

1. We are requesting an amendment to the ordinance 19.23.6.4 to allow 30 beds per acre for an assisted living facility.
2. The reason for the change is to allow our facility to offer the best experience for families to care for their loved ones for the following reason:
 - a. Allow double occupancy in rooms so couples or close friends can stay together in the same room.
 - b. Allow friendships and bonding to happen with patients within the facility.
 - c. Allow all rooms to remain full and utilized if couples room together vs having empty rooms.
 - d. Allows it to be more affordable to those who share rooms
 - e. Utilize the space and acreage to a higher use especially with all the open space outside.
 - f. Most facilities in Utah County have between 30 to 40 beds per acre and Payson has one of the lowest at only 20 beds/acre.
 - g. Most facilities offer shared rooms as companionship is important to everyone.
 - h. Shared rooms are better for an Alzheimer unit which will be one wing.
 - i. Allows facility to allocate more resources to better amenities and services to guest such as: saloon, pet care, common area, kitchen, chapel, theater, garden boxes, outdoor activities, etc.

Assisted Living Center Size Analysis

ALC name	City	# of beds	Site acreage	Beds/ Acre
Elk ridge Assisted Living	Elk Ridge	33	1.2	27.5
Court yard at Jamestown al	Provo	132	3.05	43.3
Beehive Homes of Salem	Salem	13	0.4	32.5
Legacy House	Spanish Fork	96*	2.85	33.7
Reids Park Place	Springville	16	0.6	26.7
Cove Point Retirement Comm	Provo	50	1.5	33.3
Harmony Hills Assited Living	Lehi	70	1.4	50
Ashford Assited Living	Orem	115	3.7	31.8
		Average Beds per Acre		35.70
* # of rooms. Some are double occupancy or triple				