



STAFF REPORT

To: Snyderville Basin Planning Commission
From: Kirsten Whetstone, MS, AICP- County Planner
Date of Meeting: October 8, 2019
Subject: Summit Research Park Development Agreement Amendments
Type of Item: Work Session
Process: Legislative

I. Recommendation

In order to more fully understand the 2008 Summit Research Park (aka Park City Tech Center) Development Agreement (Development Agreement) and dynamic factors prompting the applicant's request to amend it, staff will present a history of the Development Agreement. The applicant will present the rationale and context for requesting these amendments. 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. An additional 195,000 square feet of workforce housing (152 units) and 3,910 parking spaces (primarily surface) were included in the Development Agreement. See below (Figures 1 and 2) for vicinity map and approved concept plan ([see Exhibit A – link to Development Agreement](#)). See Figure 3 for proposed concept plan.

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 staff

and the applicant with comments and questions they expect will be answered as the application is further analyzed and reviewed.

IV. Vicinity Map



Figure 1

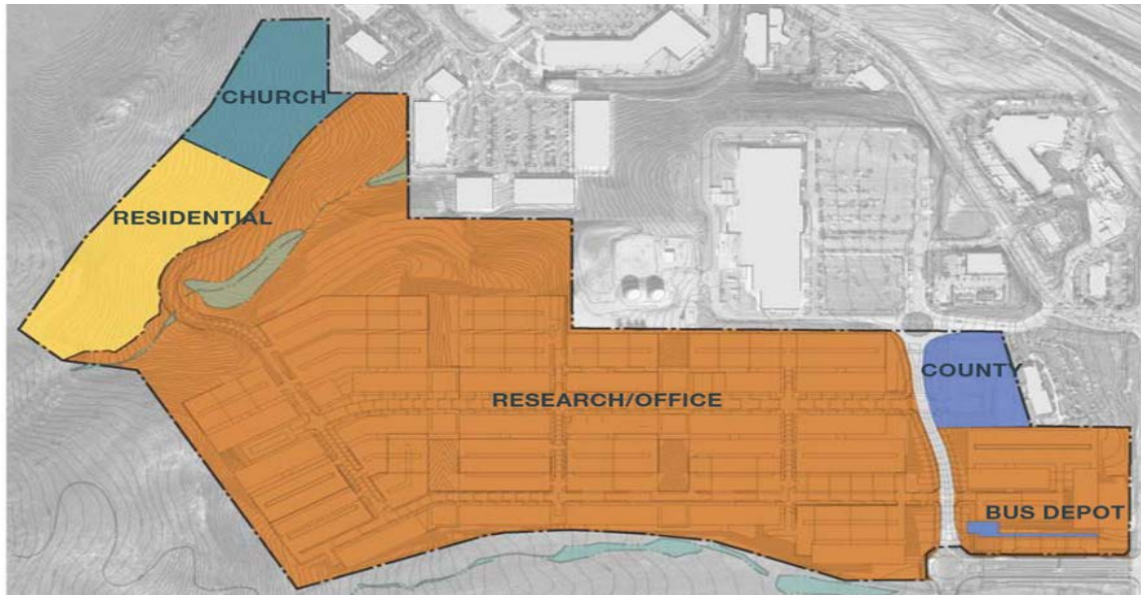


Figure 2



Figure 3

V. 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), and 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.
- **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.

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

VI. Recommendation

These presentations of the 2008 Development Agreement history and the applicant's rationale and context for requesting amendments to the Agreement are 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.

VII. Exhibits

Exhibit A – [link to Development Agreement](#)

Exhibit B – [link to Staff Report and Exhibits from September 24, 2019](#)