

PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Petition No. PLNPCM2008-00641 Zoning Text Amendment for Community Correction Facilities (Halfway Homes) in the General Commercial (CG) and Light Manufacturing (M-1) Zoning Districts November 12, 2008

Applicant: Salt Lake City Council

Staff: Everett Joyce 535-7930
everett.joyce@slcgov.com

Master Plan Designation:
City-wide

Council District: City-wide

Applicable Land Use Regulations:

Review Standards: 21A.50.050
Standards for General Amendments

Affected Text:

21A.26 Commercial Districts
21A.28 Manufacturing Districts
21A.36 General Provisions

Notification

- Notice mailed on October 28, 2008

Attachments:

- Proposed Ordinance Text Amendments
- Zoning Location Map
- Department Comments

REQUEST

The Salt Lake City Council initiated action for the administration to evaluate the existing Halfway Home regulations of the Zoning Ordinance. The Salt Lake Planning Division is processing adjustments to the Salt Lake City code related to Community Correction Facilities (halfway homes). The City's current regulations for Halfway Homes do not adequately address the size and concentration or the potential impacts of large halfway home facilities on adjacent properties. Therefore, further regulations and standards relating to large sized facilities and the potential impacts that such facilities create is necessary.

STAFF RECOMMENDATION:

Based on the comments, analysis and findings of fact listed in the staff report, Planning Staff recommends the Planning Commission transmit a favorable recommendation to the City Council to adopt the proposed text amendments.

Background/ Project Description

Salt Lake City received a conditional use application for a halfway house in the CG Zoning District for a facility with more than 300 residents and potentially up to 522 residents. The existing regulations did not adequately address a facility of this scale. The City Council adopted a temporary regulation prohibiting halfway houses until adequate regulations could be adopted. The temporary ordinance expires on February 18, 2009.

Summary of Proposed Code Changes. The Salt Lake Planning Division is processing adjustments to the Salt Lake City code related to Community Correction Facilities (halfway homes). Presently the City code allows halfway houses in the CG Zoning District as a conditional use. The code does not limit to the number of residents that may be located within a facility.

The proposed text changes reclassify halfway homes as community correction facilities. The amendments include two levels of such facilities, small and large. Both facilities will be allowed as conditional uses only. Small community correction facilities will be allowed in the CG Zoning District and M-1 Zoning District. Large community correction facilities will be allowed within M-1 Zoning District. Additional site selection regulations limit the location of community correction facilities.

A small Community Correction Facility means a Community Correction Facility that provides temporary occupancy for up to thirty (30) individuals exclusive of staff. Small Community Correction Facilities may be allowed as a conditional use and pursuant to the general provision requirements of chapter 21A.36.110 Community Correction Facilities.

A large Community Correction Facility means a Community Correction Facility provides temporary occupancy for more than thirty (30) individuals exclusive of staff. Large Community Correction Facilities may be allowed as a conditional use and pursuant to the general provision requirements of chapter 21A.36.110 Community Correction Facilities.

Site Selection Standards.

- a. A small community correction facility shall not be located within one half mile (1/2 mile) of any residential zoning district boundary.
- b. A large community correction facility shall not be located within one half mile (1/2 mile) of any residential zoning district boundary and must be located within an M-1 Zoning District located west of Interstate 215.
- c. Each community correctional facility shall be on its own lot and shall not be closer than one mile from any other community correction facility.
- d. No community correction facility shall be located within one half mile (1/2 mile) of any public or private K-12 school, place of worship, public library, nursery school, children's day care center, public playground or park, measured in a straight line from the subject property line. The establishment of such land uses within the specified spacing criteria after the occupancy of a community correction facility shall not create nonconformity or be the sole cause for denial of a conditional use permit for the expansion of an existing authorized facility.

A map illustrating the effect of the site selection standards and where a Community Correction Facility may be placed, based on the proposed text amendments is shown in Attachment B – Zoning Location Map.

Comments

Public Comments

An Open House was held on October 16, 2008. Notice of the Open House was sent to Community Council chairs and those whose names are on the Planning Divisions List serve. Notice was also posted on the City's website. There were eight attendees to the Open House. Comments were received from representatives of the State Department of Corrections and have been incorporated within the proposed text where appropriate.

City Department Comments:

Staff sent information regarding the proposed text changes to applicable City Departments. Department responses are included in Attachment C. The Salt Lake City Police Department provided an impact study report of a 522 bed residential assessment and treatment center. In summary, the findings indicate that these facilities (specifically run by CEC) have no negative measurable effect on services. One item to note is that the CEC facilities addressed, unlike halfway houses, are treatment and assessment centers that do not allow for the coming and going of the patients. A copy of the Police Department's report is included in Attachment C.

Analysis and Findings

21A.50.050 Standards for general amendments.

Since the proposed text amendment is a modification of the text of the Zoning Ordinance, the Planning Commission shall review the proposed text change and forward a recommendation to the City Council.

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;

Analysis: The community master plan land use policies generally define neighborhood, community and regional land use locations and characteristics. They do not specifically address the level of detail that a specific land use addresses.

In Salt Lake City, the Zoning Ordinance has been the main tool used to implement the goals and objectives of the adopted land use planning documents. The proposed changes to the text, as outlined, are intended to mitigate potential impacts of larger halfway homes or community correction centers, which would further advance the purposes, goals, objectives and policies of the adopted general plan of Salt Lake City. The proposed changes do not alter the various purpose statements included in the Zoning Ordinance. The proposed amendments will help insure compatibility with the adopted master plans of the City.

Finding: The proposed text amendments provide additional refinement of the zoning regulations of the City's code by providing clarification of existing regulations related to mitigation impacts of community correction facilities. The proposed regulations are consistent with the City's land use policies.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;

Analysis: The proposed amendments are not site specific. Therefore, they will not interfere with the character of specific properties.

Finding: The proposed amendments do not impact the overall character of existing development.

C. The extent to which the proposed amendment will adversely affect adjacent properties;

Analysis: The proposed amendments are intended to improve the City's ability to regulate community correction facilities to minimize adverse affects on adjacent properties.

Finding: The proposed text changes will not adversely affect adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: The proposed text amendments do not specifically impact provisions of any adopted overlay zone. A Community Correction Facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Overlay Zone within section 21A.34 of this title.

Finding: The proposed text amendments are consistent with the provisions of all applicable overlay zoning districts that may impose additional standards.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Analysis: The proposed ordinance changes do not relate to provisions governing public facilities and services.

Finding: The proposed ordinance changes should not impact the adequacy of public facilities and/or services.

Summary of Findings

Staff has concluded that the proposed zoning text amendment for the General Provisions section for Community Correction Facilities and the CG and M-1 Zoning Districts meets all of the standards for a general amendment. All development would still be reviewed for appropriateness and compliance with conditional use standards, general provision requirements, and the standards of the CG and M-1 Zoning Districts.

Attachment A
Proposed Ordinance Text Amendments

COMMUNITY CORRECTION FACILITIES

Staff Recommended Regulations

Chapter 36 General Provisions

21A.36.110 Halfway Homes:

~~A "halfway home", as either a principal or accessory use, as defined in part VI, chapter 21A.62 of this title, may be allowed as a conditional use pursuant to the provisions of part V, chapter 21A.54 of this title, in the CG district provided it complies with all of the requirements of the particular zoning district, the general standards set forth in this part, all other requirements of this title, and provided:~~

~~A. No halfway home shall be located within eight hundred feet (800') of another halfway home, residential substance abuse treatment home, transitional victim home or transitional treatment home.~~

21A.36.110 Community Correction Facility

A. Purpose Statement: The purpose of this section is to permit the establishment of a Community Correction Facility as defined in chapter 21A.62 of this title, subject to the provisions of this section that provide a community involvement process, comply to site selection criteria and address health and safety of the community including neighboring properties and facility residents.

B. State License and City Registration Required: No Community Correction Facility shall be established, operated or maintained within the City without a valid license or operating contract issued by the Utah State Division of Licensing or Department of Corrections or other appropriate State agency, and without Salt Lake City licensing as a Community Corrections Facility. For types of uses that do not require a State license, the applicant shall provide evidence from the State of Utah indicating that the State does not require a license for the particular facility. If the facility is not licensed by the State, the applicant must provide a detailed description of the operations of the facility, with the amount of information and clarity of information satisfactory to Planning Director, which clearly indicate that the facility will operate as a Community Correction Facility; as defined in chapter 21A.62.

C. Small Community Correction Facility Authorized as Conditional Uses: A small Community Correction Facility means a Community Correction Facility as defined in chapter 21A.62 of this title that provides temporary occupancy for up to thirty (30) individuals exclusive of staff. Small Community Correction Facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of

chapter 21A.54 of this title, pursuant to subsections B, E and F of this section and pursuant to sections 21A.26.080 and 21A.28.040 of this title.

D. Large Community Correction Facility: A large Community Correction Facility means a Community Correction Facility as defined in chapter 21A.62 of this title that provides temporary occupancy for more than thirty (30) individuals exclusive of staff. Large Community Correction Facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of chapter 21A.54 of this title, pursuant to subsections B, E and F of this section and pursuant to section 21A.28.040 of this title.

E. Community Correction Facility - Authorized as Conditional Uses: Community Correction Facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of chapter 21A.54 of this title, pursuant to subsections B, C, E and F of this section, and pursuant to sections 21A.26.080 and 21A.28.040 of this title provided:

1. Site Selection Standards.

- a. A small community correction facility shall not be located within one half mile (1/2 mile) of any residential zoning district boundary.
- b. A large community correction facility shall only be located within an M-1 Light Industrial Zoning District and be located west of Interstate 215. A large community correction facility shall not be located within one half mile (1/2 mile) of any residential zoning district boundary.
- c. Each community correctional facility shall be on its own lot or lots and shall not be closer than one half mile (1/2 mile) from any other community correction facility.
- d. No community correction facility shall be located within one half mile (1/2 mile) of any public or private K-12 school, place of worship, public library, nursery school as a principal not ancillary or accessory use or children's day care center as a principal not ancillary or accessory use, publicly owned playground or park, measured in a straight line from the subject property line. The establishment of such land uses within the specified spacing criteria after the occupancy of a community correction facility shall not create nonconformity or be the sole cause for denial of a conditional use permit for the expansion of an existing authorized facility.

- 2. Site Design Standards.** The applicant shall provide site plan and conditional use application information that evidences that adequate setbacks and buffers between the property lines and any structures or fenced compounds enclosing usable areas of the facility are provided. Additional setbacks and buffer areas may be established by the Planning Commission to mitigate any determined potential impacts. Additional setback for buffer areas may include visitor parking, landscaping, storm drain detention basins exclusive of required landscaped setbacks. Any required fencing or walls as a condition of approval must be non-climbable fencing or walls of a design approved as part of the conditional use approval.

F. Conditions of Approval. An applicant's failure to comply with the conditions of the conditional use approval or with any standards provided herein shall be grounds for revocation, suspension or modification of the conditions or the approval by the Planning Commission.

Following the Planning Commission approval of a community correction facility, the applicant shall submit to the Planning Director a written report every twelve (12) months. The report shall describe the community correction facility's operation, specifically detailing complaints and problem areas, strategies to address problem areas, successes, challenges and any anticipated changes in operations.

G. Authority To Modify Regulations: In approving any community correction facility, the planning commission may change, alter, modify or waive any provisions of Section 21A.36.110 as they apply to the proposed development. No such change, alteration, modification or waiver shall be approved unless the planning commission finds that the proposed development:

1. Will support the reconstruction and reuse of an existing structure and site in a manner that will not violate the purposes of the standards for which a community correction facility may be approved pursuant to this section.

Chapters 26 and 28 Tables of Permitted and Conditional Uses

21A.26.080 Table of Permitted and Conditional Uses For Commercial Districts:

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use							
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
Community Correctional Facility, Large (see section 21A.36.110 of this title)							
Community Correctional Facility, Small (see section 21A.36.110 of this title)						C*	
Halfway homes (see section 21A.36.110 of this title)						€	

Qualifying Provisions: * A Community Correction Facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Overlay Zone within section 21A.34 of this title.

21A.28.040 Table Of Permitted And Conditional Uses For Manufacturing Districts:

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT MANUFACTURING DISTRICTS	
C = Conditional Use P = Permitted Use		
Use	M-1	M-2
Institutional Uses (Sites < 2 Acres)		
Community Correctional Facility, Large (see section 21A.36.110 of this title)	C*	
Community Correctional Facility, Small (see section 21A.36.110 of this title)	C*	

Qualifying Provisions: * A Community Correction Facility is considered an institutional use and any such facility located within an Airport Noise Overlay Zone is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Overlay Zone within section 21A.34 of this title.

Chapter 21A.62 List of Definitions

Section 21A.60.020 List of Terms:

Community correction facility
Halfway home

Chapter 21A.62 Definitions

Section 21A.62.040 Definitions:

“Community Correction Facility” means an institutional facility licensed by or contracted by the State of Utah to provide temporary occupancy for previously incarcerated persons or parole violators, which assists such persons in making a transition from a correctional institution environment to independent living. Such facility may also provide ancillary, temporary occupancy for individuals placed as part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution. A community correction facility may include a halfway house, work release center or any other domiciliary facility for persons released from any penal or correctional facility but still in the custody of the city, county or public agency and youth care centers or other facilities authorized to accept youth offenders. A community correction facility includes a facility for the judicially required detention or

incarceration of people who are under 24-hour supervision by sworn officers except when on an approved leave, confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization, 24-hour supervision and confinement for youth offenders committed to the Division for custody and rehabilitation, or services for parole violating offenders and/or non compliant probationers.

~~"Halfway home" means a facility, licensed or contracted by the state of Utah to provide for the supervision, counseling, training or treatment of residents to facilitate their transition from a correctional institutional environment to independent living.~~

"Jail" means a place for lawful confinement of persons. For the purpose of this title, a jail shall not include community correction facilities and mental hospitals. A jail includes a facility for the judicially required detention or incarceration of people who are under 24-hour supervision by sworn officers, and confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization.

Related Text Amendments

These related text amendments eliminate previous references to halfway houses and includes community correction facilities references when applicable within the Zoning Ordinance.

21A.31.050 Table Of Permitted And Conditional Uses In The Gateway District:

LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT GATEWAY DISTRICT
C = Conditional Use P = Permitted Use	
Use	G-MU
Halfway homes (see section 21A.36.110 of this title)	

21A.36.080 Transitional Victim Homes:

- C. Small Transitional Victim Homes: Authorized As Permitted Uses: Small transitional victim homes shall be permitted as either principal or accessory uses pursuant to subsection B of this section in the RMF-75, R-MU and RO districts provided:
1. No small transitional victim home shall be located within eight hundred feet (800') of another transitional victim home, residential substance abuse treatment home; ~~or transitional treatment home or halfway home.~~
 2. Small transitional victim homes established in RO districts shall be located above the ground floor.
- D. Small Transitional Victim Homes - Authorized As Conditional Uses: Small transitional victim homes, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of part V, chapter 21A.54 of this title, and pursuant to subsection B of this section in the RMF-35, RMF-45, R-MU-35, R-MU-45, CC, CG, D-2, D-3, and G-MU districts provided:
1. No small transitional victim home shall be located within eight hundred feet (800') of another transitional victim home, residential substance abuse treatment home; ~~or transitional treatment home or halfway home.~~
- E. Large Transitional Victim Home: Authorized As Conditional Uses: Large transitional victim homes, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of part V, chapter 21A.54 of this title, and pursuant to

subsection B of this section in the RMF-45, RMF-75, R-MU-45, R-MU, RO, CC, CG, D-2, D-3, and G-MU districts provided:

1. No large transitional victim home shall be located within eight hundred feet (800') of another transitional victim home, residential substance abuse treatment home, transitional treatment home or **community correction facility** ~~halfway home~~; and
2. Large transitional victim homes established in RO districts shall be located above the ground floor.

21A.36.090 Transitional Treatment Homes:

C. Small Transitional Treatment Homes- Authorized As Conditional Uses: Small transitional treatment homes, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of part V, chapter 21A.54 of this title, and pursuant to subsection B of this section in the RMF-35, RMF-45, RMF-75, R-MU-35, R-MU-45, R-MU, RO, CC, CG, D-2, D-3, and G-MU districts provided:

1. No small transitional treatment home shall be located within eight hundred feet (800') of another transitional treatment home, residential substance abuse treatment home, transitional victim home or **community correction facility** ~~halfway home~~; and
2. A small transitional treatment home established in the RO district shall be located above the ground floor.

D. Large Transitional Treatment Homes- Authorized As Conditional Uses: Large transitional treatment homes may be allowed as either principal or accessory uses, as a conditional use pursuant to the provisions of part V, chapter 21A.54 of this title, and pursuant to subsection B of this section in the RMF-45, RMF-75, R-MU-45, R-MU, RO, CC, CG, D-2, D-3, and G-MU districts provided:

1. No large transitional treatment home shall be located within eight hundred feet (800') of another transitional treatment home, residential substance abuse treatment home, transitional victim home or **community correction facility** ~~halfway home~~; and
2. A large transitional treatment home established in the RO district shall be located above the ground floor.

21A.36.100 Residential Substance Abuse Treatment Homes:

C. Small Residential Substance Abuse Treatment Homes - Authorized As Permitted Uses: Small residential substance abuse treatment homes shall be permitted as either principal or accessory uses pursuant to subsection B of this section in the RMF-75, R-MU-35, R-MU-45, R-MU and RO districts provided:

1. No small residential substance abuse treatment home shall be located within eight hundred feet (800') of another residential substance abuse treatment home, transitional victim home, ~~or transitional treatment home or halfway home~~; and

2. A small residential substance abuse treatment home established in RO districts shall be located above the ground floor.

D. Small Residential Substance Abuse Treatment Homes - Authorized As Conditional

Uses: Small residential substance abuse treatment homes, as either principal or accessory uses, may be allowed as a conditional use pursuant to the provisions of part V, chapter 21A.54 of this title, and pursuant to subsection B of this section in the RMF-35, RMF-45, CC, CG, D-2, D-3 and G-MU districts provided:

1. No small residential substance abuse treatment home shall be located within eight hundred feet (800') of another residential substance abuse treatment home, transitional victim home, transitional treatment home or **community correction facility** ~~halfway home~~.

E. Large Residential Substance Abuse Treatment Homes- Authorized As Conditional

Uses: Large residential substance abuse treatment homes, as either principal or accessory uses, may be allowed as a conditional use pursuant to the provisions of part V, chapter 21A.54 of this title, and pursuant to subsection B of this section in the RMF-45, RMF-75, R-MU-45, R-MU, RO, CC, CG, D-2, D-3, and G-MU districts provided:

1. No large residential substance abuse treatment home shall be located within eight hundred feet (800') of another residential substance abuse treatment home, transitional victim home, transitional treatment home or **community correction facility** ~~halfway home~~; and

2. A small residential substance abuse treatment home established in RO districts shall be located above the ground floor.

Chapter 21A.44 Off Street Parking and Loading

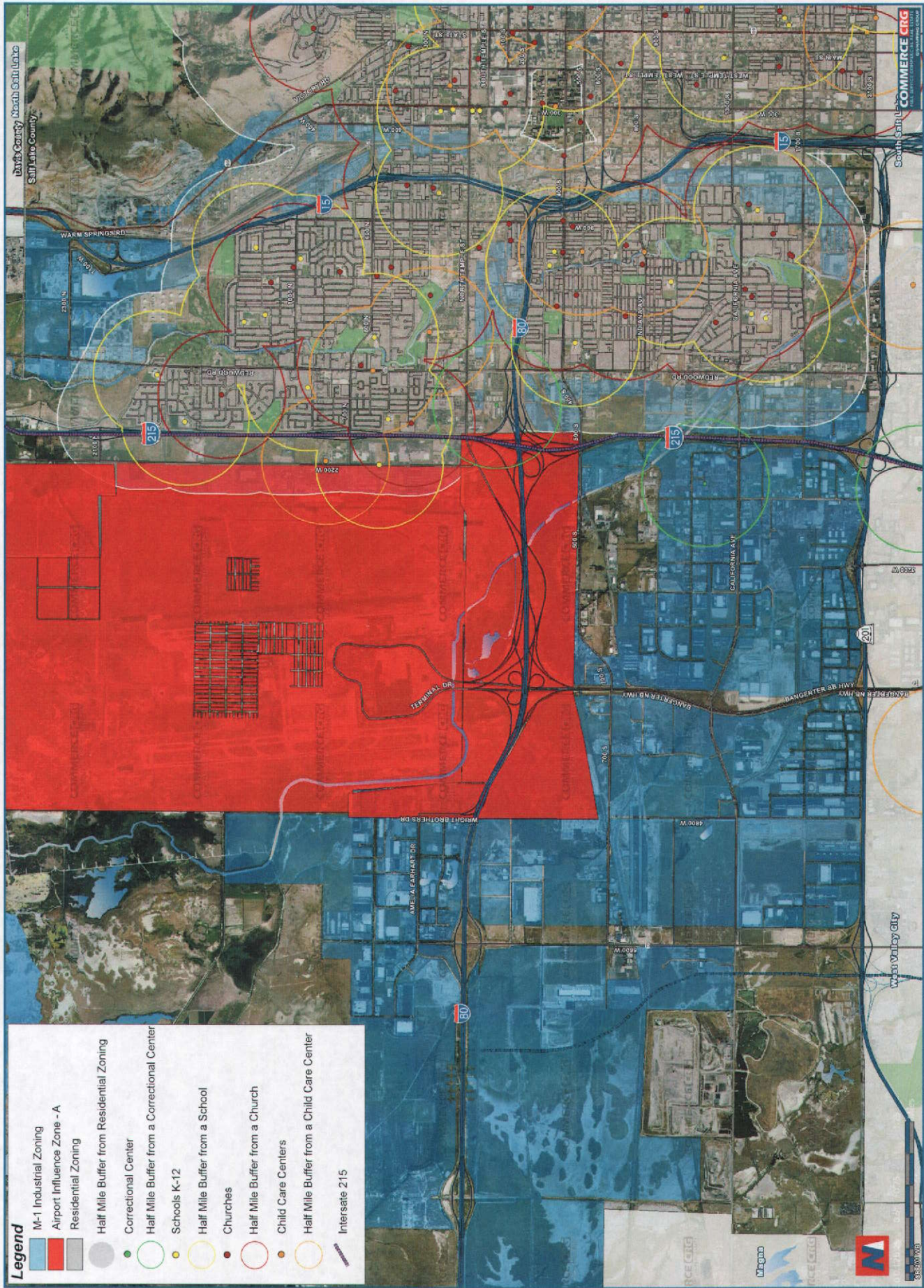
Table 21A.44.060F Schedule of Minimum Off-Street Parking Requirements

Table 21A.44.060F SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS	
Each principal building or use shall have the following minimum number of parking spaces:	
Transitional treatment home/ halfway house or Community correction facility	1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the most busy shift

Salt Lake City

Salt Lake County, Utah

- Legend**
- M-1 Industrial Zoning
 - Airport Influence Zone - A
 - Residential Zoning
 - Half Mile Buffer from Residential Zoning
 - Correctional Center
 - Half Mile Buffer from a Correctional Center
 - Schools K-12
 - Half Mile Buffer from a School
 - Churches
 - Half Mile Buffer from a Church
 - Child Care Centers
 - Half Mile Buffer from a Child Care Center
 - Interstate 215



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 www.commercecrg.com

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CUSHMAN & WAKEFIELD
 ALLIANCE



SALT LAKE CITY POLICE DEPARTMENT

October 21, 2008

Impact study of a 522 bed residential assessment and
treatment center: A Community Education Center Facility.

George F Bowse

Intelligence Specialist, Salt Lake City Police Department

Fusion Division

315 East 200 South, P.O. BOX 145497, SALT LAKE CITY, UTAH 84114-5497

TELEPHONE: 801-799-3000 FAX: 801-799-3557

Impact study of a 522 bed residential assessment and treatment center: A Community Education Center Facility

Executive Summary

Salt Lake City Police Department was tasked with completing an impact study on the criminogenic effect of having a 522 bed residential assessment and treatment center physically located at approximately 1000 South 500 West in Salt Lake City. This residential assessment and treatment center would be owned and operated by a private corporation, Community Education Centers, Inc heretoforth be referred to as CEC, and would perform contract work for the Utah Department of Corrections. CEC owns and operates approximately 135 facilities in 22 States. Approximately 50% of these facilities are attached to correctional facilities with the remainder being community based operations.

A sample of community based facilities, owned and operated by CEC, was taken and analyzed.

Criterion:

- Population of the facility would be between 200 and 600 clients
- Community based
- Similar urban environments

A sampling of ten facilities was located throughout the United States. Local police and sheriff's departments were contacted and asked to give their assessments as to the impact these CEC facilities had on the surrounding neighborhoods, as well as the overall criminogenic effect these facilities had within their jurisdictions. 100% responded that there was no measurable impact on services. 80% stated that the CEC facility's clients had, neutral effect on crime in the surrounding neighborhoods and 20% stated that the CEC facility's clients had a positive effect on the surrounding neighborhoods, (these jurisdictions assumed this positive effect was a result of CEC's treatment model, as well as the lower than normal recidivism rates for CEC clients.)

CEC's treatment model was then examined and assessed using the following guidelines and industry standards for community based corrections programs:

1. Should articulate the organizations goals, mission and treatment philosophy.
2. Clearly indicate the specific goals and objectives of the program and should describe specific interventions and strategies in accomplishing the goals and objectives.
3. Should specify methods and activities that address each goal.
4. Should specify performance indicators that should reflect the organizations values and long-term improvement plans.
5. The treatment model must involve assessment, individual contact, group interventions, experiential workshops and lectures as part of the treatment curriculum.
6. Frequent random testing for drugs and alcohol.
7. Regularly scheduled clinical team meetings.
8. Progress should equal performance and behavior.
9. Must be reward based.
10. Must have concrete alternatives to anti-social styles of thinking, feeling and acting; should be introduced and reinforced.

CEC's treatment model meets or exceeds these performance standards.

Joyce, Everett*Police*

From: Brede, Richard
Sent: Tuesday, November 04, 2008 9:42 AM
To: Joyce, Everett
Cc: Bowse, George
Subject: RE: Request for review and comments on Zoning Ordinance text changes - Halfway Houses or Community Correction Facilities
Attachments: SALT LAKE CITY POLICE DEPARTMENT522impact.doc

Everett,

Here are the findings from the study conducted by our analyst George Bowse (cc'd). The attached summary points to a much larger document that he maintains here at the police department. In summary, the findings indicate that these facilities (specifically run by CEC) have no negative measurable effect on services. I just wanted to make sure that this was taken into consideration.

One item to note is that the CEC facilities addressed, unlike halfway houses, are treatment and assessment centers that don't allow for the coming and going of the patients.

Thanks you,

Lt Rich Brede

From: Joyce, Everett
Sent: Tuesday, November 04, 2008 9:14 AM
To: Brede, Richard
Subject: RE: Request for review and comments on Zoning Ordinance text changes - Halfway Houses or Community Correction Facilities
Importance: High

Richard,

Regarding your information on halfway houses, I will be completing my staff report to the Planning Commission on Wednesday morning November 5th. If you have a summary report that I can include in the staff report for the Planning Commission it would be helpful. If you need longer, then the report would have to be made available to the Planning Commission with a brief memo from the Planning Staff summarizes the issues.

The proposed text changes will be presented to the Planning Commission at a public hearing on November 12th. The Planning Division will then forward the Planning Commission's recommendation to the City Council office for processing, with briefings and a public hearing before the City Council for final decision.

Everett L. Joyce, AICP
 Senior Planner
 801-535-7930
 Salt Lake City Planning Division
 451 South State Street, Rm 406
 PO Box 145480
 Salt Lake City, UT 84114-5480

From: Brede, Richard
Sent: Wednesday, October 15, 2008 9:22 AM
To: Joyce, Everett
Subject: RE: Request for review and comments on Zoning Ordinance text changes - Halfway Houses or

11/4/2008

Community Correction Facilities

Everett,

The police department will weigh in on this issue very soon. An executive summary is being prepared on research related to these facilities and will be completed tomorrow.

Thanks for inviting our input,

Lt Rich Brede

From: Joyce, Everett

Sent: Tuesday, October 14, 2008 7:16 PM

To: Walsh, Barry; Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Brede, Richard; Burbank, Chris

Cc: Harpst, Tim; Peterson, Max; Niermeyer, Jeff; Goff, Orion; Burbank, Chris; Coffey, Cheri

Subject: Request for review and comments on Zoning Ordinance text changes - Halfway Houses or Community Correction Facilities

All,

Attached is a request for review and comment on proposed zoning ordinance text changes related to Halfway Homes, which will be reclassified as Community Correction Facilities.

Thank you for your assistance on this matter.

Everett L. Joyce, AICP

Senior Planner

801-535-7930

Salt Lake City Planning Division

451 South State Street, Rm 406

PO Box 145480

Salt Lake City, UT 84114-5480

Joyce, Everett

Transportation

From: Walsh, Barry
Sent: Wednesday, October 15, 2008 8:01 AM
To: Joyce, Everett
Cc: Young, Kevin; Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: RE: Request for review and comments on Zoning Ordinance text changes - Halfway Houses or Community Correction Facilities
Categories: Program/Policy

October 15, 2008

Everett Joyce, planning

Re: Zoning Text changes – Halfway Houses or Community Correction Facilities.

The division of transportation review comments and recommendations are as follows:

The proposed change indicate no change to the standard transportation issues, to provide required parking, service, circulation, and access for both pedestrian and vehicular modes of transportation.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
 Craig Smith, Engineering
 Peggy Garcia, Public Utilities
 Ted Itchon, Fire
 Larry Butcher, Permits
 File

From: Joyce, Everett
Sent: Tuesday, October 14, 2008 7:16 PM
To: Walsh, Barry; Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Brede, Richard; Burbank, Chris
Cc: Harpst, Tim; Peterson, Max; Niermeyer, Jeff; Goff, Orion; Burbank, Chris; Coffey, Cheri
Subject: Request for review and comments on Zoning Ordinance text changes - Halfway Houses or Community Correction Facilities

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Everett L. Joyce, AICP
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 Salt Lake City Planning Division
 451 South State Street, Rm 406
 PO Box 145480
 Salt Lake City, UT 84114-5480

Joyce, Everett

Engineering

From: Smith, Craig
Sent: Thursday, October 16, 2008 8:17 AM
To: Joyce, Everett
Cc: Weiler, Scott
Subject: zoning text amendment for halfway homes

Good morning Joyce-

I have reviewed the zoning text amendment for Halfway Homes or Community Correctional Facilities in the CG Zoning District. The only concern our department would address would be the existing condition of the public way; namely, curb, gutter, sidewalk and drive approaches. When specific sites are chosen, engineering will perform a pre-inventory.

Thanks,
Craig