

Provo City Planning Commission
Report of Action

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

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

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. The remaining technical issues from CRC review are resolved and final approval is given.
2. The Municipal Council approves the street vacation 14-0001SV
3. Applicant has the City deed them the vacated property.

Motion By: Kermit McKinney

Second By: Jamin Rowan

Votes in Favor of Motion: Brian Smith, Randy Christiansen, Kermit McKinney, Ross Flom, Jamin Rowan, Ed Jones (Fred Bandley 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.

RELATED ACTIONS

Planning Commission hearing on August 27, 2014 casefile #14-0001SV

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. 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.

CITY DEPARTMENTAL ISSUES

- Final approval needed from CRC

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:

- None

APPLICANT RESPONSE

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

- The applicant response was included with the associated street vacation (14-0001SV)

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Access to the parcel
- Remaining issues from CRC
- Any future rezonings which might occur.



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



**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

