



October 11, 2019

June 10, 2020 – Amended Condition of Approval 11

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900 Round Valley Drive
Park City, Utah 84060

CC: Morgan Busch

NOTICE OF PLANNING COMMISSION ACTION

Description

Project Description: Intermountain Healthcare Master Planned Development
Project Number: PL-19-04204
Project Address: 900 Round Valley Drive
Date of Final Action: October 9, 2019; amended June 10, 2020

Action Taken

On October 9, 2019, the Planning Commission conducted a public hearing and approved the amendment to the Intermountain Healthcare Master Planned Development (IHC-MPD) for an additional 56 Unit Equivalents (UEs) (56,000 square feet) pursuant to the Community Transition Zoning District, with a determination that 8 UEs (8,000 square feet) are undevelopable to meet a Housing Authority obligation, for a total of 48 developable UEs (48,000 square feet) for a 20,000-square-foot ambulatory surgery center on Lot 6 and a 28,000-square-foot addition for support medical use on Lot 1 with a 5-1 vote according to the following findings of fact, conclusions of law, and conditions of approval.

On June 10, 2020, the Planning Commission ratified the Amended and Restated IHC MPD Development Agreement and amended Condition of Approval 11, as shown below.

Findings of Fact

1. The Medical Campus is located in the northwest quadrant of the Quinn's Junction Intersection (HWY 40 and SR 248).
2. On November 3, 2004, Intermountain Healthcare (IHC), the United States Ski and Snowboard Association, and Burbs, LLC, petitioned to annex 157 vacant acres into the City to construct a Medical Campus.

3. In November of 2004, IHC submitted a Master Planned Development (MPD) application to build a 450,000-square-foot Medical Campus on the 157 acres.
4. On December 7, 2006, City Council approved an annexation plat (Summit County Recorder Entry No. 802746) and the 157-acre Medical Campus was annexed from unincorporated Summit County into Park City.
5. On January 11, 2007, City Council approved an Annexation Agreement (Agreement) that established the Community Transition District for the Medical Campus zoning (Summit County Recorder Entry No. 802747).
6. The Agreement capped build-out for the Medical Campus. Agreement, Exhibit A, ¶ 11 states: The proposed total density at build-out for the Annexation area is 535,000 square feet (gross), equates to 2.64 units/acre, and consists of the following: Intermountain Healthcare Hospital: 300,000 square feet (180 UEs – 1 UE equals 1,666.67 square feet for hospital use); United States Ski and Snowboard Offices and Training Center: 85,000 square feet (85 UEs); Support Medical Office: 150,000 square feet (150 UEs).
7. On January 11, 2007, City Council approved a *Subdivision Plat (Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility* (Summit County Recorder Entry No. 844971).
8. On July 31, 2008, City Council approved a *Subdivision Plat (Second Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility* (Summit County Recorder Entry No. 859976).
9. The Applicant donated Lot 3, a five-acre property, to the United States Ski and Snowboard Association for an 85,000-square-foot training facility, developed under a separate MPD.
10. On May 23, 2007, the Planning Commission approved the Intermountain Healthcare Master Planned Development (IHC-MPD).
11. On May 23, 2007, the Planning Commission approved a Conditional Use Permit for phase one construction of a 122,000-square-foot hospital, 13,000 square feet of constructed and unfinished shell space, and 50,000 square feet for medical offices on Lot 1.
12. On October 8, 2014, the Planning Commission approved an amendment to the IHC-MPD and transferred 25,000 square feet of support medical office uses from Lot 6 to the Hospital on Lot 1, and 25,000 square feet of support medical office uses from Lot 8 to the Hospital on Lot 1.
13. On October 8, 2014, the Planning Commission approved a Conditional Use Permit for phase two construction of the Hospital on Lot 1, which included an 82,000-square-foot support medical office expansion, a health education center, an expanded wellness center, an additional administrative space, shell space for future short-term needs, and a 8,300-square-foot procedure center.
14. On June 4, 2015, the Park City Housing Authority approved an amended IHC Housing Mitigation Plan and the location of Peace House—a non-profit organization that helps victims of domestic violence—on Lot 8. To meet certain affordable housing requirements, IHC leased Lot 8 to Peace House for \$1 per year for 40 years. The Housing Authority determined that any future increases in Density for the Medical Campus must be reduced by 8,000 square feet (8 UEs) to address the issue that a portion of the Peace House facility satisfies an

- affordable housing obligation for the Tanger Outlet Expansion through Summit County approvals.
15. On July 21, 2016, City Council approved the *Subdivision Plat (Third Amended) for the Intermountain Medical Campus/USSA Headquarters and Training Facility*, which subdivided Lot 8 into two lots, Lot 8 and Lot 12, to facilitate the location of Peace House on Lot 8 (Summit County Recorder Entry No. 1067219).
 16. On February 5, 2018, the Applicant recorded the *Development Agreement for the Intermountain Healthcare (IHC) Master Planned Development (MPD), as amended, Located on Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of the Second and Third Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision Plats located at Round Valley Drive, Park City, Summit County, Utah* (Summit County Recorder Entry No. 1086017).
 17. On November 29, 2018, City Council approved the *Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility – Fourth Amendment Amending Lot 4* subdivision plat to create a 2.5-acre Lot 4 and a 2.5-acre Lot 13 (Summit County Recorder Entry No. 1107497). A Fire Station for the Park City Fire District is proposed for Lot 4.
 18. The Medical Campus MPD includes 157 acres and is located in the Community Transition District.
 19. A Density bonus of up to three units per acre may be obtained in the Community Transition District if the requirements outlined in LMC § 15-2.23-4 are met.
 20. The Annexation Agreement and IHC-MPD established a total of 415 UEs at build-out, which equates to 2.64 UEs per acre.
 21. There are 56 remaining UEs for the Medical Campus under the Density bonus of three units per acre pursuant to LMC § 15-2.23-4 requirements.
 22. The Applicant requests an additional 56 UEs for support medical use. One UE for support medical use equates to 1,000 square feet, for a total of 56,000 square feet.
 23. Eight UEs (8,000 square feet) are undevelopable to meet a Housing Authority obligation.
 24. Forty-eight UEs are developable (48,000 square feet). The Applicant proposes to build a 20,000-square-foot ambulatory surgery center on Lot 6 and a 28,000-square-foot addition to the Hospital on Lot 1.
 25. The 85,000-square-foot United States Ski and Snowboard Association facility on Lot 3 was developed under a separate Master Planned Development. The 25,000-square-foot Summit County Health and People's Health Clinic on Lot 10 and the 25,000-square-foot Physician's Holdings Medical Offices on Lot 7 were also developed under a separate MPD.
 26. The Commission determined that the 37,600-square-foot Peace House facility Density does not count against the Medical Campus Density.
 27. The Commission determined that the future Park City Fire District Station on Lot 4 will not count against the Medical Campus Density.
 28. Of the 300,000 square feet (180 UEs) granted to the Hospital for Lot 1 hospital use at 1,666.67-square-feet per UE, 137,800 square feet (82.68 UEs) have been developed and 162,200 square feet (97.32 UEs) remain to be developed.

29. The Applicant submitted the *Park City Health Campus Design Guidelines*, created on August 11, 2008.
30. The Applicant submitted an Open Space Analysis, demonstrating that 84.31% of the Medical Campus will be preserved as open space at full build-out.
31. The Medical Campus projected peak water demand will most likely exceed the Water Services Agreement.

Conclusions of Law

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
2. The MPD, as conditioned, meets the minimum requirements of LMC 15-6-5;
3. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
4. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
5. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
6. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
7. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
8. The MPD, as conditioned, is consistent with the Affordable Housing requirements, Resolution 03-2017;
9. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
10. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
11. The MPD has been noticed and a public hearing held in accordance with the Land Management Code;
12. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
13. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
14. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
15. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any Historic Preservation Plan.

Condition of Approval

1. Of the 56 requested UEs, 8 UEs (8,000 square feet) are undevelopable to satisfy the June 4, 2015 Housing Authority requirement that future density be reduced

- because a portion of Peace House affordable housing obligations satisfied a Summit County obligation.
2. The remaining 48 UEs (48,000 square feet) may be allocated with 20 UEs (20,000 square feet) to Lot 6 to build an ambulatory surgery center and 28 UEs (28,000 square feet) to Lot 1 to build an addition to the Hospital.
 3. Development of the 20,000-square-foot ambulatory surgery center and the 28,000-square-foot support medical office addition to the Hospital shall require a Conditional Use Permit.
 4. Prior to applying for a Conditional Use Permit, the Applicant shall work with the City to establish the peak water demand for the existing and increased density and shall enter into an amended Water Service Agreement, to be approved by the Public Utilities Director and City Attorney, pursuant to the requested density for the phase of construction for each Conditional Use Permit.
 5. Any future development shall retain at least eighty percent of the Site as open space; comply with the 300' Frontage Protection Zone no-build setback; provide 60% of required parking in structure/tiered lots to limit visibility; provide an enhanced public transit facility; honor the *Declaration and Grant of Trail Easement* (Summit County Recorder Entry No. 1067218); protect sensitive lands from development; comply with affordable housing obligations; and develop sustainable-green buildings as required under LMC § 15-2.23-4.
 6. The Building Height requirements of the Community Transition District shall apply, except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. The maximum Building Height for the Community Transition District is twenty-eight feet (28') from Existing Grade. Building Height will be determined at the time of a Conditional Use Permit.
 7. A Site plan must take into consideration the characteristics of the Site and shall be designed to fit the Site, not the Site to fit the project. Requirements include clustering of UEs on the most developable and least visually sensitive portions of the Site; minimization of Grading; roads, utility lines, and Buildings located to work with Existing Grade; incorporation of trails into open space elements; adequate internal vehicular and pedestrian/bicycle circulation; adequate space for snow removal and storage; trash storage and collection and recycling facility location and design; transportation amenities; and service and delivery access and loading/unloading areas.
 8. A landscape plan shall comply with all criteria and requirements of LMC § 15-5-5(M). All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of Certificate of Occupancy. These factors shall be addressed at the time of a Conditional Use Permit.
 9. At full build-out, the Medical Campus shall provide 84.31% Open Space.
 10. Additional Density shall comply with the Quinn's Junction Joint Planning Commission Principles outlined in the General Plan, Volume II, p. 264-265 and shall apply Sensitive Lands standards to incorporate and preserve important topographical features, natural areas, and view sheds, and be of a scale and

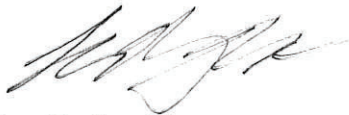
scope consistent with the primary goal of preserving the function and aesthetics of the important resort entry corridor.

11. The total AUE obligation for the additional 48 UEs (48,000 square feet) is 20.42 Affordable Unit Equivalents. Prior to submitting a Conditional Use Permit, the Applicant shall submit a proposed amended the Housing Mitigation Plan to the Affordable Housing Team, as approved by the City, to satisfy that satisfies this additional obligation, pursuant to the Housing Resolution 03-17 and the requested density for the phase of construction for each Conditional Use Permit.
12. The Applicant has committed to enhance the existing transit stop to accommodate regular transit service. The transit stop enhancement plan shall be approved by the Transportation Planning Manager prior to submitting an application for a Conditional Use Permit.
13. The Applicant has proposed reduced parking. The Applicant shall submit a Transportation Management Plan with at least three elements prior to submitting an application for a Conditional Use Permit. The Transportation Management Plan shall address (1) an employee vanpool, (2) an end-of-trip bike facility, and (3) an employee transportation coordinator, to be approved by the Transportation Planning Manager, in order for the Commission to consider reduced parking.
14. The 48 UEs shall be built with careful ecological integration to preserve open space and wetlands pursuant to the *Park City Health Campus Design Guidelines* developed in 2008 for the Medical Campus.
15. All future development shall be subject to the *Park City Health Campus Design Guidelines*.
16. The *Development Agreement for the Intermountain Healthcare (IHC) Master Planned Development (MPD), as amended, Located on Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of the Second and Third Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision Plats located at Round Valley Drive, Park City, Summit County, Utah* (Summit County Recorder Entry No. 1086017), recorded on February 5, 2018, shall be amended to reflect the increased density within six months from the date of Commission approval.

If you have any questions or concerns regarding this letter, please call 435-615-5064 or email Project Planner, Rebecca Ward, at rebecca.ward@parkcity.org.

Sincerely,

John Phillips
Planning Commission Chair



CC: Rebecca Ward, Land Use Policy Planner