



April 14, 2026

VIA Application Portal

Salt Lake City, Planning Division
451 South State Street
Salt Lake City, Utah 84111
slcpermits.com

Re: Policy Considerations Regarding Application to Vacate Public Alleyway between Salt Lake County Parcels 15122330310000, 15122330080000, 15122330340000, and 15122330320000 – IHC Health Services, Inc.

To Whom It May Concern:

As you know, IHC Health Services, Inc. (“**Intermountain**”) is the owner of certain real property located in Salt Lake City (“**City**”), Utah, commonly identified as Salt Lake County Parcel Nos. 15-12-233-034-0000 and 15-12-233-031-0000 (the “**Intermountain Property**”). The Intermountain Property is adjacent to other real property owned by Ken Garff Enterprises, LLC (“**Garff**”) commonly identified as Salt Lake County Parcels 15-12-233-008-0000 and 15-12-233-032-0000 (the “**Garff Property**” and together with the Intermountain Parcel, the “**Property**”). The public alleyway that we are seeking to abandon runs between all of the parcels constituting the Property, as depicted on Exhibit A attached hereto (the “**Alley**”). In anticipation of its future development of the Property, Intermountain has submitted an application to vacate the Alley (the “**Application**”). The purpose of this letter is to demonstrate how the vacation of the Alley satisfies the City’s policy considerations set forth in Section 14.52.020 of the Salt Lake City Code of Ordinances (the “**Code**”).

In accordance with the Code, a road or alley will not be vacated unless the disposition is justified based on lack of use, public safety, urban design, or community purpose. *See CODE*, §14.52.020. Currently, the Alley provides no real economic or aesthetic benefit to the community or the Property. Each of the parcels constituting the Property have alternative access, including from 800 South, Main Street, and Richard Street. As such the Alley is typically blocked by parked cars. Further, the parties are desiring to redevelop the Property to facilitate the construction of a new hospital on an adjacent block. The new hospital will tremendously benefit the surrounding community and public generally as it will provide essential medical services to the community. Consistent with Intermountain’s other operating hospitals, these services will likely include urgent care, surgeries, preventative medicine, and specialized healthcare, including, among others, labor and delivery. It will also increase the City’s overall capacity to provide medical services to the public. The creation of a new hospital will alleviate the stress on the time and resources of currently existing medical facilities, thereby helping to reduce patient waiting times and increasing the number of patients who can be treated. Additionally, the hospital will promote job creation and provide an economic boost to the community as it will employ doctors, nurses, administrative professionals, and other staff as well as attract more people to the area.

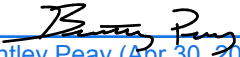


Finally, no parcel other than those owned by Intermountain and Garff are served by or would be impacted by the abandonment of the Alley. Therefore, no direct access rights would be impacted and there will be no harm to third party by the vacation.

Because the Alley is not being used for access, its vacation will not harm third-party rights, and the vacation is necessary for the development of the vacant and blighted property on an adjacent block as a new hospital with tremendous health and economic benefit to the community, Intermountain requests the City approve its Application and vacate the Alley. We appreciate your prompt attention to this important matter. If you require additional information or documentation, please do not hesitate to reach out to us at the contact information set forth in the Application.

Sincerely,

IHC HEALTH SERVICES, INC.


Bentley Peay (Apr 30, 2026 22:49:11 MDT)

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