telehealth or community based services may identify a contact person and address for file maintenance and forgo the physical inspection portion of licensure/certification.*

- For Residential Treatment and Recovery Residence licenses: Please submit the notice of intent and proof of service submitted to the city where the licensed facility will operate (per 26B-2-117).
- For Residential Treatment programs serving education entitled children, please submit to school district(s) for signature the [Youth Education Coordinating Form](#). This must be approved and signed by the school board or superintendent per 26B-2-116.
- All programs: Please provide an electronic copy of the complete policy and procedure manual. Additionally, provide a [policy and procedure consultation/approval request template](#) for policies required to be reviewed as required in 26B-2-109 and 26B-2-123. A copy of the template is attached to this application.

INFORMATION REGARDING FEES

Required fees: **License Category fees** (outlined on page 2 of this application). **Background Screening Application Fees** will be paid online later when you are set up in DACS (see next page).

- **Only cashier's checks, money orders, or company checks** made payable to DLBC will be accepted for the License Category Fees. Please **no cash or personal checks**. We hope to be able to accept online payments in the future.
- Please note that no license will be issued until all fees have been cleared.
- Each categorical license at this site required its own fee. Please note that a fee shall not be transferred, prorated, reduced, waived, or refunded and all costs incurred by applicants in preparation for licensure are the sole responsibility of the applicant.

REQUIRED BACKGROUND SCREENING APPLICATIONS

(for new agencies only, not already affiliated with an agency with a DACS screening agent)

Background screenings shall be completed for all staff in compliance with R501-14 (for exemptions, see below). Screenings are completed through the Direct Access Clearance System (DACS).

- Please identify no more than two "screening agents" from your organization to be responsible for training in our DACS system and maintaining background clearances for your organization. Each screening agent must provide their name and a unique email address (NOT a shared address or inbox) in order to be set up in DACS.

Main screening agent/administrator name: _____

Main screening agent/administrator email: _____

Secondary screening agent name: _____

Secondary screening agent email: _____

- Upon receipt of this application, screening agents will be given a user account in DACS. After their own background screenings have cleared and online training material has been reviewed, screening agents will enter applications for the remaining employees of your organization.
- Training materials and information on DACS can be found here on the [DLBC website](#).

ADULT-ONLY PROGRAM STATUTORY EXEMPTION DECLARATIONS

(fill out if applicable)

Full Clearance Exemption: 26B-2-120(12) indicates:

An individual or a department contractor who provides services in an adult-only substance use disorder program, as defined by rule, is exempt from this (background clearance requirements) section. **This exemption does not extend to a program director or a member, as defined by Section 26B-2-105, of the program.**

Does the program serve only adult clients at all times? Yes No

Does the program serve substance use disorder adults only? Yes No

Does the program refer all mental health services outside of this licensed site? Yes No

If you answered "yes" to all questions above, please complete the [Background Screening Exemption Declaration](#) as part of your application.

If you indicated "no" to any question above, your agency does not qualify for full clearance exemption. Please proceed to the next section.

Automatic Denial Exemption: 26B-2-120(5)(b) indicates:

If the applicant will be working in a program serving only adults whose only impairment is a mental health diagnosis, including that of a serious mental health disorder, with or without co-occurring substance use disorder, the denial provisions of Subsection (5)(a) do not apply, and the office shall conduct a comprehensive review as described in Subsection (6).

Does the program serve only adult clients at all times? Yes No

Do you certify that this site will never serve anyone under age 18 for any reason? Yes No

Do you provide mental health treatment and/or co-occurring substance used disorder treatment to the adults at this site? Yes No

If you indicated "yes" to all three questions above, your agency employees will receive a different background clearance, allowing them to be reviewed by a committee when they have charges on their criminal record that would otherwise constitute an automatic denial in a youth program.

PLEASE NOTE: APPLICANTS MAY NOT PROVIDE ANY DIRECT ACCESS TO CLIENTS OR CLIENT IDENTIFYING INFORMATION UNTIL ALL INDIVIDUALS WITH SUCH ACCESS HAVE CLEARANCES APPROVED BY THE OFFICE OF BACKGROUND PROCESSING

DECLARATIONS

I declare the following:

- I am an authorized representative of this program.
- I have reviewed and understand the Licensing rules applicable to this site.
- The information provided within this application is thorough, accurate, and true.
- I have thoroughly identified all individuals responsible for this site.
- I understand that this application may be denied (or a penalty assessed, once licensed) for providing misleading or false information to the Office of Licensing, program clients, prospective clients or the public.

Name of individual completing this application: _____

Title: _____ Date: _____

(Electronically filling in or signing and submitting this application constitutes acknowledgment of thorough and truthful application information disclosure).

SUBMIT

Please submit this form and accompanying documentation and fees to:

**Utah Office of Licensing
Department of Health & Human Services
195 N 1950 W
Salt Lake City, UT 84116**

Main office: **801-538-4242**

Email address: licenseapps@utah.gov

Note: The email address is for inquiries and supporting documentation. No supporting documents will be accepted until an application and fee have been submitted.

FOR OFFICE USE ONLY

Initials of OL worker processing the application and fees:

Fees are: Accepted Returned

If returned: Reason _____ Date: _____

Action requested _____

| | | | |
|-------------------|------------------|--------------|------------|
| Date fee accepted | Amount submitted | Check number | Check date |
|-------------------|------------------|--------------|------------|

Application accepted Application denied via NAA. Reason: _____

MEMORANDUM

October 1, 2024

TO: Hooper City Planning Commission
FROM: Brandon R. Richards
RE: New Beginnings Conditional Use Permit

This memo is to provide follow-up to the Planning Commission related to my review of applicable state standards and regulations that govern residential treatment facilities, including youth residential facilities, which are referred to as *congregate care*, by the Utah Department of Health and Human Service:

- The facility is governed by the rules indicated on their application (attached). The applicant has checked off the intent to seek a license for a residential treatment facility as well as specialized services related to youth residential facilities. I have included a blank application as well that has active hyper-links so that the actual rules governing the application types can be reviewed if desired.
- There are *general provider rules* as well as *resident treatment rules* that govern these facilities. There are checklists, which I have also included as an attachment to this memo, the state will follow when investigating whether a license will be issued. Those checklists generally relates to the rules in place that govern these facilities.
- I was told by a state licenser that after a license is granted, the state will do a quarterly review of the license, and then a once-yearly audit of the facility.
- I was advised by the state that beyond the quarterly and yearly reviews, any major issues must be reported to them within twenty-four hours. Once an issue is reported, they have an investigative process and will look into what occurred. If they find a concern, they will put the facility on a conditional license. If the concern is not rectified, they will take away the license.
- I am hopeful that this memo, along with the attached checklists related to the state's rules governing these facilities, will be helpful to the Planning Commission.

BRR/sh

HEALTH AND HUMAN SERVICES EXPECTATIONS FOR STAFFING AND SECURITY

Health and Human Services, Human Services Program Licensing.

R501-19. Residential Treatment Programs.

R501-19-1. Purpose and Authority.

(1) This rule is authorized by Section 26B-2-104 and establishes standards for licensed providers to provide residential

treatment and intermediate secure care.

(2) This rule supplements the general provisions required of each human services program outlined in Rule R501-1.

R501-19-2. Definitions.

The terms used in this rule are defined in Sections R501-1-3, and 26B-2-101.

R501-19-3. Administration.

(1) Each residential treatment provider shall document local government approval for new program services or

increased consumer capacity as described in Section 26B-2-117.

(2) Each residential treatment provider shall ensure its policies include client privacy accommodation in each bedroom

space while assuring client health and safety.

(3) Each residential treatment provider serving a child shall:

(a) provide direct supervision that meets supervision and ratio requirements;

(b) ensure two direct care staff are always on duty;

(c) maintain a staff-to-client ratio of one staff to every four clients except:

(i) as otherwise required by a department contract; or

(ii) to reduce ratios to one staff to every 16 clients during client sleeping hours;

(d) only decrease the number of staff as described in this section if:

(i) each client is appropriately supervised to ensure health and safety at the ratio; and

(ii) each direct care staff remains awake while on duty;

(e) increase the staff-to-client ratio as necessary to ensure the health and safety of the current client population;

New Beginnings Nightly Check Schedule for Residents

Nightly routine checks will be QHour

If the resident is new to treatment, they will be checked at night Q30 min

If resident is struggling in treatment clinical staff will monitor closely and may increase time for nightly checks

Utah Regulations for the Occupancy of Residential Treatment Centers

- **Bedroom occupancy**

A single bedroom cannot house more than four people, or two people for programs for people with disabilities.

- **Bedroom size**

A multiple occupant bedroom must provide a minimum of 60 square feet per person, and a single occupant bedroom must provide a minimum of 80 square feet per person.

- **Sleeping areas**

Sleeping areas must have a natural light source and be ventilated by mechanical means or a screened window.

- **Beds**

Beds must be solidly constructed and not portable, and they must be provided with clean linens after each stay and at least weekly.

- **Sleeping quarters**

Sleeping quarters for male and female residents must be structurally separated.