



## MEMORANDUM

**To:** Snyderville Basin Planning Commission  
**From:** Kirsten Whetstone, MS, AICP- County Planner  
**Date of Meeting:** November 12, 2019  
**Subject:** Summit Research Park Development Agreement Amendments  
**Type of Item:** Work Session  
**Process:** Legislative

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### I. Recommendation

Continued discussion of land uses and context of existing zoning and surrounding uses. Staff is not requesting formal Planning Commission action at this meeting.

### 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 24<sup>th</sup> 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 24<sup>th</sup> 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. On October

22, 2019 the applicant presented greater detail on land uses ([see link to applicant's presentation](#) and [link to October 22, 2019 Staff Report and Exhibits](#)). Discussion from October 22<sup>nd</sup> will continue at the meeting on November 12<sup>th</sup>.

#### IV. Vicinity Map and Proposed Site Plan



Figure 1



V. Proposed land uses

Type of Use	Total Units	Hotel Rooms	Square Feet	% of Total Square Feet	CC District
Townhomes- rental (average 2,500 sf unit)	100		250,000		CUP
Multi-Family Condominium units (average 1,000 sf unit)	115		130,000		CUP
Multi-Family Apartments- rental (average 750-1,000 sf unit)	920		966,000		CUP
<b>Total Residential</b>			<b>1,346,000</b>	<b>69.4%</b>	
Neighborhood Support Retail			22,000		LIP
Hotel Retail			9,000		LIP
Parking/Transit Retail			4,000		LIP
<b>Total Retail</b>			<b>35,000</b>	<b>1.8%</b>	
Hotel (average 575 sf room size)		130	117,500		CUP
Hotel or Office		(75 if hotel)	85,000		CUP/LIP
<b>Total Hotel/Office</b>			<b>202,500</b>	<b>10.4%</b>	
Office Uses ( <u>includes existing 45k Skullcandy</u> ) Uses to be consistent with the Development Agreement and other General Office Uses described in the Kimball Junction Master Plan.			300,000 (plus, additional 85,000 if second hotel not built)		LIP for most general office uses CUP for intense uses
<b>Total Office</b>			<b>300,000</b>	<b>15.5%</b>	
Civic (County services, library, other civic uses) (includes existing Richins County Services Building)			25,000		CUP/LIP
Civic (Arts/Cultural)			25,000		CUP/LIP
Civic (Transit Facility)			6,500		LIP
<b>Total Civic</b>			<b>56,500</b>	<b>2.9%</b>	
Open Space within project			28.9 acre		
<b>Total Development area</b>	<b>1,135</b>	<b>130 -205</b>	<b>1,940,000</b>	<b>100%</b>	

## **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 is incorporated as required. Staff will review the proposal 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, visual analysis, open space and trails, etc. **(October 22 and November 12, 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, and affordable housing requirements. **(December 10, 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 January and/or February 2020)**
- **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** - how it all ties together, review of revisions to Concept Plan based on work session discussions, etc. **(TBD)**
- **Initiate Public Hearings (TBD- February and/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.