

Provo City Planning Commission
Report of Action

August 27, 2014

ITEM 3* IHC Health Services Inc., requests approval of a street vacation for a portion of 440 West, 380 West, and 880 North, adjacent to property owned by IHC Health Services Inc. Plans to construct an additional hospital parking lot in this area will require these streets to be vacated. Property generally located between 800 North to 880 North and between 300 West to 440 West in the R16A (One Family Residential) zone. *North Park Neighborhood* 14-0001SV

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 27, 2014:

RECOMMENDATION TO APPROVE

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Brian Smith

Second By: Randy Christiansen

Votes in Favor of Motion: Brian Smith, Randy Christiansen, Kermit McKinney, Ross Flom, Jamin Rowan, Ed Jones (Fred Bandlely recused himself from the discussion and vote on this item.)

Diane Christensen was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE VACATED

The property to be vacated is described in the attached Exhibit A.

RELATED ACTIONS

Planning Commission Hearing August 27, 2014 Casefile #14-0023SF

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

1. The Coordinators Review Committee (CRC) has reviewed the plans and given their final approval.
2. Only vacations to public right-of-way and easements that is immediately adjacent to or on IHC Health Services property will be vacated.
3. No street or easement vacations are being proposed that limit the necessary existing access to the parcels of land that are not owned by IHC Health Services. Residents and businesses will maintain the access to their properties.
4. Homes that have used these local streets have been vacated and are being removed. A traffic study was not required by Engineering for this vacation.

CITY DEPARTMENTAL ISSUES

- CRC has given final approval on this item.

NEIGHBORHOOD MEETING DATE

- The Neighborhood Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

N/A

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- No plans to vacate the rest of 440 W because they do not intend to acquire the property on the west side of the street and although those properties have access onto 500 West, they will also need access from 440 West.
- Plans to acquire the remaining residential properties within the area, none of which front on or require access from the streets being vacated.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Plans for closing the rest of 440 W when the remaining private properties are acquired
- All property is owned by the hospital
- Plans to rezone this area to match the rest of the hospital
- When streets are vacated the property will need to be deeded over to the applicant by the city.
- The future land use for this area will be as a parking lot for the hospital
- Much of the existing parking next to the current hospital will be replaced with the new facilities
- This will be surface parking and not a parking terrace



Planning Commission Chair



Director of Community Development

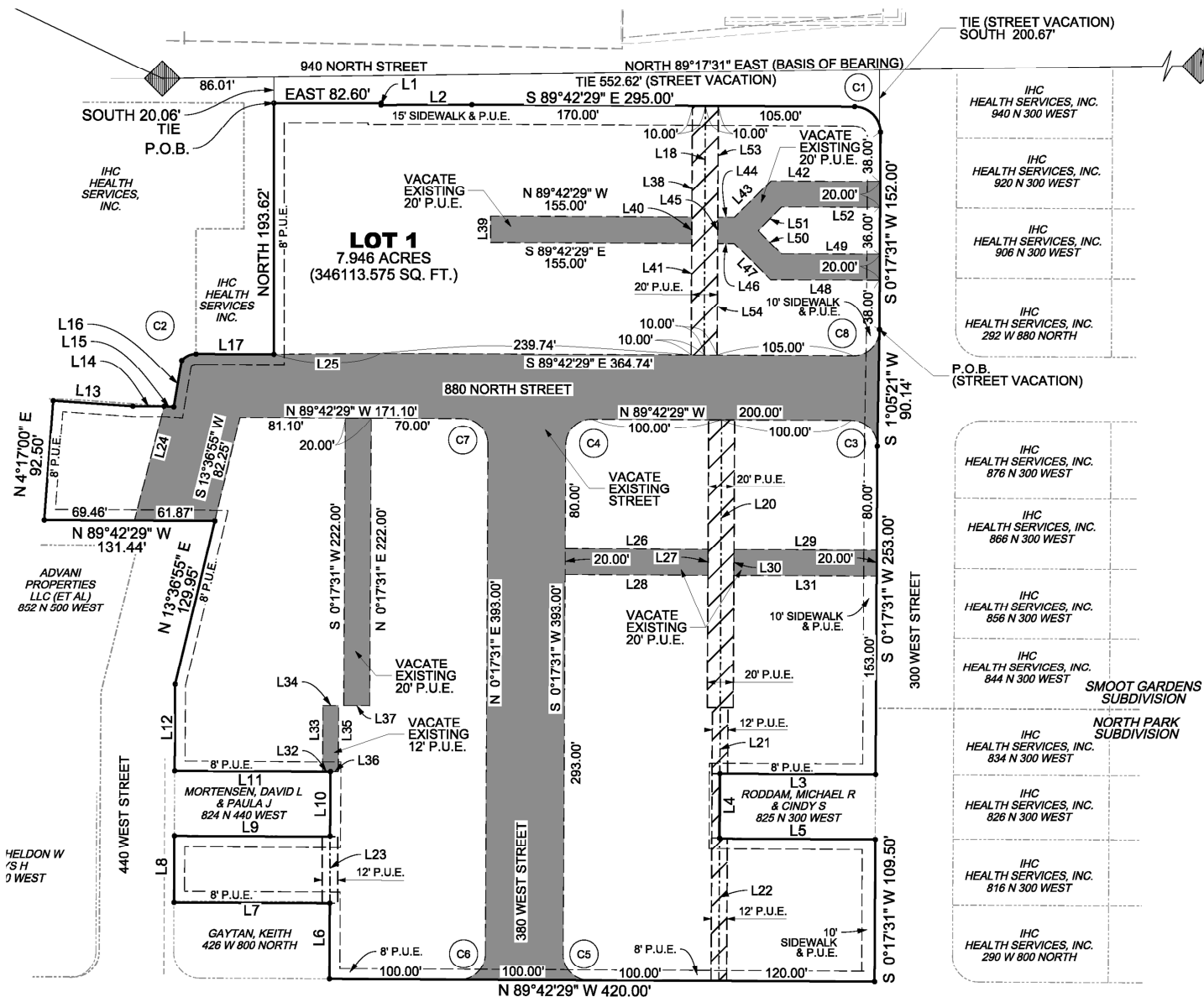
See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Exhibit A





**Planning Commission
Staff Report
Street Vacation
Hearing Date: August 27, 2014**

ITEM 3* IHC Health Services Inc., requests approval of a street vacation for a portion of 440 West, 380 West, and 880 North, adjacent to property owned by IHC Health Services Inc. Plans to construct an additional hospital parking lot in this area will require these streets to be vacated. Property generally located between 800 North to 880 North and between 300 West to 440 West in the R16A (One Family Residential) zone. **North Park Neighborhood** 14-0001SV

Applicant: IHC Health Services, Inc
 Staff Coordinator: Dustin Wright
 Property Owner: IHC Health Services, Inc

Current Zone: R1.6(A)&PF
 Acreage: 1.357
 Number of Properties: N/A
 Number of Lots: N/A
 Total Building Sq. Ft.: N/A
 Related Files: 14-0023SF Subdivision Plat

Development Agreement Proffered: No

*Council Action Required: Yes

Current Legal Use:
 The existing public right-of-way is being used for vehicle and pedestrian transportation

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.

Neighborhood Issues:
 The neighborhood chair and nearby residents were contacted. The Neighborhood Chair related there was no desire for a neighborhood meeting.

Summary of Key Issues:
 Effects on surrounding properties and traffic
 Vacation of streets
 Vacation of Public Utility Easements (PUE)

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is September 24, 2014, 5:00 p.m.*
2. **Recommend Denial** of the proposed Street Vacation. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Staff Recommendation:
 Give a positive recommendation for the Municipal Council to approve the proposed Street Vacation. *This action would be consistent with the recommendation of the Staff Report. Any additional changes should be stated with the motion.*

OVERVIEW

The applicant is requesting approval of a street vacation for a portion of 440 West, 380 West, and 880 North, adjacent to property owned by IHC Health Services Inc. They plan to use this area to construct an additional hospital parking lot for employees. The property is generally located between 800 to 880 North and between 300 to 440 West. Part of this approval includes the vacation of the Public Utility Easements shown in attachment 2.

GENERAL PLAN POLICIES

This proposed street vacation does not affect the goals of the General Plan

FINDINGS OF FACT

1. The Coordinators Review Committee (CRC) has reviewed the plans and given their final approval.
2. Only vacations to public right-of-way and easements that is immediately adjacent to or on IHC Health Services property will be vacated.
3. No street or easement vacations are being proposed that limit the necessary existing access to the parcels of land that are not owned by IHC Health Services. Residents and businesses will maintain the access to their properties.
4. Homes that have used these local streets have been vacated and are being removed. A traffic study was not required by Engineering for this vacation.

CONCLUSIONS

This street vacation will allow the applicant develop their property in a comprehensive manner with the existing hospital campus. CRC review has been done and given final approval. Patrons of the hospital will have increased safety by not having to cross public streets that are proposed to be vacated. Access to properties not owned by Intermountain will not be affected.

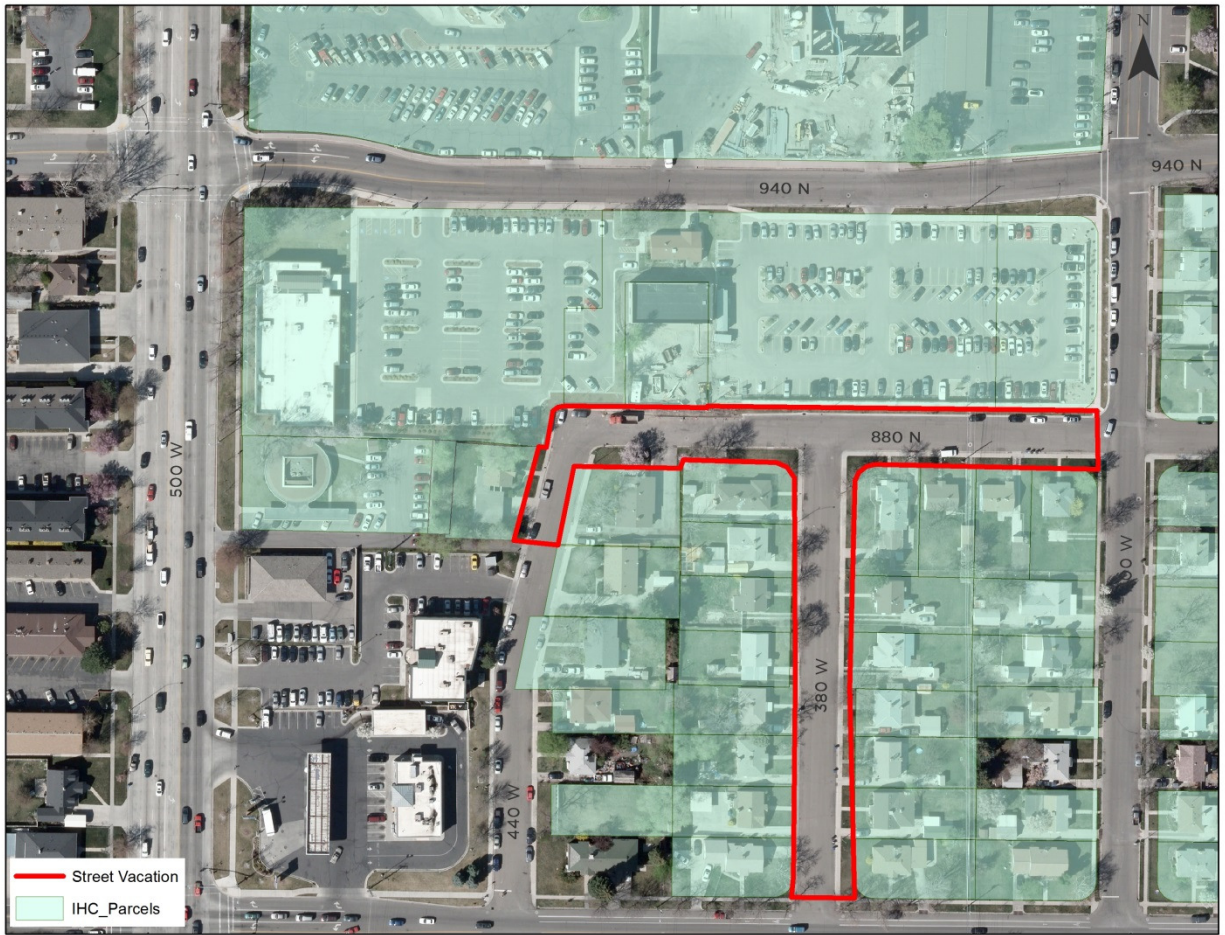
STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a positive recommendation to the Municipal Council for street and Public Utility Easement vacations for the areas shown in Attachment 2.

ATTACHMENTS

1. Aerial
2. Plat

Attachment 1



Attachment 2

