



Tuesday, November 21, 2023
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 3:30 p.m. This meeting is not available to attend virtually.

1. Preliminary Plat

A. CANYON VIEW MEADOWS RE-APPROVAL. The proposal is for a re-approval of the former Swift Creek Preliminary Plat for a 91 lot single-family development at approximately 3100 East 950 South.

2. Title 15 Amendments

A. TITLE 15 DAYCARE AMENDMENTS. The applicant proposes to amend Municipal Code, Title 15 Land Use, to allow for Adult Day Care.

3. Concept Review

A. EVERGREEN RETAIL CONCEPT.

4. Discussion

A. ANNEXATION FEASIBILITY STUDY.

5. Adjourn



Canyon View Meadows Preliminary Plat Reapproval Request

November 21, 2023, Development Review Committee meeting.

Located at approximately 3100 East 950 South, including 43.56 acres.

The subject property is zoned R-1-15.

The applicant has requested Preliminary Plat reapproval for a Master Planned Development that includes ninety-one (91) residential lots.

Key Issues

1. Master Planned Development requirements.
2. Traffic management.
3. Storm Drainage.
4. Power.
5. Utilities.

Recommendation

That the proposed Preliminary Plat be recommended for reapproval based on the following finding and subject to the following conditions.

Finding

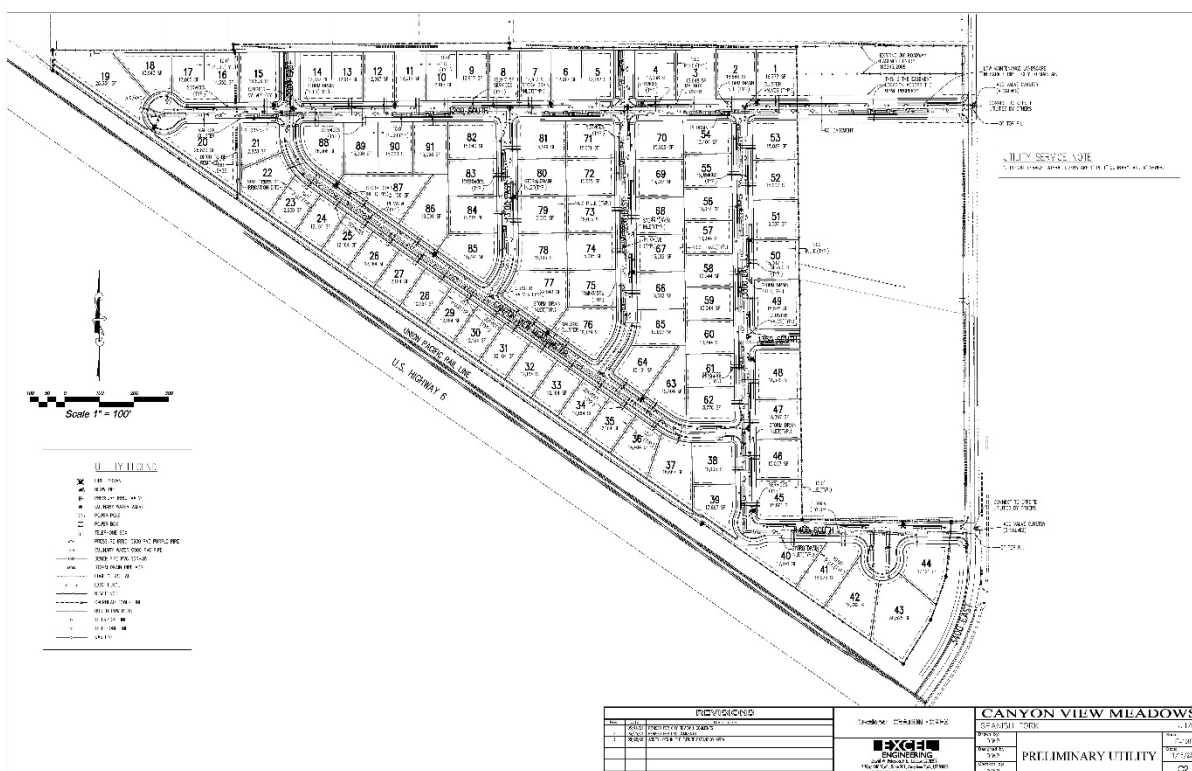
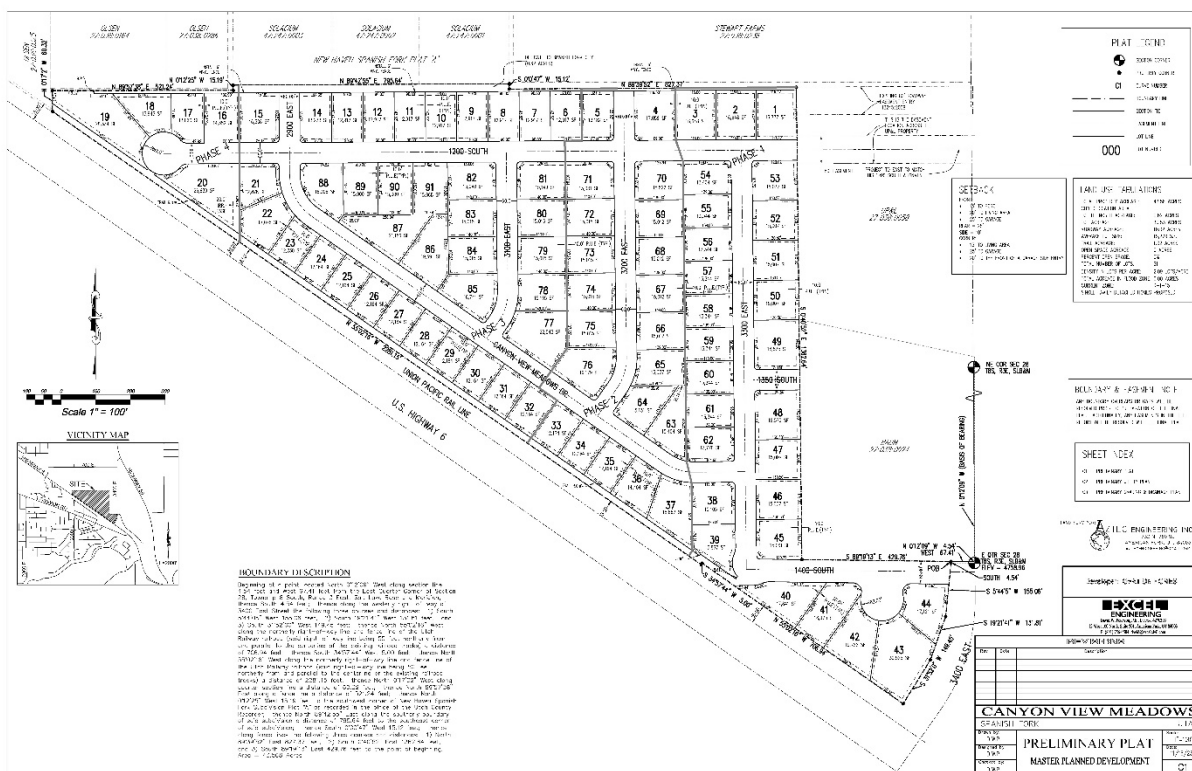
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

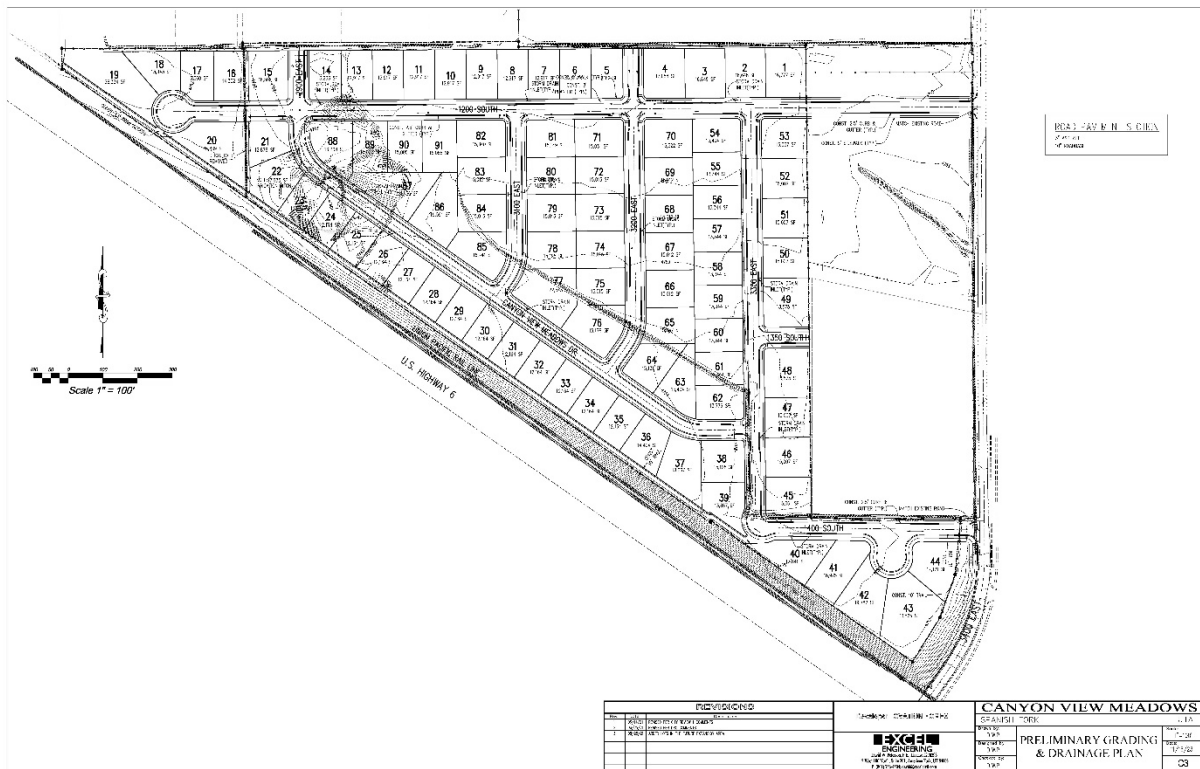
Conditions

1. That the applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Exhibits

1. Preliminary Plat.





Jacob and Alexis Rawlins are looking to open an adult day care center for seniors in Spanish Fork. An adult day care center would provide a more economical option for seniors struggling to afford other forms of care such as assisted livings or in-home care. Spanish Fork Municipal Code currently only mentions adult day care in the definitions section. But in all the zoning sections, adult day care is never mentioned as to where it would be allowed as a permitted or conditional use. Here is the current definition of an adult day care according to the current city code:

"Adult Day Care": Continuous care and supervision for three or more adults for at least four but less than 24 hours a day, that meets the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational, and related support services in a protective setting.

Most nearby cities, such as Orem city, allow adult day cares in any zone where a child day care is a permitted use. The hours of operation and traffic patterns for drop off and pick up are similar for the two types of care centers. Spanish Fork municipal code uses the term Child Care Center. Here is the definition of a child care center according to the city's code:

"Child Care Center": Any facility in which child care is provided to 13 or more children, including the provider's own pre-school age children, on the premises at the same time.

So we would like to propose that "Adult Day Care" be added as a permitted use in any zone that currently allows a child care center as a permitted use. According to the city code, those zones that allow child care center as a permitted use are:

R-O, C-O, C-1, C-2, S-C, B-P, P-F, I-1, and C-UV(Subject to conditional use permit)

Thank you for your time and consideration.

