

Ordinance No. 2016-34

AN ORDINANCE APPROVING THE THIRD AMENDED SUBDIVISION FOR THE INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY, 700 ROUND VALLEY DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 700 Round Valley Drive have petitioned the City Council for approval of the Third Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

WHEREAS, on June 4, 2016, proper legal notice was published in the Park Record; and

WHEREAS, on June 8, 2016, the property was properly posted and notices were sent to affected property owners according to the requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on June 22, 2016, to receive input on the Third Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility;

WHEREAS, the Planning Commission, on June 22, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 21, 2016, the City Council held a public hearing on the Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the Third Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Third Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 700 Round Valley Drive (location of Lot 8).
2. The zoning is Community Transition (CT) within the IHC Master Planned

Development (CT-MPD).

3. On December 7, 2006, City Council approved an annexation ordinance and annexation agreement for the property. The annexation agreement was recorded on January 23, 2007.
4. The annexation agreement sets forth maximum building floor areas, development location, and conditions related to developer-provided amenities on the various lots of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat, such as roads, utilities, and trails.
5. On January 11, 2007, the City Council approved the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Subdivision plat for the purpose of creating lots of record so that associated property sale and property transfers could be completed. The plat was recorded at Summit County on January 23, 2007 and consisted of 5 lots of record.
6. The IHC Master Planned Development was approved by the Planning Commission on May 23, 2007.
7. The First Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision was approved by the City Council on October 11, 2007 and recorded at Summit County on May 20, 2008. The first amended plat memorialized various easements and road layouts and adjusted the location of various lots consistent with the approved MPD. The plat consisted of nine lots of record.
8. The Second Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat was approved by the City Council on July 31, 2008 and recorded at Summit County on November 25, 2008. The second amended plat created new Lots 10 and 11 out of the previous Lot 8. Lot 10 was created for the Summit County Health Department and the People's Health Clinic building and Lot 11 was created as a separate lot for IHC as it was located south of Victory Lane. The plat consisted of eleven lots of record.
9. The property is subject to the Amended Intermountain Healthcare Master Planned Development (IHC MPD), originally approved on December 7, 2006 and amended in 2014 to transfer support medical office uses and density from Lots 6 and 8 to Lot 1.
10. A second MPD amendment was approved on January 13, 2016 to identify Lot 8 for the Peace House facility, address affordable housing requirements, and address administrative amendments of the first MPD amendment.
11. The MPD amendments were found to be consistent with the purpose statements of the CT Zoning District and the goals and objectives of the General Plan.
12. On November 10, 2015, a Conditional Use Permit for the Peace House on a portion of Lot 8 was submitted to the Planning Department.
13. On January 13, 2016, the Planning Commission approved the Peace House CUP located on a portion of Lot 8.
14. On April 25, 2016, the applicant submitted a complete application for this Third Amended Subdivision Plat for Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility to divide the 9.934 acre Lot 8

of the Second Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat into two platted lots of record, namely Lot 8 consisting of 3.6 acres and Lot 12 consisting of 6.334 acres.

15. The amended subdivision plat consist of twelve lots with ownership, acres, and use consistent with the amended IHC MPD as follows:

Lot 1 and Lot 2:	IHC- Intermountain Healthcare Campus MPD (107.551 acres)
Lot 3:	USSA- Headquarters and Training Facility MPD (5 acres)
Lot 4:	PCMC- previous affordable housing site (5 acres)
Lot 5:	PCMC- Ice Facility/Fields Complex Expansion (15 acres)
Lot 6:	IHC MPD- no assigned density or uses (density transferred to Lot 1) (3.041 acres)
Lot 7:	Physicians Holding- Support Medical Office CUP (3.396 acres)
Lot 8:	IHC- Peace House CUP (3.632 acres) (previously 9.934 acres- rest to new Lot 12)
Lot 9:	Questar facility (0.174 acres)
Lot 10:	Community Medical Summit County Health and People's Health Clinic CUP (3.088 acres)
Lot 11:	IHC, no assigned density or uses (0.951 acres)
Lot 12 (new lot):	IHC, no assigned density or uses (6.302 acres) (previously part of Lot 8)

16. Development of each lot requires a Conditional Use Permit.
17. Existing Lot 8 includes a total lot area of approximately 9.934 acres. Peace House has recently entered into a 50 year ground lease from IHC on the eastern 3.63 acres of existing Lot 8, which is proposed Lot 8.
18. The property is currently undeveloped and consists of native grasses and low vegetation with areas of delineated wetlands located on the north and west portion of Lot 8 and a majority of Lot 12.
19. The wetlands delineation was done more than five years ago and will need to be updated, re-delineated and re-submitted to the Corp prior to issuance of a building permit.
20. All development, such as buildings and parking areas, are required to comply with the LMC required setbacks from delineated wetlands. The current requirement is a 50' wide wetlands protection buffer area.
21. Access to the site is from Round Valley Drive, an existing public street that intersects with State Road 248 at a signalized intersection approximately a half mile to the south. Lot 12 will have frontage and access on both Round Valley Drive and Gillmor Way, accessed from the north.
22. There are existing sidewalks along the street frontage as well as interconnecting paved trails throughout the subdivision.
23. There are existing utilities within the streets and within platted public utility easements along the front lot lines. Utility and snow storage easements are

necessary along public street frontages for installation of utilities and snow storage.

24. A twenty-foot (20') wide public trail easement is located on existing Lot 8. The trail will remain and the twenty-foot (20') wide public trail easement will be included on the amended plat, on Lot 12, in the location of the paved trail.
25. No changes are proposed to the location of platted Round Valley Drive or to platted Gillmor Way.
26. Attention to the location of visible dry utility boxes and installations is an important consideration when designing a site in order to ensure that adequate area is available for landscape elements to provide adequate screening from public view.
27. The **Analysis** section of this staff report is incorporated herein.

Conclusions of Law:

1. There is good cause for this subdivision plat amendment.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law regarding subdivisions, the Park City General Plan, and the IHC Annexation and Master Planned Development.
3. Neither the public nor any person will be materially injured by the proposed subdivision plat amendment.
4. Approval of the subdivision plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with the Annexation Agreement, State law, the Land Management Code, and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing prior to expiration and is approved by the City Council.
3. A note shall be included on the plat prior to recordation stating that the Third Amended Subdivision plat is subject to the conditions of approval of the Annexation Agreement and any conditions in the Master Planned Development Agreement, as amended, and, further, any Conditional Use Permits relating to development of specific lots within the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision.
4. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.
5. Final utility, storm water, and grading plans must be approved by the City Engineer prior to Building Permit issuance.

6. A financial guarantee for any required public improvements in an amount approved by the City Engineer and in a form approved by the City Attorney shall be in place prior to plat recordation.
7. Any wetlands delineation older than five (5) years shall be updated and submitted to the City prior to building permit issuance for new development on the lots. All required Corps of Engineer approvals and permits shall be submitted prior to issuance of a building permit on the lots.
8. A note shall be included on the plat prior to recordation stating that all new development, such as buildings and parking areas, proposed on these lots shall comply with all applicable laws, rules and regulations relative to distance between structures and delineated wetlands in effect at the time of building permit issuance.
9. A 10' wide non-exclusive public utility and snow storage easement shall be shown along the frontages of Round Valley Drive and Gillmor Way prior to plat recordation.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 21st day of July, 2016.



PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:



Michelle Kellogg, City Recorder

APPROVED AS TO FORM:



~~Mark Harrington, City Attorney~~
Polly Samuels McLean, Ass. City Attorney

Exhibit

Exhibit A- Proposed plat



Memo to the File

Subject: IHC Lot 8 Subdivision plat amendment
Project#: PL-16-03151
Author: Kirsten A Whetstone, MS, AICP, Senior Planner
Date: March 21, 2017
Type of Item: Ordinance 2016-34 Finding of Fact #9 correction.

The purpose of this memo is to correct an error in the findings of fact as stated in the Ordinance 2016-34. The Action Letter has been corrected to reflect this.

Finding of Fact #6 states that the IHC Master Planned Development was approved on May 23, 2007. Finding of Fact #9 states that the property is subject to the Amended Intermountain MPD, originally approved on December 7, 2006. The May 23, 2007 date is correct. It was the Annexation that was approved on December 7, 2006. Redlines below show how the finding should read.

9. The property is subject to the Amended Intermountain Healthcare Master Planned Development (IHC MPD); ~~originally approved on December 7, 2006 and~~ amended in 2014 to transfer support medical office uses and density from Lots 6 and 8 to Lot 1.

Finding of Fact #6 is correct as written, no changes to Ordinance.

Finding of Fact #9 in Ordinance 2016-34 should read as follows:

9. The property is subject to the Amended Intermountain Healthcare Master Planned Development (IHC MPD) amended in 2014 to transfer support medical office uses and density from Lots 6 and 8 to Lot 1.