

## SUPPLEMENTARY AND QUALIFYING REGULATIONS

1. A Residential Treatment Academy shall:
  - A. Be operated by qualified licensed professionals certified by the Utah Department of Human Services Office of Licensing;
  - B. Be occupied on a 24 hour basis by no more than thirty-six (36) qualified youth in a family structure type arrangement, which does not imply qualifications for single family dwellings.
  - C. Not be used as a drug or alcohol treatment rehabilitation facility.
2. The structures at the academy shall not be used as a lock-down facility for the incarceration of the youth in the houses.
3. The academy shall be permanently staffed by qualified licensed staff who will serve the youth who reside therein. Their duties will be as follows:
  - A. To supervise the orderly function of the academy;
  - B. To assist in meal preparation for the youth who occupy the academy;
  - C. To assign the duties, chores, and other tasks to each of the youth;
  - D. Supervise the preparation of homework and studies each of the youth is required to complete for their education in the accredited, on-site school;
  - E. To immediately report to local authorities and the appropriate State Agencies as required by the State of Utah licensing standards any difficulties, problems, breaches of the peace, or violations of law engaged in by any staff or the youth under their care;
  - F. To also report the same conduct to the organization who employs them directly.
4. The academy and staff must meet the standards of the Department of Human Services and obtain all licenses, permits, or clearance required by the State of Utah before undertaking their duties and/or operation.
5. In the event that staff of the academy terminate their employment without first training suitable replacements, the academy must replace them with trained staff or the academy must cease operating.
6. In all instances, the program must adhere to State of Utah licensing standards related to staff to student ratios.
7. Emotionally Disabled youth who qualify for placement in the academy shall:
  - A. All be of the same gender within sleeping/living areas of the academy;
  - B. Be no less than 13 years of age and no more than 17.9 years of age;
  - C. House adolescents whose respective ages span more than five years. For instance, if the academy houses adolescents 13 years of age, the oldest adolescent in the academy can be no more than 17.9 years of age;
  - D. Attend on-site accredited schooling;
  - E. Meet the requirements of emotionally disabled as diagnosed by a licensed professional;
  - F. Be placed at the academy only on a strictly voluntary basis and not a part of or in lieu of, confinement, rehabilitation, or treatment in a correctional facility;
  - G. Not be individuals who are considered violent; nor with such severe psychiatric problems that they present a danger to themselves or others. Or individuals whose tenancy therein would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others;
  - H. Not be any individual being treated for alcoholism or drug dependency;
  - I. Not be charged or convicted of any violent felony offense as defined by Utah State Code 76-3-203.5 e.g., sexual offense, arson, or aggravated assault.
8. The academy's architectural style and landscaping improvements, as required in Chapter 18C, shall be compatible with the surrounding neighborhood, e.g., main structures within a 1,320 foot radius.
9. Site development standards of main structures for a Residential Treatment Academy:
  - A. Minimum lot area Twenty (20) acres
  - B. Minimum lot width 200 feet
  - C. Minimum yard setbacks

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|----|-------------------------|---|
| 1. | Front                   | 300 feet  |
| 2. | Side                    | 200 feet  |
| 3. | Rear                    | 200 feet  |
| D. | Spacing                 | one mile of another Residential Treatment Academy |
| E. | Building height maximum | 35 feet   |
10. A minimum of twenty off street parking spaces plus one off street parking space for each staff member on shift at peak hours shall be provided.
  11. A Residential Treatment Academy may have additional structures, which shall comply with all zoning requirements, for the instruction, housing, maintenance, and storage needs associated with this use. Such structures may include classrooms, administrative offices, recreational facilities, dormitory/ congregate housing facilities, garages or barns as accessory in conjunction to this use.
  12. The academy shall meet all applicable building, safety, zoning, and health codes and ordinances applicable to similar uses and structures.
  13. The land use permit, and any other license granted in accordance with the provisions of this ordinance, is non transferable and terminates if the structure or parcel is devoted to a use other than as a Residential Treatment Academy or if the structure or parcel fails to comply with the County's building, safety, and health codes or the requirements of this ordinance.
  14. The academy must be licensed by the County's Business Licensing Division with the original license and any renewals thereof are subject to the inspection of Weber County.

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## CHAPTER 1

### GENERAL PROVISIONS

#### 1-6. Definitions

##### **Residential Treatment Academy:**

A residential facility, not to be considered as single family dwelling, wherein a 24-hour congregate or group living environment providing support for up to 36 individuals unrelated to the owners or providers. A residential treatment academy facility provides continuous supervision and support to youth/students by a trained faculty. Students admitted to this type of environment have a treatable diagnosis. The special treatable needs of these students include physical and psychological disabilities, depression, anxiety, poor social skills, autistic symptoms, relationship problems, learning challenges, and family dysfunction.

Within the residential treatment Academy, persons with a history of criminal or assaultive behaviors will not be accepted. Additionally, students who have been diagnosed with conduct disorders, alcohol or drug dependency, sexual perpetrators, or students who might pose a known risk to the community will not be accepted for enrollment. The purpose of the program is to provide a nurturing and therapeutic environment that will promote emotional, social, and academic development.

The Residential Treatment Academy and faculty must be approved by the Utah State Department of Social Services Office of Licensing which provides, at a minimum, annual site reviews following initial approval and be:

- A. Licensed or certified by the department of human services under title 62A, chapter 2, of the Utah code, licensure of programs and facilities; or
- B. Licensed or certified by the department of health under title 26, chapter 21, of the Utah code health care facility licensing and inspection act.

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## CHAPTER 5-B

## **AGRICULTURAL VALLEY AV-3 ZONE**

### **5B-4 Conditional Uses**

27. Residential Treatment Academy meeting the requirements of Chapter 23-28 of this Ordinance.
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## **CHAPTER 8**

## **FOREST ZONES F-5, F-10, AND F-40**

### **8-3 Conditional Uses**

20. Residential Treatment Academy meeting the requirements of Chapter 23-28 of this Ordinance and located only in the Ogden Valley.
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## **CHAPTER 12-B**

## **FOREST VALLEY ZONE FV-3**

### **12B-3. Conditional Uses**

20. Residential Treatment Academy meeting the requirements of Chapter 23-28 of this Ordinance.
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