

Planning Commission  
Minutes from Work Meeting  
December 8, 2022

The Planning Commission Council convened in a work meeting with the City Council at City Hall on Thursday, December 8, 2022 also accessible via ZOOM beginning at 6:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Jed Jenkins, Luigi Panunzio, Todd Skeen, Chairman Shawna Faulkner, Commissioners Jarod Maw, Rob Ortega and Blake Jenkins

Present on Zoom: Dan Schuler, Brandon Richards

Also Present: Tammy Folkman, Steve Diamond, Brad Diamond, Colton Balmforth

Call to Order: Chairman Faulkner

The purpose of the work meeting was to discuss the ordinance Living Facility and ordinance 10-5a-1,2.

Commissioner Maw mentioned that city council has put a moratorium on any new application for assisted living type facilities. It will not affect any application that has been turned in already. The planning commission has six months to make changes to the ordinance. Mr. Richards feels there are some changes that can be made. He said chapter 17 is the ordinance closest to what we have to cover what Sunflower Assisted Living is wanting to do. Chairman Faulkner mentioned that we need to define (dwelling unit) more clearly as well as (elderly persons). Mr. Richards mentioned it may be a good idea to look at other cities that have assisted living facilities in their community. Chairman Faulkner also mentioned looking at 10-17-4 (c) number of occupants, it needs to be defined better. We need to clean up definitions 10-5A-2 Residential facility for elderly persons, break up and define it better. Chairman Faulkner was wondering if we need to have a better definition for Rehabilitation Centers. Mr. Richards feels we need to have a tighter definition for this. Steve Diamond mentioned that he has two facility representatives who may be able to help with the different definitions. Commissioner Maw was wondering what our objectives are. Mr. Balmforth said assisted living centers in Utah are state regulated there are two different types of assisted living facilities, Level 1 is fading out Level 2 is where they can stay for their life span. In the Sunflower Assisted Living there will be 22 assisted living and 12 memory care beds. Mayor Beesley was wondering if there is a number for the facility to be profitable. How many staff members will you need to take care of 34 people? The staff will increase with the memory care part. He asked how many square feet was the facility. Commissioner Maw said it was 21,000 square feet. The mayor indicated he has zero problem with this type of facility. Commissioner Maw said we need to look at types of assisted living centers. He also said to look at how the state classifies them. Separate each one in our ordinance. Chairman Faulkner said we need to be more specific about rehabilitation centers compared to assisted living facilities. She also said we need to be aware of the type of facility and make sure it is in the appropriate zone. Mr. Richards will look into rehabilitation centers in residential zones. Mr. Balmforth said he thought 95% of assisted living facilities were in residential zones. Mr. Skeen from the city council said he is all for this. He wondered if there is a law of how many CNA's per resident there should be. Brad Diamond said there should be at least one CNA on at any given time. The mayor was concerned about calls that may come into the fire department. Mr. Balmforth said they usually call someone in private transportation or a family member before they call the local fire department. When a person is on hospice they usually don't go to the hospital. Chairman Faulkner was wondering if the mayor wanted the planning commission to include a bed number per acre in our ordinance. Commissioner Maw was asking about the kitchen, Mr. Balmforth said it will be licensed through the health department, it will be a commercial kitchen. The

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mayor would like to have the planning commission dig into other cities facilities and look at building height, he was wondering if we want them to all be one level. Commissioner Jenkins was wondering about chemicals. Mr. Balmforth said everything is secured no resident will be able to get to anything that can harm them, it is all home type chemicals. Commissioner Jenkins was wondering if we need to have an ordinance for chemicals at facilities. Mayor Beesley would like to have some drafts of the facility and have another work meeting with the council and hammer everything out in a work meeting. Steve Diamond said he would be willing to have his facility managers come to the work meeting to help out.

At 6:45 p.m. the meeting adjourned.

  
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Planning Commission Secretary

  
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Planning Commission Chair