

Oakley City
Conditional Use Application
for
Newport Academy

Formal Plan

Introduction:

Newport Academy, an affiliate of Newport Healthcare, is a national leader in operating treatment facilities that provide teens and their families with the highest-quality care and treatment for trauma, mental health issues, and eating disorders. Additional information regarding Newport Academy and its campuses, programs, and treatment approach can be found at the end of this Application.

While Newport Academy has several types of treatment programs operating throughout the country, Newport Academy is filing this Application for a Conditional Use Permit with Oakley City to operate the former Oakley School facility as a Residential Treatment Center for adolescents 13 to 18 years of age that will focus on mental health treatment and an academic program.

Newport Academy's campus is expected to board approximately 60 adolescents (30 male and 30 female) in gender-specific housing and will have approximately 200 full and part-time employees. Newport Academy will operate with a minimum ratio of 1 staff – 4 clients at all times, except nighttime sleeping hours when staff may be reduced. Newport Academy will be fully licensed by the State of Utah and accredited by the Joint Commission (JC).

Newport Academy will be operated according to strict protocols that have been developed and used by Newport Academy and have proven to provide healthy, safe, and successful treatment and educational outcomes for teens and adolescents. These operating protocols clearly demonstrate that Newport Academy has developed and will implement reasonable conditions of the operation of Newport Academy and will ensure that Newport Academy will be a suitable and compatible part of Oakley City. Newport Academy's operating protocols for its mental health and education program and the campus include the following:

A. Mental Health and Education Program Protocols:

1. Newport Academy will treat adolescent males and females, ages 13-18, who meet the client profile of a primary mental health diagnosis, deemed appropriate for treatment at the residential level of care in Utah.
2. Newport Academy admits clients who have been screened for exclusionary criteria pre-admission and an educational and physical assessment post-admission to ensure the program is appropriate to meet the unique needs of each individual.

3. Upon admission each client is assigned a Treatment Team, consisting of: Psychiatrist, Individual Therapist, Family Therapist, Counselor, Medical Doctor/Pediatrician, Registered Nurse, and Registered Dietician or Nutritionist (when indicated). Experiential services are integrated to enhance individualized treatment and may include Experiential Learning, Equine, Art and Music Therapies, and Yoga. Services and supervision are provided by approximately 200 full or part-time employees or contracted independent treatment providers.
4. Newport Academy will seek accreditation from the Joint Commission (JC) and licensure from the State of Utah.
5. Newport Academy will provide experiential therapies with evidenced-based treatment modalities to promote and improve the emotional well-being of the clients.
6. Newport Academy will not admit clients who meet exclusionary criteria, which includes those who have been convicted of a felony or those who have been charged with a felony and are awaiting judgment, or have engaged in sexual perpetration, non-consensual sexual assaults or lude acts, or with severe psychiatric or behavioral issues who present an imminent risk of harm to self or others. Newport Academy is required by the State of Utah, to operate under Utah Code Section 62A; Rule 501-19 and is not designed or intended to take the place of a secure treatment facility and does not provide acute hospitalization, correction, or detention.
7. Personal vehicles are not allowed on campus. Newport Academy staff transports clients to all off-campus activities and appointments. Offsite group activities are supervised by 1 staff with no more than 4 clients.
8. Clients may not leave the campus unsupervised at any time.
9. Newport Academy will maintain in effect at all times a policy of liability insurance to protect the general public from any damages, claims, and losses suffered as a result of the negligent acts of Newport Academy, its employees, students, and patrons.
10. Newport Academy will comply with all applicable State and local ordinances.

B. Oakley City Facility Protocols:

1. No construction will be allowed in the river bottom portion of the Campus without first complying with the requirements of Oakley City's Municipal Code.
2. Newport Academy will only use secondary pressurized irrigation system water for irrigation and landscaping at the campus that will not include Oakley City domestic water.
3. Newport Academy does not anticipate any new construction to the existing Oakley School campus. Cosmetic upgrades like paint, flooring, and fixtures will be completed prior to opening. Goods and supplies will be delivered during normal business hours.

C. Site Plan: A Site Plan for Newport Academy's operations is attached and shows a North arrow and scale; legal boundaries of the property; existing buildings and structures; roadways, waterways, and all know easements; proposed location of all site improvements/areas of impact; areas of ingress/egress; and parking. Newport Academy does not currently have plans to develop the Future Building or the Future Amphitheater shown on the Site Plan.

D. About Newport Academy:



NEWPORT HEALTHCARE'S NATIONWIDE PROGRAMS



Effective, sustainable treatment addresses every aspect of development and well-being.

Trauma-Focused Care

Our integrated, evidence-based approach directly addresses the trauma that underlies depression, anxiety, and behavioral health challenges. When clients enter our outpatient or residential programs, each one is assigned a treatment team comprised of psychiatrists, mental health professionals, direct care staff, and medical and academic professionals. The team designs an individualized plan that takes into account the client's physical, psychological, social, educational, and spiritual needs. In residential treatment, the security and consistent daily rhythms of our home-like environment support teens and young adults in doing the work of recovery from a place of safety and stability. Another crucial aspect of healing involves repairing family relationships; we use Attachment-Based Family Therapy to rebuild the bonds between parents and children in our teen program, and repair bonds that yield healthy autonomy in our young adult program.

A Whole-Person Approach to Healing

At Newport Institute, our young adult program, and Newport Academy, our teen treatment program, clients ages 12–27 experience comprehensive care that supports emotional, mental, physical, relational, and spiritual well-being. Daily schedules integrate individual and group therapy, academics/life skills, creative arts therapy, yoga and meditation, and outdoor activities like Equine-Assisted Therapy and Adventure Therapy—all within a compassionate community of peers and mentors.

What Makes Newport's Programming Different?

- Primary mental health care model that treats underlying trauma and attachment wounds, not just behavioral symptoms
- Strengths-based academic/life skills component that allows residents to progress toward academic, vocational, and career goals while in treatment
- A family-systems approach that repairs the ruptures in parent-child relationships and fosters healthy autonomy
- Tailored treatment plans designed for each client's specific needs
- A blend of scientifically validated clinical and experiential modalities



Education That Prioritizes Growth

At Newport, providing life skills and education isn't an afterthought—it's an essential component of the recovery journey. In our teen and young adult programs, each client receives an age-appropriate, individualized academic plan and/or life skills plan, that incorporates academic, strength-based assessment, tutoring, and support, neuropsychological testing, and life skills and career coaching. The Learning Lab experience focuses on cultivating strengths, enhancing self-regulation, and infusing joy and discovery into the learning process; giving our clients the real life skills needed to have a thriving future.

The Healing Power of Direct Experience

The experiential therapies used in all of our programs build vital skills to support adolescents in the recovery journey and throughout their lives. In Adventure Therapy, a foundational element of our approach, clients are encouraged to stretch their limits as they practice collaboration, decision-making, and problem-solving. In creative arts therapy, yoga and mindfulness practice, martial arts, and Equine Therapy, clients discover healthy outlets for self-expression and processing emotions.

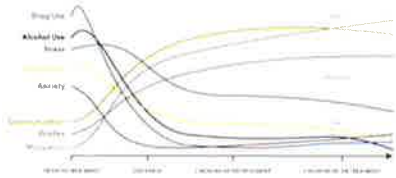
Experiential therapies at Newport build vital skills to support adolescents in the recovery journey and throughout their lives.

Shift Happens Through Authentic Connections

Clinical and experiential modalities work in tandem to build clients' toolkits for positive change. Connection with nature, peers, creativity, mindfulness, and their own unique gifts fosters confidence, self-compassion, and compassion for others. Throughout treatment, clients experience real-life opportunities to practice newfound skills: shifting old habit patterns, identifying triggers, and reframing black-and-white thinking. When they leave us, they are equipped with the age-appropriate tools they need to thrive.

About Newport Healthcare

As the parent company of two of the preeminent mental health programs in the United States, we strive to help alleviate the stigma surrounding teen and young adult mental health. The foundation of our top-rated treatment centers is our team, made up of the world's best mental health and therapeutic experts specializing in adolescent treatment, who accelerate our impact in changing a young person's life. Our mission of empowering teens and young adults is driven by results, focused on solutions, and based in compassion and unconditional love.



Our Evidence-Based Clinical Model

We hold ourselves to the highest standard of accountability by partnering with a third party to analyze and validate the results of our treatment—rigorously capturing patient data and utilizing industry-accepted assessment tools to inform our approach.

Our Vision

To be the innovator in behavioral health treatment, the pioneer in removing the stigma around mental health, and the leading provider of sustainable healing.

Our Mission

We are a results-driven healing organization that provides state-of-the-art integrated care to individuals and families struggling with mental health concerns. We provide a foundation of well-being to foster sustainable healing and resilience in teens, young adults, families, and communities.

Our Values



Patient First. We will always put patient safety and well-being first in our decision making.



Love. We'll love you until you love yourself.



Excellence. We employ a standard of excellence in all that we do.



Empathy. We don't just show you the way out of the darkness, we walk out of it with you.



Connection. We facilitate the building of authentic connections first with yourself and then with the community around you.

We will do whatever it takes.