

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
December 1, 2010**

Commission Members Present: Rick Evans, Tyler Cope, Shane Marshall, Dave Stroud.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jason Sant, Assistant City Attorney; Trapper Burddick, Assistant City Engineer.

Citizens Present: Rich Harris, Paige Sanford, Andrea De Paz, Randall Jeffs, Damien Hubert, Myrna Dalton, Terry Holker.

Assistant Chairman Marshall called the meeting to order at 6:01 p.m. and excused Chairman Christianson.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Stroud led the Pledge of Allegiance.

PRESENTATION

Myrna Dalton with Haven Homes for Girls will present a proposal to utilize the old Rees Elementary School as a Residential Treatment Facility for Girls aged 12 to 18.

Mr. Anderson said that the Haven Home for Girls had approached the City to turn the old Rees School into a Residential Treatment Center for teenage girls. He explained that a zone text and map amendment would need to be made in order to accommodate the use. Mr. Anderson explained the purpose for their presence at the meeting and asked the Commission to contemplate during the presentation any ideas or concerns that they might have for this type of use at that location. Mr. Anderson suggested that the Commission focus on the land use side of things, pros and cons and how to mitigate the impact of the use at this location. He said the proposal was not on the agenda for the Commission to take any action, just to provide feedback and thoughts. He further explained that, should the proposal move forward, the next step would be a public hearing and that the Commission should take any input from the public before making a decision.

Commissioner Marshall expressed that the Commission would not be bound by anything that they might say in this meeting.

Commissioner Evans explained that the proposal had gone to the Development Review Committee several months ago and asked if the proposal had been to the Development Review Committee a second time. Mr. Anderson said no but that City staff had met with the applicant.

Mr. Anderson said that one of the bigger concerns of adapting this building for a new use is the feasibility both in terms of constructability of the improvements and the expense of making those improvements. He said that the applicant had been researching the site since the Development Review Committee meeting.

Myrna Dalton

Ms. Dalton gave background on the Haven Home for Girls and explained their program.

Terry Holker

Mr. Holker introduced himself. He gave an overhead presentation on the Haven Home for Girls Program. He is there Director of Admissions.

Commissioner Marshall asked if the school would be accredited. Ms. Dalton said classes would be taught through the Nebo School District. Commissioner Marshall asked what the length of the typical stay was. Ms. Dalton said 6-8 months. Commissioner Marshall asked what the typical day was like. Ms. Dalton explained that the girls got up at 6:00 a.m., went to school and were home at 3:00 p.m. She said they were then allowed 45 minutes of down time after school to relax, nap, watch television etc. and after 45 minutes it was therapy time. The therapist would then give the girls an individual assignment. Then talent time for self esteem building. She also explained that they have individual therapy and group therapy, addictions classes, tobacco classes, life skills and then before bed they met in a group for 45 minutes to express how they felt about the day. She said weekends were spent doing service projects with humanitarian projects on Sundays.

Commissioner Stroud asked how many girls they were proposing to house at this location. Ms. Dalton said sixteen.

Commissioner Evans asked what led to them teaching school in house at this location as opposed to out-of-house school at their Orem locations. Ms. Dalton explained the difference between what the two school districts provide.

Commissioner Marshall asked if this facility would be closed or locked down. Ms. Dalton said they could not lock the girls in, due to State regulations, but that the building would have an alarm so that they would know where the girls were at all times.

Commissioner Stroud asked if they would like to have more than sixteen. Ms. Dalton said that all of the girls were on Medicaid and that State Law would not allow for more than sixteen girls per home.

Commissioner Marshall asked if they had plans to remodel the interior.

Ms. Dalton gave a handout to the Commission and explained what changes they were proposing with regard to the building. She said a fire suppression system would need to be installed. She explained that they had hired an Engineer to look at the building. She said they plan to fix the brick and re-do the landscape. She explained what changes they were proposing to the City ordinance.

Commissioner Evans asked what feedback they had received from the neighborhood around there Orem facilities. Ms. Dalton explained they had received complaints from neighbors on one facility but no complaints on their other location.

Commissioner Marshall said it seemed like a substantial investment to locate to this site and asked why they wanted this site. Ms. Dalton explained how their program involved the girl's families and that they could do family group therapy at this facility but that the parents would not stay over night.

Commissioner Stroud said he felt that this building would be a good use of the property. Commissioner Evans agreed and explained he felt it was a blighted lot and felt the neighbors just might like to see something in there.

Commissioner Marshall said he came with some pre-conceived notions but after the presentation feels that it is a good use of the property.

Commissioner Evans told Ms. Dalton to consider having a neighbor come in from one of their other facilities to say how they feel about the facility being in their neighborhood. He then asked Mr. Anderson about the building being a non-conforming use.

Mr. Anderson explained that the building was not non-conforming. That it had been used as a school and that if someone wanted to put it back into that use they could but that the zoning did not permit a residential facility.

Discussion was held regarding Residential Treatment Facilities and different types of clientele and how not to open the door too broadly.

Mr. Anderson explained that City staff would try to minimally adjust the ordinance but that the opportunity would still increase and become impossible to regulate in a distinct fashion what some may see as a different use.

Commissioner Evans asked Ms. Dalton when they plan to open. She said by June 1, 2011.

Commissioner Marshall asked how the girls get to this facility. Ms. Dalton said they were contracted with the State and explained the process.

ADJOURNMENT

Commissioner Evans **moved** to **adjourn**. Commissioner Marshall **seconded** and the meeting **adjourned** at 6:47 p.m.

WORK SESSION

The work session began at 6:47 p.m.

The Commission reviewed changes to the General Plan and then Mr. Anderson presented a power point on economic development.

Work session ended at 8:25 p.m.

Adopted: January 5, 2011

Shelley Hendrickson, Planning Secretary