

Minutes of the Santaquin City Planning Commission meeting held Tuesday, September 26, 1989 at City Hall 68 East Main Street at 8:00 p.m.

Present were Chairman Grant Pay and Commission members Gil Cook, Ken Kelly, Glade Robbins, and Jeri Bascom. Also present were William Prince, Ray and Beckie Shepherd, James and LaDora Brady, Frank Tuckett, Jennie Burnett, Jessie Smith, and Representatives from the Western Youth Corporation. There were also some people present who did not have their names recorded.

Mr. Pay called the meeting to order and Gil Cook gave the invocation.

City Council's proposed Zoning Change: A request was made by the Santaquin City Council to change the area of 50 South to 150 South and from Center Street to 100 East from a Residential RA-2 zone to a Commercial C-1 zone. The purpose of this change would be to allow the city to sell the old Senior Citizen's building to Jesse Smith, who would like to have a catering and banquet hall business there. This would be a supplement to the business he already owns in Santaquin. (The Family Tree Restaurant)

The concerns expressed by the people of that neighborhood were the possibilities of the change in their loan status from residential to commercial with an accompanying change in interest rates, if in the future they would need to sell or refinance, and the concern of whether their taxes would go up. They also expressed concern over possible parking problems and any littering that could occur around their property from the people patronizing the business.

The question of the tax situation was able to be answered at the meeting. Mrs. Bascom had checked earlier, at the request of one of the neighbors, with the county offices and they had said that the taxes would not be affected by this change. This was echoed by Ken Kelly and Grant Pay. The question of the loan status was not known and the assignment to find out was given to Mrs. Bascom. It was brought up by Mr. Shepherd that his brother had recently had trouble in this regard when the area he lives in was rezoned commercial and he wanted to refinance his current loan. He was turned down.

The parking issue was discussed next and the neighbors basically had no problem with this issue. They did express some concern about patrons parking in front of driveways and that there may be some increased littering problems. Mr. Smith said that he would be glad to police the area and also see if he could help keep others from parking in driveways. The Senior Citizen's had been using the building for years and the parking problems they created were not a major problem for the surrounding residences, especially if some simple courtesy were practiced. It was felt from this discussion that the parking regulations in this instance could be waived as there had been no problem with the parking (other than what has been mentioned) in the past and Mr. Smith felt that there would not be an increase in the amount of cars over what had been there previously and that this facility would not be in constant use. Most of its use would be on weekends (not Sundays), or the holidays.

After this discussion it was brought up by Mr. Kelly that maybe the whole area did not need to be rezoned. After checking the plat

maps of the area it was proposed that only the area encompassing about 50 East to 100 East and 50 South to about 115 South (including whole lots) be rezoned. This would only affect 3 lots plus the old Senior Citizen's building. It would have less impact on the area as a whole and would not be spot zoning as it still was continuous with the present commercial zone. The Commission members felt that this was a good idea. The neighbors also agreed.

It was also brought up that a stop sign at the intersection of 100 East and 100 South would help with any traffic problems that this particular business could cause.

The residents of this area for the most part felt that having the business in their neighborhood would be good for the whole city and that overall it was a good thing. There was one objection to this request made by Mr. Brady. The residents approved of this change with the request that the loan situation be checked out and that they be notified of the results. This was agreed to by the Planning Commission.

Decision: The Planning Commission would recommend to the City Council that the zoning change take place with these contingencies:

1. That the zone be changed to only include east end of the blocks concerned (100 East) and contingent upon the property depths over to and including the old Senior Citizen's building and across the street to the north back to the existing commercial zone.
2. That the parking requirement of 1 space per 3 seats be waived. (Section 22: Commercial Zone C-1 Part 7a-b)
3. That the Planning Commission checks on the question of loan status and that the residents be notified.
4. That the possibility of a stop sign being installed at the intersection of 100 South and 100 East be looked into.

All members of the Planning Commission voted in favor of this motion.

Western Youth Annexation: This is a request to annex property located on the frontage road going toward Payson just north of the McMullin property.

Representatives of the corporation were there to give the Planning Commission an idea of what was wanted in this annexation. They stressed that this is part of a long-range goal of the company to have a campus of group homes on this acreage. Mr. Gardner requested annexation under the T-5 Ordinance, but Mr. Pay told him that their request did not fit the requirements of that particular ordinance.

Mr. Gardner went on to say they wanted to mostly acquaint the members of the Commission with their program and invite them to come and see for themselves what the program offers to troubled youths.

The annexation would be necessary if the company wants to expand their present operations. They are presently leasing the property which is located in the county's critical 50 acre zoning area. They are thus not allowed to build more homes for the youths they would like to help. If they were to be allowed to annex into the city they then would be able to expand their operations as they

needed. They feel that their goals would be of benefit to the city as well as themselves.

They described their operations in brief, ie, they have 6-8 boys in the home they are presently leasing, there is couple and an assistant in the home 24 hours a day, they have previous experience operating homes similar to this, and they have a program that they feel is beneficial to the youths that they are involved with. They feel that a rural atmosphere is very ^{beneficial} to the boys and that is one of the reasons they are considering purchasing the property they now lease from the Parkers.

The subject of water was brought up by Mr. Pay. He reminded all that the present requirement is 1 share of water per 1/2 acre or payment equivalent to this. This is because Santaquin has a serious water problem and that our last water study reported that we could only provide water for the vacant lots that are already in the city. Mr. Gardner said that providing that much water or its equivalent would be a real problem and was there a way to work this out. He stated that only a small portion of the property would be developed as they would like it to stay a ranching atmosphere. It was asked if a smaller portion of the property could be annexed. Mr. Kelly said that was a possibility. That way they would only need to provide water for that much land. He also said that the city does not have an agricultural zone. Also they would need a majority of the property owners to sign in agreement to the annexation. It was stated that there is an option to buy on this land and if they did annex under conditions that were favorable they would buy the property.

Mr. Robbins asked how many youths did they propose to have eventually? Mr. Gardner said that they figured about 6-8 youths per acre of ground. There was also some concern expressed about the possibility of the Corporation folding then what would happen. It was felt that any problems could be solved by having covenants^{ant} drafted that could cover these possibilities.

When asked by Mr. Cook if the Commission was providing the information that was wanted. They said yes, there was no hurry in any of this and that they just wanted to make the Commission aware of their request and possible needs.

When asked what needs would the city need to address, they replied that they would need fire and police protection as well as garbage pickup. They felt that they would maintain their own roads as they would want them to be private. They also felt that their well for water could be adequate for the time being but weren't sure of any future water needs.

Mr. Kelly stated that it would be nice if this annexation could be done without a lot of special rules and that it be kept as simple as possible. Maybe it could be done so that this land could come in under existing zoning ordinances instead of having to create some special ones.

It was asked if their zone was suitable for septic tanks. The answer was yes. Mr. Cook asked if there would be a change in their taxing. No, because the use would not change.

Mr. Pay suggested that they only annex in homes and not livestock. Mr. Kelly also suggested that we be careful about starting a precedent. Mr. Pay said that he would spend some time with Sherman Jones, City Councilman; about the water situation as he was very knowledgeable about it. Mr. Cook asked if Western Youth were satisfied with what had been discussed in the meeting. They said yes it had been enlightening to them and helped them to know what would be needed and that they felt that they had let the Planning Commission know about their needs. They then handed out their business cards so that we could get in touch with them. They then left the meeting. The opinion was expressed that everyone seemed to be willing to work through this request and that the City Council seemed to have a positive attitude about it all.

Decision: Tabled for further discussion. The matter was not felt to be a pressing issue by either parties and that all were willing to take time to make a proper decision.

Miscellaneous Business: There was none.

Approval of the previous meeting's minutes was approved by all Planning Commission members present.

Mr. Cook moved for adjournment. Seconded by Mr. Robbins and passed unanimously.

Adjourned at 10:00 p.m.

Kenneth D. Kelley
Chairman

Nov. 30, 1989
Date Approved

Devi Bascom
Secretary

or chain link material, or an electric fence. All small uncaged animal livestock (such as all poultry or fowl, rabbits, and etc.) must be contained within adequate fencing, such as chicken wire.

9. Corner Lots: Homes situated on corner lots shall have the option of choosing which street is to be designated as frontage. The main entrance need not face the chosen frontage.

SECTION 22: COMMERCIAL ZONE C-1.

1. Use Regulations. No building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than legal commercial uses as follows:

- a. Bakery, bank, barbershop or beauty parlor, book or stationery store, pet shop, business college or commercial school, bicycle shop, art or antique shop, automobile service station, garages.
- b. Clothes cleaning and dying or pressing shop, confectionery store, custom dressingmaking or millinery shop, catering establishment, drugstore, dry goods or notions store.
- c. Florist or gift shop, frozen food lockers, grocery, meat, fruit, vegetable store or delicatessen, ice cream shop, ice storage house of not more than five tons capacity.
- d. Jewelry store, laundry agency, locksmith.
- e. Medical and dental clinics and laboratories, music conservatory or music instruction, business or professional office, photographer.
- f. Restaurant, tea room or cafe, excluding dancing or entertainment, except music, radio, electrical and other similar repair and sales shops.
- g. Shoe store or shoe repair shop, shoe shine shop, studio, sport shop, tailor, clothing or wearing apparel shops.
- h. Accessory buildings and uses customarily incident to the above.

2. Area and Frontage Regulations: None, except all commercial buildings must front on a dedicated city street.

- a. All dwellings in a commercial zone must meet the area and frontage regulations of the Residential Zone RA-2.
- b. All dwellings built in a commercial zone must be clearly incidental to the use in the zone.

3. Front Yard Regulations: None, unless a dwelling is built and then the same regulations as in residential zone RA-2.

4. Side Yard Regulations. Where a building is erected on a lot in this zone which is adjacent to a lot in a residential zone, a minimum side yard of 12 feet shall be required between the building and the adjacent residential line.

5. Rear Yard Regulations. The minimum rear yard for all buildings shall be 20 feet.

6. Height Regulations: Same as Residential Zone.

7. Parking, Access and Loading in Commercial Zone C-1:

- a. Parking Requirements: The number of off-street parking spaces required shall be as follows:

1. Banks, post offices, business and professional offices: Two (2) spaces plus one (1) space for each 200 square feet of floor area.

All annex request
 to be completed within
 3 months of tentative approval

3. Funeral homes and mortuaries: One (1) space for each 40 square feet of floor area in the assembly room.
 4. Furniture and appliance stores, household equipment or furniture repair shop: One (1) space for each 600 square feet of gross area.
 5. Medical or dental clinics: Six (6) spaces for each doctor's office.
 6. Restaurants, bars or private clubs: One (1) space for each three (3) seats or three (3) spaces per 100 square feet of floor area, whichever is greater.
 7. Retail stores, shops, etc.: One (1) space for each 200 square feet of retail floor space.
 8. Other uses: Parking spaces needed to be determined by the Planning Commission upon official request.
 9. Size of parking spaces: Each off-street parking space shall be at least 180 square feet, or 20 feet long by 9 feet wide.
- b. Access Requirements: Adequate ingress (in) and egress (out) to all commercial uses shall be provided as follows:
1. Access for commercial uses for lots less than 100 feet in width shall be one driveway not exceeding 30 feet or two driveways each not exceeding 20 feet in width.
 2. Access for commercial lots greater than 100 feet in width shall be one driveway for each 100 feet of frontage on a public street. Said driveway shall not be over 50 feet in width.
- c. Loading Requirements:
1. For every building in a commercial zone having a gross floor area of 10,000 square feet or more, there shall be and maintained on the same lot as the main building, at least one (1) off-street loading space, plus one (1) for each additional 20,000 square feet of floor space.
 2. Each loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height.
 3. All loading areas shall be screened by a solid visual barrier or fence not less than six (6) feet in height.

8. Special Supplementary Provisions:

- a. All commercial uses in the commercial zone will exclude any use that produces noxious fumes, creates noise, pollution or electrical interference or an eye sore.
- b. The commercial zone will include retail and wholesale sales, repair shops, professional services or self-service shops such as laundromats, etc.
- c. No animals other than household pets such as dogs and cats will be permitted in the commercial zone C-1.
- d. Living quarters provided or existing in a commercial building within the commercial zone shall be incidental to the existing commercial use of the building or land.

SECTION 23: Industrial Zone I-1. The Industrial zone has been established as a zone in which the primary use of the land is for industrial and commercial purposes. The objectives in establishing this zone are:

- a. To encourage the establishment of industrial uses within the

AN ORDINANCE SETTING FORTH THE POLICY FOR ANNEXING PROPERTY WHICH IS WITHIN THE BOUNDARY OF THE POLICY OF DECLARATION, INTO THE LIMITS OF SANTAQUIN CITY.

Be it ordained by the City Council of the City of Santaquin, Utah County, State of Utah, as follows:

SECTION I: Policy for annexations.

A. Boundaries set for future annexation as outlined in the Santaquin City Annexation Policy Declaration, are within the present area to which Santaquin City is furnishing fire protection.

B. Annexation requests will be considered under the provisions of this ordinance in the order in which written requests are received and only when culinary water is available for the growth anticipated in the area proposed to be annexed.

C. Property in the proposed annexation must be contiguous to Santaquin City.

D. Proposed use of the property and the Zone to be assigned must be determined prior to annexation being granted.

E. A preliminary plat of the proposed annexation must be furnished to the Planning Commission. This plat must show streets, irrigation ditches, drainage and the number of lots. Also, the preliminary plat must show name of owner(s), size and a proper legal description of property to be annexed, existing City boundaries in relation to the proposed annexation, the location and size of water and gas utility service lines and any existing buildings.

F. Water requirements for Annexation.

1. One share of Summitt Creek Irrigation and Canal Company water stock or its equivalent in well water appropriation will be furnished Santaquin City for each one-half acre or part thereof annexed and which is to be zoned residential or commercial. The type of water required is at the discretion of the Santaquin City Council.
2. When water shares have been purchased directly by the city, these shares may be used as credit toward the annexation of certain properties and may count as the water shares required, with the person requesting annexation paying to the city the price of the shares needed for the annexation. The cases where this will apply and the amount of money to be paid is to be determined by the City Council.
3. If streets are to be deeded to the City as part of the annexation, water requirements may be waived for only that portion of the property which will become a street.
4. The City Council may require monetary remuneration as well as any other requirements that may deem necessary for an annexation.
5. No irrigation water shares or well water appropriation will be required to be given to the city for residential annexation if the parcel considered meets the following requirements:
 - a. The parcel considered for annexation must contain a residence which existed and was connected to the city culinary water system as of September 1, 1986.
 - b. The parcel may not contain more than one and one-half acres.
 - c. The parcel considered under this part must be all one piece of land and may not be split into two or more parcels of land at various places outside the city limits.
7. Any unincorporated property to be annexed as streets, as determined by the Master Plan or as a requirement by the Planning Commission or the City Council, must be deeded to the City as

SECTION II: Annexations of territory less than five acres.

1. The annexation law provides that unincorporated territory may be annexed on a two-thirds vote of the municipal governing body after the governing body has received a written petition signed by a majority of the real property owners who own at least one-third of the value of the real property as shown by the most recent assessment rolls. The petition must have attached to it an accurate plat or map certified by the municipal engineer or a licensed surveyor. The petition and plat or map must be filed with the city recorder. The annexation must follow a public hearing on the proposed annexation.

SECTION III: Annexations of territory over five acres which are protested.

1. If the City decides to annex territory, affected entities have five days from date of written notice to protest. If no protest is received, the city may annex the territory.

SECTION IV. Instructions for Requesting Annexation.

- A. A request, in writing, must be addressed to the Planning Commission.
- B. A request to be on the agenda of a Planning Commission regular meeting must be received at least 72 hours prior to the meeting.
- C. After reviewing the preliminary plat and all other pertinent information relative to the request for annexation, the Planning Commission will make a recommendation to the City Council. The person requesting the annexation will be notified of the time and date when he/she is to appear before the City Council to present the request and to hear the council's decision.
- D. If annexation is approved by the City Council, the person requesting annexation must furnish a certified mylar map and whatsoever else the Council requests.
- E. If a group of properties which are contiguous to each other are all desirous of being annexed at the same time under the provisions of Section I, F(6), they may submit one map which includes all the properties of that group, shows the division of the properties and the individual owners.

SECTION V: This ordinance shall become effective three days after publication of its final form duly approved by the governing body of Santaquin City.

SECTION VI: If any part of this ordinance shall be deemed unconstitutional by a competent court of proper jurisdiction, that part may be severed without effecting any other part of this ordinance.

SECTION VII: This ordinance shall supercede and nullify any prior city ordinance or resolution dealing with annexation of property into the city limits of Santaquin City.

Approved this 7th day of October, 1986.

Raymond C. Rowley
Mayor Pro-tem of Santaquin

Attested to by Sam Sellers, City Recorder/Clerk

POSTING CERTIFICATION

I, Sam Sellers, the duly appointed City Recorder/Clerk of the City of Santaquin, Utah County, Utah, do hereby certify that the above ordinance, entitled, "AN ORDINANCE SETTING FORTH THE POLICY FOR ANNEXING PROPERTY WHICH IS WITHIN THE BOUNDARY OF THE POLICY OF DECLARATION, INTO THE LIMITS OF SANTAQUIN CITY" was approved by the governing body of said city this 7th day of October, 1986, and was duly posted before the public this 14th day of October, 1986.

- i. Supplementary Regulations. See supplementary regulations to all zones.

SECTION 24: Transitional Five (5) Acre Zone: T-5.

Definition: The purpose of this zone is to allow for annexation without changing the present use of the property.

1. The minimum size parcel or lot in this zone shall be not less than five acres. (Also see paragraph 8: Non-conforming lots.)
2. Use of the property in this zone must remain the same as it was prior to annexation unless a change of zone is granted.
3. No more than one residence will be allowed on any one lot, unless there is already more than one residence on the lot at the time of annexation, in which case the lot would be non-conforming.
4. When city culinary water is desired, the property owner(s) is(are) responsible for all cost, etc. of obtaining the water from the nearest existing line (except meter, box and tying into the main line) and this must be done according to city specifications.
5. Since by nature a transitional zone can be changed, if and when this change is requested, ie, residential, commercial, etc., it must conform to the requirements of the zone it will be changed to, as well as to the annexation requirements of that particular zone.
6. If any expansion of business or buildings or use of property in this zone is made for industrial or commercial purposes, it will require a zone change to the appropriate zone.
7. Any proposed expansion or building for residential purposes in this zone must come before the Planning Commission for recommendations and to assure adherence to the Master Plan or if no Master Plan exists in that area, all buildings must be set back 30 feet from the front property line and have a minimum side yard of 12 feet from the property line.
8. Property existing as non-conforming county lots of record (lots of less than 5 acres) and already connected to the city culinary water system may be annexed as T-5 non-conforming lots.
9. When a zone change is requested from T-5 to any other zone, privately owned water lines existing at the time of the request may be required to be given to the city as part of the annexation requirements.

SECTION 25: General Provisions. The regulations herein after set forth in this section, qualify or supplement as the case may be, the zoning regulations appearing elsewhere in this ordinance.

1. No space needed to meet the width, yard, area or other requirements

of this ordinance for a lot or building may be sold or leased away from such lot or building.

2. Gasoline pumps shall be set back not less than 14 feet from any street line.
3. All parking for dwellings in the Residential Zones RA-1 and RA-2 shall consist of at least two off-street parking spaces per dwelling unit except private institutions, nursery schools, public or quasi-public buildings, medical, dental or law offices which must provide 6 spaces each.
4. No yard or other open space surrounding an existing dwelling in a Residential Zone (RA-1 or RA-2), shall be used for the storage of junk, debris or obsolete vehicles and no land shall be used for such purposes, except as specifically permitted herein.
5. Fences or other solid visual barriers where constructed or permitted in a Residential Zone (RA-1 or RA-2) shall not obstruct the general view of a motorist or be over six (6) feet high where permitted.
6. Permanent signs for advertising or other purposes as requested, (except for home occupations or home industries, for which see Section 26, paragraph 1, sub-paragraph e), see the Utah State Uniform Building Code.
7. The commercial raising of mink and foxes shall not be permitted within the city of Santaquin.

SECTION 26: SPECIAL EXCEPTIONS - CONDITIONAL USES. The following special exceptions and conditional uses shall be permitted upon compliance with the conditions set forth herein.

1. **Home Occupations:** When approved by the City Council subject to the following conditions:

- a. The home occupation is conducted entirely within a dwelling and is carried on in the dwelling only by members of the residing family.
- b. The home occupation does not involve the use of accessory buildings or yard space for storage or activities outside of the dwelling.
- c. One commercial vehicle may be used in connection with the business.
- d. The home occupation is clearly incidental to and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling.

- Permanent signs are limited to one non-flashing sign not larger



Gardner &
Associates

DEVELOPMENT CONSULTANTS

HAND DELIVERED

September 19, 1989

Santaquin City Planning Commission
Santaquin, Utah

Re: Western Youth request for annexation

Dear Commissioners:

Western Youth is presently leasing a 50 acre parcel of property adjacent to Santaquin city (next to the McMullin addition) shown on the attached map. We would like to annex the north 10 to 15 acres of property that fronts on Highway 91. We presently operate a group home for boys at this facility and would like to add an additional home sometime in the immediate future. We have an existing well and are on a septic tank.

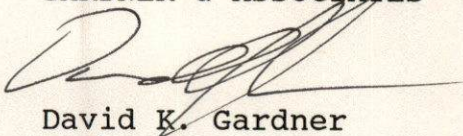
We understand your annexation policy requires additional water shares to be purchased at the time of annexation. While we are in agreement with that policy we are hopeful that we can provide less than the required amount per acre since we will not be developing the property into small tracks of land but will leave it in 5 acre agricultural parcels. We would propose to pay our share of fees for two shares per lot and therefore only pay for 2 lots at the present time. In addition, we would commit that should we request a building permit for an additional house in the future, to either get a well permit or run the water to our property at our own expense and not expect the city to bring the water to us.

Since our interest in annexation is to expand our existing operations, we are simultaneously requesting that the planning Commission consider an ordinance amendment to allow group homes as a conditional use in your agricultural zone. We are researching wording of some of your neighboring cities to propose for this ordinance amendment and will make a separate submittal on this as soon as we have that information.

We appreciate your consideration of our annexation and ordinance amendment request and hopefully we will be able to answer any questions that you may have at the hearing on the 26th.

Sincerely,

GARDNER & ASSOCIATES



David K. Gardner

CITY OF SANTAQUIN

A-1

San Juan Creek

I-1

5000 West

SANTAQUIN CITY LIMITS

2

300 West

200 West

100 West

CENTER STREET

100 East

200 East

300 East

4000 W

5500

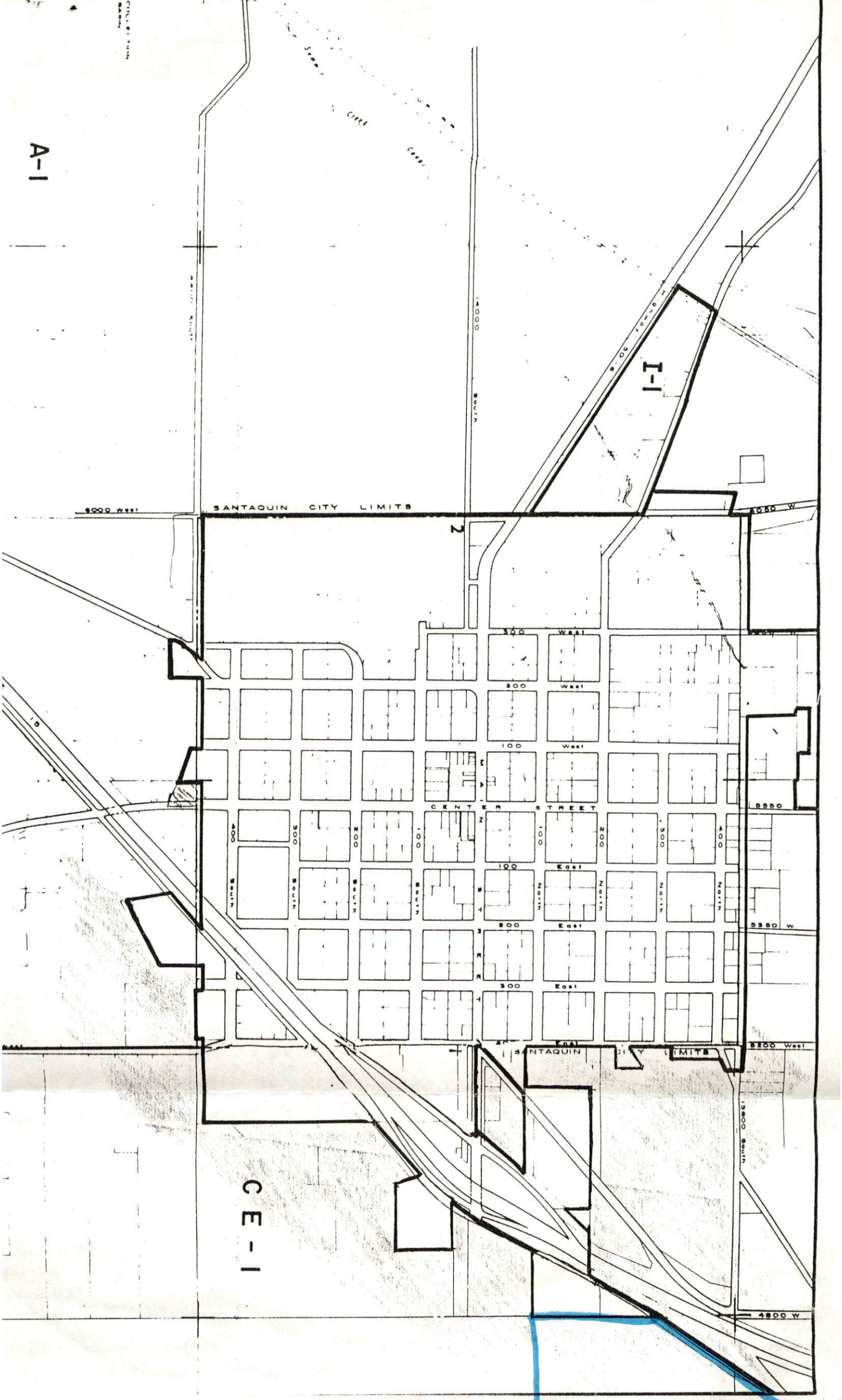
5350 W

5200 West

13500 South

4500 W

CE-1





Gardner &
Associates

DEVELOPMENT CONSULTANTS

September 22, 1989

Jeri Bascom
Santaquin City Planning Commission
Box 965
Santaquin, Utah 84655

Re: Annexation and Group Home approval
for Western Youth

Dear Commissioners:

Over the last few days, we at the Western Youth organization have been evaluating our long term program needs for future facilities. Building one additional group home on the 50 acres we control adjacent to Santaquin City would satisfy our immediate needs but in the long run additional group homes may be needed. Before we formally request annexation, we felt it would be in our best interest, as well as the city's, to lay out who we are and what our long term plans if we are successful would be.

Western Youth is an organization established to provide a home for boys in trouble. While most of our clients are boys that have social adaptation problems, some have criminal records. However, we are not a lock up facility. Our operation is not a correctional institution but a place where the boys can feel a part of a family setting in a structured environment. We need to be in a farm area where that type of work which many of these boys have never experienced, can be a part of their therapy toward social integration.

The property we are requesting for annexation would be ideally suited for a campus of group homes maintaining the residential appearance of buildings but also focusing enough resources to this area to have some nice amenities. We would maintain home parents in each home and would limit our future growth and occupancy to no more than 10 boys for every 5 acres of land developed.

This type of facility is desperately needed. In our search throughout Salt Lake and Utah County for sites for additional group homes, we've come to the conclusion that this piece of property adjacent to your city would be an ideal location for our campus. We could maintain animals, a farm setting, openness and seclusion and yet be close to a community. A couple of our boys in the group home that we presently have worked for Santaquin City over the summer months. Some local businessmen in Santaquin and Genola have hired our boys on a temporary basis. Generally we feel our programs have been very helpful to these kids and we feel that we

are providing a much needed service to change the direction of these boys lives. We would like you to consider not just a group home, but the possibility of a master plan on this property for 10 to 12 buildings from which the programs for these youth could be expanded to their full capabilities.

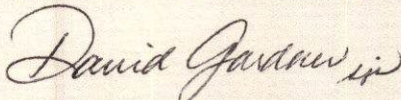
While there are no facilities that we know of that would be comparable to what we have in mind, the Heritage Girls School in the north riverbottoms of Provo City is somewhat similar. This operation has some of the elements that we would like to incorporate but has a much more urban setting than what we anticipate. Nevertheless the residential buildings and well landscaped site is something that we are anticipating for this particular piece of property.

If you are interested in seeing something similar to the type of project we would ultimately like to have in this area, we can make arrangements to show you the Heritage facility. We will be at the meeting to answer any questions and to see if this is the type of facility you would like to have in your town.

I have attached a proposed definition for group homes and would request that that be added to your agricultural 5 acre zone which is the zone we would be requesting to be annexed in to.

Sincerely,

GARDNER & ASSOCIATES

A handwritten signature in cursive script that reads "David Gardner".

David K. Gardner

DKG:sjs
enclosure

GROUP HOMES

A unit that provides the lifestyle of a family on a 24-hour basis to unrelated persons who have been placed within the home to receive special attention, counseling or to overcome a specific behavioral or social problem. A group home has a family-type arrangement under the supervision of house parents or a manager residing in the home. For the purpose of this Chapter, a group home shall accommodate not more than two home parents and not to exceed eight individuals who are unrelated to each other and the home parents.