



STAFF REPORT

To: Snyderville Basin Planning Commission
From: Kirsten Whetstone, MS, AICP- County Planner
Date of Meeting: December 10, 2019
Subject: Summit Research Park Development Agreement Amendments
Type of Item: Work Session – Transportation, Connectivity and Mobility
Process: Legislative

I. Recommendation

The applicants will present the Transportation Study ([link to Study](#)) prepared by Fehr & Peers (Salt Lake City) under direction of Charlier Associates, Inc. and will discuss concepts for connectivity and mobility within the proposed development, as well as within the surrounding Kimball Junction area. Staff requests discussion. No formal Planning Commission action is requested.

II. Project Description

Project Name: 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. An additional 195,000 square feet of workforce housing (152 units) and 3,910 parking spaces (primarily surface) were included in the Development Agreement. Workforce housing units have been constructed. ([link to Development Agreement](#)).

On September 24, 2019, staff and the applicant presented an overview of this ([link to September 24th Staff Report and Exhibits](#)). 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. On October 22 and November 12, 2019, the applicant presented detail on land uses ([link to applicant's presentation](#), [link to October 22, 2019 Staff Report and Exhibits](#), and [link to November 12, 2019 Staff Report](#)). Note that a web page dedicated to this application can be found at www.summitcounty.org/researchpark.

IV. Vicinity Map and Proposed Concept Plan



Figure 1



Figure 2

V. Next Steps

Tentative schedule:

- **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).**
- **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. **(December 10, 2019).**
- **Intensity and Density/Housing and Sustainability** - 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, affordable housing requirements and how proposal addresses Council goals for Sustainability **(tentatively January 14, 2020).**
- **Future Key Decisions and Necessary Actions** - Phasing of Development, Land Exchange, Public amenities, Infrastructure, etc. **(February 2020).**
- **Applicant to conduct public open house (TBD).**
- **Comprehensive Review of Work Session Discussions** - Staff will present analysis of 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. **(TBD).**
- **Initiate Public Hearings (TBD).**

VI. Recommendation

The presentation of transportation, mobility and connectivity is intended to be informational, setting the stage for future work sessions on specific topics as outlined above. No formal Planning Commission action is requested.