



NEWS RELEASE

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County Manager Moves Forward to Exercise the Option to Purchase Cline-Dahle Parcel

Coalville -- Yesterday Summit County Manager Tom Fisher gave notice to exercise the option to purchase a nearly 30-acre parcel adjacent to the Summit Business Center on Rasmussen Road. The Option Agreement between Summit County and Rasmussen Road, LLC, was entered into last March and had a January 20, 2017 deadline to exercise the right to purchase. The total purchase price for the parcel is \$3.7 million, with an initial option fee of \$100,000 which is credited against the purchase price. Both parties have until February 17, 2017 to close on the agreement.

Over the past few years, Summit County's employment growth outpaced both population growth and residential building permits and, on a daily basis, more than 13,000 workers commute into the County for work. Without intervention, this imported labor and associated vehicle trips will continue to increase--compounding Summit County's current traffic and traffic related issues.

Affordable housing has been another significant concern for Summit County leaders. The essential workforce that supports daily living and the tourist economy can no longer afford to live in the County. This imbalance results in an increasing number of workers commuting into the region. According to the Mountainland Association of Governments' 2015 Consolidated Housing Plan, the current unmet need for affordable owner and renter-occupied housing in the County is at least 1,000 units.

While the Snyderville Basin Development Code requires an affordable housing contribution, the marketplace is not keeping pace with the demand. Summit County Manager Tom Fisher stated that, "While we welcome employment growth and a healthy economy, our local law enforcement, fire fighters, teachers and local government employees struggle to afford to live in Summit County." Fisher added, "These are the individuals on whom we rely to educate our children, respond in a crisis, and provide services. Having them drive long distances to get here only contributes to our traffic problems and worsens our air quality."

The Cline-Dahle parcel represents a strategic purchase due to its location. Situated off Rasmussen Road between Jeremy Ranch Elementary and the Summit Business Center, the property easily connects to transit and trail systems. The unique characteristics of the Cline-Dahle property make it suitable for a variety of uses including workforce or affordable housing, a park and ride intercept lot, a transit center, recreation, habitat conservation and/or other community uses.

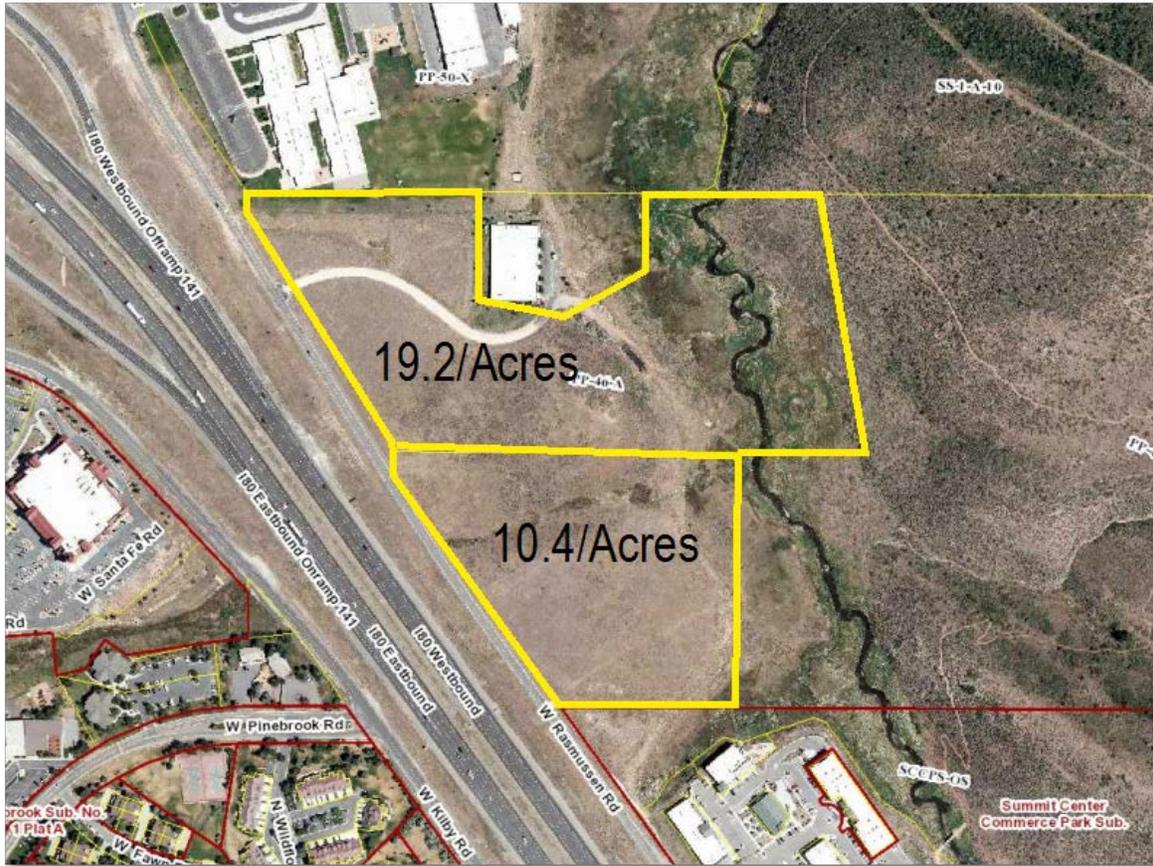
Early in the process, Summit County secured a consulting team from the University of Utah to further evaluate the property and refine a number of potential program and use alternatives. Dr. Reid Ewing, Chair of City and Metropolitan Planning at the University of Utah, served as an independent set of eyes in guiding the County to possible program scenarios. Dr. Ewing and his team have substantial expertise concerning transit oriented development (TOD).

During the past nine months the County has actively worked on property due diligence. Staff has also been meeting with local concerned interests including meetings with potentially impacted parties, to better understand their concerns and interests regarding possible uses and programming of the property. To date the County has met with the following groups: Jeremy Ranch HOA Board Members, the Park City School District; Jeremy Ranch Elementary School officials, Summit Center Owners LLC, Snyderville Basin Recreation District, Habitat for Humanity; Deer Valley Resort, Vail Resorts, Park City Municipal Corporation, Utah Department of Transportation, Mountainlands Community Housing Trust, Park City Realty Group, and the Weber Basin Water Conservancy District.

Following the purchase, the County will be required to comply with the permitting processes contained in the Snyderville Basin General Plan with respect to any uses contemplated on the property. Fisher stated that "As we look to entitle the property, we will go through the exact same process as anyone else in the County, which also involves a public process such as Public Hearings through both the Snyderville Basin Planning Commission and the County Council." He added that, "When the exploration phase of the property is complete, we will make the final determination about what happens to the property through this same public process."

Summit County Council Chair Chris Robinson said, "At the end of day, it comes down to which fork in the road we want to take. If we do nothing and depend only on the market to respond, the problems will continue to escalate." He concluded that, "If we develop and manage the asset correctly, it could improve the quality of life for all Summit County citizens."

Cline Dahle Property: 29.6 Total Acres



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