



**Planning Commission
Staff Report
Final Plat Approval
Hearing Date: August 27, 2014**

ITEM 4 IHC Health Services Inc., requests Final Plat approval for a one-lot subdivision called UVRMC South Campus Plat A Amended, comprising of approximately 7.76 acres of land, located generally between 800 N to 940 N from 300 W to 440 W, Provo, UT, in the R16A (One Family Residential) zone. **North Park Neighborhood** 14-0023SF

<p>Applicant: IHC Health Services, Inc Staff Coordinator: Dustin Wright Property Owner: IHC Health Services, Inc</p> <p>Current Zone: R1.6A & PF Acreage: 7.76 Number of Lots: 1</p> <p>Council Action Required: No</p> <p>Related Files: 14-0001SV Street Vacation.</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is September 24, 2014, 5:00 p.m.</i></p> <p>2. Deny the requested Plat. <i>This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i></p>	<p>Current Legal Use: Property is currently zoned for residential use.</p> <p>Relevant History: Properties in this area have been purchased by IHC excluding a few residential properties. The owner intends to combine them into one lot and close the roads.</p> <p>Neighborhood Issues: The neighborhood chair and nearby residents were contacted. The Neighborhood Chair related there was no desire for a neighborhood meeting.</p> <p>Summary of Key Issues: Remaining CRC issues to be resolved</p> <p>Staff Recommendation: Approve the requested Plat, with the conditions that:</p> <ol style="list-style-type: none">1. The remaining technical issues from CRC are resolved for approval to be final.2. <i>The Municipal Council approves the street vacation 14-0001SV</i>3. <i>Applicant has the City deed the property that has been vacated.</i>
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FINDINGS OF FACT

1. Existing lots will be vacated from their original plats and this new one lot subdivision will be created from those lots.
2. The proposed lot will conform to the lot requirements for zoning.

3. IHC Health services owns the properties included in this proposed lot and will need to have the City sign a quit claim deed for the public right-of-way portion that will be vacated.
4. A few technical issues need to be resolved from the CRC review.

CONCLUSIONS

CRC is reviewing this item and will need to give final approval, at this point there are only a few minor issues that still need to be addressed. Having the lots combined into one lot will be an important part of Intermountain Health Care's plans to have a unified hospital campus.

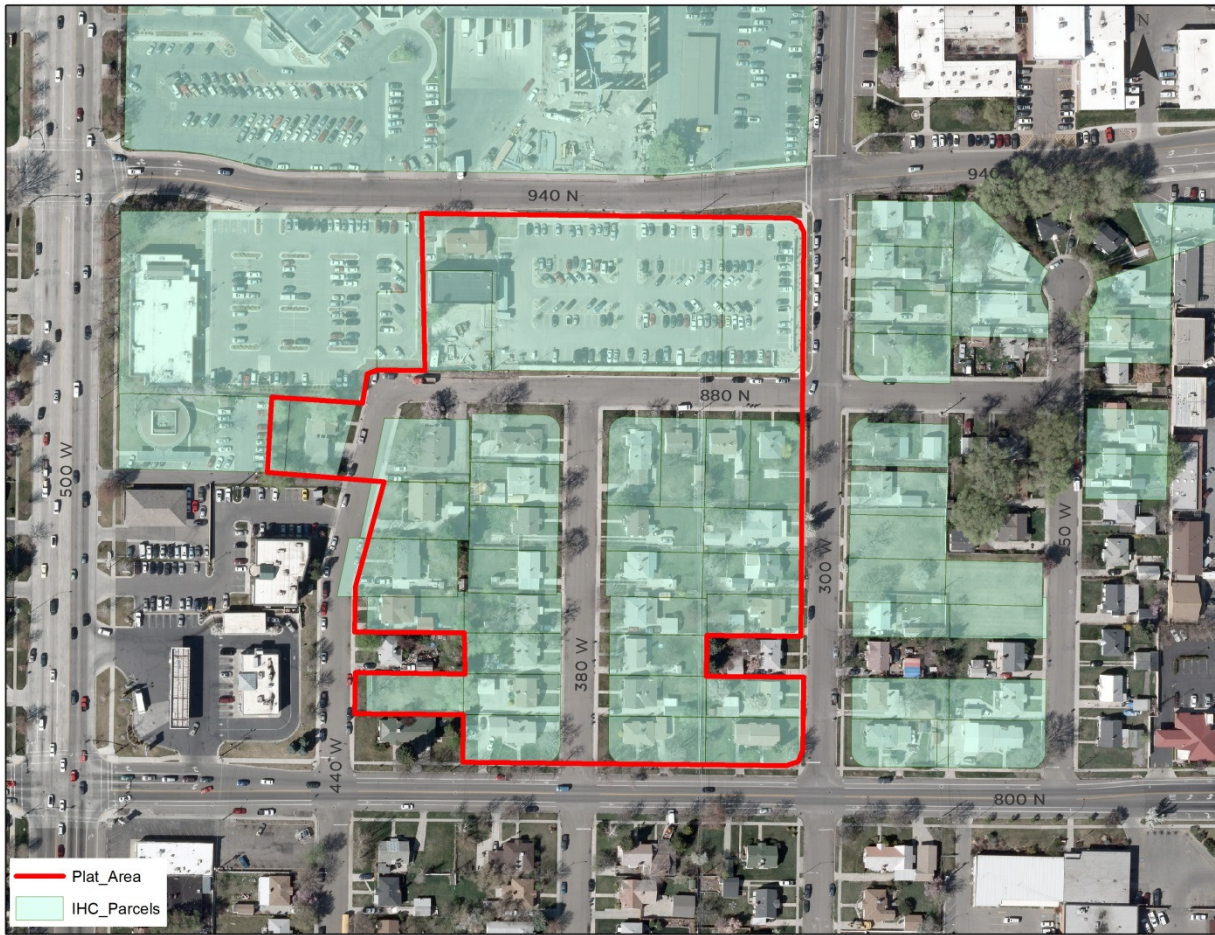
CONDITIONS OF APPROVAL

1. The remaining technical issues from CRC are resolved for approval to be final.
2. *The Municipal Council approves the street vacation 14-0001SV*
3. *Applicant has the City deed the property that has been vacated*

ATTACHMENTS

1. Aerial
2. Plat

Attachment 1



Attachment 2

