MEMORANDUM

To: Snyderville Basin Planning Commission
From: Kirsten Whetstone, MS, AICP- County Planner
Date of Meeting: October 22, 2019
Subject: Summit Research Park Development Agreement Amendments
Type of Item: Work Session
Process: Legislative

I. Recommendation
The applicant will present the proposed land uses, including land use mix, type, percentage, location and arrangement within the project. Discussion will include approved uses, proposed uses and the context of existing zoning and surrounding uses. Staff is not requesting formal Planning Commission action.

II. Project Description
Project Name: Concept Master Plan and Summit Research Park Development Agreement Amendments
Applicant(s): Jeff Gochnour, Dakota Pacific Real Estate
Property Owner(s): Park City Junction, L.L.C.
Location: Southwest Corner of SR 224 and West Ute Blvd
Parcel Size: 50.53 acres
Zone Districts: Community Commercial (CC)
Final Land Use Authority: County Council

III. Background
Summit Research Park (aka Park City Tech Center) was approved in 2008 for 1.3 million square feet (msf) of primarily research/tech related uses, dispersed over 20 development blocks (as further described below). An additional 195,000 square feet of workforce housing (152 units) and 3,910 parking spaces (primarily surface) were included in the Development Agreement. The workforce housing units have been constructed. See Exhibit A – link to Development Agreement.

On September 24, 2019, staff and the applicant presented an overview of this application (see Exhibit B- link to September 24th Staff Report and Exhibits). The Commission provided comments and questions they expect will be answered as the application is further defined by the applicant and analyzed by staff (minutes of September 24th meeting are not yet available).
On October 8, 2019, staff presented a history of the 2008 Development Agreement and the applicant presented their rationale and context for requesting these amendments. The Commission also discussed a proposed work program for review of this application (minutes of the October 8, 2019 meeting are not yet available).

IV. Vicinity Map

![Vicinity Map Image](image.png)

V. Land Use Discussion

Summit Research Park (aka Park City Tech Center) was approved in 2008 for 1.3 million square feet (msf) of primarily research/tech related uses, dispersed over 20 development blocks (see figure 2 below). An additional 195,000 square feet of workforce housing (152 units) and 3,910 parking spaces (primarily surface) were included in the Development Agreement. The 2008 Development Agreement identified 64 acres of the original site for research uses, 11.5 acres for civic uses, and 7.4 acres for residential (multi-family units) uses. Additionally, 6.1 acres of the 89-acre site consists of wetlands.
Permitted uses identified in Exhibit C of the Development Agreement include:
- Laboratories, offices, and prototype production facilities related to research facilities and technology;
- Sports medicine related uses, including research and treatment facilities (not hospital uses);
- Incidental commercial uses principally located within the Research Park to support other permitted and approved conditional uses, such as restaurants, private clubs, retail, banks, financial services, recreation facilities, health care facilities, accessory uses authorized by the Code as of the Vesting Date and facilities for limited indoor production, warehousing and distribution;
- Churches; and
- Utility facilities, water lines, sewer lines, etc.

Conditional uses identified in Exhibit C of the Development Agreement include:
- Offices and/or research facilities for outdoor product-oriented companies;
- Public service facilities;
- Chamber Bureau Visitor’s Center; and
- Transit facilities.

Prior to or contemporaneously with approval of the Development Agreement, the property was zoned Community Commercial (CC). Uses currently identified in the CC District are spelled out in Section 10-2-10 of the Snyderville Basin Development Code — see link below:

https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=30038#s991240
The Community Commercial District is further described in Section 10-2-7 of the Development Code as follows:

10-2-7: COMMUNITY COMMERCIAL (CC) ZONE:

A. Intent: The purpose of the community commercial (CC) zone district is to allow existing commercial uses to remain, to allow expansion of such uses and to allow new specialty retail and office uses that serve the Snyderville Basin residential and resort community. General retail and office uses are more appropriately located within a town center.

B. Density: Density shall be determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in this title.

C. Schedule of Uses: The table of uses sets forth the appropriate uses in this zone. Permitted and conditional uses are primarily oriented toward construction services, professional and business offices, light manufacturing, distribution and warehousing, and specialty retail. When a permitted use, or use that qualifies for a low impact permit, has an associated outdoor storage yard, the use shall be considered a conditional use.

D. Setback And Bulk Regulations:

1. The minimum setback from Highways 224, 40, 248, and Interstate 80 rights of way shall be one hundred feet (100').

2. The minimum setback from any frontage road right of way shall be eighty feet (80').

3. The minimum setback from any wetland shall be forty feet (40').

4. The minimum setback from the centerline of East Canyon Creek shall be one hundred fifty feet (150').

5. The minimum setback from a naturally occurring year-round stream (other than East Canyon Creek) shall be one hundred feet (100') from the centerline of the stream.

6. The minimum setback from a lake, pond, or reservoir shall be one hundred feet (100') from the high-water mark.

7. With the above exceptions, the minimum front yard setback shall be thirty feet (30') unless otherwise indicated on the recorded plat or an approved site plan. In cases where the property lines extend to the center of the road, the minimum setback from the centerline of the road shall be fifty-five feet (55'). The front setback in Summit Park shall be fifteen feet (15') from the front property line.

8. With the above exceptions, the minimum side yard shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.

9. With the above exceptions, the minimum rear yard shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.
10. Maximum building or structure height shall be thirty two feet (32\') unless otherwise stated in section 10-4-3 of this title. Height shall be measured according to section 10-4-22 of this title.

E. Performance Standards: In addition to compliance with all standards for approval outlined in chapter 4 of this title, the following special performance standards will apply in this zone:

1. Limitation On Direct Retail Sales: No single retail use within a building may exceed twenty thousand (20,000) square feet in floor area.

2. Industrial Uses: Industrial uses shall not create glare, heat, odor, smoke, noise or physical vibration of the building.

3. Parking: Parking shall comply with section 10-4-9 of this title. Additionally, on-site parking is required for all visitors, customers and employees expected to occupy the building for any given shift.

4. Mechanical Equipment: All exterior mechanical equipment shall be screened to minimize noise infiltration to adjoining properties and to minimize the view of the equipment from nearby properties and from public roadways.

5. Delivery And Loading Areas: The loading and unloading of goods shall take place entirely on site and shall not interfere with emergency access, vehicular access or pedestrian access. Loading areas shall be screened from general public view as much as possible. (Ord. 708, 12-10-2008)

6. Refuse Storage And Disposal: In addition to complying with section 10-4-13 of this title, all garbage, refuse and recycling functions associated with uses in this zone shall be required to be screened. (Ord. 731, 12-2-2009)

7. Outdoor Storage Yards: Outdoor storage yards may be appropriate in connection with a primary use on a property in this zone. Outdoor storage yards shall be reviewed by the planning commission as a conditional use. Conditions of the approval shall address methods to maximize the screening of the outdoor storage area to minimize its negative impacts on adjacent properties and on views from public roadways.

8. Open Space: All development in this zone shall provide a minimum of twenty five percent (25\%) open space. (Ord. 708, 12-10-2008)

The proposed Concept Master Plan is for development of 50.53 acres. Open space, storm water detention areas, Boyer property on Overland Drive, Visitor Center property, and Liberty Peak Apartments **are not included** in the proposed Concept Master Plan (further described in Figures 3 and 4 below). The Skull Candy property, current Transit Center, County Richins building and open space within the proposed development **are included** in the 50.53 acres.

The proposed Concept Master Plan includes the following uses, units/rooms, square feet, % of total proposed square feet, and use permit required under the current Community Commercial District Zoning (Conditional Use Permit (CUP) or Low Impact Permit (LIP):
<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Total Units</th>
<th>Hotel Rooms</th>
<th>Square Feet</th>
<th>% of Total</th>
<th>CC District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes (average 2,500 sf unit)</td>
<td>100</td>
<td></td>
<td>250,000</td>
<td></td>
<td>CUP</td>
</tr>
<tr>
<td>Multi-Family Apartments (average 1,000 sf unit)</td>
<td>115</td>
<td></td>
<td>130,000</td>
<td></td>
<td>CUP</td>
</tr>
<tr>
<td>Multi-Family Apartments (average 750-1,000 sf unit)</td>
<td>920</td>
<td></td>
<td>966,000</td>
<td></td>
<td>CUP</td>
</tr>
<tr>
<td><strong>Total Residential</strong></td>
<td><strong>1,346,000</strong></td>
<td></td>
<td></td>
<td><strong>69.4%</strong></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Support Retail</td>
<td></td>
<td>22,000</td>
<td></td>
<td></td>
<td>LIP</td>
</tr>
<tr>
<td>Hotel Retail</td>
<td></td>
<td>9,000</td>
<td></td>
<td></td>
<td>LIP</td>
</tr>
<tr>
<td>Parking/Transit Retail</td>
<td></td>
<td>4,000</td>
<td></td>
<td></td>
<td>LIP</td>
</tr>
<tr>
<td><strong>Total Retail</strong></td>
<td><strong>35,000</strong></td>
<td></td>
<td></td>
<td><strong>1.8%</strong></td>
<td></td>
</tr>
<tr>
<td>Hotel (average 575 sf room size)</td>
<td>130</td>
<td></td>
<td>117,500</td>
<td></td>
<td>CUP</td>
</tr>
<tr>
<td>Hotel or Office</td>
<td>(75 if hotel)</td>
<td></td>
<td>85,000</td>
<td></td>
<td>CUP/LIP</td>
</tr>
<tr>
<td><strong>Total Hotel/Office</strong></td>
<td><strong>202,500</strong></td>
<td></td>
<td></td>
<td><strong>10.4%</strong></td>
<td></td>
</tr>
<tr>
<td>Office (includes existing 45k Skull Candy)</td>
<td></td>
<td>300,000</td>
<td></td>
<td></td>
<td>LIP for most general office uses CUP for intense uses</td>
</tr>
<tr>
<td><strong>Total Office</strong></td>
<td><strong>300,000</strong></td>
<td></td>
<td></td>
<td><strong>15.5%</strong></td>
<td></td>
</tr>
<tr>
<td>Civic (County services, library, other civic uses) (includes existing Richins County Services Building)</td>
<td></td>
<td>25,000</td>
<td></td>
<td></td>
<td>CUP/LIP</td>
</tr>
<tr>
<td>Civic (Arts/Cultural)</td>
<td></td>
<td>25,000</td>
<td></td>
<td></td>
<td>CUP/LIP</td>
</tr>
<tr>
<td>Civic (Transit Facility)</td>
<td></td>
<td>6,500</td>
<td></td>
<td></td>
<td>LIP</td>
</tr>
<tr>
<td><strong>Total Civic</strong></td>
<td><strong>56,500</strong></td>
<td></td>
<td></td>
<td><strong>2.9%</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Total Development area</strong></td>
<td><strong>1,135</strong></td>
<td>130-205</td>
<td>1,940,000</td>
<td><strong>100%</strong></td>
<td></td>
</tr>
</tbody>
</table>

*CUP- Conditional Use Permit and LIP- Low Impact Permit*
VI. Next Steps – Work Program

Staff will return to the Snyderville Basin Planning Commission for a series of work sessions. Public hearings will then be initiated. Internal meetings with Planning, Engineering, Transportation, Public Works, Economic Development and Attorney’s Office will continue to occur as specific topics are reviewed in greater depth. Service provider input will be incorporated as required. Staff will review the application and Concept Master Plan for consistency with the updated (2017-2019) Summit County Strategic Priorities, the Goals and Objectives of the updated 2015 Snyderville Basin General Plan (adopted by Ordinance 839), as well as the 2019 adopted Kimball Junction Neighborhood Master Plan.

Work program for further work session discussions:

- **Proposed Land Uses** - mix, type, percentage, location and arrangement within the project, context of existing surrounding uses, review of affordable housing requirements, open space and trails, etc. *(October 22 and November 12, 2019 – provided applicant provides detailed housing information prior to November 1, 2019)*
- **Intensity and Density** - specifically what is entitled versus what is proposed, in depth review of additional development square footage as it weighs against public benefits provided and/or created with development of this area, infrastructure and utility requirements, etc. *(tentatively November 12, 2019 – provided applicant provides sufficient information prior to November 1, 2019)*
- **Mobility** - circulation (pedestrian focus) and vehicular within the project, in-depth review of the traffic study and impacts of the project on surrounding property (no further harm to regional through traffic), mitigating factors such as transit center and SR 224 improvements, consideration of Park City Forward transportation planning, parking, trail connections, etc. *(tentatively December 10, 2019)*

- **Review and Discussion of Future Key Decisions and Necessary Actions** - Phasing of Development, Land Exchange, Public amenities, Infrastructure, Housing Mitigation Plan, etc. *(early 2020)*

- **Comprehensive Review of Work Session Discussions to Date** - how it all ties together, review of revisions to Concept Plan based on work session discussions, etc. *(TBD)*

- **Initiate Public Hearings** *(TBD- February or March 2020)*

**VII. Recommendation**
The presentation of proposed land uses is intended to be informational, setting the stage for future work sessions on specific topics outlined in the proposed work program. Staff is not requesting Planning Commission action at this meeting.

**VIII. Exhibits**

- Exhibit A – [link to 2008 Development Agreement](#)
- Exhibit B – [link to Staff Report and Exhibits from September 24, 2019](#)
- Exhibit C – Exhibits A, B and C of the 2008 Development Agreement (color versions)
BOYER PARCEL

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 00°01'25" EAST ALONG THE SECTION LINE 943.04 FEET FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°13'11" EAST 433.13 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF GROUND CONVEYED TO SUMMIT COUNTY UNDER SPECIAL WARRANTY DEED RECORDED MAY 22, 2008 AS ENTR. NO. 845125 IN BOOK 1931 AT PAGE 612 OF OFFICIAL RECORDS, THENCE ALONG SAID WESTERLY AND SOUTHERLY LINE OF SAID SUMMIT COUNTY PARCEL THE FOLLOWING (13) COURSES: (1) SOUTH 00°01'19" WEST 3.15 FEET, (2) SOUTH 85°30'27" EAST 10.33 FEET, (3) SOUTH 54°10'21" EAST 21.97 FEET, (4) SOUTH 44°21'57" EAST 7.62 FEET TO A POINT ON THE ARC OF A 93.50 FOOT NON TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 59°55'58" EAST), (5) SOUTHEASTERLY ALONG THE ARC OF SAID 93.50 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 72°35'50" A DISTANCE OF 118.47 FEET (CHORD BEARS SOUTH 66°21'57" EAST 110.70 FEET, (6) NORTH 77°06'12" EAST 1.51 FEET TO A POINT ON THE ARC OF A 132.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 12°53'40" WEST), (7) NORTHEASTERLY ALONG THE ARC OF SAID 132.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 17°01'26" A DISTANCE OF 39.22 FEET (CHORD BEARS NORTH 68°35'37" EAST 39.08 FEET) TO A POINT ON THE ARC OF A 128.70 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 29°55'03" EAST), (8) NORTHEASTERLY ALONG THE ARC OF SAID 128.70 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 10°43'29" A DISTANCE OF 24.09 FEET (CHORD BEARS NORTH 65°26'42" EAST 24.05 FEET), (9) NORTH 70°48'26" EAST 15.85 FEET TO A POINT OF CURVATURE, (10) NORTHEASTERLY ALONG THE ARC OF A 486.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°55'54" A DISTANCE OF 75.76 FEET (CHORD BEARS NORTH 75°16'24" EAST 75.68 FEET) TO A POINT OF CURVATURE, (11) SOUTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°32'55" A DISTANCE OF 12.12 FEET (CHORD BEARS SOUTH 81°59'04" EAST 11.92 FEET) TO A POINT ON THE ARC OF A 27.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 26°17'02" EAST), (12) SOUTHEASTERLY ALONG THE ARC OF SAID 27.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 30°42'23" A DISTANCE OF 14.47 FEET (CHORD BEARS SOUTH 79°04'10" EAST 14.30 FEET), (13) NORTH 85°34'39" EAST 77.48 FEET; THENCE SOUTH 14°09'25" EAST 383.71 FEET; THENCE SOUTH 89°29'10" EAST 320.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 248 (SR-224 PROJECT NO. 06022); THENCE SOUTH 00°30'50" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 500.10 FEET TO A POINT ON THE NORTHIERLY RIGHT OF WAY LINE OF OLYMPIC PARK ROAD, THENCE WESTERLY ALONG SAID NORTHIERLY RIGHT OF WAY LINE THE FOLLOWING (6) COURSES: (1) SOUTH 45°13'13" WEST 20.98 FEET, (2) NORTH 89°44'53" WEST 497.12 FEET, (3) NORTH 44°48'43" WEST 42.46 FEET, (4) NORTH 89°46'02" WEST 80.00 FEET, (5) SOUTH 45°11'17" WEST 42.39 FEET, (6) SOUTH 00°08'36" WEST 106.00 FEET; THENCE WEST 370.40 FEET; THENCE NORTH 69°36'38" WEST 348.42 FEET; THENCE NORTH 82°37'29" WEST 227.70 FEET; THENCE NORTH 86°19'15" WEST 217.19 FEET; THENCE SOUTH 86°54'09" WEST 227.85 FEET; THENCE SOUTH 78°30'42" WEST 47.54 FEET; THENCE SOUTH 70°10'43" WEST 628.69 FEET; THENCE NORTH 28°37'26" WEST 49.66 FEET; THENCE NORTH 30°15'24" WEST 1013.16 FEET; THENCE NORTH 80°54'09" WEST 242.51 FEET; THENCE NORTH 48°17'46" WEST 190.47 FEET; THENCE NORTH 30°00'00" EAST 374.54 FEET; THENCE NORTH 29°36'00" EAST 56.16 FEET; THENCE NORTH 37°20'42" EAST 664.96 FEET; THENCE NORTH 25°32'15" EAST 383.64 FEET; THENCE NORTH 88°04'50" EAST 211.18 FEET; THENCE SOUTH 00°17'31" EAST 302.24 FEET; THENCE SOUTH 89°38'58" EAST 257.40 FEET; THENCE SOUTH 00°00'23" EAST 503.65 FEET; THENCE SOUTH 89°27'42" EAST 526.75 FEET; THENCE SOUTH 00°01'25" EAST 440.00 FEET; THENCE NORTH 89°58'35" EAST 420.00 FEET; THENCE SOUTH 89°29'26" EAST 144.31 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,912,266 SQ. FT. OR 89.813 ACRES
EXHIBIT B
Aerial view from southeast
Use Table – Summit Research Park

- Permitted Uses:
  - Laboratories, offices, and prototype production facilities related to research facilities and technology.
  - Sports medicine related uses, including research and treatment facilities (no hospital allowed).
  - Incidental commercial uses principally located within the Research Park to support other permitted and approved conditional uses, such as restaurants, private clubs, retail, banks, financial services, recreation facilities, health care facilities, accessory uses authorized by the Code as of the Vesting Date and facilities for limited indoor production, warehousing, and distribution.
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• Conditional Uses:
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  - Chamber Bureau Visitor’s Center
  - Transit Facilities